

# Financial Report

## 9/30/2023

	Balance at 8/31/2023	September Activity	Balance at 9/30/2023	Balance at 12/31/2022	2023 Activity	
<b>Operating Funds</b>						
PPB OPER #8178	\$ 25,105	\$ (2,602)	\$ 22,503	\$ 42,905	\$ (20,402)	
Chase #8444 BOD	\$ 54,090	\$ (18)	\$ 54,072	\$ 12,687	\$ 41,385	
Treasury Investment	\$ 20,000	\$ -	\$ 20,000	\$ 10,000	\$ 10,000	
Total Operating Funds	\$ 99,195	\$ (2,620)	\$ 96,575	\$ 65,591	\$ 30,983	
Reserve Funds	\$ 36,646	\$ 1,010	\$ 37,656	\$ 67,572	\$ (29,916)	
<b>Total Cash</b>	<b>\$ 135,840</b>	<b>\$ (1,610)</b>	<b>\$ 134,230</b>	<b>\$ 133,163</b>	<b>\$ 1,067</b>	<b>We are now back to positive YTD</b>
<b>Delinquent Accounts Receivable</b>	<b>\$ 12,794</b>	<b>\$ 770</b>	<b>\$ 13,564</b>			

Income Statement	Month of September			YTD through September			
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)	
Income	\$ 11,245	\$ 10,814	\$ 431	\$ 101,388	\$ 97,726	\$ 3,662	<b>Income is over budget</b>
Expenses	\$ 15,022	\$ 8,359	\$ 6,663	\$ 93,048	\$ 96,496	\$ (3,448)	<b>Spending is under budget</b>
<b>Net Income</b>	<b>\$ (3,777)</b>	<b>\$ 2,455</b>	<b>\$ (6,232)</b>	<b>\$ 8,341</b>	<b>\$ 1,230</b>	<b>\$ 7,111</b>	<b>Our Net Income is 13K Over Budget</b>

### Largest Over Budget Expenses

Annual Maintenance Fee PMG Fee	\$ 679
Collection Charges	\$ 1,383

### Largest Under Budget Expenses

Clubhouse Repairs & Maintenance	\$ 1,976	<b>This was spent in October on new counter tops</b>
Other Repairs & Maintenance	\$ 3,105	<b>A good portion of this was spent on a pool pump in early Nov</b>
Insurance	\$ 2,172	

**Looks like we will end up very close to break even at the end of December**

- We put put new roofs on our storage buildings
- We put a new stove, fridge and counters in the clubhouse
- We purchased & installed a new pool pump
- We cut down and/or pruned many trees
- We landscaped our entry way
- We did some painting of bridges & buildings around the grounds

