

# Financial Report

## 3/31/2023

	Balance at 2/28/2023	March Activity	Balance at 3/31/2023
<b>Operating Funds</b>			
PPB OPER #8178	\$ 36,330	\$ 840	\$ 37,169
Chase #8444 BOD	\$ 12,175	\$ (378)	\$ 11,797
Treasury Investment	\$ 20,000	\$ -	\$ 20,000
Total Operating Funds	\$ 48,505	\$ 462	\$ 48,966
Reserve Funds	\$ 73,588	\$ 9	\$ 73,598
<b>Total Cash</b>	<b>\$ 122,093</b>	<b>\$ 471</b>	<b>\$ 122,564</b>

**Delinquent Accounts Receivable**    \$ 12,020    \$ (621)    \$ 11,399

Income Statement	Month of March			YTD through March		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 11,359	\$ 11,214	\$ 145	\$ 33,675	\$ 32,742	\$ 933
Expenses	\$ 8,261	\$ 22,968	\$ (14,707)	\$ 25,243	\$ 37,880	\$ (12,637)
<b>Net Income</b>	<b>\$ 3,098</b>	<b>\$ (11,754)</b>	<b>\$ 14,852</b>	<b>\$ 8,432</b>	<b>\$ (5,138)</b>	<b>\$ 13,570</b>

**Largest Over Budget Expenses**

Annual Maintenance Fee PMG Fee	\$ 1,220
Plumbing Charges	\$ 1,852
Water Charges	\$ 1,040

**Largest Under Budget Expenses**

Tree Maintenance	\$ 2,418
Clubhouse Repairs & Maintenance	\$ 12,567 To be spent in June for painting

# Balance Sheet

## 3/31/2023

<b>Assets:</b>	<b>3/31/2023</b>	<b>2/28/2023</b>
<b>Cash</b>		
Operating Funds		
1000 - PPB OPER #8178	\$ 37,169.45	\$ 36,329.90
1010 - Chase #8444 BOD	\$ 11,796.92	\$ 12,174.93
Total Operating Funds	<u>\$ 48,966.37</u>	<u>\$ 48,504.83</u>
Reserve Funds		
1325 - PPB RSRV #8037	\$ 73,597.48	\$ 73,588.11
1326 - PPB #8045 Special Assess.	\$ 0.30	\$ 0.30
1350 - US Treasury Direct Account	\$ 20,000.00	\$ 20,000.00
Total Reserve Funds	<u>\$ 93,597.78</u>	<u>\$ 93,588.41</u>
<b>Total Cash</b>	<u>\$ 142,564.15</u>	<u>\$ 142,093.24</u>
<b>Other Current Assets</b>		
1500 - Residential Assessments Receivable	\$ 11,398.52	\$ 12,019.52
1600 - Prepaid Insurance	\$ -	\$ 735.49
<b>Total Other Current Assets</b>	<u>\$ 11,398.52</u>	<u>\$ 12,755.01</u>
<b>Fixed Assets</b>		
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)
<b>Total Fixed Assets</b>	<u>\$ 2,863.92</u>	<u>\$ 2,863.92</u>
<b>Total Assets</b>	<u><u>\$ 156,826.59</u></u>	<u><u>\$ 157,712.17</u></u>
<b>Liabilities:</b>		
<b>AP &amp; Accrued Liabilities</b>		
2010 - Delinquency Fee Payable	\$ 1,770.00	\$ 1,730.00
2015 - Returned Check Fee Payable	\$ -	\$ -
2395 - Other Accrued Expenses	\$ 1,243.78	\$ 4,176.48
<b>Total AP &amp; Accrued Liabilities</b>	<u>\$ 3,013.78</u>	<u>\$ 5,906.48</u>
<b>Deposits &amp; Prepayments</b>		
2505 - Security Deposit	\$ 1,400.00	\$ 1,400.00
2550 - Prepaid Assessments	\$ 17,862.00	\$ 18,953.00
<b>Total Deposits &amp; Prepayments</b>	<u>\$ 19,262.00</u>	<u>\$ 20,353.00</u>
<b>Total Liabilities</b>	<u>\$ 22,275.78</u>	<u>\$ 26,259.48</u>
<b>Owners' Equity:</b>		
<b>Prior years' balances</b>		
3000 - Owners' Equity	\$ 42,547.14	\$ 42,547.14
3102 Repair and Replacement Reserve	\$ 83,571.90	\$ 83,571.90
<b>Total prior years' balances</b>	<u>\$ 126,119.04</u>	<u>\$ 126,119.04</u>
<b>Net Income (Loss)</b>	<u>\$ 8,431.77</u>	<u>\$ 5,333.65</u>
<b>Total Liabilities &amp; Owners' Equity</b>	<u><u>\$ 156,826.59</u></u>	<u><u>\$ 157,712.17</u></u>

