

Financial Report

1/31/2023

	Balance at 12/31/2022	January Activity	Balance at 1/31/2023
Operating Funds			
PPB OPER #8178	\$ 42,905	\$ 7,361	\$ 50,266
Chase #8444 BOD	\$ 12,687	\$ (10,460)	\$ 2,227
Treasury Investment	\$ 10,000	\$ 10,000	\$ 20,000
Total Operating Funds	\$ 55,591	\$ (3,098)	\$ 52,493
Reserve Funds	\$ 67,572	\$ 9	\$ 67,581
Total Cash	\$ 123,163	\$ (3,090)	\$ 120,073

Delinquent Accounts Receivable	\$ 9,911	\$ 1,387	\$ 11,298
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Income Statement	Month of January			YTD through January		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 11,131	\$ 10,814	\$ 317	\$ 11,131	\$ 10,814	\$ 317
Expenses	\$ 7,624	\$ 5,524	\$ 2,100	\$ 7,624	\$ 5,524	\$ 2,100
Net Income	\$ 3,507	\$ 5,290	\$ (1,783)	\$ 3,507	\$ 5,290	\$ (1,783)

Largest Over Budget Expenses

Annual Maintenance Fee PMG Fee	\$ 1,220
Collection Charges	\$ 728

Largest Under Budget Expenses

Electric & Gas	\$ 395
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We purchased \$10,000 of Treasury I bonds in December & \$10,000 in January for total of \$20,000

Balance Sheet

1/31/2023

Assets:	1/31/2023	12/31/2022
Cash		
Operating Funds		
1000 - PPB OPER #8178	\$ 50,265.88	\$ 42,904.73
1010 - Chase #8444 BOD	\$ 2,226.95	\$ 12,686.57
Total Operating Funds	<u>\$ 52,492.83</u>	<u>\$ 55,591.30</u>
Reserve Funds		
1325 - PPB RSRV #8037	\$ 67,580.21	\$ 67,571.60
1326 - PPB #8045 Special Assess.	\$ 0.30	\$ 0.30
1350 - US Treasury Direct Account	\$ 20,000.00	\$ 10,000.00
Total Reserve Funds	<u>\$ 87,580.51</u>	<u>\$ 77,571.90</u>
Total Cash	<u>\$ 140,073.34</u>	<u>\$ 133,163.20</u>
Other Current Assets		
1500 - Residential Assessments Receivable	\$ 11,297.78	\$ 9,910.58
1600 - Prepaid Insurance	\$ 2,206.31	\$ 2,206.31
Total Other Current Assets	<u>\$ 13,504.09</u>	<u>\$ 12,116.89</u>
Fixed Assets		
1930 - Furniture & Fixtures	\$ 7,792.92	\$ 7,792.92
1970 - Leasehold Improvement	\$ 6,650.00	\$ 6,650.00
1935 - Accum Depr - Furniture & Fixtures	\$ (11,579.00)	\$ (11,579.00)
Total Fixed Assets	<u>\$ 2,863.92</u>	<u>\$ 2,863.92</u>
Total Assets	<u><u>\$ 156,441.35</u></u>	<u><u>\$ 148,144.01</u></u>
Liabilities:		
AP & Accrued Liabilities		
2010 - Delinquency Fee Payable	\$ 1,550.00	\$ 1,300.00
2015 - Returned Check Fee Payable	\$ -	\$ 70.00
2395 - Other Accrued Expenses	\$ 5,082.04	\$ 5,896.97
Total AP & Accrued Liabilities	<u>\$ 6,632.04</u>	<u>\$ 7,266.97</u>
Deposits & Prepayments		
2505 - Security Deposit	\$ 1,400.00	\$ 1,400.00
2550 - Prepaid Assessments	\$ 18,783.00	\$ 13,358.00
Total Deposits & Prepayments	<u>\$ 20,183.00</u>	<u>\$ 14,758.00</u>
Total Liabilities	<u>\$ 26,815.04</u>	<u>\$ 22,024.97</u>
Owners' Equity:		
Prior years' balances		
3000 - Owners' Equity	\$ 42,547.14	\$ 91,921.70
3102 Repair and Replacement Reserve	\$ 83,571.90	\$ 55,817.61
Total prior years' balances	<u>\$ 126,119.04</u>	<u>\$ 147,739.31</u>
Net Income (Loss)	<u>\$ 3,507.27</u>	<u>\$ -</u>
Total Liabilities & Owners' Equity	<u><u>\$ 156,441.35</u></u>	<u><u>\$ 169,764.28</u></u>