# Balance Sheet

## 9/30/2023

<b>Assets:</b>	<b>9/30/2023</b>	<b>8/31/2023</b>
<b>Cash</b>		
Operating Funds		
1000 - PPB OPER #8178	\$ 22,502.78	\$ 25,104.66
1010 - Chase #8444 BOD	\$ 54,071.86	\$ 54,090.23
Total Operating Funds	<u>\$ 76,574.64</u>	<u>\$ 79,194.89</u>
Reserve Funds		
1325 - PPB RSRV #8037	\$ 37,655.42	\$ 36,645.28
1326 - PPB #8045 Special Assess.	\$ 0.30	\$ 0.30
1350 - US Treasury Direct Account	\$ 20,000.00	\$ 20,000.00
Total Reserve Funds	<u>\$ 57,655.72</u>	<u>\$ 56,645.58</u>
<b>Total Cash</b>	<u>\$ 134,230.36</u>	<u>\$ 135,840.47</u>
<b>Other Current Assets</b>		
1500 - Residential Assessments Receivable	\$ 13,563.92	\$ 12,793.92
1600 - Prepaid Insurance	\$ 4,532.48	\$ 5,287.90
<b>Total Other Current Assets</b>	<u>\$ 18,096.40</u>	<u>\$ 18,081.82</u>
<b>Total Assets</b>	<u>\$ 152,326.76</u>	<u>\$ 153,922.29</u>
<b>Liabilities:</b>		
<b>AP &amp; Accrued Liabilities</b>		
2000 - Accounts Payable	\$ 1,306.87	\$ -
2010 - Delinquency Fee Payable	\$ 2,370.00	\$ 2,095.00
2015 - Returned Check Fee Payable	\$ 35.00	\$ -
2026 - New Account Setup Fee	\$ 65.00	\$ 65.00
2395 - Other Accrued Expenses	\$ 2,632.19	\$ 692.87
<b>Total AP &amp; Accrued Liabilities</b>	<u>\$ 6,409.06</u>	<u>\$ 2,852.87</u>
<b>Deposits &amp; Prepayments</b>		
2505 - Security Deposit	\$ 1,400.00	\$ 1,400.00
2550 - Prepaid Assessments	\$ 12,922.00	\$ 14,297.00
<b>Total Deposits &amp; Prepayments</b>	<u>\$ 14,322.00</u>	<u>\$ 15,697.00</u>
<b>Total Liabilities</b>	<u>\$ 20,731.06</u>	<u>\$ 18,549.87</u>
<b>Owners' Equity:</b>		
<b>Prior years' balances</b>		
3000 - Owners' Equity	\$ 39,683.22	\$ 39,683.22
3102 Repair and Replacement Reserve	\$ 83,571.90	\$ 83,571.90
<b>Total prior years' balances</b>	<u>\$ 123,255.12</u>	<u>\$ 123,255.12</u>
<b>Net Income (Loss)</b>	<u>\$ 8,340.58</u>	<u>\$ 12,117.30</u>
<b>Total Liabilities &amp; Owners' Equity</b>	<u>\$ 152,326.76</u>	<u>\$ 153,922.29</u>

# Income Statement

## 9/30/2023

	Year to Date		
	Month Ended 9/30/2023	9 Months Ended 9/30/2023	8 Months Ended 8/31/2023
<b>Revenue:</b>			
4000 - Residential Assessments	\$ 10,700.00	\$ 96,300.00	\$ 85,600.00
4120 - Initial Contribution	\$ -	\$ 250.00	\$ 250.00
4295 - Other User Income	\$ 200.00	\$ 1,010.00	\$ 810.00
4700 - Collection Processing Fees	\$ 225.00	\$ 1,320.00	\$ 1,095.00
4710 - Late Fees & Interest	\$ 110.00	\$ 900.00	\$ 790.00
