

**SHORELINE TERRACES I ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**July 31, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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**Prepared By: Sunstate Association Management Group, Inc.**

08/05/21

**Shoreline Terraces I Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of July 31, 2021

	Jul 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Accounts	
1011 · Centennial Bk Oper*8856	94,710.86
1014 · Cent CD3694 06/11/22 .35%	39,758.10
<b>Total 1010 · Operating Accounts</b>	134,468.96
<b>1020 · Reserve Accounts</b>	
1021 · Centennial Bk Res MM*8864	33,029.45
1022 · Cent CD3700 06/11/22 .35%	10,360.68
1024 · Cent CD3701 06/11/22 .35%	10,360.68
1025 · Cent CD3702 06/11/22 .35%	10,360.68
1026 · Cent CD3703 06/11/22 .35%	10,360.68
1027 · Cent CD3705 12/11/21 .25%	10,616.51
<b>Total 1020 · Reserve Accounts</b>	85,088.68
<b>Total Checking/Savings</b>	219,557.64
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	2,143.54
<b>Total Accounts Receivable</b>	2,143.54
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	36,955.83
1052 · Prepaid Flood Insurance	5,748.92
1210 · Utility Deposits	337.10
<b>Total Other Current Assets</b>	43,041.85
<b>Total Current Assets</b>	264,743.03
<b>TOTAL ASSETS</b>	264,743.03
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	525.00
<b>Total Accounts Payable</b>	525.00
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	6,451.00
3020 · Insurance Loan Payable	26,514.53
3031 · Deferred Assessments	34,554.33
<b>Total Other Current Liabilities</b>	67,519.86
<b>Total Current Liabilities</b>	68,044.86
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	85,088.68
<b>Total Long Term Liabilities</b>	85,088.68
<b>Total Liabilities</b>	153,133.54
<b>Equity</b>	
3990 · Operating Fund Balance	109,481.52
3993 · Prior Year Adjustment	160.99
Net Income	1,966.98
<b>Total Equity</b>	111,609.49
<b>TOTAL LIABILITIES &amp; EQUITY</b>	264,743.03

