

Balance Sheet

(RF053) SUNSET HARBOR CONDOMINIUM ASSOC.

As Of March 31, 2024

Account	Ending Balance	Total
1010-000 OPERATING	1,507.32	
1011-000 CD - STURDY BROKERAGE	70,163.15	
1016-000 BLDG RENOVATION	33,638.76	
TOTAL ASSETS		105,309.23
2100-000 ASSESSMENTS ADVANCED	1,575.00	
TOTAL LIABILITIES		1,575.00
3020-000 RETAINED EARNINGS	95,518.23	
3100-000 CURRENT YEAR EARNINGS	8,216.00	
TOTAL EQUITY		103,734.23
TOTAL LIABILITIES AND EQUITY		105,309.23

Profit and Loss Variance

(RF053) SUNSET HARBOR CONDOMINIUM ASSOC.

Through March 31, 2024

Account	MTD Actual	Budget	Var.	MTD %	YTD Actual	Budget	Var.	YTD %	Year Budget
CAPITAL RESERVE FUNDING									
4100-000 OWNER CONTRIBUTION	6,720.00	2,400	4,320.00	0.000	7,200.00	7,200	0.00	0.000	28,800
4300-000 INTEREST INCOME	755.43	58	697.10	0.000	944.73	175	769.74	0.000	700
TOTAL RESERVE INCOME	7,475.43	2,458	5,017.10	0.000	8,144.73	7,375	769.74	0.000	29,500
CAPITAL RESERVE FUND EXPENSE									
4733-000 Dock Pile Repairs 2023	0.00	0	0.00	0.000	2,400.00	0	(2,400.00)	0.000	0
4735-000 DOCK SOLAR LIGHTING	0.00	0	0.00	0.000	0.00	0	0.00	0.000	4,000
TOTAL CAPITAL EXPENSE	0.00	0	0.00	0.000	2,400.00	0	(2,400.00)	0.000	4,000
NET CAPITAL RESERVE FUNDING	7,475.43	2,458	5,017.10	0.000	5,744.73	7,375	(1,630.26)	0.000	25,500
INCOME									
5100-000 COMMON CHARGES	(6,720.00)	0	(6,720.00)	0.000	31,200.00	31,200	0.00	0.000	124,800
5105-000 WORKING CAPITAL	0.00	0	0.00	0.000	1,000.00	0	1,000.00	0.000	0
5110-000 SPECIAL ASSESSMENTS	(755.16)	0	(755.16)	0.000	18,720.00	0	18,720.00	0.000	18,720
5190-000 INTEREST INCOME	0.04	233	(233.29)	0.000	0.29	700	(699.70)	0.000	2,800
5210-000 LATE CHARGES	0.00	0	0.00	0.000	(25.00)	0	(25.00)	0.000	0
TOTAL INCOME	(7,475.12)	233	(7,708.45)	0.000	50,895.29	31,900	18,995.30	0.000	146,320
EXPENSES									
ADMINISTRATIVE									
6210-000 OFFICE SUPPLIES	11.30	23	11.62	0.000	63.60	69	5.16	0.000	275
6300-000 MANAGEMENT FEES	1,333.33	1,333	0.00	0.000	3,999.99	4,000	0.00	0.000	16,000
6310-000 ANNUAL AUDIT/FINANCIAL REPORTS	0.00	0	0.00	0.000	150.00	150	0.00	0.000	150
6340-000 WEBSITE MAINT-2020	35.00	42	6.67	0.000	105.00	125	20.01	0.000	500
6370-000 POSTAGE	12.75	10	(2.33)	0.000	34.25	31	(2.99)	0.000	125
6380-000 MISCELLANEOUS	0.00	0	0.00	0.000	6.85	0	(6.85)	0.000	0
TOTAL ADMINISTRATIVE	1,392.38	1,408	15.96	0.000	4,359.69	4,375	15.33	0.000	17,050
MAINTENANCE									
6430-000 EXTERMINATING	0.00	94	93.75	0.000	0.00	281	281.25	0.000	1,125
6440-000 GROUNDS	0.00	1,083	1,083.33	0.000	0.00	3,250	3,249.99	0.000	13,000
6450-000 DOCK MAINTENANCE	0.00	0	0.00	0.000	1,000.00	0	(1,000.00)	0.000	3,500
6455-000 TIDELANDS LICENSE	8,365.00	0	(8,365.00)	0.000	8,365.00	8,200	(165.00)	0.000	8,200
6470-000 LIGHTING	0.00	42	41.67	0.000	0.00	125	125.01	0.000	500
6490-000 PAINTING	0.00	42	41.67	0.000	0.00	125	125.01	0.000	500
6500-000 PLUMBING REPAIRS & SUPPLIES	0.00	42	41.67	0.000	0.00	125	125.01	0.000	500
6520-000 BLDG MAINT	0.00	758	757.92	0.000	3,237.85	2,274	(964.09)	0.000	9,095
6525-000 MAINTENANCE	0.00	1,000	1,000.00	0.000	2,079.19	3,000	920.81	0.000	12,000
6528-000 POWER WASHING	0.00	0	0.00	0.000	0.00	0	0.00	0.000	6,000
6530-000 SNOW & ICE	0.00	100	100.00	0.000	0.00	500	500.00	0.000	500
6540-000 REMOVAL/SUPPLIES LAWN SPRINKLER	0.00	0	0.00	0.000	415.84	0	(415.84)	0.000	500
TOTAL MAINTENANCE	8,365.00	3,160	(5,204.99)	0.000	15,097.88	17,880	2,782.15	0.000	55,420
UTILITIES - INSURANCE - TAXES									
6605-000 ELECTRICITY	525.05	417	(108.38)	0.000	1,510.13	1,250	(260.12)	0.000	5,000
6620-000 WATER & SEWER	0.00	192	191.67	0.000	113.42	575	461.59	0.000	2,300
6640-000 MULTI-PERIL & LIABILITY	0.00	1,500	1,500.00	0.000	1,424.90	1,500	75.10	0.000	38,500
6650-000 FLOOD	0.00	0	0.00	0.000	24,413.00	25,000	587.00	0.000	25,000
6655-000 WORKERS COMPENSATION	0.00	0	0.00	0.000	1,505.00	0	(1,505.00)	0.000	1,050

