



## Financial Reporting Package

Palm River Townhomes Homeowners Association, Inc.

4/1/2023 to 4/30/2023

Always Home for You

**Palm River Townhomes Homeowners Association, Inc.**

**Balance Sheet**

**4/30/2023**

**Assets**

Cash - Operating

10100 - AAB -Operating \$33,712.08

Cash - Operating Total \$33,712.08

Cash - Reserves

10200 - AAB - Reserves \$205,202.78

10500 - AAB - ICS \$176,042.85

Cash - Reserves Total \$381,245.63

Accounts Receivable

11100 - A/R - Mx. Receivable \$253.71

11200 - A/R - Assessments \$6,489.12

Accounts Receivable Total \$6,742.83

Current Asset

11250 - Due from Prior Developer \$163,623.00

14100 - PPD Liability Insurance 10-23 \$8,575.31

14440 - PPD Workers Compensation \$223.03

Current Asset Total \$172,421.34

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$3,225.32)

Allowance for Bad Debt Total (\$3,225.32)

*Assets Total*

\$590,896.56

**Liabilities and Equity**

Current Liability

22000 - Accounts Payable \$1,843.97

22100 - Prepaid Owner Assessments \$18,597.15

22400 - Accrued Expenses \$2,120.57

22600 - Due to Developer \$22,170.35

22800 - Due to Reserves \$35,819.27

22850 - Due to Paint Reserves \$163,623.00

22900 - Insurance Prem Finance \$9,517.30

Current Liability Total \$253,691.61

Reserves

31000 - Reserves - Roads \$33,218.23

31900 - Reserves - Clubhouse/Cabana \$18,791.26

32355 - Reserves - Pool Furniture \$23,143.99

33100 - Reserves - TH Roof \$163,606.86

33200 - Reserves - TH Paint \$338,424.27

33300 - Reserves - Ph II TH Paint \$3,120.00

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

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

33600 - Reserves - Interest \$383.29

Reserves Total \$381,245.63

Retained Earnings

(\$39,535.24)

**Palm River Townhomes Homeowners Association, Inc.**

**Balance Sheet**

**4/30/2023**

Net Income

(\$4,505.44)

*Liabilities & Equity Total*

\$590,896.56