4720 - Legal Reimbursements	\$ -	\$ 1,524.44	\$ 1,524.44
4910 - Interest Earned - Reserve Accounts	\$ 10.14	\$ 83.82	\$ 73.68
<b>Total Revenue</b>	<b>\$ 11,245.14</b>	<b>\$ 101,388.26</b>	<b>\$ 90,143.12</b>
<b>Expenses:</b>			
5000 - General Administrative	\$ -	\$ 1,480.99	\$ 1,480.99
5005 - Application/Processing	\$ -	\$ 25.00	\$ 25.00
5010 - Bad Debt	\$ -	\$ 80.00	\$ 80.00
5025 - Collection Charges	\$ (30.00)	\$ 1,907.64	\$ 1,937.64
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ -	\$ 169.05	\$ 169.05
5100 - Record Storage and Technology	\$ -	\$ 528.71	\$ 528.71
5115 - Web Site Maintenance	\$ -	\$ 634.28	\$ 634.28
5195 - Other Administrative Services	\$ -	\$ -	\$ -
5200 - Community Events	\$ -	\$ 704.38	\$ 704.38
5210 - Printing & Copying	\$ -	\$ 384.63	\$ 384.63
5215 - Postage	\$ -	\$ 1,137.54	\$ 1,137.54
54xx - Insurance	\$ 755.42	\$ 6,738.83	\$ 5,983.41
60xx - Electric & Gas	\$ 591.87	\$ 6,664.51	\$ 6,072.64
60xx - Water, Sewer & Trash	\$ 662.35	\$ 5,838.20	\$ 5,175.85
60xx - Phone & Internet	\$ 397.38	\$ 2,309.37	\$ 1,911.99
61xx - Landscaping	\$ 2,989.51	\$ 15,938.08	\$ 12,948.57
6300 - Permits & Licenses	\$ -	\$ 200.00	\$ 200.00
6404 - Door Entry Services	\$ 64.95	\$ 599.11	\$ 534.16
6435 - Pest Control	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,306.87	\$ 11,737.59	\$ 10,430.72
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ -	\$ 1,384.13	\$ 1,384.13
6530 - Common Areas Repair & Maintenance	\$ -	\$ 1,354.49	\$ 1,354.49
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ 196.35	\$ 196.35
6675 - Painting Services & Supplies	\$ -	\$ 4,080.65	\$ 4,080.65
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ 7,213.83	\$ 7,213.83
6695 - Pool Supplies/Repair & Maintenance	\$ 32.86	\$ 2,191.29	\$ 2,158.43
6720 - Roof Repair & Maintenance	\$ 7,305.44	\$ 7,305.44	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ 761.62	\$ 761.62
66xx - Other Repairs & Maintenance	\$ -	\$ 176.84	\$ 176.84
7040 - Management Fees	\$ 945.21	\$ 8,506.89	\$ 7,561.68
7095 - Other Professional Fees	\$ -	\$ 1,116.00	\$ 1,116.00
70xx - Accounting & Legal Services	\$ -	\$ 1,682.24	\$ 1,682.24
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 15,021.86</b>	<b>\$ 93,047.68</b>	<b>\$ 78,025.82</b>
<b>Net Income</b>	<b>\$ (3,776.72)</b>	<b>\$ 8,340.58</b>	<b>\$ 12,117.30</b>

