

812 Moorefield Park Drive, Suite 102
North Chesterfield VA 23236

	January 2024	Operating	Reserves	Total
Assets				
<i>Operating Current Assets</i>				
1002	1st Citizens Bank Operating (xxxx3573)	123,298.48		123,298.48
	<i>Total Operating Current Assets</i>	<u>123,298.48</u>		<u>123,298.48</u>
<i>Reserve Current Assets</i>				
1101	Truist Investment Account		251,922.39	251,922.39
1155	Pacific Premier MM-Reserve Fund .25%		48,144.63	48,144.63
	<i>Total Reserve Current Assets</i>		<u>300,067.02</u>	<u>300,067.02</u>
<i>Accounts Receivable</i>				
1200	Accounts Receivable	12,875.18		12,875.18
1251	HVAC Maintenance Shed	3,500.00		3,500.00
1252	Security Equipment	5,785.00		5,785.00
1255	Equipment	12,793.50		12,793.50
1258	Gate Operator	4,104.04		4,104.04
1259	Irrigation	27,800.00		27,800.00
1261	Accumulated Depreciation	(50,221.00)		(50,221.00)
1266	Gatehouse Generator	1,758.75		1,758.75
1269	Playground Equipment	36,380.14		36,380.14
1270	Computer Equipment	236.93		236.93
	<i>Total Accounts Receivable</i>	<u>55,012.54</u>		<u>55,012.54</u>
	TOTAL ASSETS	<u>178,311.02</u>	<u>300,067.02</u>	<u>478,378.04</u>
Liabilities & Equity				
<i>Liabilities</i>				
2050	Prepaid Assessments	9,568.21		9,568.21
	<i>Total Liabilities</i>	<u>9,568.21</u>		<u>9,568.21</u>
<i>Equity</i>				
3490	Reserve Interest Earned- Current Year		11.59	11.59
3491	Truist Change In Value-Current Year		1,092.72	1,092.72
3504	Road Fund		298,962.71	298,962.71
3519	Operating Interest-Current Year	5.24		5.24
3900	Retained Earnings	83,880.66		83,880.66
	Net Income	84,856.91		84,856.91
	<i>Total Equity</i>	<u>168,742.81</u>	<u>300,067.02</u>	<u>468,809.83</u>
	TOTAL LIABILITIES & EQUITY	<u>178,311.02</u>	<u>300,067.02</u>	<u>478,378.04</u>

