

**SHORELINE TERRACES I ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**October 31, 2022**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

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

**Shoreline Terraces I Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of October 31, 2022

	Oct 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Accounts	
1011 · Centennial OP 8856	46,776.15
1014 · Cent CD3694 12/11/23 .45%	39,942.68
<b>Total 1010 · Operating Accounts</b>	86,718.83
<b>1020 · Reserve Accounts</b>	
1021 · Centennial Res MM 8864	67,917.44
1022 · Cent CD3700 12/11/23 .45%	10,408.78
1024 · Cent CD3701 12/11/23 .45%	10,408.78
1025 · Cent CD3702 12/11/23 .45%	10,408.78
<b>Total 1020 · Reserve Accounts</b>	99,143.78
<b>Total Checking/Savings</b>	185,862.61
<b>Accounts Receivable</b>	
1040 · Accounts Receivable	2,609.29
<b>Total Accounts Receivable</b>	2,609.29
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	31,318.21
1052 · Prepaid Flood Insurance	14,698.42
1210 · Utility Deposits	337.10
<b>Total Other Current Assets</b>	46,353.73
<b>Total Current Assets</b>	234,825.63
<b>TOTAL ASSETS</b>	<b>234,825.63</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	6,441.00
3020 · Insurance Loan Payable	22,328.34
3031 · Deferred Assessments	34,145.33
3040 · Prepaid Assessments	1,781.25
3050 · Surplus Carryover	833.34
<b>Total Other Current Liabilities</b>	65,529.26
<b>Total Current Liabilities</b>	65,529.26
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	99,143.78
<b>Total Long Term Liabilities</b>	99,143.78
<b>Total Liabilities</b>	164,673.04
<b>Equity</b>	
3990 · Operating Fund Balance	51,534.80
3993 · Prior Year Adjustment	108.00
Net Income	18,509.79
<b>Total Equity</b>	70,152.59
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>234,825.63</b>

