

**Courtyard Homes Association Inc**  
**FINANCIAL REPORTS**  
**April 30, 2023**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

**Prepared By: Sunstate Association Management Group, Inc.**

**Courtyard Homes Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating	
1011 · Enterprise Op 8745	23,546.81
1012 · Truist OP 2250	39,397.65
1015 · Due To / From Reserves or Other	(75,925.09)
Total 1010 · Operating	(12,980.63)
1020 · Reserves	
1021 · Enterprise Res 8753	17,665.72
1022 · Truist MM 2269	325.81
1030 · Due to / From Operating	75,925.09
Total 1020 · Reserves	93,916.62
Total Checking/Savings	80,935.99
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	9,280.00
Total 1100 · Accounts Receivable	9,280.00
Total Accounts Receivable	9,280.00
Other Current Assets	
1130 · Prepaid Insurance	492,890.11
Total Other Current Assets	492,890.11
Total Current Assets	583,106.10
<b>TOTAL ASSETS</b>	<b>583,106.10</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	28,878.46
Total Accounts Payable	28,878.46
Other Current Liabilities	
3020 · Accrued Expense	1,060.00
3035 · Prepaid Assessments	35,618.60
3100 · Comcast Income	10,000.00
3115 · Insurance Loan Payable	443,401.97
Total Other Current Liabilities	490,080.57
Total Current Liabilities	518,959.03
Long Term Liabilities	
3500 · Reserve Fund	93,916.62
Total Long Term Liabilities	93,916.62
Total Liabilities	612,875.65
Equity	
3990 · Operating Fund Balance	(21,163.58)
3995 · Prior Year Adjustment	4,521.00
Net Income	(13,126.97)
Total Equity	(29,769.55)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>583,106.10</b>

