

# Financial Report

## 10/31/2023

	Balance at 9/30/2023	October Activity	Balance at 10/31/2023	Balance at 12/31/2022	2023 Activity
<b>Operating Funds</b>					
PPB OPER #8178	\$ 22,503	\$ 1,011	\$ 23,514	\$ 42,905	\$ (19,391)
Chase #8444 BOD	\$ 54,072	\$ (84)	\$ 53,988	\$ 12,687	\$ 41,301
Treasury Investment	\$ 20,000	\$ -	\$ 20,000	\$ 10,000	\$ 10,000
Total Operating Funds	\$ 96,575	\$ 927	\$ 97,502	\$ 65,591	\$ 31,910
Reserve Funds	\$ 37,656	\$ 1,008	\$ 38,664	\$ 67,572	\$ (28,908)
<b>Total Cash</b>	<b>\$ 134,230</b>	<b>\$ 1,935</b>	<b>\$ 136,165</b>	<b>\$ 133,163</b>	<b>\$ 3,002</b>

We are now back to positive YTD

Delinquent Accounts Receivable **\$ 13,564** **\$ 105** **\$ 13,669**

Income Statement	Month of October			YTD through October		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 11,058	\$ 10,714	\$ 344	\$ 112,446	\$ 108,440	\$ 4,006
Expenses	\$ 6,367	\$ 7,377	\$ (1,010)	\$ 99,415	\$ 103,873	\$ (4,458)
<b>Net Income</b>	<b>\$ 4,691</b>	<b>\$ 3,337</b>	<b>\$ 1,354</b>	<b>\$ 13,031</b>	<b>\$ 4,567</b>	<b>\$ 8,464</b>

### Largest Over Budget Expenses

Collection Charges	\$ 1,718
Landscaping	\$ 1,575
Roof Repair & Maintenance	\$ 7,305

### Largest Under Budget Expenses

Clubhouse Repairs & Maintenance	\$ 1,976
Other Repairs & Maintenance	\$ 3,180
Other Professional Fees	\$ 2,513

# Balance Sheet

## 10/31/2023

<b>Assets:</b>	<b>10/31/2023</b>	<b>9/30/2023</b>
<b>Cash</b>		
Operating Funds		
1000 - PPB OPER #8178	\$ 23,513.65	\$ 22,502.78
1010 - Chase #8444 BOD	\$ 53,987.86	\$ 54,071.86
Total Operating Funds	<u>\$ 77,501.51</u>	<u>\$ 76,574.64</u>
Reserve Funds		
1325 - PPB RSRV #8037	\$ 38,663.55	\$ 37,655.42
1326 - PPB #8045 Special Assess.	\$ 0.30	\$ 0.30
1350 - US Treasury Direct Account	\$ 20,000.00	\$ 20,000.00
Total Reserve Funds	<u>\$ 58,663.85</u>	<u>\$ 57,655.72</u>
<b>Total Cash</b>	<u>\$ 136,165.36</u>	<u>\$ 134,230.36</u>
<b>Other Current Assets</b>		
1500 - Residential Assessments Receivable	\$ 13,668.92	\$ 13,563.92
1600 - Prepaid Insurance	\$ 3,777.06	\$ 4,532.48
<b>Total Other Current Assets</b>	<u>\$ 17,445.98</u>	<u>\$ 18,096.40</u>
<b>Total Assets</b>	<u><u>\$ 153,611.34</u></u>	<u><u>\$ 152,326.76</u></u>
<b>Liabilities:</b>		
<b>AP &amp; Accrued Liabilities</b>		
2000 - Accounts Payable	\$ -	\$ 1,306.87
2010 - Delinquency Fee Payable	\$ 2,200.00	\$ 2,370.00
2015 - Returned Check Fee Payable	\$ 35.00	\$ 35.00
2026 - New Account Setup Fee	\$ 65.00	\$ 65.00
2395 - Other Accrued Expenses	\$ 2,102.83	\$ 2,632.19
<b>Total AP &amp; Accrued Liabilities</b>	<u>\$ 4,402.83</u>	<u>\$ 6,409.06</u>
<b>Deposits &amp; Prepayments</b>		
2505 - Security Deposit	\$ 1,400.00	\$ 1,400.00
2550 - Prepaid Assessments	\$ 11,522.00	\$ 12,922.00
<b>Total Deposits &amp; Prepayments</b>	<u>\$ 12,922.00</u>	<u>\$ 14,322.00</u>
<b>Total Liabilities</b>	<u>\$ 17,324.83</u>	<u>\$ 20,731.06</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>\$ 13,031.39</u>	<u>\$ 8,340.58</u>
<b>Total Liabilities &amp; Owners' Equity</b>	<u><u>\$ 153,611.34</u></u>	<u><u>\$ 152,326.76</u></u>

