

Financial Report

11/30/2023

	Balance at 10/31/2023	November Activity	Balance at 11/30/2023	Balance at 12/31/2022	2023 Activity	
Operating Funds						
PPB OPER #8178	\$ 23,514	\$ (1,672)	\$ 21,841	\$ 42,905	\$ (21,063)	
Chase #8444 BOD	\$ 53,988	\$ (43,089)	\$ 10,899	\$ 12,687	\$ (1,788)	
Treasury Investment	\$ 20,000	\$ -	\$ 20,000	\$ 10,000	\$ 10,000	
Total Operating Funds	\$ 97,502	\$ (44,761)	\$ 52,740	\$ 65,591	\$ (12,851)	
Reserve Funds	\$ 38,664	\$ 42,806	\$ 81,470	\$ 67,572	\$ 13,898	
Total Cash	\$ 136,165	\$ (1,955)	\$ 134,210	\$ 133,163	\$ 1,047	We are now back to positive YTD

Delinquent Accounts Receivable \$ 13,669 \$ 930 \$ 14,599

Income Statement	Month of November			YTD through November		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 11,598	\$ 10,814	\$ 784	\$ 124,044	\$ 119,254	\$ 4,790
Expenses	\$ 11,345	\$ 8,277	\$ 3,068	\$ 110,760	\$ 112,025	\$ (1,265)
Net Income	\$ 253	\$ 2,537	\$ (2,284)	\$ 13,285	\$ 7,229	\$ 6,056

Largest Over Budget Expenses

Collection Charges	\$ 1,718
Pool Supplies/Repair & Maintenance	\$ 1,585
Roof Repair & Maintenance	\$ 7,305

Largest Under Budget Expenses

Common Areas Repair & Maintenance	\$ 1,846
Other Repairs & Maintenance	\$ 3,255
Other Professional Fees	\$ 2,879

Balance Sheet

11/30/2023

Assets:	11/30/2023	10/31/2023
Cash		
Operating Funds		
1000 - PPB OPER #8178	\$ 21,841.44	\$ 23,513.65
1010 - Chase #8444 BOD	\$ 10,898.64	\$ 53,987.86
Total Operating Funds	<u>\$ 32,740.08</u>	<u>\$ 77,501.51</u>
Reserve Funds		
1325 - PPB RSRV #8037	\$ 39,671.60	\$ 38,663.55
1326 - PPB #8045 Special Assess.	\$ 0.30	\$ 0.30
1350 - US Treasury Direct Account	\$ 20,000.00	\$ 20,000.00
1352 - US T Bills	\$ 41,798.44	\$ 20,000.00
Total Reserve Funds	<u>\$ 101,470.34</u>	<u>\$ 58,663.85</u>
Total Cash	<u>\$ 134,210.42</u>	<u>\$ 136,165.36</u>
Other Current Assets		
1500 - Residential Assessments Receivable	\$ 14,598.92	\$ 13,668.92
1600 - Prepaid Insurance	\$ 3,021.64	\$ 3,777.06
Total Other Current Assets	<u>\$ 17,620.56</u>	<u>\$ 17,445.98</u>
Total Assets	<u><u>\$ 151,830.98</u></u>	<u><u>\$ 153,611.34</u></u>
Liabilities:		
AP & Accrued Liabilities		
2000 - Accounts Payable	\$ -	\$ -
2010 - Delinquency Fee Payable	\$ 2,525.00	\$ 2,200.00
2015 - Returned Check Fee Payable	\$ 35.00	\$ 35.00
2026 - New Account Setup Fee	\$ 65.00	\$ 65.00
2395 - Other Accrued Expenses	\$ 1,128.99	\$ 2,102.83
Total AP & Accrued Liabilities	<u>\$ 3,753.99</u>	<u>\$ 4,402.83</u>
Deposits & Prepayments		
2505 - Security Deposit	\$ 1,400.00	\$ 1,400.00
2550 - Prepaid Assessments	\$ 10,137.00	\$ 11,522.00
Total Deposits & Prepayments	<u>\$ 11,537.00</u>	<u>\$ 12,922.00</u>
Total Liabilities	<u>\$ 15,290.99</u>	<u>\$ 17,324.83</u>
Owners' Equity:		
Prior years' balances		
3000 - Owners' Equity	\$ 39,683.22	\$ 39,683.22
3102 Repair and Replacement Reserve	\$ 83,571.90	\$ 83,571.90
Total prior years' balances	<u>\$ 123,255.12</u>	<u>\$ 123,255.12</u>
Net Income (Loss)	<u>\$ 13,284.87</u>	<u>\$ 13,031.39</u>
Total Liabilities & Owners' Equity	<u><u>\$ 151,830.98</u></u>	<u><u>\$ 153,611.34</u></u>