**Courtyard Homes Association Inc.**  
**Revenue & Expense Budget Performance**  
**April 2023**

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5000 - Income							
5010 - Assessment Fees	71,800.00	71,725.08	74.92	287,200.00	286,900.36	299.64	860,701.00
5015 - Operating Interest	0.36	0.00	0.36	0.62	0.00	0.62	0.00
<b>Total 5000 - Income</b>	<b>71,800.36</b>	<b>71,725.08</b>	<b>75.28</b>	<b>287,200.62</b>	<b>286,900.36</b>	<b>300.26</b>	<b>860,701.00</b>
<b>Total Income</b>	<b>71,800.36</b>	<b>71,725.08</b>	<b>75.28</b>	<b>287,200.62</b>	<b>286,900.36</b>	<b>300.26</b>	<b>860,701.00</b>
<b>Gross Profit</b>	<b>71,800.36</b>	<b>71,725.08</b>	<b>75.28</b>	<b>287,200.62</b>	<b>286,900.36</b>	<b>300.26</b>	<b>860,701.00</b>
<b>Expense</b>							
7100 - Administration							
7110 - Insurance	34,351.72	34,747.08	(395.36)	129,906.87	138,988.36	(9,081.49)	416,965.00
7115 - Prof. Fees - Audit / Taxes	0.00	416.67	(416.67)	250.00	1,666.64	(1,416.64)	5,000.00
7120 - Management Fees	1,800.00	1,400.00	400.00	6,000.00	5,600.00	400.00	16,800.00
7125 - Office Exp / Supplies / Misc.	2,238.41	208.33	2,030.08	3,611.59	833.36	2,778.23	2,500.00
7130 - Social/Comm Affairs/Bereavement	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
<b>Total 7100 - Administration</b>	<b>38,390.13</b>	<b>36,797.08</b>	<b>1,593.05</b>	<b>139,768.46</b>	<b>147,188.36</b>	<b>(7,419.90)</b>	<b>441,565.00</b>
7200 - Grounds							
7210 - Irrigation Maint / Repair	3,967.62	208.33	3,759.29	4,096.62	833.36	3,263.26	2,500.00
7215 - Landscape Contract	4,992.00	5,016.67	(24.67)	19,968.00	20,066.64	(98.64)	60,200.00
7220 - Landscape Mulch	0.00	416.67	(416.67)	7,726.00	1,666.64	6,059.36	5,000.00
7225 - Landscape Repairs & Maint.	8,000.00	875.00	7,125.00	15,532.70	3,500.00	12,032.70	10,500.00
<b>Total 7200 - Grounds</b>	<b>16,959.62</b>	<b>6,516.67</b>	<b>10,442.95</b>	<b>47,323.32</b>	<b>26,066.64</b>	<b>21,256.68</b>	<b>78,200.00</b>
7300 - Maintenance							
7310 - Building Maint / Repairs	1,907.19	83.33	1,823.86	2,142.59	333.36	1,809.23	1,000.00
7315 - Pest Control Int / Ext	1,734.24	606.50	1,127.74	2,548.48	2,426.00	122.48	7,278.00
7320 - Termite Control	0.00	733.33	(733.33)	0.00	2,933.36	(2,933.36)	8,800.00
<b>Total 7300 - Maintenance</b>	<b>3,641.43</b>	<b>1,423.16</b>	<b>2,218.27</b>	<b>4,691.07</b>	<b>5,692.72</b>	<b>(1,001.65)</b>	<b>17,078.00</b>
7400 - Pool							
7410 - Pool Maint. Contract	345.26	350.00	(4.74)	1,400.00	1,400.00	0.00	4,200.00
7415 - Pool / Deck Repairs & Service	1,527.74	125.00	1,402.74	2,090.77	500.00	1,590.77	1,500.00
7420 - Pool Janitorial	396.00	180.00	216.00	756.00	720.00	36.00	2,160.00
<b>Total 7400 - Pool</b>	<b>2,269.00</b>	<b>655.00</b>	<b>1,614.00</b>	<b>4,246.77</b>	<b>2,620.00</b>	<b>1,626.77</b>	<b>7,860.00</b>
7500 - Utilities							
7510 - Electric	1,416.33	1,043.25	373.08	3,736.74	4,173.00	(436.26)	12,519.00
7515 - Cable Television	5,974.40	6,716.83	(742.43)	27,144.39	26,867.36	277.03	80,602.00
7520 - Water / Sewer / Trash	5,906.51	5,773.08	133.43	22,216.84	23,092.36	(875.52)	69,277.00
<b>Total 7500 - Utilities</b>	<b>13,297.24</b>	<b>13,533.16</b>	<b>(235.92)</b>	<b>53,097.97</b>	<b>54,132.72</b>	<b>(1,034.75)</b>	<b>162,398.00</b>
9000 - Other							
9010 - Transfer to Reserves	2,000.00	2,000.00	0.00	8,000.00	8,000.00	0.00	24,000.00
9020 - Perico Bay Club Master Due	10,800.00	10,800.00	0.00	43,200.00	43,200.00	0.00	129,600.00
<b>Total 9000 - Other</b>	<b>12,800.00</b>	<b>12,800.00</b>	<b>0.00</b>	<b>51,200.00</b>	<b>51,200.00</b>	<b>0.00</b>	<b>153,600.00</b>
<b>Total Expense</b>	<b>87,357.42</b>	<b>71,725.07</b>	<b>15,632.35</b>	<b>300,327.59</b>	<b>286,900.44</b>	<b>13,427.15</b>	<b>860,701.00</b>
<b>Net Ordinary Income</b>	<b>(15,557.06)</b>	<b>0.01</b>	<b>(15,557.07)</b>	<b>(13,126.97)</b>	<b>(0.08)</b>	<b>(13,126.89)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(15,557.06)</b>	<b>0.01</b>	<b>(15,557.07)</b>	<b>(13,126.97)</b>	<b>(0.08)</b>	<b>(13,126.89)</b>	<b>0.00</b>

**Courtyard Homes Association Inc**  
**Reserve Balances**  
 April 30, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3510 Deferred Maintenance	\$ 85,722.24	8,000.00		-		93,722.24
3515 Reserve Interest Current	-	-			52.53	52.53
3520 Reserve Interest Prior Yrs	141.85	-				141.85
<b>Total Reserves</b>	<b>\$ 85,864.09</b>	<b>8,000.00</b>	<b>-</b>	<b>-</b>	<b>52.53</b>	<b>93,916.62</b>

Expense Details

Allocation Details

Total \$ -