Income Statement

1/31/2023

Revenue:	Month Ended	Year to Date	
	1/31/2023	1 Months Ended 1/31/2023	12 Months Ended 12/31/2022
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$ -
4120 - Initial Contribution	\$ -	\$ -	\$ -
4295 - Other User Income	\$ 100.00	\$ 100.00	\$ -
4700 Total Operating Funds	\$ 20.00	\$ 20.00	\$ -
4710 - Late Fees & Interest	\$ -	\$ -	\$ -
4720 - Legal Reimbursements	\$ 302.20	\$ 302.20	\$ -
4910 - Interest Earned - Reserve Accounts	\$ 8.61	\$ 8.61	\$ -
Total Revenue	\$ 11,130.81	\$ 11,130.81	
Expenses:			
5000 - General Administrative	\$ 1,308.74	\$ 1,308.74	\$ -
5005 - Application/Processing	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ 80.00	\$ 80.00	\$ -
5025 - Collection Charges	\$ 727.70	\$ 727.70	\$ -
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ 134.64	\$ 134.64	\$ -
5100 - Record Storage and Technology	\$ 4.50	\$ 4.50	\$ -
5115 - Web Site Maintenance	\$ 167.79	\$ 167.79	\$ -
5195 - Other Administrative Services	\$ -	\$ -	\$ -
5200 - Community Events	\$ 295.53	\$ 295.53	\$ -
5210 - Printing & Copying	\$ 18.03	\$ 18.03	\$ -
5215 - Postage	\$ 236.79	\$ 236.79	\$ -
54xx - Insurance	\$ -	\$ -	\$ -
60xx - Electric & Gas	\$ 322.10	\$ 322.10	\$ -
60xx - Water, Sewer & Trash	\$ 791.68	\$ 791.68	\$ -
60xx - Phone & Internet	\$ 387.38	\$ 387.38	\$ -
61xx - Landscaping	\$ 202.50	\$ 202.50	\$ -
6300 - Permits & Licenses	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 64.95	\$ -
6435 - Pest Control	\$ -	\$ -	\$ -
6436 - Plumbing Services	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,275.00	\$ 1,275.00	\$ -
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 8.80	\$ 8.80	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 100.00	\$ 100.00	\$ -
66xx - Other Repairs & Maintenance	\$ -	\$ -	\$ -
7040 - Management Fees	\$ 945.21	\$ 945.21	\$ -
7095 - Other Professional Fees	\$ 250.00	\$ 250.00	\$ -
70xx - Accounting & Legal Services	\$ 302.20	\$ 302.20	\$ -
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
Total Expenses	\$ 7,623.54	\$ 7,623.54	
Net Income	\$ 3,507.27	\$ 3,507.27	

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Income Statement

1/31/2023

Revenue:	Month Ended		Over (Under)
	1/31/2023	Budget	
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$ -
4120 - Initial Contribution	\$ -	\$ -	\$ -
4295 - Other User Income	\$ 100.00	\$ 100.00	\$ -
4700 Total Operating Funds	\$ 20.00	\$ -	\$ 20.00
4710 - Late Fees & Interest	\$ -	\$ 10.00	\$ (10.00)
4720 - Legal Reimbursements	\$ 302.20	\$ -	\$ 302.20
4910 - Interest Earned - Reserve Accounts	\$ 8.61	\$ 4.00	\$ 4.61
Total Revenue	\$ 11,130.81	\$ 10,814.00	\$ 316.81
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Expenses:			
5000 - General Administrative	\$ 1,308.74	\$ 89.00	\$ 1,219.74
5005 - Application/Processing	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ 80.00	\$ -	\$ 80.00
5025 - Collection Charges	\$ 727.70	\$ -	\$ 727.70
5035 - Decorations	\$ -	\$ 22.00	\$ (22.00)
5090 - Office Supplies	\$ 134.64	\$ 26.00	\$ 108.64
5100 - Record Storage and Technology	\$ 4.50	\$ 79.00	\$ (74.50)
5115 - Web Site Maintenance	\$ 167.79	\$ 480.00	\$ (312.21)
5195 - Other Administrative Services	\$ -	\$ -	\$ -
5200 - Community Events	\$ 295.53	\$ -	\$ 295.53
5210 - Printing & Copying	\$ 18.03	\$ 40.00	\$ (21.97)
5215 - Postage	\$ 236.79	\$ 126.00	\$ 110.79
54xx - Insurance	\$ -	\$ -	\$ -
60xx - Electric & Gas	\$ 322.10	\$ 718.00	\$ (395.90)
60xx - Water, Sewer & Trash	\$ 791.68	\$ 688.00	\$ 103.68
60xx - Phone & Internet	\$ 387.38	\$ 361.00	\$ 26.38
61xx - Landscaping	\$ 202.50	\$ -	\$ 202.50
6300 - Permits & Licenses	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 65.00	\$ (0.05)
6435 - Pest Control	\$ -	\$ 45.00	\$ (45.00)
6436 - Plumbing Services	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,275.00	\$ 1,319.00	\$ (44.00)
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 8.80	\$ -	\$ 8.80
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 100.00	\$ -	\$ 100.00
66xx - Other Repairs & Maintenance	\$ -	\$ 75.00	\$ (75.00)
7040 - Management Fees	\$ 945.21	\$ 941.00	\$ 4.21
7095 - Other Professional Fees	\$ 250.00	\$ 367.00	\$ (117.00)
70xx - Accounting & Legal Services	\$ 302.20	\$ 83.00	\$ 219.20
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
Total Expenses	\$ 7,623.54	\$ 5,524.00	\$ 2,099.54
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Net Income	\$ 3,507.27	\$ 5,290.00	\$ (1,782.73)
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Income Statement
1/31/2023

