

BALANCE SHEET - REEVES HOUSE OWNER ASSOC INC
2025 EOY FINANCIAL REPORT

01/26/26

PREPARED FOR :

PREPARED BY :

PROPERTY FIRST, INC.
221 DRIGGS DRIVE #4656
WINTER PARK, FL 32793

OPERATING ACCOUNT	87,357.70
PETTY CASH	200.00
RESERVE/CASH FIFTH THIRD	19,268.84
WELLS FARGO RESERVE	222,625.00
CASH-AMER.MOMENTUM BNK	267,162.39
CASH-TRUIST-MM-600	343,242.35
CASH-TRUIST-6592	175.00

TOTAL ASSETS	940,031.28
ACCOUNTS RECEIVABLE	11,640.00

TOTAL OTHER ASSETS	11,640.00

TOTAL ASSETS	951,671.28
LIABILITIES	
FED INCOME TAX PAYABLE	6,311.00
SECURITY DEPOSIT HELD	2,600.00

TOTAL LIABILITIES	8,911.00
RESERVE FOR REPLACEMENT	
MAJOR MAINT ROOF	150,000.00
MAJOR MAINT PAINT	105,000.00
MAJOR MAINT ROADS	25,000.00
MAJOR SIRS	462,450.00
MAJOR MAINT COMMON FACIL	482,361.33
MAJOR MAINT EQUIPMENT	76,200.00
INTEREST	22,571.33
SPENT FROM RESERVES	
MAJOR MAINT ROOFS	-80,625.00
MAJOR MAINT PAINT	-175,000.00
SPENT FROM COMMON FACIL	-215,484.01

TOTAL RESERVES FOR RPLCM	852,473.65

NET RESERVES	0.00
EQUITY	
RETAINED EARNINGS	90,286.63

TOTAL LIABILITY & EQUITY	951,671.28

INCOME STATEMENT - REEVES HOUSE OWNER ASSOC INC
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	Month to Date	%	Year to Date	%
INCOME				
RENTAL INCOME-UNIT #107	2,200.00	6.86	24,200.00	4.29
MOVE IN MOVE OUT FEE	200.00	.62	1,000.00	.18
INSURANCE CLAIM	0.00	0.00	222,625.00	39.50
MAINTENANCE FEES	29,075.00	90.64	311,244.00	55.22
INTEREST-OPERATING	1.19	.00	9.77	0.00
KEYS, OPENERS	0.00	0.00	60.00	.01
PARKING SPACE FEE	0.00	0.00	3,600.00	.64
CREDIT APPLICATIONS	100.00	.31	400.00	.07
INTEREST-RESERVE REPLACE	951.60	2.97	9,955.01	1.77
INT-ALLOC TO REPLACEMENT	-450.78	-1.41	-9,454.19	-1.68
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TOTAL INCOME	32,077.01	100.00	563,639.59	100.00
EXPENSES				
BUILDING MAINTENANCE				
EXTERIOR REPAIRS	2,150.00	6.70	8,642.44	1.53
GENERATOR MAINTENANCE	1,789.62	5.58	2,239.62	.40
ELEVATORS INSPECTION/REP	0.00	0.00	3,835.55	.68
A/C REPAIR	0.00	0.00	108.00	.02
FIRE PROTECTION SERVICES	1,264.83	3.94	5,428.71	.96
COMMON AREA BLDG	0.00	0.00	1,836.42	.33
BUILDING CLEANING	3,400.00	10.60	20,400.00	3.62
ELEVATOR MAINT & INSP	1,365.25	4.26	19,882.25	3.53
BUILDING SUPPLIES	467.04	1.46	1,496.73	.27
UTILITIES	3,369.91	10.51	38,602.11	6.85
MISC MATERIAL	0.00	0.00	1,286.58	.23
INTERIOR PEST CONTROL	500.00	1.56	3,000.00	.53
ROOFING REPAIRS	0.00	0.00	3,500.00	.62
RENTAL PROPERTY REPAIRS	0.00	0.00	200.00	.04
MAINTENANCE REPAIRS	0.00	0.00	1,998.13	.35
PARKING SPACE FEE	300.00	.94	600.00	.11
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TOTAL BUILDING MAINT	14,606.65	45.54	113,056.54	20.06
GROUND MAINTENANCE				
LAWN SERVICE	1,000.00	3.12	6,000.00	1.06
BEAUTIFICATION	212.28	.66	925.60	.16
SPRINKLER REPAIR	130.00	.41	130.00	.02
GROUND MAINT GENERAL	436.17	1.36	831.06	.15
MISC SUPPLIES	296.53	.92	708.19	.13