Income Statement

11/30/2023

	Year to Date		
	Month Ended	11 Months Ended	10 Months Ended
	11/30/2023	11/30/2023	10/31/2023
Revenue:			
4000 - Residential Assessments	\$ 10,700.00	\$ 117,700.00	\$ 107,000.00
4120 - Initial Contribution	\$ -	\$ 250.00	\$ 250.00
4295 - Other User Income	\$ 700.00	\$ 1,810.00	\$ 1,110.00
4700 - Collection Processing Fees	\$ 60.00	\$ 1,380.00	\$ 1,320.00
4710 - Late Fees & Interest	\$ 130.00	\$ 1,160.00	\$ 1,030.00
4715 - Lien Fees	\$ 120.00	\$ 120.00	\$ -
4720 - Legal Reimbursements	\$ (120.00)	\$ 1,524.44	\$ 1,644.44
4910 - Interest Earned - Reserve Accounts	\$ 8.05	\$ 100.00	\$ 91.95
Total Revenue	\$ 11,598.05	\$ 124,044.44	\$ 112,446.39
Expenses:			
5000 - General Administrative	\$ -	\$ 1,505.53	\$ 1,505.53
5005 - Application/Processing	\$ -	\$ 25.00	\$ 25.00
5010 - Bad Debt	\$ -	\$ 80.00	\$ 80.00
5025 - Collection Charges	\$ -	\$ 2,242.70	\$ 2,242.70
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ -	\$ 169.05	\$ 169.05
5100 - Record Storage and Technology	\$ -	\$ 607.54	\$ 607.54
5115 - Web Site Maintenance	\$ -	\$ 674.28	\$ 674.28
5195 - Other Administrative Services	\$ 0.00	\$ 53.44	\$ 53.44
5200 - Community Events	\$ 35.69	\$ 740.07	\$ 704.38
5210 - Printing & Copying	\$ -	\$ 411.04	\$ 411.04
5215 - Postage	\$ 194.00	\$ 1,499.48	\$ 1,305.48
5220 - Courier Services	\$ -	\$ -	\$ -
5225 - Newsletter Services	\$ -	\$ -	\$ -
54xx - Insurance	\$ 755.42	\$ 8,249.67	\$ 7,494.25
60xx - Electric & Gas	\$ 1,752.82	\$ 7,808.38	\$ 6,055.56
60xx - Water, Sewer & Trash	\$ 531.56	\$ 6,787.12	\$ 6,255.56
60xx - Phone & Internet	\$ 147.97	\$ 2,605.31	\$ 2,457.34
61xx - Landscaping	\$ 1,001.72	\$ 18,939.80	\$ 17,938.08
6300 - Permits & Licenses	\$ -	\$ 200.00	\$ 200.00
6404 - Door Entry Services	\$ 64.95	\$ 729.01	\$ 664.06
6435 - Pest Control	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,262.50	\$ 14,537.59	\$ 13,275.09
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 3,015.00	\$ 4,399.13	\$ 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	\$ -	\$ 8,200.00	\$ 8,200.00
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ 3,694.48	\$ 3,694.48
6695 - Pool Supplies/Repair & Maintenance	\$ 1,609.37	\$ 3,384.66	\$ 1,775.29
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	\$ 973.57	\$ 10,425.67	\$ 9,452.10
7095 - Other Professional Fees	\$ -	\$ 1,154.50	\$ 1,154.50
70xx - Accounting & Legal Services	\$ -	\$ 1,819.74	\$ 1,819.74
9015 - Property/Real Estate Tax	\$ -	\$ 21.64	\$ 21.64
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
Total Expenses	\$ 11,344.57	\$ 110,759.57	\$ 99,415.00
Net Income	\$ 253.48	\$ 13,284.87	\$ 13,031.39

