

**Courtyard Homes Association, Inc.**  
**FINANCIAL REPORTS**  
**September 30, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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RESERVE BALANCES

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

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

	Sep 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1012 · Truist OP 2250	71,889.06
1015 · Due To / From Reserves	(67,925.09)
<b>Total 1010 · Operating</b>	3,963.97
1020 · Reserves	
1022 · Truist MM 2269	36,155.04
1030 · Due to / From Operating	67,925.09
<b>Total 1020 · Reserves</b>	104,080.13
<b>Total Checking/Savings</b>	108,044.10
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1101 · Assessments Receivable	8,958.63
1102 · Special Assessment Receivable	13,908.00
<b>Total 1100 · Accounts Receivable</b>	22,866.63
<b>Total Accounts Receivable</b>	22,866.63
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	287,848.81
<b>Total Other Current Assets</b>	287,848.81
<b>Total Current Assets</b>	418,759.54
<b>TOTAL ASSETS</b>	<b>418,759.54</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	4,024.94
<b>Total Accounts Payable</b>	4,024.94
<b>Other Current Liabilities</b>	
3035 · Prepaid Assessments	35,037.78
3115 · Insurance Loan Payable	282,164.89
3120 · 2023 S/A West Boardwalk Rebuild	48,000.00
<b>Total Other Current Liabilities</b>	365,202.67
<b>Total Current Liabilities</b>	369,227.61
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	104,080.13
<b>Total Long Term Liabilities</b>	104,080.13
<b>Total Liabilities</b>	473,307.74
<b>Equity</b>	
3990 · Operating Fund Balance	(21,163.58)
3995 · Prior Year Adjustment	11,843.07
Net Income	(45,227.69)
<b>Total Equity</b>	(54,548.20)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>418,759.54</b>