Account Description	1 Months Ended 1/31/2023		Budget Over (Under)	Prior Month Budget
Revenue:				
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$ -	\$ -
4120 - Initial Contribution	\$ -	\$ -	\$ -	\$ -
4295 - Other User Income	\$ 100.00	\$ 100.00	\$ -	\$ -
4700 - Collection Processing Fees	\$ 20.00	\$ -	\$ 20.00	\$ -
4710 - Late Fees & Interest	\$ -	\$ 10.00	\$ (10.00)	\$ -
4720 - Legal Reimbursements	\$ 302.20	\$ -	\$ 302.20	\$ -
4910 - Interest Earned - Reserve Accounts	\$ 8.61	\$ 4.00	\$ 4.61	\$ -
Total Revenue	\$ 11,130.81	\$ 10,814.00	\$ 316.81	\$ -
Expenses:				
5000 - General Administrative	\$ 1,308.74	\$ 89.00	\$ 1,219.74	\$ -
5005 - Application/Processing	\$ -	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ 80.00	\$ -	\$ 80.00	\$ -
5025 - Collection Charges	\$ 727.70	\$ -	\$ 727.70	\$ -
5035 - Decorations	\$ -	\$ 22.00	\$ (22.00)	\$ -
5090 - Office Supplies	\$ 134.64	\$ 26.00	\$ 108.64	\$ -
5100 - Record Storage and Technology	\$ 4.50	\$ 79.00	\$ (74.50)	\$ -
5115 - Web Site Maintenance	\$ 167.79	\$ 480.00	\$ (312.21)	\$ -
5195 - Other Administrative Services	\$ -	\$ -	\$ -	\$ -
5200 - Community Events	\$ 295.53	\$ -	\$ 295.53	\$ -
5210 - Printing & Copying	\$ 18.03	\$ 40.00	\$ (21.97)	\$ -
5215 - Postage	\$ 236.79	\$ 126.00	\$ 110.79	\$ -
54xx - Insurance	\$ -	\$ -	\$ -	\$ -
60xx - Electric & Gas	\$ 322.10	\$ 718.00	\$ (395.90)	\$ -
60xx - Water, Sewer & Trash	\$ 791.68	\$ 688.00	\$ 103.68	\$ -
60xx - Phone & Internet	\$ 387.38	\$ 361.00	\$ 26.38	\$ -
61xx - Landscaping	\$ 202.50	\$ -	\$ 202.50	\$ -
6300 - Permits & Licenses	\$ -	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 65.00	\$ (0.05)	\$ -
6435 - Pest Control	\$ -	\$ 45.00	\$ (45.00)	\$ -
6436 - Plumbing Services	\$ -	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,275.00	\$ 1,319.00	\$ (44.00)	\$ -
6495 - Other Contracted Services	\$ -	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 8.80	\$ -	\$ 8.80	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 100.00	\$ -	\$ 100.00	\$ -
66xx - Other Repairs & Maintenance	\$ -	\$ 75.00	\$ (75.00)	\$ -
7040 - Management Fees	\$ 945.21	\$ 941.00	\$ 4.21	\$ -
7095 - Other Professional Fees	\$ 250.00	\$ 367.00	\$ (117.00)	\$ -
70xx - Accounting & Legal Services	\$ 302.20	\$ 83.00	\$ 219.20	\$ -
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 7,623.54	\$ 5,524.00	\$ 2,099.54	\$ -
Net Income	\$ 3,507.27	\$ 5,290.00	\$ (1,782.73)	\$ -

Row Labels	Sum of Over (Under)
5000 - General Administrative	\$ 1,068.74
5025 - Collection Charges	\$ 247.70
6705 - Recreation Supplies/Repair & Maintenance	\$ 100.00
Grand Total	\$ 1,416.44

Row Labels	Sum of Over (Under)
4000 - Residential Assessments	\$ (117,700.00)
61xx - Landscaping	\$ (27,245.50)
(blank)	\$ (119,338.19)
Grand Total	\$ (264,283.69)