

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

| | Aug 31, 23 |
|---|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1010 · Operating | |
| 1012 · Truist OP 2250 | 65,393.20 |
| 1015 · Due To / From Reserves | (67,925.09) |
| Total 1010 · Operating | (2,531.89) |
| 1020 · Reserves | |
| 1022 · Truist MM 2269 | 34,154.76 |
| 1030 · Due to / From Operating | 67,925.09 |
| Total 1020 · Reserves | 102,079.85 |
| Total Checking/Savings | 99,547.96 |
| Accounts Receivable | |
| 1100 · Accounts Receivable | |
| 1101 · Assessments Receivable | 7,973.08 |
| 1102 · Special Assessment Receivable | 32,160.00 |
| Total 1100 · Accounts Receivable | 40,133.08 |
| Total Accounts Receivable | 40,133.08 |
| Other Current Assets | |
| 1130 · Prepaid Insurance | 328,970.07 |
| Total Other Current Assets | 328,970.07 |
| Total Current Assets | 468,651.11 |
| TOTAL ASSETS | 468,651.11 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 7,090.86 |
| Total Accounts Payable | 7,090.86 |
| Other Current Liabilities | |
| 3035 · Prepaid Assessments | 39,370.60 |
| 3115 · Insurance Loan Payable | 322,474.16 |
| 3120 · 2023 S/A West Boardwalk Rebuild | 48,000.00 |
| Total Other Current Liabilities | 409,844.76 |
| Total Current Liabilities | 416,935.62 |
| Long Term Liabilities | |
| 3500 · Reserve Fund | 102,079.85 |
| Total Long Term Liabilities | 102,079.85 |
| Total Liabilities | 519,015.47 |
| Equity | |
| 3990 · Operating Fund Balance | (21,163.58) |
| 3995 · Prior Year Adjustment | 11,843.07 |
| Net Income | (41,043.85) |
| Total Equity | (50,364.36) |
| TOTAL LIABILITIES & EQUITY | 468,651.11 |