**Shoreline Terraces I Association, Inc.**  
**Revenue & Expense Budget Performance**  
**October 2022**

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budg...
<b>Income</b>							
5010 · Assessments	17,072.67	17,072.66	0.01	170,726.67	170,726.66	0.01	204,872.00
5015 · Reserve Income	6,532.00	6,532.00	0.00	26,128.00	26,128.00	0.00	26,128.00
5030 · Sales & Lease Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
5045 · Late Fee Income	26.25	0.00	26.25	130.72	0.00	130.72	0.00
5050 · Interest	51.61	0.00	51.61	142.53	0.00	142.53	0.00
5055 · Prior Years Surplus	416.67	416.67	0.00	4,166.66	4,166.66	0.00	5,000.00
5060 · Owner Expense Reimb.	0.00	0.00	0.00	12,675.00	0.00	12,675.00	0.00
<b>Total Income</b>	<b>24,099.20</b>	<b>24,021.33</b>	<b>77.87</b>	<b>214,069.58</b>	<b>201,021.32</b>	<b>13,048.26</b>	<b>236,000.00</b>
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Contracted Lawn Service	1,410.00	1,401.00	9.00	13,965.00	14,010.00	(45.00)	16,812.00
7135 · Misc. Materials	205.10	283.33	(78.23)	2,423.36	2,833.34	(409.98)	3,400.00
7140 · Tree Trimming/Removals	0.00	383.33	(383.33)	3,675.00	3,833.34	(158.34)	4,600.00
7155 · Sprinkler Repairs	26.73	166.67	(139.94)	1,141.13	1,666.66	(525.53)	2,000.00
<b>Total 7100 · Grounds</b>	<b>1,641.83</b>	<b>2,234.33</b>	<b>(592.50)</b>	<b>21,204.49</b>	<b>22,343.34</b>	<b>(1,138.85)</b>	<b>26,812.00</b>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	100.00	1,086.67	(986.67)	2,430.38	10,866.66	(8,436.28)	13,040.00
7220 · Pest Control/Sentricon Sy...	0.00	150.00	(150.00)	0.00	1,500.00	(1,500.00)	1,800.00
7240 · Fire Extinguishers	0.00	41.67	(41.67)	1,095.69	416.66	679.03	500.00
<b>Total 7200 · Building Maintenance</b>	<b>100.00</b>	<b>1,278.34</b>	<b>(1,178.34)</b>	<b>3,526.07</b>	<b>12,783.32</b>	<b>(9,257.25)</b>	<b>15,340.00</b>
7300 · Swimming Pool							
7310 · Pool Contract	115.72	102.83	12.89	1,157.20	1,028.34	128.86	1,234.00
7320 · Pool Equip Repairs	56.80	108.33	(51.53)	2,966.18	1,083.34	1,882.84	1,300.00
7325 · Pool Permit	0.00	20.83	(20.83)	375.35	208.34	167.01	250.00
7330 · Pool Landscape Contract	42.86	0.00	42.86	518.60	0.00	518.60	0.00
7410 · Pool Water	80.37	100.00	(19.63)	1,153.95	1,000.00	153.95	1,200.00
7420 · Pool Electric	329.11	333.33	(4.22)	3,582.14	3,333.34	248.80	4,000.00
7450 · Pool Janitorial Service	80.00	75.00	5.00	800.00	750.00	50.00	900.00
<b>Total 7300 · Swimming Pool</b>	<b>704.86</b>	<b>740.32</b>	<b>(35.46)</b>	<b>10,553.42</b>	<b>7,403.36</b>	<b>3,150.06</b>	<b>8,884.00</b>
7500 · Utilities							
7510 · Water/Sewer	1,391.71	1,621.67	(229.96)	14,702.31	16,216.66	(1,514.35)	19,460.00
7520 · Electric	97.10	62.50	34.60	530.97	625.00	(94.03)	750.00
7530 · Cable TV	2,095.30	2,083.33	11.97	20,852.02	20,833.34	18.68	25,000.00
<b>Total 7500 · Utilities</b>	<b>3,584.11</b>	<b>3,767.50</b>	<b>(183.39)</b>	<b>36,085.30</b>	<b>37,675.00</b>	<b>(1,589.70)</b>	<b>45,210.00</b>
7800 · Administration							
7810 · Insurance - Property	4,474.03	3,500.00	974.03	41,398.08	35,000.00	6,398.08	42,000.00
7812 · Insurance - Flood	1,372.41	1,583.33	(210.92)	11,045.40	15,833.34	(4,787.94)	19,000.00
7820 · Legal/Professional	0.00	83.33	(83.33)	2,934.50	833.34	2,101.16	1,000.00
7825 · Accounting Services	0.00	16.67	(16.67)	200.00	166.66	33.34	200.00
7830 · Division Fees	0.00	11.00	(11.00)	0.00	110.00	(110.00)	132.00
7835 · Fees, Dues, License	0.00	7.17	(7.17)	86.25	71.66	14.59	86.00
7870 · Management Fee	750.00	750.00	0.00	7,500.00	7,500.00	0.00	9,000.00
7875 · Master Assn. Fees	3,234.00	3,234.00	0.00	32,340.00	32,340.00	0.00	38,808.00
7880 · Copies/Printing/Supplies	143.95	225.00	(81.05)	2,469.10	2,250.00	219.10	2,700.00
7882 · Postage	4.56	16.67	(12.11)	89.18	166.66	(77.48)	200.00
7890 · Contingencies	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
<b>Total 7800 · Administration</b>	<b>9,978.95</b>	<b>9,468.84</b>	<b>510.11</b>	<b>98,062.51</b>	<b>94,688.32</b>	<b>3,374.19</b>	<b>113,626.00</b>
<b>Total 7000 · Disbursements</b>	<b>16,009.75</b>	<b>17,489.33</b>	<b>(1,479.58)</b>	<b>169,431.79</b>	<b>174,893.34</b>	<b>(5,461.55)</b>	<b>209,872.00</b>
7990 · Transfer to Reserves							
7992 · Painting	2,252.50	2,252.50	0.00	9,010.00	9,010.00	0.00	9,010.00
7993 · Pool	895.50	895.50	0.00	3,582.00	3,582.00	0.00	3,582.00
7994 · Roads	887.25	887.25	0.00	3,549.00	3,549.00	0.00	3,549.00
7995 · Roofs	2,496.75	2,496.75	0.00	9,987.00	9,987.00	0.00	9,987.00
<b>Total 7990 · Transfer to Reserves</b>	<b>6,532.00</b>	<b>6,532.00</b>	<b>0.00</b>	<b>26,128.00</b>	<b>26,128.00</b>	<b>0.00</b>	<b>26,128.00</b>
<b>Total Expense</b>	<b>22,541.75</b>	<b>24,021.33</b>	<b>(1,479.58)</b>	<b>195,559.79</b>	<b>201,021.34</b>	<b>(5,461.55)</b>	<b>236,000.00</b>
<b>Net Income</b>	<b>1,557.45</b>	<b>0.00</b>	<b>1,557.45</b>	<b>18,509.79</b>	<b>(0.02)</b>	<b>18,509.81</b>	<b>0.00</b>

# SHORELINE TERRACES I ASSOCIATION, INC.

## Reserve Balances

October 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3605 Infrastructure</b>	\$ 13,781.53	-	-	(7,900.00)	-	5,881.53
<b>3610 Painting</b>	-	9,010.00	-	-	-	9,010.00
<b>3620 Pool</b>	(86.98)	3,582.00	-	-	-	3,495.02
<b>3630 Roads</b>	23,797.54	3,549.00	-	-	-	27,346.54
<b>3640 Roofs</b>	40,383.91	9,987.00	-	-	-	50,370.91
<b>3890 Interest</b>	2,787.88	-	-	-	251.90	3,039.78
<b>Total Reserves</b>	<u>\$ 80,663.88</u>	<u>26,128.00</u>	<u>-</u>	<u>(7,900.00)</u>	<u>251.90</u>	<u>99,143.78</u>

### Expense Details

#### 3605 Infrastructure

10/17/22 Sundance Property - Mailbox work	2,200.00
10/17/22 Sundance Property - Storage Closet	5,700.00

**Total \$ 7,900.00**

### Allocation Details

**Total**