# Income Statement

## 3/31/2023

	Month Ended	Year to Date	
	3/31/2023	3 Months Ended	2 Months Ended
Revenue:	3/31/2023	3/31/2023	2/28/2023
4000 - Residential Assessments	\$ 10,700.00	\$ 32,100.00	\$ 21,400.00
4120 - Initial Contribution	\$ -	\$ -	\$ -
4295 - Other User Income	\$ 100.00	\$ 300.00	\$ 200.00
4700 - Total Operating Funds	\$ 420.00	\$ 540.00	\$ 120.00
4710 - Late Fees & Interest	\$ 130.00	\$ 130.00	\$ -
4720 - Legal Reimbursements	\$ -	\$ 578.94	\$ 578.94
4910 - Interest Earned - Reserve Accounts	\$ 9.37	\$ 25.88	\$ 16.51
<b>Total Revenue</b>	<b>\$ 11,359.37</b>	<b>\$ 33,674.82</b>	<b>\$ 22,315.45</b>
<b>Expenses:</b>			
5000 - General Administrative	\$ 3.25	\$ 1,342.20	\$ 1,338.95
5005 - Application/Processing	\$ -	\$ 25.00	\$ 25.00
5010 - Bad Debt	\$ -	\$ 80.00	\$ 80.00
5025 - Collection Charges	\$ 41.27	\$ 842.72	\$ 801.45
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ 5.51	\$ 143.16	\$ 137.65
5100 - Record Storage and Technology	\$ 65.03	\$ 147.67	\$ 82.64
5115 - Web Site Maintenance	\$ 40.00	\$ 247.79	\$ 207.79
5195 - Other Administrative Services	\$ -	\$ -	\$ -
5200 - Community Events	\$ -	\$ 317.70	\$ 317.70
5210 - Printing & Copying	\$ 53.59	\$ 82.54	\$ 28.95
5215 - Postage	\$ 67.64	\$ 363.40	\$ 295.76
54xx - Insurance	\$ 735.49	\$ 2,206.31	\$ 1,470.82
60xx - Electric & Gas	\$ 210.59	\$ 1,309.14	\$ 1,098.55
60xx - Water, Sewer & Trash	\$ 309.68	\$ 3,104.16	\$ 2,794.48
60xx - Phone & Internet	\$ 397.38	\$ 922.73	\$ 525.35
61xx - Landscaping	\$ 556.30	\$ 1,308.80	\$ 752.50
6300 - Permits & Licenses	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 194.85	\$ 129.90
6435 - Pest Control	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,306.80	\$ 3,896.80	\$ 2,590.00
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 375.00	\$ 383.80	\$ 8.80
6530 - Common Areas Repair & Maintenance	\$ 585.20	\$ 1,058.50	\$ 473.30
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ 1,851.65	\$ 1,851.65	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ 458.99	\$ 1,156.99	\$ 698.00
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 27.98	\$ 432.83	\$ 404.85
66xx - Other Repairs & Maintenance	\$ 159.74	\$ 159.74	\$ -
7040 - Management Fees	\$ 945.21	\$ 2,835.63	\$ 1,890.42
7095 - Other Professional Fees	\$ -	\$ 250.00	\$ 250.00
70xx - Accounting & Legal Services	\$ -	\$ 578.94	\$ 578.94
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 8,261.25</b>	<b>\$ 25,243.05</b>	<b>\$ 16,981.80</b>
<b>Net Income</b>	<b>\$ 3,098.12</b>	<b>\$ 8,431.77</b>	<b>\$ 5,333.65</b>