# Income Statement

## 10/31/2023

	Year to Date		
	Month Ended 10/31/2023	10 Months Ended 10/31/2023	9 Months Ended 9/30/2023
<b>Revenue:</b>			
4000 - Residential Assessments	\$ 10,700.00	\$ 107,000.00	\$ 96,300.00
4120 - Initial Contribution	\$ -	\$ 250.00	\$ 250.00
4295 - Other User Income	\$ 100.00	\$ 1,110.00	\$ 1,010.00
4700 - Collection Processing Fees	\$ -	\$ 1,320.00	\$ 1,320.00
4710 - Late Fees & Interest	\$ 130.00	\$ 1,030.00	\$ 900.00
4720 - Legal Reimbursements	\$ 120.00	\$ 1,644.44	\$ 1,524.44
4910 - Interest Earned - Reserve Accounts	\$ 8.13	\$ 91.95	\$ 83.82
<b>Total Revenue</b>	<b>\$ 11,058.13</b>	<b>\$ 112,446.39</b>	<b>\$ 101,388.26</b>
<b>Expenses:</b>			
5000 - General Administrative	\$ 24.54	\$ 1,505.53	\$ 1,480.99
5005 - Application/Processing	\$ -	\$ 25.00	\$ 25.00
5010 - Bad Debt	\$ -	\$ 80.00	\$ 80.00
5025 - Collection Charges	\$ 335.06	\$ 2,242.70	\$ 1,907.64
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ -	\$ 169.05	\$ 169.05
5100 - Record Storage and Technology	\$ 78.83	\$ 607.54	\$ 528.71
5115 - Web Site Maintenance	\$ 40.00	\$ 674.28	\$ 634.28
5195 - Other Administrative Services	\$ 53.44	\$ 53.44	\$ -
5200 - Community Events	\$ -	\$ 704.38	\$ 704.38
5210 - Printing & Copying	\$ 26.41	\$ 411.04	\$ 384.63
5215 - Postage	\$ 167.94	\$ 1,305.48	\$ 1,137.54
54xx - Insurance	\$ 755.42	\$ 7,494.25	\$ 6,738.83
60xx - Electric & Gas	\$ (608.95)	\$ 6,055.56	\$ 6,664.51
60xx - Water, Sewer & Trash	\$ 417.36	\$ 6,255.56	\$ 5,838.20
60xx - Phone & Internet	\$ 147.97	\$ 2,457.34	\$ 2,309.37
61xx - Landscaping	\$ 2,000.00	\$ 17,938.08	\$ 15,938.08
6300 - Permits & Licenses	\$ -	\$ 200.00	\$ 200.00
6404 - Door Entry Services	\$ 64.95	\$ 664.06	\$ 599.11
6435 - Pest Control	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,537.50	\$ 13,275.09	\$ 11,737.59
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	\$ 184.00	\$ 2,375.29	\$ 2,191.29
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	\$ 9,452.10	\$ 8,506.89
7095 - Other Professional Fees	\$ 38.50	\$ 1,154.50	\$ 1,116.00
70xx - Accounting & Legal Services	\$ 137.50	\$ 1,819.74	\$ 1,682.24
9015 - Property/Real Estate Tax	\$ 21.64	\$ 21.64	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 6,367.32</b>	<b>\$ 99,415.00</b>	<b>\$ 93,047.68</b>
<b>Net Income</b>	<b>\$ 4,690.81</b>	<b>\$ 13,031.39</b>	<b>\$ 8,340.58</b>