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

| | Aug 23 | Budget | \$ Over Budget | Jan - Aug 23 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-------------------|------------------|-------------------|--------------------|-------------------|--------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 5000 · Income | | | | | | | |
| 5010 · Assessment Fees | 71,800.00 | 71,725.08 | 74.92 | 574,400.00 | 573,800.68 | 599.32 | 860,701.00 |
| 5015 · Operating Interest | 0.34 | 0.00 | 0.34 | 2.47 | 0.00 | 2.47 | 0.00 |
| 5020 · Late Fees | 250.39 | 0.00 | 250.39 | 382.70 | 0.00 | 382.70 | 0.00 |
| 5030 · Spectrum Income | 0.00 | 0.00 | 0.00 | 10,000.00 | 0.00 | 10,000.00 | 0.00 |
| 5040 · Garage Door Reimbursement | 1,938.99 | 0.00 | 1,938.99 | 1,938.99 | 0.00 | 1,938.99 | 0.00 |
| Total 5000 · Income | 73,989.72 | 71,725.08 | 2,264.64 | 586,724.16 | 573,800.68 | 12,923.48 | 860,701.00 |
| Total Income | 73,989.72 | 71,725.08 | 2,264.64 | 586,724.16 | 573,800.68 | 12,923.48 | 860,701.00 |
| Gross Profit | 73,989.72 | 71,725.08 | 2,264.64 | 586,724.16 | 573,800.68 | 12,923.48 | 860,701.00 |
| Expense | | | | | | | |
| 7100 · Administration | | | | | | | |
| 7110 · Insurance | 41,121.26 | 34,747.08 | 6,374.18 | 294,391.91 | 277,976.68 | 16,415.23 | 416,965.00 |
| 7115 · Prof. Fees - Audit / Taxes | 0.00 | 416.67 | (416.67) | 250.00 | 3,333.32 | (3,083.32) | 5,000.00 |
| 7120 · Management Fees | 1,800.00 | 1,400.00 | 400.00 | 13,200.00 | 11,200.00 | 2,000.00 | 16,800.00 |
| 7125 · Office Exp / Supplies / Misc. | 410.55 | 208.33 | 202.22 | 4,795.59 | 1,666.68 | 3,128.91 | 2,500.00 |
| 7130 · Social/Comm Affairs/Bereavement | 0.00 | 25.00 | (25.00) | 0.00 | 200.00 | (200.00) | 300.00 |
| Total 7100 · Administration | 43,331.81 | 36,797.08 | 6,534.73 | 312,637.50 | 294,376.68 | 18,260.82 | 441,565.00 |
| 7200 · Grounds | | | | | | | |
| 7210 · Irrigation Maint / Repair | 4,021.32 | 208.33 | 3,812.99 | 9,636.98 | 1,666.68 | 7,970.30 | 2,500.00 |
| 7215 · Landscape Contract | 4,852.00 | 5,016.67 | (164.67) | 39,516.00 | 40,133.32 | (617.32) | 60,200.00 |
| 7220 · Landscape Mulch | 0.00 | 416.67 | (416.67) | 7,726.00 | 3,333.32 | 4,392.68 | 5,000.00 |
| 7225 · Landscape Repairs & Maint. | 475.00 | 875.00 | (400.00) | 21,432.70 | 7,000.00 | 14,432.70 | 10,500.00 |
| Total 7200 · Grounds | 9,348.32 | 6,516.67 | 2,831.65 | 78,311.68 | 52,133.32 | 26,178.36 | 78,200.00 |
| 7300 · Maintenance | | | | | | | |
| 7310 · Building Maint / Repairs | 122.48 | 83.33 | 39.15 | 7,213.85 | 666.68 | 6,547.17 | 1,000.00 |
| 7315 · Pest Control Int / Ext | 285.00 | 606.50 | (321.50) | 4,567.72 | 4,852.00 | (284.28) | 7,278.00 |
| 7320 · Termite Control | 0.00 | 733.33 | (733.33) | 8,800.00 | 5,866.68 | 2,933.32 | 8,800.00 |
| Total 7300 · Maintenance | 407.48 | 1,423.16 | (1,015.68) | 20,581.57 | 11,385.36 | 9,196.21 | 17,078.00 |
| 7400 · Pool | | | | | | | |
| 7410 · Pool Maint. Contract | 350.00 | 350.00 | 0.00 | 2,800.00 | 2,800.00 | 0.00 | 4,200.00 |
| 7415 · Pool / Deck Repairs & Service | 103.79 | 125.00 | (21.21) | 8,596.95 | 1,000.00 | 7,596.95 | 1,500.00 |
| 7420 · Pool Janitorial | 216.00 | 180.00 | 36.00 | 1,727.00 | 1,440.00 | 287.00 | 2,160.00 |
| 7425 · Pool & Spa Permits | 0.00 | 0.00 | 0.00 | 375.35 | 0.00 | 375.35 | 0.00 |
| Total 7400 · Pool | 669.79 | 655.00 | 14.79 | 13,499.30 | 5,240.00 | 8,259.30 | 7,860.00 |
| 7500 · Utilities | | | | | | | |
| 7510 · Electric | 1,115.51 | 1,043.25 | 72.26 | 7,723.56 | 8,346.00 | (622.44) | 12,519.00 |
| 7515 · Cable Television | 5,625.25 | 6,716.83 | (1,091.58) | 49,645.39 | 53,734.68 | (4,089.29) | 80,602.00 |
| 7520 · Water / Sewer / Trash | 4,855.65 | 5,773.08 | (917.43) | 42,969.01 | 46,184.68 | (3,215.67) | 69,277.00 |
| Total 7500 · Utilities | 11,596.41 | 13,533.16 | (1,936.75) | 100,337.96 | 108,265.36 | (7,927.40) | 162,398.00 |
| 9000 · Other | | | | | | | |
| 9010 · Transfer to Reserves | 2,000.00 | 2,000.00 | 0.00 | 16,000.00 | 16,000.00 | 0.00 | 24,000.00 |
| 9020 · Perico Bay Club Master Due | 10,800.00 | 10,800.00 | 0.00 | 86,400.00 | 86,400.00 | 0.00 | 129,600.00 |
| Total 9000 · Other | 12,800.00 | 12,800.00 | 0.00 | 102,400.00 | 102,400.00 | 0.00 | 153,600.00 |
| Total Expense | 78,153.81 | 71,725.07 | 6,428.74 | 627,768.01 | 573,800.72 | 53,967.29 | 860,701.00 |
| Net Ordinary Income | (4,164.09) | 0.01 | (4,164.10) | (41,043.85) | (0.04) | (41,043.81) | 0.00 |
| Net Income | (4,164.09) | 0.01 | (4,164.10) | (41,043.85) | (0.04) | (41,043.81) | 0.00 |

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

| | Balance 1/1/23 | YTD Contribution | YTD Allocation | YTD Expense | YTD Interest | Current Balance |
|---------------------------------|---------------------|---------------------|-------------------|----------------|-----------------|--------------------|
| 3510 Deferred Maintenance | \$ 85,722.24 | 16,000.00 | 162.50 | - | | 101,884.74 |
| 3515 Reserve Interest Current | - | - | | | 53.26 | 53.26 |
| 3520 Reserve Interest Prior Yrs | 141.85 | - | | | | 141.85 |
| Total Reserves | \$ 85,864.09 | 16,000.00 | 162.50 | - | 53.26 | 102,079.85 |

Expense Details

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

Allocation Details

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