



Financial Reporting Package

Palm River Townhomes Homeowners Association, Inc.

1/1/2023 to 1/31/2023

Always Home for You

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

1/31/2023

Assets

Cash - Operating

10100 - AAB -Operating \$42,228.54

Cash - Operating Total \$42,228.54

Cash - Reserves

10200 - AAB - Reserves \$158,250.33

10500 - AAB - ICS \$175,892.70

Cash - Reserves Total \$334,143.03

Accounts Receivable

11100 - A/R - Mx. Receivable \$8,798.44

11200 - A/R - Assessments \$17,209.62

Accounts Receivable Total \$26,008.06

Current Asset

11250 - Due from Prior Developer \$163,623.00

14100 - PPD Liability Insurance 10-23 \$13,089.41

14440 - PPD Workers Compensation \$384.16

Current Asset Total \$177,096.57

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$8,907.65)

Allowance for Bad Debt Total (\$8,907.65)

Assets Total

\$570,568.55

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$1,985.07

22100 - Prepaid Owner Assessments \$24,050.27

22400 - Accrued Expenses \$460.53

22600 - Due to Developer \$22,170.35

22700 - Due to Reserves - Roof \$11,000.00

22800 - Due to Reserves \$35,819.27

22850 - Due to Paint Reserves \$163,623.00

22900 - Insurance Prem Finance \$13,004.80

Current Liability Total \$272,113.29

Reserves

31000 - Reserves - Roads \$32,714.03

31900 - Reserves - Clubhouse/Cabana \$18,291.29

32355 - Reserves - Pool Furniture \$22,642.62

33100 - Reserves - TH Roof \$136,863.81

33200 - Reserves - TH Paint \$333,671.08

33300 - Reserves - Ph II TH Paint \$319.50

33597 - Due From - Roof Reserves (\$11,000.00)

33598 - Due from Prior Developer (\$163,623.00)

33599 - Due from Operating to Reserve (\$35,819.27)

33600 - Reserves - Interest \$82.97

Reserves Total \$334,143.03

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1/31/2023

<u>Retained Earnings</u>	(\$36,080.16)	
<u>Net Income</u>	\$392.39	
<i>Liabilities & Equity Total</i>		\$570,568.55