

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

	Nov 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating	
1012 · Truist OP 2250	62,494.14
1015 · Due To / From Reserves	(67,925.09)
<b>Total 1010 · Operating</b>	(5,430.95)
1020 · Reserves	
1022 · Truist MM 2269	40,155.67
1030 · Due to / From Operating	67,925.09
<b>Total 1020 · Reserves</b>	108,080.76
<b>Total Checking/Savings</b>	102,649.81
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	
1101 · Assessments Receivable	13,858.17
1102 · Special Assessment Receivable	1,920.00
<b>Total 1100 · Accounts Receivable</b>	15,778.17
<b>Total Accounts Receivable</b>	15,778.17
<b>Other Current Assets</b>	
1130 · Prepaid Insurance	205,606.29
<b>Total Other Current Assets</b>	205,606.29
<b>Total Current Assets</b>	324,034.27
<b>TOTAL ASSETS</b>	<b>324,034.27</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	5,038.57
<b>Total Accounts Payable</b>	5,038.57
<b>Other Current Liabilities</b>	
3020 · Accrued Expense	216.00
3035 · Prepaid Assessments	28,432.78
3115 · Insurance Loan Payable	201,546.35
3120 · 2023 S/A West Boardwalk Rebuild	48,000.00
<b>Total Other Current Liabilities</b>	278,195.13
<b>Total Current Liabilities</b>	283,233.70
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	108,080.76
<b>Total Long Term Liabilities</b>	108,080.76
<b>Total Liabilities</b>	391,314.46
<b>Equity</b>	
3990 · Operating Fund Balance	(21,163.58)
3995 · Prior Year Adjustment	11,843.07
Net Income	(57,959.68)
<b>Total Equity</b>	(67,280.19)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>324,034.27</b>