	Month to Date	%	Year to Date	%
TREE TRIMMING	0.00	0.00	150.00	.03
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TOTAL GROUNDS MAINT	2,074.98	6.47	8,744.85	1.55
POOL/CLUBHOUSE EXPENSE				
POOL MAINTENANCE	1,260.00	3.93	8,200.00	1.45
POOL EQUIPMENT REPAIR	0.00	0.00	1,454.18	.26
CLUB EQUIP REPAIR	0.00	0.00	314.00	.06
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TOTAL POOL/CLUBHOUSE	1,260.00	3.93	9,968.18	1.77
MANAGEMENT & ADMINISTRAT				
MANAGEMENT FEES	1,900.00	5.92	12,350.00	2.19
FEES TO DIVISION	0.00	0.00	397.25	.07
POSTAGE & SUPPLIES	93.60	.29	195.80	.03
OFFICE EXPENSE	0.00	0.00	73.00	.01
PRINTING & COPYING	96.00	.30	178.00	.03
ADMINISTRATIVE FEES/LEIN	0.00	0.00	3,922.53	.70
ACCOUNTING EXPENSE	0.00	0.00	1,750.00	.31
COMMUNITY EVENTS/SPEC PR	685.85	2.14	685.85	.12
INSURANCE	0.00	0.00	73,082.03	12.97
LICENSE/PERMITS	0.00	0.00	1,015.00	.18
TAXES	0.00	0.00	5,080.00	.90
CAMERAS	265.32	.83	3,123.76	.55
BANK CHARGES	168.00	.52	190.00	.03
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TOTAL MGMT & ADMIN	3,208.77	10.00	102,043.22	18.10
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TOTAL RECREATION	0.00	0.00	0.00	0.00
RESERVE FOR REPLACEMENT				
COMMON FACILITIES RESERV	57,833.48	180.30	75,033.48	13.31
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TOTAL RESERVE	57,833.48	180.30	75,033.48	13.31
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TOTAL EXPENSE	78,983.88	246.23	308,846.27	54.79
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PROFIT/LOSS	-46,906.87	-146.23	254,793.32	45.21
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BEGINNING BALANCE	128,529.91			
ENDING BALANCE	87,357.70			

BUDGET COMPARISON - REEVES HOUSE OWNER ASSOC INC
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WINTER PARK, FL 32793

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
INCOME									
RENTAL INCOME-UNIT #107	2,200	2,200	0	0.00	24,200	26,400	-2,200	-8.33	26,400
MOVE IN MOVE OUT FEE	200	0	200		1,000	0	1,000		0
INSURANCE CLAIM	0	0	0		222,625	0	222,625		0
MAINTENANCE FEES	29,075	25,680	3,395	13.22	311,244	308,160	3,084	1.00	308,160
INTEREST-OPERATING	1	0	1		10	0	10		0
KEYS,OPENERS	0	0	0		60	0	60		0
PARKING SPACE FEE	0	350	-350	-100.00	3,600	4,200	-600	-14.29	4,200
CREDIT APPLICATIONS	100	0	100		400	0	400		0
INTEREST-RESERVE REPLACE	952	0	952		9,955	0	9,955		0
INT-ALLOC TO REPLACEMENT	-451	0	-451		-9,454	0	-9,454		0
TOTAL INCOME	32,077	28,230	3,847	13.63	563,640	338,760	224,880	66.38	338,760
EXPENSES									
BUILDING MAINTENANCE									
EXTERIOR REPAIRS	2,150	500	-1,650	-330.00	8,642	6,000	-2,642	-44.04	6,000
GENERATOR MAINTENANCE	1,790	83	-1,706	-2047.54	2,240	1,000	-1,240	-123.96	1,000
PLUMBING REPAIRS	0	250	250	100.00	0	3,000	3,000	100.00	3,000
ELEVATORS INSPECTION/REP	0	0	0		3,836	0	-3,836		0
A/C REPAIR	0	83	83	100.00	108	1,000	892	89.20	1,000
ELECTRIC REPAIR	0	133	133	100.00	0	1,600	1,600	100.00	1,600
FIRE PROTECTION SERVICES	1,265	250	-1,015	-405.93	5,429	3,000	-2,429	-80.96	3,000
BUILDING MINOR	0	292	292	100.00	0	3,500	3,500	100.00	3,500
COMMON AREA BLDG	0	25	25	100.00	1,836	300	-1,536	-512.14	300
BUILDING CLEANING	3,400	1,725	-1,675	-97.10	20,400	20,700	300	1.45	20,700
ELEVATOR MAINT & INSP	1,365	1,750	385	21.99	19,882	21,000	1,118	5.32	21,000
BUILDING SUPPLIES	467	325	-142	-43.70	1,497	3,900	2,403	61.62	3,900
UTILITIES	3,370	3,167	-203	-6.42	38,602	38,000	-602	-1.58	38,000
MISC MATERIAL	0	200	200	100.00	1,287	2,400	1,113	46.39	2,400
SIGN MAINTENANCE	0	42	42	100.00	0	500	500	100.00	500
INTERIOR PEST CONTROL	500	250	-250	-100.00	3,000	3,000	0	0.00	3,000
ROOFING REPAIRS	0	83	83	100.00	3,500	1,000	-2,500	-250.00	1,000
RENTAL PROPERTY REPAIRS	0	42	42	100.00	200	500	300	60.00	500
MAINTENANCE REPAIRS	0	708	708	100.00	1,998	8,500	6,502	76.49	8,500
PARKING SPACE FEE	300	50	-250	-500.00	600	600	0	0.00	600
TOTAL BUILDING MAINT	14,607	9,958	-4,648	-46.68	113,057	119,500	6,443	5.39	119,500
GROUNDS MAINTENANCE									
LAWN SERVICE	1,000	600	-400	-66.67	6,000	7,200	1,200	16.67	7,200