# Budget to Actual

## 9/30/2023

	Month Ended		Over (Under)	
	9/30/2023	Budget	Budget	Budget
<b>Revenue:</b>				
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$ -	\$ -
4120 - Initial Contribution	\$ -	\$ -	\$ -	\$ -
4295 - Other User Income	\$ 200.00	\$ 100.00	\$ 100.00	\$ 100.00
4700 Total Operating Funds	\$ 225.00	\$ -	\$ 225.00	\$ 225.00
4710 - Late Fees & Interest	\$ 110.00	\$ 10.00	\$ 100.00	\$ 100.00
4720 - Legal Reimbursements	\$ -	\$ -	\$ -	\$ -
4910 - Interest Earned - Reserve Accounts	\$ 10.14	\$ 4.00	\$ 6.14	\$ 6.14
<b>Total Revenue</b>	<b>\$ 11,245.14</b>	<b>\$ 10,814.00</b>	<b>\$ 431.14</b>	<b>\$ 431.14</b>
<b>Expenses:</b>				
5000 - General Administrative	\$ -	\$ 89.00	\$ (89.00)	\$ (89.00)
5005 - Application/Processing	\$ -	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ -	\$ -	\$ -	\$ -
5025 - Collection Charges	\$ (30.00)	\$ -	\$ (30.00)	\$ (30.00)
5035 - Decorations	\$ -	\$ 22.00	\$ (22.00)	\$ (22.00)
5090 - Office Supplies	\$ -	\$ 26.00	\$ (26.00)	\$ (26.00)
5100 - Record Storage and Technology	\$ -	\$ 79.00	\$ (79.00)	\$ (79.00)
5115 - Web Site Maintenance	\$ -	\$ -	\$ -	\$ -
5195 - Other Administrative Services	\$ -	\$ -	\$ -	\$ -
5200 - Community Events	\$ -	\$ -	\$ -	\$ -
5210 - Printing & Copying	\$ -	\$ 99.00	\$ (99.00)	\$ (99.00)
5215 - Postage	\$ -	\$ 315.00	\$ (315.00)	\$ (315.00)
54xx - Insurance	\$ 755.42	\$ -	\$ 755.42	\$ 755.42
60xx - Electric & Gas	\$ 591.87	\$ 718.00	\$ (126.13)	\$ (126.13)
60xx - Water, Sewer & Trash	\$ 662.35	\$ 688.00	\$ (25.65)	\$ (25.65)
60xx - Phone & Internet	\$ 397.38	\$ 136.00	\$ 261.38	\$ 261.38
61xx - Landscaping	\$ 2,989.51	\$ 2,077.00	\$ 912.51	\$ 912.51
6300 - Permits & Licenses	\$ -	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 65.00	\$ (0.05)	\$ (0.05)
6435 - Pest Control	\$ -	\$ 44.00	\$ (44.00)	\$ (44.00)
6445 - Pool Management	\$ 1,306.87	\$ 1,319.00	\$ (12.13)	\$ (12.13)
6495 - Other Contracted Services	\$ -	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ -	\$ -	\$ -	\$ -
6530 - Common Areas Repair & Maintenance	\$ -	\$ 320.00	\$ (320.00)	\$ (320.00)
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ 295.00	\$ (295.00)	\$ (295.00)
6675 - Painting Services & Supplies	\$ -	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ -	\$ -	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ 32.86	\$ -	\$ 32.86	\$ 32.86
6720 - Roof Repair & Maintenance	\$ 7,305.44	\$ -	\$ 7,305.44	\$ 7,305.44
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ -	\$ -	\$ -
66xx - Other Repairs & Maintenance	\$ -	\$ 676.00	\$ (676.00)	\$ (676.00)
7040 - Management Fees	\$ 945.21	\$ 941.00	\$ 4.21	\$ 4.21
7095 - Other Professional Fees	\$ -	\$ 367.00	\$ (367.00)	\$ (367.00)
70xx - Accounting & Legal Services	\$ -	\$ 83.00	\$ (83.00)	\$ (83.00)
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 15,021.86</b>	<b>\$ 8,359.00</b>	<b>\$ 6,662.86</b>	<b>\$ 6,662.86</b>
<b>Net Income</b>	<b>\$ (3,776.72)</b>	<b>\$ 2,455.00</b>	<b>\$ (6,231.72)</b>	<b>\$ (6,231.72)</b>

