

Financial Report

12/31/2022

	Balance at 11/30/2022	December Activity	Balance at 12/31/2022
Operating Funds			
PPB OPER #8178	\$ 43,096	\$ (191)	\$ 42,905
Chase #8444 BOD	\$ 22,781	\$ (10,094)	\$ 12,687
Treasury Investment	\$ -	\$ -	\$ -
Total Operating Funds	\$ 65,877	\$ (10,285)	\$ 55,591
Reserve Funds	\$ 67,563	\$ 10,009	\$ 77,572
Total Cash	\$ 133,440	\$ (277)	\$ 133,163

Delinquent Accounts Receivable	\$ 8,267	\$ 1,643	\$ 9,911
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Income Statement	Month of December			YTD through December		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 12,092	\$ 10,750	\$ 1,342	\$ 135,548	\$ 130,405	\$ 5,143
Expenses	\$ 16,924	\$ 4,642	\$ 12,282	\$ 157,168	\$ 128,420	\$ 28,748
Net Income	\$ (4,832)	\$ 6,108	\$ (10,940)	\$ (21,620)	\$ 1,985	\$ (23,605)

Largest Over Budget Expenses

Water Repair	\$ 20,379
Utility Cart	\$ 11,257
Sidewalk Repair	\$ 6,900

Largest Under Budget Expenses

Repairs & Maintenance	\$ (9,951)
Landscaping	\$ (8,906)

We purchased \$10,000 of Treasury I bonds in December & \$10,000 in January for total of \$20,000

Balance Sheet

12/31/2022

Assets:

12/31/2022

Cash

Operating Funds

1000 - PPB OPER #8178	\$	42,904.73
1010 - Chase #8444 BOD	\$	12,686.57
Total Operating Funds	\$	<u>55,591.30</u>

Reserve Funds

1325 - PPB RSRV #8037	\$	67,571.60
1326 - PPB #8045 Special Assess.	\$	0.30
1350 - US Treasury Direct Account	\$	10,000.00
Total Reserve Funds	\$	<u>77,571.90</u>

Total Cash

\$ 133,163.20

Other Current Assets

1500 - Residential Assessments Receivable	\$	9,910.58
1600 - Prepaid Insurance	\$	2,206.31

Total Other Current Assets

\$ 12,116.89

Fixed Assets

1930 - Furniture & Fixtures	\$	7,792.92
1970 - Leasehold Improvement	\$	6,650.00
1935 - Accum Depr - Furniture & Fixtures	\$	(11,579.00)

Total Fixed Assets

\$ 2,863.92

Total Assets

\$ 148,144.01

Liabilities:

AP & Accrued Liabilities

2010 - Delinquency Fee Payable	\$	1,300.00
2015 - Returned Check Fee Payable	\$	70.00
2395 - Other Accrued Expenses	\$	5,896.97

Total AP & Accrued Liabilities

\$ 7,266.97

Deposits & Prepayments

2505 - Security Deposit	\$	1,400.00
2550 - Prepaid Assessments	\$	13,358.00

Total Deposits & Prepayments

\$ 14,758.00

Total Liabilities

\$ 22,024.97

Owners' Equity:

Prior years' balances

3000 - Owners' Equity	\$	91,921.70
3102 Repair and Replacement Reserve	\$	55,817.61

Total prior years' balances

\$ 147,739.31

Net Income (Loss)

\$ (21,620.27)

