

Financial Report

4/30/2023

	Balance at 3/31/2023	April Activity	Balance at 4/30/2023
Operating Funds			
PPB OPER #8178	\$ 37,169	\$ 7,635	\$ 44,805
Chase #8444 BOD	\$ 11,797	\$ (623)	\$ 11,174
Treasury Investment	\$ 20,000	\$ -	\$ 20,000
Total Operating Funds	\$ 68,966	\$ 7,012	\$ 75,979
Reserve Funds	\$ 73,598	\$ 9	\$ 73,607
Total Cash	\$ 142,564	\$ 7,021	\$ 149,585
Delinquent Accounts Receivable	\$ 11,399	\$ (419)	\$ 10,980

Income Statement	Month of April			YTD through April		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 11,640	\$ 10,714	\$ 926	\$ 45,315	\$ 43,456	\$ 1,859
Expenses	\$ 6,945	\$ 17,317	\$ (10,372)	\$ 32,188	\$ 52,978	\$ (20,790)
Net Income	\$ 4,695	\$ (6,603)	\$ 11,298	\$ 13,127	\$ (9,522)	\$ 22,649

Largest Over Budget Expenses

Annual Maintenance Fee PMG Fee	\$ 1,220
Plumbing Charges	\$ 2,781
Water Charges	\$ 898

Largest Under Budget Expenses

Tree Maintenance	\$ 2,655	
Clubhouse Repairs & Maintenance	\$ 12,260	To be spent in June & July for painting & shed roof repairs
Insurance	\$ 6,705	To be spent as insurance comes due

YTD we are \$23K under budget, but only because we have major expenses, clubhouse painting, shed roof repairs and insurance payments that will be spent in the next couple of months.

Balance Sheet

4/30/2023

Assets:	4/30/2023	3/31/2023
Cash		
Operating Funds		
1000 - PPB OPER #8178	\$ 44,804.80	\$ 37,169.45
1010 - Chase #8444 BOD	\$ 11,173.75	\$ 11,796.92
Total Operating Funds	<u>\$ 55,978.55</u>	<u>\$ 48,966.37</u>
Reserve Funds		
1325 - PPB RSRV #8037	\$ 73,606.55	\$ 73,597.48
1326 - PPB #8045 Special Assess.	\$ 0.30	\$ 0.30
1350 - US Treasury Direct Account	\$ 20,000.00	\$ 20,000.00
Total Reserve Funds	<u>\$ 93,606.85</u>	<u>\$ 93,597.78</u>
Total Cash	<u>\$ 149,585.40</u>	<u>\$ 142,564.15</u>
Other Current Assets		
1500 - Residential Assessments Receivable	\$ 10,979.62	\$ 11,398.52
1600 - Prepaid Insurance	\$ -	\$ -
Total Other Current Assets	<u>\$ 10,979.62</u>	<u>\$ 11,398.52</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>\$ 163,428.94</u></u>	<u><u>\$ 156,826.59</u></u>
Liabilities:		
AP & Accrued Liabilities		
2010 - Delinquency Fee Payable	\$ 1,750.00	\$ 1,770.00
2026 - New Account Setup Fee	\$ 130.00	\$ -
2395 - Other Accrued Expenses	\$ 3,945.70	\$ 1,243.78
Total AP & Accrued Liabilities	<u>\$ 5,825.70</u>	<u>\$ 3,013.78</u>
Deposits & Prepayments		
2505 - Security Deposit	\$ 1,400.00	\$ 1,400.00
2550 - Prepaid Assessments	\$ 16,957.00	\$ 17,862.00
Total Deposits & Prepayments	<u>\$ 18,357.00</u>	<u>\$ 19,262.00</u>
Total Liabilities	<u>\$ 24,182.70</u>	<u>\$ 22,275.78</u>
Owners' Equity:		
Prior years' balances		
3000 - Owners' Equity	\$ 42,547.14	\$ 42,547.14
3102 Repair and Replacement Reserve	\$ 83,571.90	\$ 83,571.90
Total prior years' balances	<u>\$ 126,119.04</u>	<u>\$ 126,119.04</u>
Net Income (Loss)	<u>\$ 13,127.20</u>	<u>\$ 8,431.77</u>
Total Liabilities & Owners' Equity	<u><u>\$ 163,428.94</u></u>	<u><u>\$ 156,826.59</u></u>