Budget to Actual

11/30/2023

	Month Ended		Over (Under)	
	11/30/2023	Budget	Budget	
Revenue:				
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$ -	
4120 - Initial Contribution	\$ -	\$ -	\$ -	
4295 - Other User Income	\$ 700.00	\$ 100.00	\$ 600.00	
4700 - Total Operating Funds	\$ 60.00	\$ -	\$ 60.00	
4710 - Late Fees & Interest	\$ 130.00	\$ 10.00	\$ 120.00	
4715 - Lien Fees	\$ 120.00	\$ -	\$ 120.00	
4720 - Legal Reimbursements	\$ (120.00)	\$ -	\$ (120.00)	
4910 - Interest Earned - Reserve Accounts	\$ 8.05	\$ 4.00	\$ 4.05	
Total Revenue	\$ 11,598.05	\$ 10,814.00	\$ 784.05	
Expenses:				
5000 - General Administrative	\$ -	\$ 89.00	\$ (89.00)	980
5005 - Application/Processing	\$ -	\$ -	\$ -	
5010 - Bad Debt	\$ -	\$ -	\$ -	
5025 - Collection Charges	\$ -	\$ -	\$ -	525
5035 - Decorations	\$ -	\$ 21.00	\$ (21.00)	238
5090 - Office Supplies	\$ -	\$ 26.00	\$ (26.00)	
5100 - Record Storage and Technology	\$ -	\$ 79.00	\$ (79.00)	
5115 - Web Site Maintenance	\$ -	\$ -	\$ -	
5195 - Other Administrative Services	\$ 0.00	\$ -	\$ 0.00	
5200 - Community Events	\$ 35.69	\$ -	\$ 35.69	
5210 - Printing & Copying	\$ -	\$ 39.00	\$ (39.00)	
5215 - Postage	\$ 194.00	\$ 126.00	\$ 68.00	
5220 - Courier Services	\$ -	\$ -	\$ -	
5225 - Newsletter Services	\$ -	\$ -	\$ -	
54xx - Insurance	\$ 755.42	\$ -	\$ 755.42	
60xx - Electric & Gas	\$ 1,752.82	\$ 717.00	\$ 1,035.82	
60xx - Water, Sewer & Trash	\$ 531.56	\$ 688.00	\$ (156.44)	
60xx - Phone & Internet	\$ 147.97	\$ 136.00	\$ 11.97	
61xx - Landscaping	\$ 1,001.72	\$ 3,017.00	\$ (2,015.28)	
6300 - Permits & Licenses	\$ -	\$ -	\$ -	
6404 - Door Entry Services	\$ 64.95	\$ 65.00	\$ (0.05)	
6435 - Pest Control	\$ -	\$ 44.00	\$ (44.00)	
6445 - Pool Management	\$ 1,262.50	\$ 1,319.00	\$ (56.50)	
6495 - Other Contracted Services	\$ -	\$ -	\$ -	
6525 - Clubhouse Repair & Maintenance	\$ 3,015.00	\$ -	\$ 3,015.00	
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	\$ 1,609.37	\$ -	\$ 1,609.37	
6720 - Roof Repair & Maintenance	\$ -	\$ -	\$ -	
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -	
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ -	\$ -	
66xx - Other Repairs & Maintenance	\$ -	\$ 200.00	\$ (200.00)	
7040 - Management Fees	\$ 973.57	\$ 941.00	\$ 32.57	
7095 - Other Professional Fees	\$ -	\$ 366.00	\$ (366.00)	
70xx - Accounting & Legal Services	\$ -	\$ 84.00	\$ (84.00)	
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -	
9826 - Common Area Expenses	\$ -	\$ -	\$ -	
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -	
Total Expenses	\$ 11,344.57	\$ 8,277.00	\$ 3,067.57	
Net Income	\$ 253.48	\$ 2,537.00	\$ (2,283.52)	