# Budget to Actual

## 10/31/2023

	Month Ended 10/31/2023	Budget	Over (Under) Budget
<b>Revenue:</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	\$ -	\$ -	\$ -
4710 - Late Fees & Interest	\$ 130.00	\$ 10.00	\$ 120.00
4720 - Legal Reimbursements	\$ 120.00	\$ -	\$ 120.00
4910 - Interest Earned - Reserve Accounts	\$ 8.13	\$ 4.00	\$ 4.13
<b>Total Revenue</b>	<b>\$ 11,058.13</b>	<b>\$ 10,714.00</b>	<b>\$ 344.13</b>
<b>Expenses:</b>			
5000 - General Administrative	\$ 24.54	\$ 89.00	\$ (64.46)
5005 - Application/Processing	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ -	\$ -	\$ -
5025 - Collection Charges	\$ 335.06	\$ -	\$ 335.06
5035 - Decorations	\$ -	\$ 22.00	\$ (22.00)
5090 - Office Supplies	\$ -	\$ 26.00	\$ (26.00)
5100 - Record Storage and Technology	\$ 78.83	\$ 78.00	\$ 0.83
5115 - Web Site Maintenance	\$ 40.00	\$ -	\$ 40.00
5195 - Other Administrative Services	\$ 53.44	\$ -	\$ 53.44
5200 - Community Events	\$ -	\$ 625.00	\$ (625.00)
5210 - Printing & Copying	\$ 26.41	\$ 40.00	\$ (13.59)
5215 - Postage	\$ 167.94	\$ 126.00	\$ 41.94
54xx - Insurance	\$ 755.42	\$ -	\$ 755.42
60xx - Electric & Gas	\$ (608.95)	\$ 718.00	\$ (1,326.95)
60xx - Water, Sewer & Trash	\$ 417.36	\$ 688.00	\$ (270.64)
60xx - Phone & Internet	\$ 147.97	\$ 361.00	\$ (213.03)
61xx - Landscaping	\$ 2,000.00	\$ 1,366.00	\$ 634.00
6300 - Permits & Licenses	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 65.00	\$ (0.05)
6435 - Pest Control	\$ -	\$ 45.00	\$ (45.00)
6445 - Pool Management	\$ 1,537.50	\$ 1,319.00	\$ 218.50
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ -	\$ -	\$ -
6530 - Common Areas Repair & Maintenance	\$ -	\$ 320.00	\$ (320.00)
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ -	\$ -
6675 - Painting Services & Supplies	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ 184.00	\$ -	\$ 184.00
6720 - Roof Repair & Maintenance	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
66xx - Other Repairs & Maintenance	\$ -	\$ 75.00	\$ (75.00)
7040 - Management Fees	\$ 945.21	\$ 940.00	\$ 5.21
7095 - Other Professional Fees	\$ 38.50	\$ 367.00	\$ (328.50)
70xx - Accounting & Legal Services	\$ 137.50	\$ 83.00	\$ 54.50
9015 - Property/Real Estate Tax	\$ 21.64	\$ 24.00	\$ (2.36)
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 6,367.32</b>	<b>\$ 7,377.00</b>	<b>\$ (1,009.68)</b>
<b>Net Income</b>	<b>\$ 4,690.81</b>	<b>\$ 3,337.00</b>	<b>\$ 1,353.81</b>

