

Sunset Cove HOA
Profit & Loss Budget Performance
 November 2023

	<u>Nov 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
40000 · Assessment Income	62,415.00	56,722.50	5,692.50	629,898.70	623,947.50	5,951.20	680,670.00
41000 · Interest Income	1,446.90			11,178.21			
45000 · Miscellaneous Income	456.77			7,466.19			
47000 · Reserve Income	0.00	5,666.67	-5,666.67	56,666.30	62,333.33	-5,667.03	68,000.00
49000 · Retained Surplus Allocation	0.00	3,717.75	-3,717.75	37,177.50	40,895.25	-3,717.75	44,613.00
Total Income	<u>64,318.67</u>	<u>66,106.92</u>	<u>-1,788.25</u>	<u>742,386.90</u>	<u>727,176.08</u>	<u>15,210.82</u>	<u>793,283.00</u>
Gross Profit	64,318.67	66,106.92	-1,788.25	742,386.90	727,176.08	15,210.82	793,283.00
Expense							
50000 · Administrative Costs							
50100 · Bad Debt	0.00	166.67	-166.67	0.00	1,833.33	-1,833.33	2,000.00
50200 · Holiday Bonuses	83.33	83.33	0.00	916.63	916.67	-0.04	1,000.00
50250 · Holiday Lighting	0.00	208.33	-208.33	0.00	2,291.67	-2,291.67	2,500.00
50300 · Master Association Fees	4,759.56	4,759.58	-0.02	52,360.11	52,355.42	4.69	57,115.00
50400 · Office/Administrative Supplies	0.00	333.33	-333.33	530.00	3,666.67	-3,136.67	4,000.00
50550 · Taxes, Licenses, & Permits	0.00	58.33	-58.33	1,053.70	641.67	412.03	700.00
50600 · Website	0.00	125.00	-125.00	0.00	1,375.00	-1,375.00	1,500.00
Total 50000 · Administrative Costs	<u>4,842.89</u>	<u>5,734.57</u>	<u>-891.68</u>	<u>54,860.44</u>	<u>63,080.43</u>	<u>-8,219.99</u>	<u>68,815.00</u>
51000 · Contracts							
51100 · Irrigation Contract	1,600.00	1,790.83	-190.83	17,600.00	19,699.17	-2,099.17	21,490.00
51200 · Janitorial Contract	300.00	450.00	-150.00	5,319.22	4,950.00	369.22	5,400.00
51300 · Lawn Maintenance	13,900.00	13,900.00	0.00	152,900.00	152,900.00	0.00	166,800.00
51400 · Pest / Rodent Control	145.00	133.33	11.67	1,450.00	1,466.67	-16.67	1,600.00
51500 · Pool Contract	395.00	333.33	61.67	3,785.00	3,666.67	118.33	4,000.00
51600 · Property Management Contract	2,800.00	2,800.00	0.00	30,800.00	30,800.00	0.00	33,600.00
51800 · Security Contract	17,158.01	18,456.50	-1,298.49	205,551.40	203,021.50	2,529.90	221,478.00
Total 51000 · Contracts	<u>36,298.01</u>	<u>37,863.99</u>	<u>-1,565.98</u>	<u>417,405.62</u>	<u>416,504.01</u>	<u>901.61</u>	<u>454,368.00</u>
52000 · Insurance	1,279.75	1,333.33	-53.58	14,077.25	14,666.67	-589.42	16,000.00
53000 · Maintenance & Repairs							
53100 · Electrical Repairs & Maintenan	0.00	666.67	-666.67	668.00	7,333.33	-6,665.33	8,000.00