**YTD Budget to Actual
11/30/2023**

Account Description	11 Months Ended 11/30/2023	YTD Budget	Budget Over (Under)
Revenue:			
4000 - Residential Assessments	\$ 117,700.00	\$ 117,700.00	\$ -
4120 - Initial Contribution	\$ 250.00	\$ -	\$ 250.00
4295 - Other User Income	\$ 1,810.00	\$ 600.00	\$ 1,210.00
4700 - Collection Processing Fees	\$ 1,380.00	\$ 400.00	\$ 980.00
4710 - Late Fees & Interest	\$ 1,160.00	\$ 110.00	\$ 1,050.00
4715 - Lien Fees	\$ 120.00	\$ -	\$ 120.00
4720 - Legal Reimbursements	\$ 1,524.44	\$ 400.00	\$ 1,124.44
4910 - Interest Earned - Reserve Accounts	\$ 100.00	\$ 44.00	\$ 56.00
Total Revenue	\$ 124,044.44	\$ 119,254.00	\$ 4,790.44
Expenses:			
5000 - General Administrative	\$ 1,505.53	\$ 980.00	\$ 525.53
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	\$ -	\$ 238.00	\$ (238.00)
5090 - Office Supplies	\$ 169.05	\$ 286.00	\$ (116.95)
5100 - Record Storage and Technology	\$ 607.54	\$ 867.00	\$ (259.46)
5115 - Web Site Maintenance	\$ 674.28	\$ 480.00	\$ 194.28
5195 - Other Administrative Services	\$ 53.44	\$ -	\$ 53.44
5200 - Community Events	\$ 740.07	\$ 1,250.00	\$ (509.93)
5210 - Printing & Copying	\$ 411.04	\$ 620.00	\$ (208.96)
5215 - Postage	\$ 1,499.48	\$ 1,974.00	\$ (474.52)
5220 - Courier Services	\$ -	\$ -	\$ -
5225 - Newsletter Services	\$ -	\$ -	\$ -
54xx - Insurance	\$ 8,249.67	\$ 8,911.00	\$ (661.33)
60xx - Electric & Gas	\$ 7,808.38	\$ 7,894.00	\$ (85.62)
60xx - Water, Sewer & Trash	\$ 6,787.12	\$ 7,568.00	\$ (780.88)
60xx - Phone & Internet	\$ 2,605.31	\$ 2,396.00	\$ 209.31
61xx - Landscaping	\$ 18,939.80	\$ 19,380.00	\$ (440.20)
6300 - Permits & Licenses	\$ 200.00	\$ 200.00	\$ -
6404 - Door Entry Services	\$ 729.01	\$ 715.00	\$ 14.01
6435 - Pest Control	\$ -	\$ 490.00	\$ (490.00)
6445 - Pool Management	\$ 14,537.59	\$ 14,509.00	\$ 28.59
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ 4,399.13	\$ 3,360.00	\$ 1,039.13
6530 - Common Areas Repair & Maintenance	\$ 1,354.49	\$ 3,200.00	\$ (1,845.51)
6555 - Equipment Rental/Repair & Maintenance	\$ 196.35	\$ 1,180.00	\$ (983.65)
6675 - Painting Services & Supplies	\$ 8,200.00	\$ 7,500.00	\$ 700.00
6690 - Plumbing Supplies/Repair & Maintenance	\$ 3,694.48	\$ 4,500.00	\$ (805.52)
6695 - Pool Supplies/Repair & Maintenance	\$ 3,384.66	\$ 1,800.00	\$ 1,584.66
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	\$ 3,432.00	\$ (3,255.16)
7040 - Management Fees	\$ 10,425.67	\$ 10,346.00	\$ 79.67
7095 - Other Professional Fees	\$ 1,154.50	\$ 4,033.00	\$ (2,878.50)
70xx - Accounting & Legal Services	\$ 1,819.74	\$ 2,367.00	\$ (547.26)
9015 - Property/Real Estate Tax	\$ 21.64	\$ 24.00	\$ (2.36)
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
Total Expenses	\$ 110,759.57	\$ 112,025.00	\$ (1,265.43)
Net Income	\$ 13,284.87	\$ 7,229.00	\$ 6,055.87