

Courtyard Homes Association, Inc.
FINANCIAL REPORTS
June 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 June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating	
1012 · Truist OP 2250	60,048.74
1015 · Due To / From Reserves	(68,087.59)
Total 1010 · Operating	(8,038.85)
1020 · Reserves	
1022 · Truist MM 2269	29,991.72
1030 · Due to / From Operating	68,087.59
Total 1020 · Reserves	98,079.31
Total Checking/Savings	90,040.46
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	6,294.04
Total 1100 · Accounts Receivable	6,294.04
Total Accounts Receivable	6,294.04
Other Current Assets	
1130 · Prepaid Insurance	411,212.59
Total Other Current Assets	411,212.59
Total Current Assets	507,547.09
TOTAL ASSETS	507,547.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	10,453.41
Total Accounts Payable	10,453.41
Other Current Liabilities	
3020 · Accrued Expense	285.00
3035 · Prepaid Assessments	32,215.37
3036 · Prepaid Special Assessments	480.00
3115 · Insurance Loan Payable	403,092.70
Total Other Current Liabilities	436,073.07
Total Current Liabilities	446,526.48
Long Term Liabilities	
3500 · Reserve Fund	98,079.31
Total Long Term Liabilities	98,079.31
Total Liabilities	544,605.79
Equity	
3990 · Operating Fund Balance	(21,163.58)
3995 · Prior Year Adjustment	11,983.07
Net Income	(27,878.19)
Total Equity	(37,058.70)
TOTAL LIABILITIES & EQUITY	507,547.09

Courtyard Homes Association Inc.
Revenue & Expense Budget Performance
 June 2023

	<u>Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
5000 · Income							
5010 · Assessment Fees	71,800.00	71,725.08	74.92	430,800.00	430,350.52	449.48	860,701.00
5015 · Operating Interest	0.59	0.00	0.59	1.79	0.00	1.79	0.00
5020 · Late Fees	0.00	0.00	0.00	132.31	0.00	132.31	0.00
5030 · Spectrum Income	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00
Total 5000 · Income	81,800.59	71,725.08	10,075.51	440,934.10	430,350.52	10,583.58	860,701.00
Total Income	81,800.59	71,725.08	10,075.51	440,934.10	430,350.52	10,583.58	860,701.00
Gross Profit	81,800.59	71,725.08	10,075.51	440,934.10	430,350.52	10,583.58	860,701.00
Expense							
7100 · Administration							
7110 · Insurance	41,121.26	34,747.08	6,374.18	212,149.39	208,482.52	3,666.87	416,965.00
7115 · Prof. Fees - Audit / Taxes	0.00	416.67	(416.67)	250.00	2,499.98	(2,249.98)	5,000.00
7120 · Management Fees	1,800.00	1,400.00	400.00	9,600.00	8,400.00	1,200.00	16,800.00
7125 · Office Exp / Supplies / Misc.	79.35	208.33	(128.98)	4,082.25	1,250.02	2,832.23	2,500.00
7130 · Social/Comm Affairs/Bereavement	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
Total 7100 · Administration	43,000.61	36,797.08	6,203.53	226,081.64	220,782.52	5,299.12	441,565.00
7200 · Grounds							
7210 · Irrigation Maint / Repair	813.16	208.33	604.83	4,988.56	1,250.02	3,738.54	2,500.00
7215 · Landscape Contract	4,852.00	5,016.67	(164.67)	29,812.00	30,099.98	(287.98)	60,200.00
7220 · Landscape Mulch	0.00	416.67	(416.67)	7,726.00	2,499.98	5,226.02	5,000.00
7225 · Landscape Repairs & Maint.	0.00	875.00	(875.00)	17,957.70	5,250.00	12,707.70	10,500.00
Total 7200 · Grounds	5,665.16	6,516.67	(851.51)	60,484.26	39,099.98	21,384.28	78,200.00
7300 · Maintenance							
7310 · Building Maint / Repairs	2,251.49	83.33	2,168.16	5,431.37	500.02	4,931.35	1,000.00
7315 · Pest Control Int / Ext	285.00	606.50	(321.50)	3,118.48	3,639.00	(520.52)	7,278.00
7320 · Termite Control	8,360.00	733.33	7,626.67	8,360.00	4,400.02	3,959.98	8,800.00
Total 7300 · Maintenance	10,896.49	1,423.16	9,473.33	16,909.85	8,539.04	8,370.81	17,078.00
7400 · Pool							
7410 · Pool Maint. Contract	350.00	350.00	0.00	2,100.00	2,100.00	0.00	4,200.00
7415 · Pool / Deck Repairs & Service	0.00	125.00	(125.00)	7,258.82	750.00	6,508.82	1,500.00
7420 · Pool Janitorial	216.00	180.00	36.00	1,295.00	1,080.00	215.00	2,160.00
7425 · Pool & Spa Permits	375.35	0.00	375.35	375.35	0.00	375.35	0.00
Total 7400 · Pool	941.35	655.00	286.35	11,029.17	3,930.00	7,099.17	7,860.00
7500 · Utilities							
7510 · Electric	1,064.25	1,043.25	21.00	5,882.94	6,259.50	(376.56)	12,519.00
7515 · Cable Television	5,625.25	6,716.83	(1,091.58)	38,394.89	40,301.02	(1,906.13)	80,602.00
7520 · Water / Sewer / Trash	5,387.19	5,773.08	(385.89)	33,229.54	34,638.52	(1,408.98)	69,277.00
Total 7500 · Utilities	12,076.69	13,533.16	(1,456.47)	77,507.37	81,199.04	(3,691.67)	162,398.00
9000 · Other							
9010 · Transfer to Reserves	2,000.00	2,000.00	0.00	12,000.00	12,000.00	0.00	24,000.00
9020 · Perico Bay Club Master Due	10,800.00	10,800.00	0.00	64,800.00	64,800.00	0.00	129,600.00
Total 9000 · Other	12,800.00	12,800.00	0.00	76,800.00	76,800.00	0.00	153,600.00
Total Expense	85,380.30	71,725.07	13,655.23	468,812.29	430,350.58	38,461.71	860,701.00
Net Ordinary Income	(3,579.71)	0.01	(3,579.72)	(27,878.19)	(0.06)	(27,878.13)	0.00
Net Income	(3,579.71)	0.01	(3,579.72)	(27,878.19)	(0.06)	(27,878.13)	0.00

Courtyard Homes Association, Inc.
Reserve Balances
 June 30, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3510 Deferred Maintenance	\$ 85,722.24	12,000.00	162.50	-		97,884.74
3515 Reserve Interest Current	-	-			52.72	52.72
3520 Reserve Interest Prior Yrs	141.85	-				141.85
Total Reserves	\$ 85,864.09	12,000.00	162.50	-	52.72	98,079.31

Expense Details

Total \$	-
-----------------	----------

Allocation Details

6/5/23 owner Stockman reimbursement \$162.50
 for roofing repairs