

Courtyard Homes Association, Inc.
FINANCIAL REPORTS
May 31, 2023

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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 May 31, 2023

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1012 · Truist OP 2250	80,706.44
1015 · Due To / From Reserves or Other	(73,925.09)
Total 1010 · Operating	6,781.35
1020 · Reserves	
1022 · Truist MM 2269	21,991.54
1030 · Due to / From Operating	73,925.09
Total 1020 · Reserves	95,916.63
Total Checking/Savings	102,697.98
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	5,246.54
Total 1100 · Accounts Receivable	5,246.54
Total Accounts Receivable	5,246.54
Other Current Assets	
1130 · Prepaid Insurance	452,333.85
Total Other Current Assets	452,333.85
Total Current Assets	560,278.37
TOTAL ASSETS	560,278.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	11,575.16
Total Accounts Payable	11,575.16
Other Current Liabilities	
3035 · Prepaid Assessments	32,863.60
3100 · Comcast Income	10,000.00
3115 · Insurance Loan Payable	443,401.97
Total Other Current Liabilities	486,265.57
Total Current Liabilities	497,840.73
Long Term Liabilities	
3500 · Reserve Fund	95,916.63
Total Long Term Liabilities	95,916.63
Total Liabilities	593,757.36
Equity	
3990 · Operating Fund Balance	(21,163.58)
3995 · Prior Year Adjustment	11,983.07
Net Income	(24,298.48)
Total Equity	(33,478.99)
TOTAL LIABILITIES & EQUITY	560,278.37

Courtyard Homes Association Inc.
Revenue & Expense Budget Performance

May 2023

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessment Fees	71,800.00	71,725.08	74.92	359,000.00	358,625.44	374.56	860,701.00
5015 · Operating Interest	0.58	0.00	0.58	1.20	0.00	1.20	0.00
5020 · Late Fees	132.31	0.00	132.31	132.31	0.00	132.31	0.00
Total 5000 · Income	71,932.89	71,725.08	207.81	359,133.51	358,625.44	508.07	860,701.00
Total Income	71,932.89	71,725.08	207.81	359,133.51	358,625.44	508.07	860,701.00
Gross Profit	71,932.89	71,725.08	207.81	359,133.51	358,625.44	508.07	860,701.00
Expense							
7100 · Administration							
7110 · Insurance	41,121.26	34,747.08	6,374.18	171,028.13	173,735.44	(2,707.31)	416,965.00
7115 · Prof. Fees - Audit / Taxes	0.00	416.67	(416.67)	250.00	2,083.31	(1,833.31)	5,000.00
7120 · Management Fees	1,800.00	1,400.00	400.00	7,800.00	7,000.00	800.00	16,800.00
7125 · Office Exp / Supplies / Misc.	391.31	208.33	182.98	4,002.90	1,041.69	2,961.21	2,500.00
7130 · Social/Comm Affairs/Bereavement	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00
Total 7100 · Administration	43,312.57	36,797.08	6,515.49	183,081.03	183,985.44	(904.41)	441,565.00
7200 · Grounds							
7210 · Irrigation Maint / Repair	78.78	208.33	(129.55)	4,175.40	1,041.69	3,133.71	2,500.00
7215 · Landscape Contract	4,992.00	5,016.67	(24.67)	24,960.00	25,083.31	(123.31)	60,200.00
7220 · Landscape Mulch	0.00	416.67	(416.67)	7,726.00	2,083.31	5,642.69	5,000.00
7225 · Landscape Repairs & Maint.	2,425.00	875.00	1,550.00	17,957.70	4,375.00	13,582.70	10,500.00
Total 7200 · Grounds	7,495.78	6,516.67	979.11	54,819.10	32,583.31	22,235.79	78,200.00
7300 · Maintenance							
7310 · Building Maint / Repairs	1,037.29	83.33	953.96	3,179.88	416.69	2,763.19	1,000.00
7315 · Pest Control Int / Ext	285.00	606.50	(321.50)	2,833.48	3,032.50	(199.02)	7,278.00
7320 · Termite Control	0.00	733.33	(733.33)	0.00	3,666.69	(3,666.69)	8,800.00
Total 7300 · Maintenance	1,322.29	1,423.16	(100.87)	6,013.36	7,115.88	(1,102.52)	17,078.00
7400 · Pool							
7410 · Pool Maint. Contract	350.00	350.00	0.00	1,750.00	1,750.00	0.00	4,200.00
7415 · Pool / Deck Repairs & Service	5,168.05	125.00	5,043.05	7,258.82	625.00	6,633.82	1,500.00
7420 · Pool Janitorial	323.00	180.00	143.00	1,079.00	900.00	179.00	2,160.00
Total 7400 · Pool	5,841.05	655.00	5,186.05	10,087.82	3,275.00	6,812.82	7,860.00
7500 · Utilities							
7510 · Electric	1,081.95	1,043.25	38.70	4,818.69	5,216.25	(397.56)	12,519.00
7515 · Cable Television	5,625.25	6,716.83	(1,091.58)	32,769.64	33,584.19	(814.55)	80,602.00
7520 · Water / Sewer / Trash	5,625.51	5,773.08	(147.57)	27,842.35	28,865.44	(1,023.09)	69,277.00
Total 7500 · Utilities	12,332.71	13,533.16	(1,200.45)	65,430.68	67,665.88	(2,235.20)	162,398.00
9000 · Other							
9010 · Transfer to Reserves	2,000.00	2,000.00	0.00	10,000.00	10,000.00	0.00	24,000.00
9020 · Perico Bay Club Master Due	10,800.00	10,800.00	0.00	54,000.00	54,000.00	0.00	129,600.00
Total 9000 · Other	12,800.00	12,800.00	0.00	64,000.00	64,000.00	0.00	153,600.00
Total Expense	83,104.40	71,725.07	11,379.33	383,431.99	358,625.51	24,806.48	860,701.00
Net Ordinary Income	(11,171.51)	0.01	(11,171.52)	(24,298.48)	(0.07)	(24,298.41)	0.00
Net Income	(11,171.51)	0.01	(11,171.52)	(24,298.48)	(0.07)	(24,298.41)	0.00

Courtyard Homes Association, Inc.
Reserve Balances
May 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3510 Deferred Maintenance	\$ 85,722.24	10,000.00		-		95,722.24
3515 Reserve Interest Current	-	-			52.54	52.54
3520 Reserve Interest Prior Yrs	141.85	-				141.85
Total Reserves	\$ 85,864.09	10,000.00	-	-	52.54	95,916.63

Expense Details

Allocation Details

Total \$ -