Total Liabilities & Owners' Equity

\$ 148,144.01

Income Statement

12/31/2022

	Month Ended 12/31/2022	12 Months Ended 12/31/2022	11 Months Ended 11/30/2022
Revenue:			
4000 - Residential Assessments	\$ 10,700.00	\$ 128,400.00	\$ 117,700.00
4120 - Initial Contribution	\$ -	\$ 500.00	\$ 500.00
4295 - Other User Income	\$ 300.00	\$ 1,665.12	\$ 1,365.12
4700 Total Operating Funds	\$ 615.00	\$ 3,282.52	\$ 2,667.52
4710 - Late Fees & Interest	\$ -	\$ 880.00	\$ 880.00
4720 - Legal Reimbursements	\$ 468.10	\$ 763.74	\$ 295.64
4910 - Interest Earned - Reserve Accounts	\$ 8.61	\$ 56.52	\$ 47.91
Total Revenue	\$ 12,091.71	\$ 135,547.90	\$ 123,456.19
Expenses:			
5000 - General Administrative	\$ 30.46	\$ 352.40	\$ 321.94
5005 - Application/Processing	\$ 25.00	\$ 25.00	\$ -
5010 - Bad Debt	\$ -	\$ 195.00	\$ 195.00
5025 - Collection Charges	\$ 558.87	\$ 3,440.75	\$ 2,881.88
5090 - Office Supplies	\$ 3.51	\$ 292.67	\$ 289.16
5100 - Record Storage and Technology	\$ 4.50	\$ 49.50	\$ 45.00
5115 - Web Site Maintenance	\$ 40.00	\$ 440.00	\$ 400.00
5195 - Other Administrative Services	\$ -	\$ 1,224.13	\$ 1,224.13
5200 - Community Events	\$ 41.89	\$ 778.98	\$ 737.09
5210 - Printing & Copying	\$ 20.59	\$ 1,262.37	\$ 1,241.78
5215 - Postage	\$ 152.49	\$ 1,664.95	\$ 1,512.46
54xx - Insurance	\$ 735.41	\$ 7,577.26	\$ 6,841.85
60xx - Electric & Gas	\$ 1,917.96	\$ 8,102.49	\$ 6,184.53
60xx - Water, Sewer & Trash	\$ 1,653.97	\$ 10,784.87	\$ 9,130.90
60xx - Phone & Internet	\$ 140.03	\$ 2,366.72	\$ 2,226.69
61xx - Landscaping	\$ 1,854.53	\$ 18,542.43	\$ 16,687.90
6300 - Permits & Licenses	\$ -	\$ 200.00	\$ 200.00
6404 - Door Entry Services	\$ 64.95	\$ 723.11	\$ 658.16
6435 - Pest Control	\$ -	\$ -	\$ -
6436 - Plumbing Services	\$ -	\$ 1,583.10	\$ 1,583.10
6445 - Pool Management	\$ 2,613.60	\$ 16,791.59	\$ 14,177.99
6495 - Other Contracted Services	\$ -	\$ 182.00	\$ 182.00
6690 - Plumbing Supplies/Repair & Maintenance	\$ 379.00	\$ 20,379.00	\$ 20,000.00
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ 2,794.63	\$ 2,794.63
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ 20,900.00	\$ 20,900.00
6705 - Recreation Supplies/Repair & Maintenance	\$ 4,824.25	\$ 4,824.25	\$ -
66xx - Other Repairs & Maintenance	\$ 366.09	\$ 8,079.19	\$ 7,713.10
7040 - Management Fees	\$ 945.21	\$ 11,067.22	\$ 10,122.01
7095 - Other Professional Fees	\$ -	\$ 50.00	\$ 50.00
70xx - Accounting & Legal Services	\$ 527.64	\$ 1,213.74	\$ 686.10
9015 - Property/Real Estate Tax	\$ 23.63	\$ 23.63	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ 11,257.19	\$ 11,257.19
Total Expenses	\$ 16,923.58	\$ 157,168.17	\$ 140,244.59
Net Income	\$ (4,831.87)	\$ (21,620.27)	\$ (16,788.40)