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

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>5000 · Income</b>							
5010 · Assessment Fees	71,800.00	71,725.08	74.92	646,200.00	645,525.76	674.24	860,701.00
5015 · Operating Interest	0.50	0.00	0.50	2.97	0.00	2.97	0.00
5020 · Late Fees	110.32	0.00	110.32	493.02	0.00	493.02	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	0.00	0.00	0.00	1,938.99	0.00	1,938.99	0.00
<b>Total 5000 · Income</b>	<b>71,910.82</b>	<b>71,725.08</b>	<b>185.74</b>	<b>658,634.98</b>	<b>645,525.76</b>	<b>13,109.22</b>	<b>860,701.00</b>
<b>Total Income</b>	<b>71,910.82</b>	<b>71,725.08</b>	<b>185.74</b>	<b>658,634.98</b>	<b>645,525.76</b>	<b>13,109.22</b>	<b>860,701.00</b>
<b>Gross Profit</b>	<b>71,910.82</b>	<b>71,725.08</b>	<b>185.74</b>	<b>658,634.98</b>	<b>645,525.76</b>	<b>13,109.22</b>	<b>860,701.00</b>
<b>Expense</b>							
<b>7100 · Administration</b>							
7110 · Insurance	41,121.26	34,747.08	6,374.18	335,513.17	312,723.76	22,789.41	416,965.00
7115 · Prof. Fees - Audit / Taxes	0.00	416.67	(416.67)	250.00	3,749.99	(3,499.99)	5,000.00
7120 · Management Fees	1,800.00	1,400.00	400.00	15,000.00	12,600.00	2,400.00	16,800.00
7125 · Office Exp / Supplies / Misc.	133.70	208.33	(74.63)	4,929.29	1,875.01	3,054.28	2,500.00
7130 · Social/Comm Affairs/Bereavement	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00
<b>Total 7100 · Administration</b>	<b>43,054.96</b>	<b>36,797.08</b>	<b>6,257.88</b>	<b>355,692.46</b>	<b>331,173.76</b>	<b>24,518.70</b>	<b>441,565.00</b>
<b>7200 · Grounds</b>							
7210 · Irrigation Maint / Repair	0.00	208.33	(208.33)	9,636.98	1,875.01	7,761.97	2,500.00
7215 · Landscape Contract	4,852.00	5,016.67	(164.67)	44,368.00	45,149.99	(781.99)	60,200.00
7220 · Landscape Mulch	0.00	416.67	(416.67)	7,726.00	3,749.99	3,976.01	5,000.00
7225 · Landscape Repairs & Maint.	350.00	875.00	(525.00)	21,782.70	7,875.00	13,907.70	10,500.00
<b>Total 7200 · Grounds</b>	<b>5,202.00</b>	<b>6,516.67</b>	<b>(1,314.67)</b>	<b>83,513.68</b>	<b>58,649.99</b>	<b>24,863.69</b>	<b>78,200.00</b>
<b>7300 · Maintenance</b>							
7310 · Building Maint / Repairs	2,109.08	83.33	2,025.75	9,322.93	750.01	8,572.92	1,000.00
7315 · Pest Control Int / Ext	285.00	606.50	(321.50)	4,852.72	5,458.50	(605.78)	7,278.00
7320 · Termite Control	0.00	733.33	(733.33)	8,800.00	6,600.01	2,199.99	8,800.00
<b>Total 7300 · Maintenance</b>	<b>2,394.08</b>	<b>1,423.16</b>	<b>970.92</b>	<b>22,975.65</b>	<b>12,808.52</b>	<b>10,167.13</b>	<b>17,078.00</b>
<b>7400 · Pool</b>							
7410 · Pool Maint. Contract	350.00	350.00	0.00	3,150.00	3,150.00	0.00	4,200.00
7415 · Pool / Deck Repairs & Service	968.67	125.00	843.67	9,565.62	1,125.00	8,440.62	1,500.00
7420 · Pool Janitorial	216.00	180.00	36.00	1,943.00	1,620.00	323.00	2,160.00
7425 · Pool & Spa Permits	0.00	0.00	0.00	375.35	0.00	375.35	0.00
<b>Total 7400 · Pool</b>	<b>1,534.67</b>	<b>655.00</b>	<b>879.67</b>	<b>15,033.97</b>	<b>5,895.00</b>	<b>9,138.97</b>	<b>7,860.00</b>
<b>7500 · Utilities</b>							
7510 · Electric	889.36	1,043.25	(153.89)	8,612.92	9,389.25	(776.33)	12,519.00
7515 · Cable Television	5,522.86	6,716.83	(1,193.97)	55,168.25	60,451.51	(5,283.26)	80,602.00
7520 · Water / Sewer / Trash	4,696.73	5,773.08	(1,076.35)	47,665.74	51,957.76	(4,292.02)	69,277.00
<b>Total 7500 · Utilities</b>	<b>11,108.95</b>	<b>13,533.16</b>	<b>(2,424.21)</b>	<b>111,446.91</b>	<b>121,798.52</b>	<b>(10,351.61)</b>	<b>162,398.00</b>
<b>9000 · Other</b>							
9010 · Transfer to Reserves	2,000.00	2,000.00	0.00	18,000.00	18,000.00	0.00	24,000.00
9020 · Perico Bay Club Master Due	10,800.00	10,800.00	0.00	97,200.00	97,200.00	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>115,200.00</b>	<b>115,200.00</b>	<b>0.00</b>	<b>153,600.00</b>
<b>Total Expense</b>	<b>76,094.66</b>	<b>71,725.07</b>	<b>4,369.59</b>	<b>703,862.67</b>	<b>645,525.79</b>	<b>58,336.88</b>	<b>860,701.00</b>
<b>Net Ordinary Income</b>	<b>(4,183.84)</b>	<b>0.01</b>	<b>(4,183.85)</b>	<b>(45,227.69)</b>	<b>(0.03)</b>	<b>(45,227.66)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(4,183.84)</b>	<b>0.01</b>	<b>(4,183.85)</b>	<b>(45,227.69)</b>	<b>(0.03)</b>	<b>(45,227.66)</b>	<b>0.00</b>

**Courtyard Homes Association, Inc.**  
**Reserve Balances**  
**September 30, 2023**

	<b>Balance 1/1/23</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
<b>3510 Deferred Maintenance</b>	\$ 85,722.24	18,000.00	162.50	-		103,884.74
<b>3515 Reserve Interest Current</b>	-	-			53.54	53.54
<b>3520 Reserve Interest Prior Yrs</b>	141.85	-				141.85
<b>Total Reserves</b>	<u><u>\$ 85,864.09</u></u>	<u><u>18,000.00</u></u>	<u><u>162.50</u></u>	<u><u>-</u></u>	<u><u>53.54</u></u>	<u><u>104,080.13</u></u>

**Expense Details**

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<b>Total \$</b>	-
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**Allocation Details**

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