Reed's Landing

Income and Expense Statement

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		Current Period Operating			Year to Date Operating			
		Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income								
<u>Income</u>								
5010	Assessments	121,771.00	121,771.00	0.00	121,771.00	121,771.00	0.00	487,084.00
5011	Undeveloped Lots	1,928.50	1,928.50	0.00	1,928.50	1,928.50	0.00	7,714.00
5035	Returned Check Fee	20.00	0.00	20.00	20.00	0.00	20.00	0.00
5040	Late Fees	180.00	0.00	180.00	180.00	0.00	180.00	0.00
5096	Insurance Claim Check-2	199.21	0.00	199.21	199.21	0.00	199.21	0.00
TOTAL Income		124,098.71	123,699.50	399.21	124,098.71	123,699.50	399.21	494,798.00
TOTAL Income		124,098.71	123,699.50	399.21	124,098.71	123,699.50	399.21	494,798.00
Expense								
<u>Administrative</u>								
6000	Payroll Expenses	12,009.16	13,920.00	1,910.84	12,009.16	13,920.00	1,910.84	167,045.00
6005	Payroll Taxes	1,292.95	1,236.00	(56.95)	1,292.95	1,236.00	(56.95)	14,831.52
6010	Audit & Tax Prep.	0.00	458.00	458.00	0.00	458.00	458.00	5,500.00
6020	Management & Accounti	3,424.23	3,424.00	(0.23)	3,424.23	3,424.00	(0.23)	41,091.00
6025	Payroll Service Fee	469.50	250.00	(219.50)	469.50	250.00	(219.50)	3,000.00
6040	Legal & Professional	186.00	417.00	231.00	186.00	417.00	231.00	5,000.00
6050	Printing & Reproduction	76.35	125.00	48.65	76.35	125.00	48.65	1,500.00
6060	Postage/Mailing	129.78	75.00	(54.78)	129.78	75.00	(54.78)	900.00
6150	Misc. Administration	0.00	46.00	46.00	0.00	46.00	46.00	550.00
6156	Architectural Review	0.00	50.00	50.00	0.00	50.00	50.00	600.00
6180	Taxes	0.00	13.00	13.00	0.00	13.00	13.00	150.00
6189	Mailbox Expense	458.76	680.00	221.24	458.76	680.00	221.24	8,156.26
6190	Licenses & Fees	0.00	25.00	25.00	0.00	25.00	25.00	300.00
6220	Social Committee	233.08	417.00	183.92	233.08	417.00	183.92	5,000.00
6223	Website	110.00	42.00	(68.00)	110.00	42.00	(68.00)	500.00
TOTAL Administrative		18,389.81	21,178.00	2,788.19	18,389.81	21,178.00	2,788.19	254,123.78
<u>Insurance</u>								
6030	Insurance	446.00	783.00	337.00	446.00	783.00	337.00	9,400.00
TOTAL Insurance		446.00	783.00	337.00	446.00	783.00	337.00	9,400.00
<u>Landscaping</u>								
7300	Lawn Maintenance	4,107.00	4,107.00	0.00	4,107.00	4,107.00	0.00	49,284.00
7330	Other Grounds	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
7370	Tree Removal	2,250.00	1,083.00	(1,167.00)	2,250.00	1,083.00	(1,167.00)	13,000.00
7380	Irrigation System Maint	0.00	292.00	292.00	0.00	292.00	292.00	3,500.00
7410	Snow Removal	2,690.00	500.00	(2,190.00)	2,690.00	500.00	(2,190.00)	6,000.00
TOTAL Landscaping		9,047.00	6,399.00	(2,648.00)	9,047.00	6,399.00	(2,648.00)	76,784.00
<u>Maintenance/Repairs</u>								
7016	Lights-Electric Repairs	0.00	46.00	46.00	0.00	46.00	46.00	550.00
7018	Janitorial Service	160.00	208.00	48.00	160.00	208.00	48.00	2,500.00
7072	Maintenance Plan Expen	0.00	204.00	204.00	0.00	204.00	204.00	2,450.00
7502	Playground Maintenance	0.00	292.00	292.00	0.00	292.00	292.00	3,500.00

Reed's Landing Income and Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Maintenance/Repair:	160.00	750.00	590.00	160.00	750.00	590.00	9,000.00
Other Expense							
7521 Guardhouse Supplies	875.70	233.00	(642.70)	875.70	233.00	(642.70)	2,800.00
7631 Guardhouse Utilities	818.94	583.00	(235.94)	818.94	583.00	(235.94)	7,000.00
7632 Guardhouse Maintenan	371.95	333.00	(38.95)	371.95	333.00	(38.95)	4,000.00
7840 Operating Contingency	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
TOTAL Other Expense	2,066.59	1,566.00	(500.59)	2,066.59	1,566.00	(500.59)	18,800.00
Reserves							
8125 Road Fund Contribution	8,952.00	10,062.00	1,110.00	8,952.00	10,062.00	1,110.00	120,740.00
TOTAL Reserves	8,952.00	10,062.00	1,110.00	8,952.00	10,062.00	1,110.00	120,740.00
Utilities							
7201 Park Place Utilities	52.44	213.00	160.56	52.44	213.00	160.56	2,550.00
7212 Community Maintenance	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
7225 Pest Control	127.96	83.00	(44.96)	127.96	83.00	(44.96)	1,000.00
TOTAL Utilities	180.40	496.00	315.60	180.40	496.00	315.60	5,950.00
TOTAL Expense	39,241.80	41,234.00	1,992.20	39,241.80	41,234.00	1,992.20	494,797.78
Excess Revenue / Expense	84,856.91	82,465.50	2,391.41	84,856.91	82,465.50	2,391.41	0.22