Income Statement

12/31/2022

Revenue:	Month Ended		Over (Under)
	12/31/2022	Budget	Budget
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$ -
4120 - Initial Contribution	\$ -	\$ -	\$ -
4295 - Other User Income	\$ 300.00	\$ -	\$ 300.00
4700 Total Operating Funds	\$ 615.00	\$ -	\$ 615.00
4710 - Late Fees & Interest	\$ -	\$ 10.00	\$ (10.00)
4720 - Legal Reimbursements	\$ 468.10	\$ -	\$ 468.10
4910 - Interest Earned - Reserve Accounts	\$ 8.61	\$ 40.00	\$ (31.39)
Total Revenue	\$ 12,091.71	\$ 10,750.00	\$ 1,341.71
	-		
Expenses:			
5000 - General Administrative	\$ 30.46	\$ 20.00	\$ 10.46
5005 - Application/Processing	\$ 25.00	\$ -	\$ 25.00
5010 - Bad Debt	\$ -	\$ -	\$ -
5025 - Collection Charges	\$ 558.87	\$ -	\$ 558.87
5090 - Office Supplies	\$ 3.51	\$ 10.00	\$ (6.49)
5100 - Record Storage and Technology	\$ 4.50	\$ 2.00	\$ 2.50
5115 - Web Site Maintenance	\$ 40.00	\$ -	\$ 40.00
5195 - Other Administrative Services	\$ -	\$ 900.00	\$ (900.00)
5200 - Community Events	\$ 41.89	\$ -	\$ 41.89
5210 - Printing & Copying	\$ 20.59	\$ 63.00	\$ (42.41)
5215 - Postage	\$ 152.49	\$ 22.00	\$ 130.49
54xx - Insurance	\$ 735.41	\$ -	\$ 735.41
60xx - Electric & Gas	\$ 1,917.96	\$ 643.00	\$ 1,274.96
60xx - Water, Sewer & Trash	\$ 1,653.97	\$ 417.00	\$ 1,236.97
60xx - Phone & Internet	\$ 140.03	\$ 132.00	\$ 8.03
61xx - Landscaping	\$ 1,854.53	\$ -	\$ 1,854.53
6300 - Permits & Licenses	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 65.00	\$ (0.05)
6435 - Pest Control	\$ -	\$ 20.00	\$ (20.00)
6436 - Plumbing Services	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 2,613.60	\$ 1,275.00	\$ 1,338.60
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ 379.00	\$ -	\$ 379.00
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 4,824.25	\$ -	\$ 4,824.25
66xx - Other Repairs & Maintenance	\$ 366.09	\$ 30.00	\$ 336.09
7040 - Management Fees	\$ 945.21	\$ 918.00	\$ 27.21
7095 - Other Professional Fees	\$ -	\$ -	\$ -
70xx - Accounting & Legal Services	\$ 527.64	\$ 125.00	\$ 402.64
9015 - Property/Real Estate Tax	\$ 23.63	\$ -	\$ 23.63
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
Total Expenses	\$ 16,923.58	\$ 4,642.00	\$ 12,281.58
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Net Income	\$ (4,831.87)	\$ 6,108.00	\$ (10,939.87)