Income Statement

4/30/2023

Revenue:	Year to Date		
	Month Ended 4/30/2023	4 Months Ended 4/30/2023	3 Months Ended 3/31/2023
4000 - Residential Assessments	\$ 10,700.00	\$ 42,800.00	\$ 32,100.00
4120 - Initial Contribution	\$ 250.00	\$ 250.00	\$ -
4295 - Other User Income	\$ 100.00	\$ 400.00	\$ 300.00
4700 - Collection Processing Fees	\$ 135.00	\$ 675.00	\$ 540.00
4710 - Late Fees & Interest	\$ 150.00	\$ 280.00	\$ 130.00
4720 - Legal Reimbursements	\$ 296.10	\$ 875.04	\$ 578.94
4910 - Interest Earned - Reserve Accounts	\$ 9.07	\$ 34.95	\$ 25.88
Total Revenue	\$ 11,640.17	\$ 45,314.99	\$ 33,674.82
Expenses:			
5000 - General Administrative	\$ 19.49	\$ 1,361.69	\$ 1,342.20
5005 - Application/Processing	\$ -	\$ 25.00	\$ 25.00
5010 - Bad Debt	\$ -	\$ 80.00	\$ 80.00
5025 - Collection Charges	\$ 147.15	\$ 989.87	\$ 842.72
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ 8.16	\$ 151.32	\$ 143.16
5100 - Record Storage and Technology	\$ 65.72	\$ 213.39	\$ 147.67
5115 - Web Site Maintenance	\$ 40.00	\$ 287.79	\$ 247.79
5195 - Other Administrative Services	\$ -	\$ -	\$ -
5200 - Community Events	\$ 366.15	\$ 683.85	\$ 317.70
5210 - Printing & Copying	\$ 45.54	\$ 128.08	\$ 82.54
5215 - Postage	\$ 132.32	\$ 495.72	\$ 363.40
54xx - Insurance	\$ -	\$ 2,206.31	\$ 2,206.31
60xx - Electric & Gas	\$ 269.71	\$ 1,578.85	\$ 1,309.14
60xx - Water, Sewer & Trash	\$ 545.85	\$ 3,650.01	\$ 3,104.16
60xx - Phone & Internet	\$ 147.97	\$ 1,070.70	\$ 922.73
61xx - Landscaping	\$ 1,129.00	\$ 2,437.80	\$ 1,308.80
6300 - Permits & Licenses	\$ 200.00	\$ 200.00	\$ -
6404 - Door Entry Services	\$ 79.51	\$ 274.36	\$ 194.85
6435 - Pest Control	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,306.50	\$ 5,203.30	\$ 3,896.80
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ -	\$ 383.80	\$ 383.80
6530 - Common Areas Repair & Maintenance	\$ -	\$ 1,058.50	\$ 1,058.50
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ 929.00	\$ 2,780.65	\$ 1,851.65
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ 1,156.99	\$ 1,156.99
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 307.18	\$ 740.01	\$ 432.83
66xx - Other Repairs & Maintenance	\$ 10.28	\$ 170.02	\$ 159.74
7040 - Management Fees	\$ 945.21	\$ 3,780.84	\$ 2,835.63
7095 - Other Professional Fees	\$ -	\$ 250.00	\$ 250.00
70xx - Accounting & Legal Services	\$ 250.00	\$ 828.94	\$ 578.94
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
Total Expenses	\$ 6,944.74	\$ 32,187.79	\$ 25,243.05
Net Income	\$ 4,695.43	\$ 13,127.20	\$ 8,431.77