## Budget to Actual 3/31/2023

<b>Revenue:</b>	<b>Month Ended</b>		<b>Over (Under)</b>	
	<b>3/31/2023</b>	<b>Budget</b>	<b>Budget</b>	
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$	-
4120 - Initial Contribution	\$ -	\$ -	\$	-
4295 - Other User Income	\$ 100.00	\$ 100.00	\$	-
4700 Total Operating Funds	\$ 420.00	\$ 400.00	\$	20.00
4710 - Late Fees & Interest	\$ 130.00	\$ 10.00	\$	120.00
4720 - Legal Reimbursements	\$ -	\$ -	\$	-
4910 - Interest Earned - Reserve Accounts	\$ 9.37	\$ 4.00	\$	5.37
<b>Total Revenue</b>	<b>\$ 11,359.37</b>	<b>\$ 11,214.00</b>	<b>\$</b>	<b>145.37</b>
-				
<b>Expenses:</b>				
5000 - General Administrative	\$ 3.25	\$ 89.00	\$	(85.75)
5005 - Application/Processing	\$ -	\$ -	\$	-
5010 - Bad Debt	\$ -	\$ -	\$	-
5025 - Collection Charges	\$ 41.27	\$ 525.00	\$	(483.73)
5035 - Decorations	\$ -	\$ 22.00	\$	(22.00)
5090 - Office Supplies	\$ 5.51	\$ 26.00	\$	(20.49)
5100 - Record Storage and Technology	\$ 65.03	\$ 79.00	\$	(13.97)
5115 - Web Site Maintenance	\$ 40.00	\$ -	\$	40.00
5195 - Other Administrative Services	\$ -	\$ -	\$	-
5200 - Community Events	\$ -	\$ -	\$	-
5210 - Printing & Copying	\$ 53.59	\$ 40.00	\$	13.59
5215 - Postage	\$ 67.64	\$ 126.00	\$	(58.36)
54xx - Insurance	\$ 735.49	\$ 735.00	\$	0.49
60xx - Electric & Gas	\$ 210.59	\$ 718.00	\$	(507.41)
60xx - Water, Sewer & Trash	\$ 309.68	\$ 688.00	\$	(378.32)
60xx - Phone & Internet	\$ 397.38	\$ 136.00	\$	261.38
61xx - Landscaping	\$ 556.30	\$ 2,077.00	\$	(1,520.70)
6300 - Permits & Licenses	\$ -	\$ -	\$	-
6404 - Door Entry Services	\$ 64.95	\$ 65.00	\$	(0.05)
6435 - Pest Control	\$ -	\$ 45.00	\$	(45.00)
6445 - Pool Management	\$ 1,306.80	\$ 1,319.00	\$	(12.20)
6495 - Other Contracted Services	\$ -	\$ -	\$	-
6525 - Clubhouse Repair & Maintenance	\$ 375.00	\$ -	\$	375.00
6530 - Common Areas Repair & Maintenance	\$ 585.20	\$ 320.00	\$	265.20
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ 295.00	\$	(295.00)
6690 - Plumbing Supplies/Repair & Maintenance	\$ 1,851.65	\$ -	\$	1,851.65
6695 - Pool Supplies/Repair & Maintenance	\$ 458.99	\$ 360.00	\$	98.99
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$	-
6705 - Recreation Supplies/Repair & Maintenance	\$ 27.98	\$ 13,000.00	\$	(12,972.02)
66xx - Other Repairs & Maintenance	\$ 159.74	\$ 777.00	\$	(617.26)
7040 - Management Fees	\$ 945.21	\$ 941.00	\$	4.21
7095 - Other Professional Fees	\$ -	\$ 367.00	\$	(367.00)
70xx - Accounting & Legal Services	\$ -	\$ 218.00	\$	(218.00)
9015 - Property/Real Estate Tax	\$ -	\$ -	\$	-
9826 - Common Area Expenses	\$ -	\$ -	\$	-
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$	-
<b>Total Expenses</b>	<b>\$ 8,261.25</b>	<b>\$ 22,968.00</b>	<b>\$</b>	<b>(14,706.75)</b>
-				
<b>Net Income</b>	<b>\$ 3,098.12</b>	<b>\$ (11,754.00)</b>	<b>\$</b>	<b>14,852.12</b>
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## YTD Budget to Actual 3/31/2023