## YTD Budget to Actual 9/30/2023

Account Description	9 Months Ended 9/30/2023		Budget	Budget Over (Under)
<b>Revenue:</b>				
4000 - Residential Assessments	\$ 96,300.00	\$ 96,300.00	\$ -	\$ -
4120 - Initial Contribution	\$ 250.00	\$ -	\$ -	\$ 250.00
4295 - Other User Income	\$ 1,010.00	\$ 500.00	\$ 510.00	\$ 510.00
4700 - Collection Processing Fees	\$ 1,320.00	\$ 400.00	\$ 920.00	\$ 920.00
4710 - Late Fees & Interest	\$ 900.00	\$ 90.00	\$ 810.00	\$ 810.00
4720 - Legal Reimbursements	\$ 1,524.44	\$ 400.00	\$ 1,124.44	\$ 1,124.44
4910 - Interest Earned - Reserve Accounts	\$ 83.82	\$ 36.00	\$ 47.82	\$ 47.82
<b>Total Revenue</b>	<b>\$ 101,388.26</b>	<b>\$ 97,726.00</b>	<b>\$ 3,662.26</b>	
<b>Expenses:</b>				
5000 - General Administrative	\$ 1,480.99	\$ 802.00	\$ 678.99	\$ 678.99
5005 - Application/Processing	\$ 25.00	\$ -	\$ 25.00	\$ 25.00
5010 - Bad Debt	\$ 80.00	\$ -	\$ 80.00	\$ 80.00
5025 - Collection Charges	\$ 1,907.64	\$ 525.00	\$ 1,382.64	\$ 1,382.64
5035 - Decorations	\$ -	\$ 195.00	\$ (195.00)	\$ (195.00)
5090 - Office Supplies	\$ 169.05	\$ 234.00	\$ (64.95)	\$ (64.95)
5100 - Record Storage and Technology	\$ 528.71	\$ 710.00	\$ (181.29)	\$ (181.29)
5115 - Web Site Maintenance	\$ 634.28	\$ 480.00	\$ 154.28	\$ 154.28
5195 - Other Administrative Services	\$ -	\$ -	\$ -	\$ -
5200 - Community Events	\$ 704.38	\$ 625.00	\$ 79.38	\$ 79.38
5210 - Printing & Copying	\$ 384.63	\$ 541.00	\$ (156.37)	\$ (156.37)
5215 - Postage	\$ 1,137.54	\$ 1,722.00	\$ (584.46)	\$ (584.46)
54xx - Insurance	\$ 6,738.83	\$ 8,911.00	\$ (2,172.17)	\$ (2,172.17)
60xx - Electric & Gas	\$ 6,664.51	\$ 6,459.00	\$ 205.51	\$ 205.51
60xx - Water, Sewer & Trash	\$ 5,838.20	\$ 6,192.00	\$ (353.80)	\$ (353.80)
60xx - Phone & Internet	\$ 2,309.37	\$ 1,899.00	\$ 410.37	\$ 410.37
61xx - Landscaping	\$ 15,938.08	\$ 14,997.00	\$ 941.08	\$ 941.08
6300 - Permits & Licenses	\$ 200.00	\$ 200.00	\$ -	\$ -
6404 - Door Entry Services	\$ 599.11	\$ 585.00	\$ 14.11	\$ 14.11
6435 - Pest Control	\$ -	\$ 401.00	\$ (401.00)	\$ (401.00)
6445 - Pool Management	\$ 11,737.59	\$ 11,871.00	\$ (133.41)	\$ (133.41)
6495 - Other Contracted Services	\$ -	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 1,384.13	\$ 3,360.00	\$ (1,975.87)	\$ (1,975.87)
6530 - Common Areas Repair & Maintenance	\$ 1,354.49	\$ 2,560.00	\$ (1,205.51)	\$ (1,205.51)
6555 - Equipment Rental/Repair & Maintenance	\$ 196.35	\$ 1,180.00	\$ (983.65)	\$ (983.65)
6675 - Painting Services & Supplies	\$ 4,080.65	\$ 4,500.00	\$ (419.35)	\$ (419.35)
6690 - Plumbing Supplies/Repair & Maintenance	\$ 7,213.83	\$ 7,500.00	\$ (286.17)	\$ (286.17)
6695 - Pool Supplies/Repair & Maintenance	\$ 2,191.29	\$ 1,800.00	\$ 391.29	\$ 391.29
6720 - Roof Repair & Maintenance	\$ 7,305.44	\$ -	\$ 7,305.44	\$ 7,305.44
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 761.62	\$ 1,000.00	\$ (238.38)	\$ (238.38)
66xx - Other Repairs & Maintenance	\$ 176.84	\$ 3,282.00	\$ (3,105.16)	\$ (3,105.16)
7040 - Management Fees	\$ 8,506.89	\$ 8,465.00	\$ 41.89	\$ 41.89
7095 - Other Professional Fees	\$ 1,116.00	\$ 3,300.00	\$ (2,184.00)	\$ (2,184.00)
70xx - Accounting & Legal Services	\$ 1,682.24	\$ 2,200.00	\$ (517.76)	\$ (517.76)
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 93,047.68</b>	<b>\$ 96,496.00</b>	<b>\$ (3,448.32)</b>	
<b>Net Income</b>	<b>\$ 8,340.58</b>	<b>\$ 1,230.00</b>	<b>\$ 7,110.58</b>	