Budget to Actual

4/30/2023

	Month Ended		Over (Under)	
Revenue:	4/30/2023	Budget	Budget	
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$	-
4120 - Initial Contribution	\$ 250.00	\$ -	\$	250.00
4295 - Other User Income	\$ 100.00	\$ -	\$	100.00
4700 Total Operating Funds	\$ 135.00	\$ -	\$	135.00
4710 - Late Fees & Interest	\$ 150.00	\$ 10.00	\$	140.00
4720 - Legal Reimbursements	\$ 296.10	\$ -	\$	296.10
4910 - Interest Earned - Reserve Accounts	\$ 9.07	\$ 4.00	\$	5.07
Total Revenue	\$ 11,640.17	\$ 10,714.00	\$	926.17
				-
Expenses:				
5000 - General Administrative	\$ 19.49	\$ 89.00	\$	(69.51)
5005 - Application/Processing	\$ -	\$ -	\$	-
5010 - Bad Debt	\$ -	\$ -	\$	-
5025 - Collection Charges	\$ 147.15	\$ -	\$	147.15
5035 - Decorations	\$ -	\$ 22.00	\$	(22.00)
5090 - Office Supplies	\$ 8.16	\$ 26.00	\$	(17.84)
5100 - Record Storage and Technology	\$ 65.72	\$ 78.00	\$	(12.28)
5115 - Web Site Maintenance	\$ 40.00	\$ -	\$	40.00
5195 - Other Administrative Services	\$ -	\$ -	\$	-
5200 - Community Events	\$ 366.15	\$ -	\$	366.15
5210 - Printing & Copying	\$ 45.54	\$ 39.00	\$	6.54
5215 - Postage	\$ 132.32	\$ 126.00	\$	6.32
54xx - Insurance	\$ -	\$ 8,911.00	\$	(8,911.00)
60xx - Electric & Gas	\$ 269.71	\$ 718.00	\$	(448.29)
60xx - Water, Sewer & Trash	\$ 545.85	\$ 688.00	\$	(142.15)
60xx - Phone & Internet	\$ 147.97	\$ 361.00	\$	(213.03)
61xx - Landscaping	\$ 1,129.00	\$ 1,366.00	\$	(237.00)
6300 - Permits & Licenses	\$ 200.00	\$ 200.00	\$	-
6404 - Door Entry Services	\$ 79.51	\$ 65.00	\$	14.51
6435 - Pest Control	\$ -	\$ 44.00	\$	(44.00)
6445 - Pool Management	\$ 1,306.50	\$ 1,319.00	\$	(12.50)
6495 - Other Contracted Services	\$ -	\$ -	\$	-
6525 - Clubhouse Repair & Maintenance	\$ -	\$ 1,120.00	\$	(1,120.00)
6530 - Common Areas Repair & Maintenance	\$ -	\$ 320.00	\$	(320.00)
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ -	\$	-
6690 - Plumbing Supplies/Repair & Maintenance	\$ 929.00	\$ -	\$	929.00
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ 360.00	\$	(360.00)
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$	-
6705 - Recreation Supplies/Repair & Maintenance	\$ 307.18	\$ -	\$	307.18
66xx - Other Repairs & Maintenance	\$ 10.28	\$ 75.00	\$	(64.72)
7040 - Management Fees	\$ 945.21	\$ 940.00	\$	5.21
7095 - Other Professional Fees	\$ -	\$ 367.00	\$	(367.00)
70xx - Accounting & Legal Services	\$ 250.00	\$ 83.00	\$	167.00
9015 - Property/Real Estate Tax	\$ -	\$ -	\$	-
9826 - Common Area Expenses	\$ -	\$ -	\$	-
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$	-
Total Expenses	\$ 6,944.74	\$ 17,317.00	\$	(10,372.26)
				-
Net Income	\$ 4,695.43	\$ (6,603.00)	\$	11,298.43