Income Statement
12/31/2022

Account Description	12 Months Ended		Budget		Prior Month
	12/31/2022	Budget	Over (Under)	Budget	
Revenue:					
4000 - Residential Assessments	\$ 128,400.00	\$ 128,400.00	\$ -	\$ 117,700.00	
4120 - Initial Contribution	\$ 500.00	\$ -	\$ 500.00	\$ -	
4295 - Other User Income	\$ 1,665.12	\$ 600.00	\$ 1,065.12	\$ 600.00	
4700 - Collection Processing Fees	\$ 3,282.52	\$ 400.00	\$ 2,882.52	\$ 400.00	
4710 - Late Fees & Interest	\$ 880.00	\$ 120.00	\$ 760.00	\$ 110.00	
4720 - Legal Reimbursements	\$ 763.74	\$ 400.00	\$ 363.74	\$ 400.00	
4910 - Interest Earned - Reserve Accounts	\$ 56.52	\$ 485.00	\$ (428.48)	\$ 445.00	
Total Revenue	\$ 135,547.90	\$ 130,405.00	\$ 5,142.90	\$ 119,655.00	
Expenses:					
5000 - General Administrative	\$ 352.40	\$ 240.00	\$ 112.40	\$ 220.00	
5005 - Application/Processing	\$ 25.00	\$ -	\$ 25.00	\$ -	
5010 - Bad Debt	\$ 195.00	\$ -	\$ 195.00	\$ -	
5025 - Collection Charges	\$ 3,440.75	\$ 480.00	\$ 2,960.75	\$ 480.00	
5090 - Office Supplies	\$ 292.67	\$ 120.00	\$ 172.67	\$ 110.00	
5100 - Record Storage and Technology	\$ 49.50	\$ 24.00	\$ 25.50	\$ 22.00	
5115 - Web Site Maintenance	\$ 440.00	\$ 250.00	\$ 190.00	\$ 250.00	
5195 - Other Administrative Services	\$ 1,224.13	\$ 900.00	\$ 324.13	\$ -	
5200 - Community Events	\$ 778.98	\$ 2,000.00	\$ (1,221.02)	\$ 2,000.00	
5210 - Printing & Copying	\$ 1,262.37	\$ 1,055.00	\$ 207.37	\$ 992.00	
5215 - Postage	\$ 1,664.95	\$ 360.00	\$ 1,304.95	\$ 338.00	
54xx - Insurance	\$ 7,577.26	\$ 5,983.00	\$ 1,594.26	\$ 5,983.00	
60xx - Electric & Gas	\$ 8,102.49	\$ 7,720.00	\$ 382.49	\$ 7,077.00	
60xx - Water, Sewer & Trash	\$ 10,784.87	\$ 5,000.00	\$ 5,784.87	\$ 4,583.00	
60xx - Phone & Internet	\$ 2,366.72	\$ 2,430.00	\$ (63.28)	\$ 2,298.00	
61xx - Landscaping	\$ 18,542.43	\$ 27,448.00	\$ (8,905.57)	\$ 27,448.00	
6300 - Permits & Licenses	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	
6404 - Door Entry Services	\$ 723.11	\$ 780.00	\$ (56.89)	\$ 715.00	
6435 - Pest Control	\$ -	\$ 240.00	\$ (240.00)	\$ 220.00	
6436 - Plumbing Services	\$ 1,583.10	\$ -	\$ 1,583.10	\$ -	
6445 - Pool Management	\$ 16,791.59	\$ 15,300.00	\$ 1,491.59	\$ 14,025.00	
6495 - Other Contracted Services	\$ 182.00	\$ -	\$ 182.00	\$ -	
6690 - Plumbing Supplies/Repair & Maintenance	\$ 20,379.00	\$ -	\$ 20,379.00	\$ -	
6695 - Pool Supplies/Repair & Maintenance	\$ 2,794.63	\$ 800.00	\$ 1,994.63	\$ 800.00	
6730 - Sidewalk/Concrete Repair & Maintenance	\$ 20,900.00	\$ 14,000.00	\$ 6,900.00	\$ 14,000.00	
6705 - Recreation Supplies/Repair & Maintenance	\$ 4,824.25	\$ -	\$ 4,824.25	\$ -	
66xx - Other Repairs & Maintenance	\$ 8,079.19	\$ 18,030.00	\$ (9,950.81)	\$ 18,000.00	
7040 - Management Fees	\$ 11,067.22	\$ 11,012.00	\$ 55.22	\$ 10,094.00	
7095 - Other Professional Fees	\$ 50.00	\$ 3,500.00	\$ (3,450.00)	\$ 3,500.00	
70xx - Accounting & Legal Services	\$ 1,213.74	\$ 3,525.00	\$ (2,311.26)	\$ 3,400.00	
9015 - Property/Real Estate Tax	\$ 23.63	\$ 23.00	\$ 0.63	\$ 23.00	
9826 - Common Area Expenses	\$ -	\$ 7,000.00	\$ (7,000.00)	\$ 7,000.00	
9904 - Mechanical Equipment Expenses	\$ 11,257.19	\$ -	\$ 11,257.19	\$ -	
Total Expenses	\$ 157,168.17	\$ 128,420.00	\$ 28,748.17	\$ 123,778.00	
Net Income	\$ (21,620.27)	\$ 1,985.00	\$ (23,605.27)	\$ (4,123.00)	

Row Labels	Sum of Over (Under)
6690 - Plumbing Supplies/Repair & Maintenance	\$ 20,379.00
6730 - Sidewalk/Concrete Repair & Maintenance	\$ 6,900.00
9904 - Mechanical Equipment Expenses	\$ 11,257.19
Grand Total	\$ 38,536.19

Row Labels	Sum of Over (Under)
61xx - Landscaping	\$ (8,905.57)
66xx - Other Repairs & Maintenance	\$ (9,950.81)
9826 - Common Area Expenses	\$ (7,000.00)
Grand Total	\$ (25,856.38)