Account Description	3 Months Ended		Budget	Budget	Over (Under)
	3/31/2023				
<b>Revenue:</b>					
4000 - Residential Assessments	\$ 32,100.00	\$	32,100.00	\$	-
4120 - Initial Contribution	\$ -	\$	-	\$	-
4295 - Other User Income	\$ 300.00	\$	200.00	\$	100.00
4700 - Collection Processing Fees	\$ 540.00	\$	400.00	\$	140.00
4710 - Late Fees & Interest	\$ 130.00	\$	30.00	\$	100.00
4720 - Legal Reimbursements	\$ 578.94	\$	-	\$	578.94
4910 - Interest Earned - Reserve Accounts	\$ 25.88	\$	12.00	\$	13.88
<b>Total Revenue</b>	<b>\$ 33,674.82</b>	<b>\$</b>	<b>32,742.00</b>	<b>\$</b>	<b>932.82</b>
<b>Expenses:</b>					
5000 - General Administrative	\$ 1,342.20	\$	267.00	\$	1,075.20
5005 - Application/Processing	\$ 25.00	\$	-	\$	25.00
5010 - Bad Debt	\$ 80.00	\$	-	\$	80.00
5025 - Collection Charges	\$ 842.72	\$	525.00	\$	317.72
5035 - Decorations	\$ -	\$	65.00	\$	(65.00)
5090 - Office Supplies	\$ 143.16	\$	78.00	\$	65.16
5100 - Record Storage and Technology	\$ 147.67	\$	237.00	\$	(89.33)
5115 - Web Site Maintenance	\$ 247.79	\$	480.00	\$	(232.21)
5195 - Other Administrative Services	\$ -	\$	-	\$	-
5200 - Community Events	\$ 317.70	\$	-	\$	317.70
5210 - Printing & Copying	\$ 82.54	\$	119.00	\$	(36.46)
5215 - Postage	\$ 363.40	\$	378.00	\$	(14.60)
54xx - Insurance	\$ 2,206.31	\$	2,219.00	\$	(12.69)
60xx - Electric & Gas	\$ 1,309.14	\$	2,153.00	\$	(843.86)
60xx - Water, Sewer & Trash	\$ 3,104.16	\$	2,064.00	\$	1,040.16
60xx - Phone & Internet	\$ 922.73	\$	633.00	\$	289.73
61xx - Landscaping	\$ 1,308.80	\$	3,727.00	\$	(2,418.20)
6300 - Permits & Licenses	\$ -	\$	-	\$	-
6404 - Door Entry Services	\$ 194.85	\$	195.00	\$	(0.15)
6435 - Pest Control	\$ -	\$	134.00	\$	(134.00)
6445 - Pool Management	\$ 3,896.80	\$	3,957.00	\$	(60.20)
6495 - Other Contracted Services	\$ -	\$	-	\$	-
6525 - Clubhouse Repair & Maintenance	\$ 383.80	\$	1,120.00	\$	(736.20)
6530 - Common Areas Repair & Maintenance	\$ 1,058.50	\$	640.00	\$	418.50
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$	295.00	\$	(295.00)
6690 - Plumbing Supplies/Repair & Maintenance	\$ 1,851.65	\$	-	\$	1,851.65
6695 - Pool Supplies/Repair & Maintenance	\$ 1,156.99	\$	360.00	\$	796.99
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$	-	\$	-
6705 - Recreation Supplies/Repair & Maintenance	\$ 432.83	\$	13,000.00	\$	(12,567.17)
66xx - Other Repairs & Maintenance	\$ 159.74	\$	927.00	\$	(767.26)
7040 - Management Fees	\$ 2,835.63	\$	2,822.00	\$	13.63
7095 - Other Professional Fees	\$ 250.00	\$	1,100.00	\$	(850.00)
70xx - Accounting & Legal Services	\$ 578.94	\$	385.00	\$	193.94
9015 - Property/Real Estate Tax	\$ -	\$	-	\$	-
9826 - Common Area Expenses	\$ -	\$	-	\$	-
9904 - Mechanical Equipment Expenses	\$ -	\$	-	\$	-
<b>Total Expenses</b>	<b>\$ 25,243.05</b>	<b>\$</b>	<b>37,880.00</b>	<b>\$</b>	<b>(12,636.95)</b>
<b>Net Income</b>	<b>\$ 8,431.77</b>	<b>\$</b>	<b>(5,138.00)</b>	<b>\$</b>	<b>13,569.77</b>