# YTD Budget to Actual

## 10/31/2023

Account Description	10 Months Ended 10/31/2023	Budget	Budget Over (Under)
<b>Revenue:</b>			
4000 - Residential Assessments	\$ 107,000.00	\$ 107,000.00	\$ -
4120 - Initial Contribution	\$ 250.00	\$ -	\$ 250.00
4295 - Other User Income	\$ 1,110.00	\$ 500.00	\$ 610.00
4700 - Collection Processing Fees	\$ 1,320.00	\$ 400.00	\$ 920.00
4710 - Late Fees & Interest	\$ 1,030.00	\$ 100.00	\$ 930.00
4720 - Legal Reimbursements	\$ 1,644.44	\$ 400.00	\$ 1,244.44
4910 - Interest Earned - Reserve Accounts	\$ 91.95	\$ 40.00	\$ 51.95
<b>Total Revenue</b>	<b>\$ 112,446.39</b>	<b>\$ 108,440.00</b>	<b>\$ 4,006.39</b>
<b>Expenses:</b>			
5000 - General Administrative	\$ 1,505.53	\$ 891.00	\$ 614.53
5005 - Application/Processing	\$ 25.00	\$ -	\$ 25.00
5010 - Bad Debt	\$ 80.00	\$ -	\$ 80.00
5025 - Collection Charges	\$ 2,242.70	\$ 525.00	\$ 1,717.70
5035 - Decorations	\$ -	\$ 217.00	\$ (217.00)
5090 - Office Supplies	\$ 169.05	\$ 260.00	\$ (90.95)
5100 - Record Storage and Technology	\$ 607.54	\$ 788.00	\$ (180.46)
5115 - Web Site Maintenance	\$ 674.28	\$ 480.00	\$ 194.28
5195 - Other Administrative Services	\$ 53.44	\$ -	\$ 53.44
5200 - Community Events	\$ 704.38	\$ 1,250.00	\$ (545.62)
5210 - Printing & Copying	\$ 411.04	\$ 581.00	\$ (169.96)
5215 - Postage	\$ 1,305.48	\$ 1,848.00	\$ (542.52)
54xx - Insurance	\$ 7,494.25	\$ 8,911.00	\$ (1,416.75)
60xx - Electric & Gas	\$ 6,055.56	\$ 7,177.00	\$ (1,121.44)
60xx - Water, Sewer & Trash	\$ 6,255.56	\$ 6,880.00	\$ (624.44)
60xx - Phone & Internet	\$ 2,457.34	\$ 2,260.00	\$ 197.34
61xx - Landscaping	\$ 17,938.08	\$ 16,363.00	\$ 1,575.08
6300 - Permits & Licenses	\$ 200.00	\$ 200.00	\$ -
6404 - Door Entry Services	\$ 664.06	\$ 650.00	\$ 14.06
6435 - Pest Control	\$ -	\$ 446.00	\$ (446.00)
6445 - Pool Management	\$ 13,275.09	\$ 13,190.00	\$ 85.09
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 1,384.13	\$ 3,360.00	\$ (1,975.87)
6530 - Common Areas Repair & Maintenance	\$ 1,354.49	\$ 2,880.00	\$ (1,525.51)
6555 - Equipment Rental/Repair & Maintenance	\$ 196.35	\$ 1,180.00	\$ (983.65)
6675 - Painting Services & Supplies	\$ 4,080.65	\$ 4,500.00	\$ (419.35)
6690 - Plumbing Supplies/Repair & Maintenance	\$ 7,213.83	\$ 7,500.00	\$ (286.17)
6695 - Pool Supplies/Repair & Maintenance	\$ 2,375.29	\$ 1,800.00	\$ 575.29
6720 - Roof Repair & Maintenance	\$ 7,305.44	\$ -	\$ 7,305.44
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ 761.62	\$ 1,000.00	\$ (238.38)
66xx - Other Repairs & Maintenance	\$ 176.84	\$ 3,357.00	\$ (3,180.16)
7040 - Management Fees	\$ 9,452.10	\$ 9,405.00	\$ 47.10
7095 - Other Professional Fees	\$ 1,154.50	\$ 3,667.00	\$ (2,512.50)
70xx - Accounting & Legal Services	\$ 1,819.74	\$ 2,283.00	\$ (463.26)
9015 - Property/Real Estate Tax	\$ 21.64	\$ 24.00	\$ (2.36)
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 99,415.00</b>	<b>\$ 103,873.00</b>	<b>\$ (4,458.00)</b>
<b>Net Income</b>	<b>\$ 13,031.39</b>	<b>\$ 4,567.00</b>	<b>\$ 8,464.39</b>