



Financial Reporting Package

Palm River Townhomes Homeowners Association, Inc.

5/1/2023 to 5/31/2023

Always Home for You

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

5/31/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$28,947.04
-------------------------	-------------

<u>Cash - Operating Total</u>	\$28,947.04
-------------------------------	-------------

Cash - Reserves

10200 - AAB - Reserves	\$215,613.87
------------------------	--------------

10500 - AAB - ICS	\$176,095.18
-------------------	--------------

<u>Cash - Reserves Total</u>	\$391,709.05
------------------------------	--------------

Accounts Receivable

11100 - A/R - Mx. Receivable	\$432.40
------------------------------	----------

11200 - A/R - Assessments	\$11,122.55
---------------------------	-------------

<u>Accounts Receivable Total</u>	\$11,554.95
----------------------------------	-------------

Current Asset

11250 - Due from Prior Developer	\$163,623.00
----------------------------------	--------------

13000 - Prepaid Expenses	\$654.50
--------------------------	----------

14100 - PPD Liability Insurance 10-23	\$7,595.39
---------------------------------------	------------

14440 - PPD Workers Compensation	\$169.32
----------------------------------	----------

<u>Current Asset Total</u>	\$172,042.21
----------------------------	--------------

Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$3,203.34)
--------------------------------	--------------

<u>Allowance for Bad Debt Total</u>	(\$3,203.34)
-------------------------------------	--------------

<i>Assets Total</i>	\$601,049.91
---------------------	--------------

Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$7,889.68
--------------------------	------------

22100 - Prepaid Owner Assessments	\$20,020.48
-----------------------------------	-------------

22400 - Accrued Expenses	\$7,782.17
--------------------------	------------

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	\$8,291.67
--------------------------------	------------

<u>Current Liability Total</u>	\$265,596.62
--------------------------------	--------------

Reserves

31000 - Reserves - Roads	\$33,386.23
--------------------------	-------------

31900 - Reserves - Clubhouse/Cabana	\$18,959.26
-------------------------------------	-------------

32355 - Reserves - Pool Furniture	\$23,311.99
-----------------------------------	-------------

33100 - Reserves - TH Roof	\$169,654.86
----------------------------	--------------

33200 - Reserves - TH Paint	\$341,322.27
-----------------------------	--------------

33300 - Reserves - Ph II TH Paint	\$4,020.00
-----------------------------------	------------

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

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

33600 - Reserves - Interest	\$496.71
-----------------------------	----------

<u>Reserves Total</u>	\$391,709.05
-----------------------	--------------

<u>Retained Earnings</u>	(\$39,535.24)
--------------------------	---------------

Palm River Townhomes Homeowners Association, Inc.
Balance Sheet
5/31/2023

<u>Net Income</u>	(\$16,720.52)	
<i>Liabilities & Equity Total</i>		\$601,049.91