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53200 · Gate Repairs & Maintenance	890.95	583.33	307.62	6,526.99	6,416.67	110.32	7,000.00
53300 · General Repairs & Maintenance	0.00	2,000.00	-2,000.00	7,693.34	22,000.00	-14,306.66	24,000.00
53400 · Irrigation Repairs	2,488.00	541.67	1,946.33	6,983.21	5,958.33	1,024.88	6,500.00
53500 · Landscaping Improvements	0.00	1,666.67	-1,666.67	7,487.16	18,333.33	-10,846.17	20,000.00
53600 · Pool Repairs & Supplies	0.00	250.00	-250.00	2,492.07	2,750.00	-257.93	3,000.00
53700 · Pressure Cleaning	0.00	416.67	-416.67	0.00	4,583.33	-4,583.33	5,000.00
53800 · Roadway & Sidewalk Repairs	0.00	416.67	-416.67	0.00	4,583.33	-4,583.33	5,000.00
53900 · Tree Trimming	7,500.00	5,833.33	1,666.67	40,387.00	64,166.67	-23,779.67	70,000.00
Total 53000 · Maintenance & Repairs	10,878.95	12,375.01	-1,496.06	72,237.77	136,124.99	-63,887.22	148,500.00
55000 · Professional Fees							
55100 · Audit & Tax Fees	333.33	333.33	0.00	3,666.63	3,666.67	-0.04	4,000.00
55300 · Engineering & Inspections	0.00			5,398.13			
55500 · Legal Fees	4,439.64	833.33	3,606.31	52,929.79	9,166.67	43,763.12	10,000.00
Total 55000 · Professional Fees	4,772.97	1,166.66	3,606.31	61,994.55	12,833.34	49,161.21	14,000.00
58000 · Utilities							
58100 · Electric	1,761.42	1,520.83	240.59	19,516.82	16,729.17	2,787.65	18,250.00
58200 · Telephone & Internet	174.21	270.83	-96.62	1,900.98	2,979.17	-1,078.19	3,250.00
58500 · Water & Sewer	117.43	175.00	-57.57	2,938.80	1,925.00	1,013.80	2,100.00
Total 58000 · Utilities	2,053.06	1,966.66	86.40	24,356.60	21,633.34	2,723.26	23,600.00
Total Expense	60,125.63	60,440.22	-314.59	644,932.23	664,842.78	-19,910.55	725,283.00
Net Ordinary Income	4,193.04	5,666.70	-1,473.66	97,454.67	62,333.30	35,121.37	68,000.00
Other Income/Expense							
Other Expense							
59500 · Other Expense							
59600 · Reserve Transfer Exp	5,666.63	5,666.67	-0.04	62,332.93	62,333.33	-0.40	68,000.00
Total 59500 · Other Expense	5,666.63	5,666.67	-0.04	62,332.93	62,333.33	-0.40	68,000.00
Total Other Expense	5,666.63	5,666.67	-0.04	62,332.93	62,333.33	-0.40	68,000.00
Net Other Income	-5,666.63	-5,666.67	0.04	-62,332.93	-62,333.33	0.40	-68,000.00
Net Income	-1,473.59	0.03	-1,473.62	35,121.74	-0.03	35,121.77	0.00

Sunset Cove HOA
Balance Sheet
As of November 30, 2023

	Nov 30, 23	Nov 30, 22
ASSETS		
Current Assets		
Checking/Savings		
10000 · Operating Funds		
10100 · Centennial Operating	190,888.63	232,240.77
10200 · Centennial- OPER ICS	5,593.34	0.00
Total 10000 · Operating Funds	196,481.97	232,240.77
11000 · Restricted Funds		
Centennial - RSV ICS	499,260.40	0.00
Centennial Reserves	30,666.63	695,882.81
Oppenheimer - Mutual Fnd	252,208.48	0.00
Total 11000 · Restricted Funds	782,135.51	695,882.81
Total Checking/Savings	978,617.48	928,123.58
Accounts Receivable	38,121.63	-12,055.66
Other Current Assets		
15000 · Due To/From Reserves	26.39	0.00
16000 · Prepaid Expenses		
16100 · Prepaid Insurance	24,477.96	17,644.23
16200 · Prepaid Other	2,640.00	350.00
Total 16000 · Prepaid Expenses	27,117.96	17,994.23
17000 · Misc Receivable	4,185.35	4,185.35
Total Other Current Assets	31,329.70	22,179.58
Total Current Assets	1,048,068.81	938,247.50
TOTAL ASSETS	1,048,068.81	938,247.50
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable	57,206.06	54,502.54
Other Current Liabilities		
20100 · Accrued Expenses	17,488.35	8,912.54
23000 · Prepaid Maintenance Fees	28,859.93	0.00
Total Other Current Liabilities	46,348.28	8,912.54
Total Current Liabilities	103,554.34	63,415.08
Long Term Liabilities		
28000 · Reserves	771,509.04	695,362.81
Total Long Term Liabilities	771,509.04	695,362.81
Total Liabilities	875,063.38	758,777.89
Equity	173,005.43	179,469.61
TOTAL LIABILITIES & EQUITY	1,048,068.81	938,247.50