YTD Budget to Actual 4/30/2023

Account Description	4 Months Ended 4/30/2023		Budget	Budget Over (Under)
Revenue:				
4000 - Residential Assessments	\$ 42,800.00	\$ 42,800.00	\$ -	\$ -
4120 - Initial Contribution	\$ 250.00	\$ -	\$ 250.00	\$ 250.00
4295 - Other User Income	\$ 400.00	\$ 200.00	\$ 200.00	\$ 200.00
4700 - Collection Processing Fees	\$ 675.00	\$ 400.00	\$ 275.00	\$ 275.00
4710 - Late Fees & Interest	\$ 280.00	\$ 40.00	\$ 240.00	\$ 240.00
4720 - Legal Reimbursements	\$ 875.04	\$ -	\$ 875.04	\$ 875.04
4910 - Interest Earned - Reserve Accounts	\$ 34.95	\$ 16.00	\$ 18.95	\$ 18.95
Total Revenue	\$ 45,314.99	\$ 43,456.00	\$ 1,858.99	
Expenses:				
5000 - General Administrative	\$ 1,361.69	\$ 356.00	\$ 1,005.69	\$ 1,005.69
5005 - Application/Processing	\$ 25.00	\$ -	\$ 25.00	\$ 25.00
5010 - Bad Debt	\$ 80.00	\$ -	\$ 80.00	\$ 80.00
5025 - Collection Charges	\$ 989.87	\$ 525.00	\$ 464.87	\$ 464.87
5035 - Decorations	\$ -	\$ 87.00	\$ (87.00)	\$ (87.00)
5090 - Office Supplies	\$ 151.32	\$ 104.00	\$ 47.32	\$ 47.32
5100 - Record Storage and Technology	\$ 213.39	\$ 315.00	\$ (101.61)	\$ (101.61)
5115 - Web Site Maintenance	\$ 287.79	\$ 480.00	\$ (192.21)	\$ (192.21)
5195 - Other Administrative Services	\$ -	\$ -	\$ -	\$ -
5200 - Community Events	\$ 683.85	\$ -	\$ 683.85	\$ 683.85
5210 - Printing & Copying	\$ 128.08	\$ 158.00	\$ (29.92)	\$ (29.92)
5215 - Postage	\$ 495.72	\$ 504.00	\$ (8.28)	\$ (8.28)
54xx - Insurance	\$ 2,206.31	\$ 8,911.00	\$ (6,704.69)	\$ (6,704.69)
60xx - Electric & Gas	\$ 1,578.85	\$ 2,871.00	\$ (1,292.15)	\$ (1,292.15)
60xx - Water, Sewer & Trash	\$ 3,650.01	\$ 2,752.00	\$ 898.01	\$ 898.01
60xx - Phone & Internet	\$ 1,070.70	\$ 994.00	\$ 76.70	\$ 76.70
61xx - Landscaping	\$ 2,437.80	\$ 5,093.00	\$ (2,655.20)	\$ (2,655.20)
6300 - Permits & Licenses	\$ 200.00	\$ 200.00	\$ -	\$ -
6404 - Door Entry Services	\$ 274.36	\$ 260.00	\$ 14.36	\$ 14.36
6435 - Pest Control	\$ -	\$ 178.00	\$ (178.00)	\$ (178.00)
6445 - Pool Management	\$ 5,203.30	\$ 5,276.00	\$ (72.70)	\$ (72.70)
6495 - Other Contracted Services	\$ -	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 383.80	\$ 2,240.00	\$ (1,856.20)	\$ (1,856.20)
6530 - Common Areas Repair & Maintenance	\$ 1,058.50	\$ 960.00	\$ 98.50	\$ 98.50
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ 295.00	\$ (295.00)	\$ (295.00)
6690 - Plumbing Supplies/Repair & Maintenance	\$ 2,780.65	\$ -	\$ 2,780.65	\$ 2,780.65
6695 - Pool Supplies/Repair & Maintenance	\$ 1,156.99	\$ 720.00	\$ 436.99	\$ 436.99
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 740.01	\$ 13,000.00	\$ (12,259.99)	\$ (12,259.99)
66xx - Other Repairs & Maintenance	\$ 170.02	\$ 1,002.00	\$ (831.98)	\$ (831.98)
7040 - Management Fees	\$ 3,780.84	\$ 3,762.00	\$ 18.84	\$ 18.84
7095 - Other Professional Fees	\$ 250.00	\$ 1,467.00	\$ (1,217.00)	\$ (1,217.00)
70xx - Accounting & Legal Services	\$ 828.94	\$ 468.00	\$ 360.94	\$ 360.94
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 32,187.79	\$ 52,978.00	\$ (20,790.21)	
Net Income	\$ 13,127.20	\$ (9,522.00)	\$ 22,649.20	