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

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 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	789,800.00	788,975.92	824.08	860,701.00
5015 · Operating Interest	0.48	0.00	0.48	4.03	0.00	4.03	0.00
5020 · Late Fees	82.31	0.00	82.31	611.10	0.00	611.10	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>71,882.79</b>	<b>71,725.08</b>	<b>157.71</b>	<b>802,354.12</b>	<b>788,975.92</b>	<b>13,378.20</b>	<b>860,701.00</b>
<b>Total Income</b>	<b>71,882.79</b>	<b>71,725.08</b>	<b>157.71</b>	<b>802,354.12</b>	<b>788,975.92</b>	<b>13,378.20</b>	<b>860,701.00</b>
<b>Gross Profit</b>	<b>71,882.79</b>	<b>71,725.08</b>	<b>157.71</b>	<b>802,354.12</b>	<b>788,975.92</b>	<b>13,378.20</b>	<b>860,701.00</b>
<b>Expense</b>							
<b>7100 · Administration</b>							
7110 · Insurance	41,121.26	34,747.08	6,374.18	417,755.69	382,217.92	35,537.77	416,965.00
7115 · Prof. Fees - Audit / Taxes	0.00	416.67	(416.67)	250.00	4,583.33	(4,333.33)	5,000.00
7120 · Management Fees	1,800.00	1,400.00	400.00	18,600.00	15,400.00	3,200.00	16,800.00
7125 · Office Exp / Supplies / Misc.	369.92	208.33	161.59	5,430.41	2,291.67	3,138.74	2,500.00
7130 · Social/Comm Affairs/Bereavement	0.00	25.00	(25.00)	100.00	275.00	(175.00)	300.00
<b>Total 7100 · Administration</b>	<b>43,291.18</b>	<b>36,797.08</b>	<b>6,494.10</b>	<b>442,136.10</b>	<b>404,767.92</b>	<b>37,368.18</b>	<b>441,565.00</b>
<b>7200 · Grounds</b>							
7210 · Irrigation Maint / Repair	135.72	208.33	(72.61)	9,772.70	2,291.67	7,481.03	2,500.00
7215 · Landscape Contract	4,852.00	5,016.67	(164.67)	54,072.00	55,183.33	(1,111.33)	60,200.00
7220 · Landscape Mulch	0.00	416.67	(416.67)	7,726.00	4,583.33	3,142.67	5,000.00
7225 · Landscape Repairs & Maint.	0.00	875.00	(875.00)	21,947.70	9,625.00	12,322.70	10,500.00
<b>Total 7200 · Grounds</b>	<b>4,987.72</b>	<b>6,516.67</b>	<b>(1,528.95)</b>	<b>93,518.40</b>	<b>71,683.33</b>	<b>21,835.07</b>	<b>78,200.00</b>
<b>7300 · Maintenance</b>							
7310 · Building Maint / Repairs	3,310.00	83.33	3,226.67	14,942.93	916.67	14,026.26	1,000.00
7315 · Pest Control Int / Ext	1,510.50	606.50	904.00	7,242.46	6,671.50	570.96	7,278.00
7320 · Termite Control	0.00	733.33	(733.33)	8,800.00	8,066.67	733.33	8,800.00
<b>Total 7300 · Maintenance</b>	<b>4,820.50</b>	<b>1,423.16</b>	<b>3,397.34</b>	<b>30,985.39</b>	<b>15,654.84</b>	<b>15,330.55</b>	<b>17,078.00</b>
<b>7400 · Pool</b>							
7410 · Pool Maint. Contract	350.00	350.00	0.00	3,850.00	3,850.00	0.00	4,200.00
7415 · Pool / Deck Repairs & Service	199.71	125.00	74.71	9,896.46	1,375.00	8,521.46	1,500.00
7420 · Pool Janitorial	216.00	180.00	36.00	2,375.00	1,980.00	395.00	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>765.71</b>	<b>655.00</b>	<b>110.71</b>	<b>16,496.81</b>	<b>7,205.00</b>	<b>9,291.81</b>	<b>7,860.00</b>
<b>7500 · Utilities</b>							
7510 · Electric	1,637.75	1,043.25	594.50	11,476.42	11,475.75	0.67	12,519.00
7515 · Cable Television	5,625.25	6,716.83	(1,091.58)	66,418.75	73,885.17	(7,466.42)	80,602.00
7520 · Water / Sewer / Trash	5,570.75	5,773.08	(202.33)	58,481.93	63,503.92	(5,021.99)	69,277.00
<b>Total 7500 · Utilities</b>	<b>12,833.75</b>	<b>13,533.16</b>	<b>(699.41)</b>	<b>136,377.10</b>	<b>148,864.84</b>	<b>(12,487.74)</b>	<b>162,398.00</b>
<b>9000 · Other</b>							
9010 · Transfer to Reserves	2,000.00	2,000.00	0.00	22,000.00	22,000.00	0.00	24,000.00
9020 · Perico Bay Club Master Due	10,800.00	10,800.00	0.00	118,800.00	118,800.00	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>140,800.00</b>	<b>140,800.00</b>	<b>0.00</b>	<b>153,600.00</b>
<b>Total Expense</b>	<b>79,498.86</b>	<b>71,725.07</b>	<b>7,773.79</b>	<b>860,313.80</b>	<b>788,975.93</b>	<b>71,337.87</b>	<b>860,701.00</b>
<b>Net Ordinary Income</b>	<b>(7,616.07)</b>	<b>0.01</b>	<b>(7,616.08)</b>	<b>(57,959.68)</b>	<b>(0.01)</b>	<b>(57,959.67)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(7,616.07)</b>	<b>0.01</b>	<b>(7,616.08)</b>	<b>(57,959.68)</b>	<b>(0.01)</b>	<b>(57,959.67)</b>	<b>0.00</b>

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

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3510 Deferred Maintenance	\$ 85,722.24	22,000.00	162.50	-		107,884.74
3515 Reserve Interest Current	-	-			54.17	54.17
3520 Reserve Interest Prior Yrs	141.85	-				141.85
<b>Total Reserves</b>	<b>\$ 85,864.09</b>	<b>22,000.00</b>	<b>162.50</b>	<b>-</b>	<b>54.17</b>	<b>108,080.76</b>

**Expense Details**

3510 Deferred Maintenance

\$	-
<b>Total \$</b>	<b>-</b>

**Allocation Details**

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

**2022 - borrowed money to cover shortfall from reserves  
\$67925.09 is due back to reserves from Operating**