



Financial Reporting Package

Palm River Townhomes Homeowners Association, Inc.

10/1/2023 to 10/31/2023

Always Home for You

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

10/31/2023

Assets

Cash - Operating

10100 - AAB -Operating	\$61,053.52
------------------------	-------------

<u>Cash - Operating Total</u>	<u>\$61,053.52</u>
-------------------------------	--------------------

Cash - Reserves

10200 - AAB - Reserves	\$279,421.26
------------------------	--------------

10500 - AAB - ICS	\$176,353.69
-------------------	--------------

<u>Cash - Reserves Total</u>	<u>\$455,774.95</u>
------------------------------	---------------------

Accounts Receivable

11200 - A/R - Assessments	\$5,849.37
---------------------------	------------

<u>Accounts Receivable Total</u>	<u>\$5,849.37</u>
----------------------------------	-------------------

Current Asset

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

13000 - Prepaid Expenses	\$440.59
--------------------------	----------

14100 - PPD Liability Insurance 10-23	\$12,688.91
---------------------------------------	-------------

14200 - PPD D&O Insurance	\$2,663.11
---------------------------	------------

14400 - PPD Crime Insurance	\$313.31
-----------------------------	----------

14440 - PPD Workers Compensation	\$470.84
----------------------------------	----------

<u>Current Asset Total</u>	<u>\$180,199.76</u>
----------------------------	---------------------

Assets Total	\$702,877.60
--------------	--------------

Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$5,612.49
--------------------------	------------

22100 - Prepaid Owner Assessments	\$29,461.10
-----------------------------------	-------------

22400 - Accrued Expenses	\$4,707.71
--------------------------	------------

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	\$12,577.30
--------------------------------	-------------

<u>Current Liability Total</u>	<u>\$273,971.22</u>
--------------------------------	---------------------

Reserves

31000 - Reserves - Roads	\$34,395.23
--------------------------	-------------

31900 - Reserves - Clubhouse/Cabana	\$19,968.26
-------------------------------------	-------------

32355 - Reserves - Pool Furniture	\$24,320.99
-----------------------------------	-------------

33100 - Reserves - TH Roof	\$205,978.86
----------------------------	--------------

33200 - Reserves - TH Paint	\$355,812.27
-----------------------------	--------------

33300 - Reserves - Ph II TH Paint	\$13,590.00
-----------------------------------	-------------

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

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

33600 - Reserves - Interest	\$1,151.61
-----------------------------	------------

<u>Reserves Total</u>	<u>\$455,774.95</u>
-----------------------	---------------------

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

<u>Net Income</u>	\$12,666.67
-------------------	-------------

Palm River Townhomes Homeowners Association, Inc.

Balance Sheet

10/31/2023

Liabilities & Equity Total

\$702,877.60