



Financial Reporting Package

Palm River Townhomes Homeowners Association, Inc.

2/1/2023 to 2/28/2023

Always Home for You

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

2/28/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$31,573.12
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<u>Cash - Operating Total</u>	<u>\$31,573.12</u>
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Cash - Reserves

10200 - AAB - Reserves	\$176,894.42
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10500 - AAB - ICS	\$175,939.93
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<u>Cash - Reserves Total</u>	<u>\$352,834.35</u>
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$8,525.91
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11200 - A/R - Assessments	\$18,212.52
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<u>Accounts Receivable Total</u>	<u>\$26,738.43</u>
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Current Asset

11250 - Due from Prior Developer	\$163,623.00
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14100 - PPD Liability Insurance 10-23	\$11,411.03
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14440 - PPD Workers Compensation	\$330.45
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<u>Current Asset Total</u>	<u>\$175,364.48</u>
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$8,849.84)
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<u>Allowance for Bad Debt Total</u>	<u>(\$8,849.84)</u>
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<i>Assets Total</i>	\$577,660.54
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$14,201.11
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22100 - Prepaid Owner Assessments	\$24,590.47
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22400 - Accrued Expenses	\$480.53
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22600 - Due to Developer	\$22,170.35
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22700 - Due to Reserves - Roof	\$7,500.00
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22800 - Due to Reserves	\$35,819.27
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22850 - Due to Paint Reserves	\$163,623.00
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22900 - Insurance Prem Finance	\$3,704.80
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<u>Current Liability Total</u>	<u>\$272,089.53</u>
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Reserves

31000 - Reserves - Roads	\$32,882.23
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31900 - Reserves - Clubhouse/Cabana	\$18,455.26
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32355 - Reserves - Pool Furniture	\$22,807.99
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33100 - Reserves - TH Roof	\$151,510.86
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33200 - Reserves - TH Paint	\$332,628.27
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33300 - Reserves - Ph II TH Paint	\$1,320.00
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33597 - Due From - Roof Reserves	(\$7,500.00)
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33598 - Due from Prior Developer	(\$163,623.00)
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33599 - Due from Operating to Reserve	(\$35,819.27)
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33600 - Reserves - Interest	\$172.01
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<u>Reserves Total</u>	<u>\$352,834.35</u>
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Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

2/28/2023

<u>Retained Earnings</u>	(\$39,535.24)	
<u>Net Income</u>	(\$7,728.10)	
<i>Liabilities & Equity Total</i>		\$577,660.54