08/05/21

**Shoreline Terraces I Association, Inc.**  
**Revenue & Expense Budget Performance**

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budg...
<b>Income</b>							
5010 · Assessments	17,277.17	17,277.16	0.01	120,940.17	120,940.16	0.01	207,326.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
5045 · Late Fee Income	52.50	0.00	52.50	182.37	0.00	182.37	0.00
5050 · Interest	41.60	0.00	41.60	130.38	0.00	130.38	0.00
5065 · Reserve Income	5,918.50	5,918.50	0.00	17,755.50	17,755.50	0.00	23,674.00
<b>Total Income</b>	<b>23,289.77</b>	<b>23,195.66</b>	<b>94.11</b>	<b>139,208.42</b>	<b>138,695.66</b>	<b>512.76</b>	<b>231,000.00</b>
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Contracted Lawn Service	1,401.00	1,325.00	76.00	9,807.00	9,275.00	532.00	15,900.00
7135 · Misc. Materials	0.00	250.00	(250.00)	2,860.70	1,750.00	1,110.70	3,000.00
7140 · Tree Trimming/Removals	450.00	250.00	200.00	1,232.16	1,750.00	(517.84)	3,000.00
7155 · Sprinkler Repairs	0.00	191.66	(191.66)	(23.53)	1,341.66	(1,365.19)	2,300.00
<b>Total 7100 · Grounds</b>	<b>1,851.00</b>	<b>2,016.66</b>	<b>(165.66)</b>	<b>13,876.33</b>	<b>14,116.66</b>	<b>(240.33)</b>	<b>24,200.00</b>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	7,538.75	1,666.66	5,872.09	13,635.06	11,666.66	1,968.40	20,000.00
7220 · Pest Control/Sentricon Sy...	0.00	150.00	(150.00)	0.00	1,050.00	(1,050.00)	1,800.00
7240 · Fire Extinguishers	0.00	41.66	(41.66)	0.00	291.66	(291.66)	500.00
<b>Total 7200 · Building Maintenance</b>	<b>7,538.75</b>	<b>1,858.32</b>	<b>5,680.43</b>	<b>13,635.06</b>	<b>13,008.32</b>	<b>626.74</b>	<b>22,300.00</b>
7300 · Swimming Pool							
7310 · Pool Contract	102.86	102.84	0.02	720.02	719.84	0.18	1,234.00
7320 · Pool Equip Repairs	0.00	125.00	(125.00)	691.15	875.00	(183.85)	1,500.00
7325 · Pool Permit	0.00	16.66	(16.66)	160.74	116.66	44.08	200.00
7410 · Pool Water	90.00	100.00	(10.00)	658.57	700.00	(41.43)	1,200.00
7420 · Pool Electric	263.16	291.66	(28.50)	2,395.19	2,041.66	353.53	3,500.00
7450 · Pool Janitorial Service	75.00	75.00	0.00	525.00	525.00	0.00	900.00
<b>Total 7300 · Swimming Pool</b>	<b>531.02</b>	<b>711.16</b>	<b>(180.14)</b>	<b>5,150.67</b>	<b>4,978.16</b>	<b>172.51</b>	<b>8,534.00</b>
7500 · Utilities							
7510 · Water/Sewer	1,326.83	1,666.66	(339.83)	11,026.91	11,666.66	(639.75)	20,000.00
7520 · Electric	46.14	83.34	(37.20)	328.06	583.34	(255.28)	1,000.00
7530 · Cable TV	1,970.79	1,833.34	137.45	13,704.33	12,833.34	870.99	22,000.00
<b>Total 7500 · Utilities</b>	<b>3,343.76</b>	<b>3,583.34</b>	<b>(239.58)</b>	<b>25,059.30</b>	<b>25,083.34</b>	<b>(24.04)</b>	<b>43,000.00</b>
7800 · Administration							
7810 · Insurance - Property	3,695.59	3,333.34	362.25	23,203.65	23,333.34	(129.69)	40,000.00
7812 · Insurance - Flood	1,568.91	1,541.66	27.25	10,945.91	10,791.66	154.25	18,500.00
7820 · Legal/Professional	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
7825 · Accounting Services	0.00	16.66	(16.66)	200.00	116.66	83.34	200.00
7830 · Division Fees	0.00	11.00	(11.00)	132.00	77.00	55.00	132.00
7835 · Fees, Dues, License	0.00	8.34	(8.34)	86.25	58.34	27.91	100.00
7870 · Management Fee	725.00	725.00	0.00	5,075.00	5,075.00	0.00	8,700.00
7875 · Master Assn. Fees	2,904.00	2,904.00	0.00	20,328.00	20,328.00	0.00	34,848.00
7880 · Copies/Printing/Supplies	109.50	208.34	(98.84)	1,675.61	1,458.34	217.27	2,500.00
7882 · Postage	5.10	41.66	(36.56)	118.16	291.66	(173.50)	500.00
7890 · Contingencies	0.00	234.34	(234.34)	0.00	1,640.34	(1,640.34)	2,812.00
<b>Total 7800 · Administration</b>	<b>9,008.10</b>	<b>9,107.68</b>	<b>(99.58)</b>	<b>61,764.58</b>	<b>63,753.68</b>	<b>(1,989.10)</b>	<b>109,292.00</b>
<b>Total 7000 · Disbursements</b>	<b>22,272.63</b>	<b>17,277.16</b>	<b>4,995.47</b>	<b>119,485.94</b>	<b>120,940.16</b>	<b>(1,454.22)</b>	<b>207,326.00</b>
7990 · Transfer to Reserves							
7992 · Painting	2,006.00	2,006.00	0.00	6,018.00	6,018.00	0.00	8,024.00
7993 · Pool	895.50	895.50	0.00	2,686.50	2,686.50	0.00	3,582.00
7994 · Roads	520.25	520.25	0.00	1,560.75	1,560.75	0.00	2,081.00
7995 · Roofs	2,496.75	2,496.75	0.00	7,490.25	7,490.25	0.00	9,987.00
<b>Total 7990 · Transfer to Reserves</b>	<b>5,918.50</b>	<b>5,918.50</b>	<b>0.00</b>	<b>17,755.50</b>	<b>17,755.50</b>	<b>0.00</b>	<b>23,674.00</b>
<b>Total Expense</b>	<b>28,191.13</b>	<b>23,195.66</b>	<b>4,995.47</b>	<b>137,241.44</b>	<b>138,695.66</b>	<b>(1,454.22)</b>	<b>231,000.00</b>
<b>Net Income</b>	<b>(4,901.36)</b>	<b>0.00</b>	<b>(4,901.36)</b>	<b>1,966.98</b>	<b>0.00</b>	<b>1,966.98</b>	<b>0.00</b>

**SHORELINE TERRACES I ASSOCIATION, INC.**  
**Reserve Balances**  
**July 31, 2021**

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3805 Infrastructure</b>	\$ 13,781.53	-	-	-	-	13,781.53
<b>3610 Painting</b>	36,976.08	6,018.00	-	(37,500.00)	-	5,494.08
<b>3620 Pool</b>	(746.78)	2,686.50	-	-	-	1,939.72
<b>3630 Roads</b>	25,266.54	1,560.75	-	(3,550.00)	-	23,277.29
<b>3640 Roofs</b>	30,396.91	7,490.25	-	-	-	37,887.16
<b>3890 Interest</b>	2,572.70	-	-	-	136.20	2,708.90
<b>Total Reserves</b>	<u><u>\$ 108,246.98</u></u>	<u><u>17,755.50</u></u>	<u><u>-</u></u>	<u><u>(41,050.00)</u></u>	<u><u>136.20</u></u>	<u><u>85,088.68</u></u>

**Expense Details**

<b>3610 - 7/9/21 Sundance Property Services - Painting</b>	\$ 37,500.00
<b>3630 - 7/9/21 Sundance Property Services - Seal &amp; Strip Parking Lot</b>	\$ 3,550.00

**Allocation Details**