Profit and Loss Variance

(RF053) SUNSET HARBOR CONDOMINIUM ASSOC.

Through March 31, 2024

Account	MTD Actual	Budget	Var.	MTD %	YTD Actual	Budget	Var.	YTD %	Year Budget
6660-000 OFFICERS & DIRECTORS	0.00	0	0.00	0.000	0.00	0	0.00	0.000	2,000
TOTAL UTILITIES / INSURANCE / TAXES	525.05	2,108	1,583.29	0.000	28,966.45	28,325	(641.43)	0.000	73,850
TOTAL OPERATING EXPENSES	10,282.43	6,677	(3,605.74)	0.000	48,424.02	50,580	2,156.05	0.000	146,320
NET OPERATING INCOME	(17,757.55)	(6,443)	(11,314.19)	0.000	2,471.27	(18,680)	21,151.35	0.000	0

Check Register Detail by Property/Check

RF053 - SUNSET HARBOR CONDOMINIUM ASSOCIATION

Between 03/01/2024 and 3/28/2024

Chk #-Line #	Chk Date	Inv Date	Invoice #	Pd/Yr	Description	Exp Code	Amount	Bank	Type
PROPERTY MANAGEMENT CONSULTANTS (PMC)									
0530002015-1	03/01/24	03/01/24	02/29/2024.037	3/24	Management Fee	6300-000	1,333.33	053	C
							\$1,333.33		
Lisa Spradlin (spradlin)									
0530002016-1	03/01/24	03/01/24	02/29/2024.001	3/24	WEBSITE MAINT-2020	6340-000	35.00	053	C
							\$35.00		
TREASURER, STATE OF NEW JERSEY (TIDELA)									
0530002017-1	03/04/24	03/01/24	240162270 SH	3/24	TIDELANDS LICENSE	6455-000	8,365.00	053	C
							\$8,365.00		
ATLANTIC CITY ELECTRIC (ELECT)									
0530002018-1	03/05/24	02/28/24	1/27-2/26/24 SH	3/24	5500 4850 107	6605-000	195.81	053	C
0530002018-2	03/05/24	02/28/24	1/27-2/26/24 SH	3/24	5500 4780 551	6605-000	329.24	053	C
							\$525.05		
PROPERTY MANAGEMENT CONSULTANTS (PMC)									
0530002019-1	03/27/24	03/27/24	02/2024 Reimb SH	3/24	POSTAGE	6370-000	12.75	053	C
0530002019-2	03/27/24	03/27/24	02/2024 Reimb SH	3/24	OFFICE SUPPLIES	6210-000	11.30	053	C
							\$24.05		
Property Total RF053 - SUNSET HARBOR CONDOMINIUM ASSOCIATION							\$10,282.43		

Aged Delinquency Detail
SUNSET HARBOR CONDOMINIUM**
SUNSET HARBOR CONDOMINIUM**
March 28, 2024

SSI437
RF053
Select: 03/28/24
26 Units, 0 Sq. Ft.

Unit	Name	Owner Status	Cr St	# Lt	# Rtn	Description	Total Due	Prepaid	Future	0 - 30 Days	31-60 Days	61-90 Days	Over 90 Days
01-614	Ziggy Osinski	(856) 753-8581 6345 Current	N	8	0	Quarterly Assessment	(25.00)	(25.00)	0.00	0.00	0.00	0.00	0.00
01-656	James and Karen Matthews	(215) 661-9253 Current	N	7	0	Quarterly Assessment	(1,550.00)	(1,550.00)	0.00	0.00	0.00	0.00	0.00
Property Total							(1,575.00)	(1,575.00)	0.00	0.00	0.00	0.00	0.00

Aged Delinquency Summary

Description	Future	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days
Total Due					

Aged Prepaid Summary

Description	Total Due
Quarterly Assessment	(1,575.00)
	(1,575.00)

Delinquency Summary (By Owner Status)

Description	Total	Applicant	Current	Previous
Quarterly Assessment	(1,575.00)	0.00	(1,575.00)	0.00
	(1,575.00)	0.00	(1,575.00)	0.00