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
PRIVATE GROUNDS MAINT	0	42	42	100.00	0	500	500	100.00	500
BEAUTIFICATION	212	150	-62	-41.52	926	1,800	874	48.58	1,800
INSECT CONTROL	0	8	8	100.00	0	100	100	100.00	100
SPRINKLER REPAIR	130	42	-88	-212.00	130	500	370	74.00	500
LIGHTS/FENCING/SIGNS	0	25	25	100.00	0	300	300	100.00	300
GROUNDS MAINT GENERAL	436	67	-370	-554.25	831	800	-31	-3.88	800
MISC SUPPLIES	297	67	-230	-344.79	708	800	92	11.48	800
ELECTRIC REPAIR	0	42	42	100.00	0	500	500	100.00	500
TREE TRIMMING	0	54	54	100.00	150	650	500	76.92	650
PAVING REPAIR/RESEALING	0	83	83	100.00	0	1,000	1,000	100.00	1,000
TOTAL GROUNDS MAINT	2,075	1,179	-896	-75.97	8,745	14,150	5,405	38.20	14,150
POOL/CLUBHOUSE EXPENSE									
POOL MAINTENANCE	1,260	630	-630	-100.00	8,200	7,560	-640	-8.47	7,560
MISC POOL SUPPLIES	0	104	104	100.00	0	1,250	1,250	100.00	1,250
POOL EQUIPMENT REPAIR	0	208	208	100.00	1,454	2,500	1,046	41.83	2,500
CLUB EQUIP REPAIR	0	42	42	100.00	314	500	186	37.20	500
TOTAL POOL/CLUBHOUSE	1,260	984	-276	-28.03	9,968	11,810	1,842	15.60	11,810
MANAGEMENT & ADMINISTRAT									
MANAGEMENT FEES	1,900	950	-950	-100.00	12,350	11,400	-950	-8.33	11,400
FEES TO DIVISION	0	42	42	100.00	397	500	103	20.55	500
POSTAGE & SUPPLIES	94	17	-77	-461.60	196	200	4	2.10	200
OFFICE EXPENSE	0	25	25	100.00	73	300	227	75.67	300
PRINTING & COPYING	96	17	-79	-476.00	178	200	22	11.00	200
ADMINISTRATIVE FEES/LEIN	0	25	25	100.00	3,923	300	-3,623	-1207.51	300
WEBSITE MAINTENANCE	0	29	29	100.00	0	350	350	100.00	350
ACCOUNTING EXPENSE	0	200	200	100.00	1,750	2,400	650	27.08	2,400
COMMUNITY EVENTS/SPEC PR	686	42	-644	-1546.04	686	500	-186	-37.17	500
LEGAL EXPENSE	0	42	42	100.00	0	500	500	100.00	500
INSURANCE	0	8,021	8,021	100.00	73,082	96,250	23,168	24.07	96,250
LICENSE/PERMITS	0	83	83	100.00	1,015	1,000	-15	-1.50	1,000
INCOME TAX	0	558	558	100.00	0	6,700	6,700	100.00	6,700
TAXES	0	0	0		5,080	0	-5,080		0
MISCELLANEOUS	0	8	8	100.00	0	100	100	100.00	100
INSURANCE APPRAISAL	0	42	42	100.00	0	500	500	100.00	500
CAMERAS	265	250	-15	-6.13	3,124	3,000	-124	-4.13	3,000
BANK CHARGES	168	42	-126	-303.20	190	500	310	62.00	500
TOTAL MGMT & ADMIN	3,209	10,392	7,183	69.12	102,043	124,700	22,657	18.17	124,700
TOTAL RECREATION	0	0	0		0	0	0		0
RESERVE FOR REPLACEMENT									
COMMON FACILITIES RESERV	57,833	2,800	-55,033	-1965.48	75,033	33,600	-41,433	-123.31	33,600
EQUIP/ELEV RESERVE	0	1,250	1,250	100.00	0	15,000	15,000	100.00	15,000
SIRS	0	1,667	1,667	100.00	0	20,000	20,000	100.00	20,000
TOTAL RESERVE	57,833	5,717	-52,117	-911.66	75,033	68,600	-6,433	-9.38	68,600
TOTAL EXPENSE	78,984	28,230	-50,754	-179.79	308,846	338,760	29,914	8.83	338,760

