

Financial Report

1/31/2024

	Balance at 12/31/2023	January Activity	Balance at 1/31/2024	Balance at 12/31/2023	2023 Activity
Operating Funds					
PPB OPER #8178	\$ 23,245	\$ 11,596	\$ 34,842	\$ 23,245	\$ 11,596
Chase #8444 BOD	\$ 10,959	\$ (333)	\$ 10,626	\$ 10,959	\$ (333)
Treasury Investment	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ -
Total Operating Funds	\$ 54,204	\$ 11,263	\$ 65,467	\$ 54,204	\$ 11,263
Reserve Funds	\$ 82,479	\$ 9	\$ 82,488	\$ 82,479	\$ 9
Total Cash	\$ 136,683	\$ 11,272	\$ 147,955	\$ 136,683	\$ 11,272

Delinquent Accounts Receivable \$ 15,534 \$ (100) \$ 15,434

Income Statement	Month of January			YTD through January		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 10,989	\$ 10,810	\$ 179	\$ 10,989	\$ 10,810	\$ 179
Expenses	\$ 5,408	\$ 5,558	\$ (150)	\$ 5,408	\$ 6,558	\$ (1,150)
Net Income	\$ 5,580	\$ 5,252	\$ 328	\$ 5,580	\$ 4,252	\$ 1,328

Largest Over Budget Expenses

Insurance	\$ 755
Equipment Rental/Repair & Maintenance	\$ 519
Water, Sewer & Trash	\$ 415

Largest Under Budget Expenses

Other Administrative Services	\$ (1,010)
Recreation Supplies/Repair & Maintenance	\$ (1,000)
Web Site Maintenance	\$ (480)

Balance Sheet

1/31/2024

Assets:

Cash

Operating Funds

1000 - PPB OPER #8178

1010 - Chase #8444 BOD

Total Operating Funds

Reserve Funds

1325 - PPB RSRV #8037

1326 - PPB #8045 Special Assess.

1350 - US Treasury Direct Account

1352 - US T Bills

Total Reserve Funds

Total Cash

Other Current Assets

1500 - Residential Assessments Receivable

1600 - Prepaid Insurance

Total Other Current Assets

Total Assets

Liabilities:

AP & Accrued Liabilities

2000 - Accounts Payable

2010 - Delinquency Fee Payable

2015 - Returned Check Fee Payable

2026 - New Account Setup Fee

2395 - Other Accrued Expenses

Total AP & Accrued Liabilities

Deposits & Prepayments

2505 - Security Deposit

2550 - Prepaid Assessments

Total Deposits & Prepayments

Total Liabilities

Owners' Equity:

Prior years' balances

3000 - Owners' Equity

3102 Repair and Replacement Reserve

Total prior years' balances

Net Income (Loss)

Total Liabilities & Owners' Equity

1/31/2024

12/31/2023

\$ 34,841.87

\$ 10,625.58

\$ 45,467.45

\$ 40,688.76

\$ 0.30

\$ 20,000.00

\$ 41,798.44

\$ 102,487.50

\$ 147,954.95

\$ 15,433.92

\$ 1,510.80

\$ 16,944.72

\$ 164,899.67

\$ -

\$ 1,925.00

\$ -

\$ 65.00

\$ 2,177.03

\$ 4,167.03

\$ 1,400.00

\$ 18,457.00

\$ 19,857.00

\$ 24,024.03

\$ 29,614.93

\$ 105,680.45

\$ 135,295.38

\$ 5,580.26

\$ 164,899.67

\$ 23,245.44

\$ 10,958.91

\$ 34,204.35

\$ 40,680.15

\$ 0.30

\$ 20,000.00

\$ 41,798.44

\$ 102,478.89

\$ 136,683.24

\$ 15,533.92

\$ 2,266.22

\$ 17,800.14

\$ 154,483.38

\$ -

\$ 1,875.00

\$ -

\$ -

\$ 4,686.00

\$ 6,561.00

\$ 1,400.00

\$ 11,227.00

\$ 12,627.00

\$ 19,188.00

\$ 39,683.22

\$ 83,571.90

\$ 123,255.12

\$ 12,040.26

\$ 154,483.38

Income Statement

1/31/2024

	Year to Date		
	Month Ended	1 Months Ended	12 Months Ended
	1/31/2024	1/31/2024	12/31/2023
Revenue:			
4000 - Residential Assessments	\$ 10,800.00	\$ 10,800.00	\$ -
4120 - Initial Contribution	\$ -	\$ -	\$ -
4295 - Other User Income	\$ 100.00	\$ 100.00	\$ -
4700 - Collection Processing Fees	\$ 90.00	\$ 90.00	\$ -
4710 - Late Fees & Interest	\$ (10.00)	\$ (10.00)	\$ -
4715 - Lien Fees	\$ -	\$ -	\$ -
4720 - Legal Reimbursements	\$ -	\$ -	\$ -
4910 - Interest Earned - Reserve Accounts	\$ 8.61	\$ 8.61	\$ -
Total Revenue	\$ 10,988.61	\$ 10,988.61	\$ -
Expenses:			
5000 - General Administrative	\$ -	\$ -	\$ -
5005 - Application/Processing	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ -	\$ -	\$ -
5025 - Collection Charges	\$ -	\$ -	\$ -
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ -	\$ -	\$ -
5100 - Record Storage and Technology	\$ -	\$ -	\$ -
5115 - Web Site Maintenance	\$ -	\$ -	\$ -
5195 - Other Administrative Services	\$ -	\$ -	\$ -
5200 - Community Events	\$ -	\$ -	\$ -
5210 - Printing & Copying	\$ -	\$ -	\$ -
5215 - Postage	\$ -	\$ -	\$ -
5220 - Courier Services	\$ -	\$ -	\$ -
5225 - Newsletter Services	\$ -	\$ -	\$ -
54xx - Insurance	\$ 755.42	\$ 755.42	\$ -
60xx - Electric & Gas	\$ 841.57	\$ 841.57	\$ -
60xx - Water, Sewer & Trash	\$ 580.06	\$ 580.06	\$ -
60xx - Phone & Internet	\$ 147.97	\$ 147.97	\$ -
61xx - Landscaping	\$ -	\$ -	\$ -
6300 - Permits & Licenses	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 64.95	\$ -
6435 - Pest Control	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 1,449.00	\$ 1,449.00	\$ -
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ -	\$ -	\$ -
6530 - Common Areas Repair & Maintenance	\$ -	\$ -	\$ -
6555 - Equipment Rental/Repair & Maintenance	\$ 519.11	\$ 519.11	\$ -
6675 - Painting Services & Supplies	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6720 - Roof Repair & Maintenance	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
66xx - Other Repairs & Maintenance	\$ 89.22	\$ 89.22	\$ -
7040 - Management Fees	\$ 973.57	\$ 973.57	\$ -
7095 - Other Professional Fees	\$ -	\$ -	\$ -
70xx - Accounting & Legal Services	\$ -	\$ -	\$ -
9015 - Property/Real Estate Tax	\$ (12.52)	\$ (12.52)	\$ -
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
Total Expenses	\$ 5,408.35	\$ 5,408.35	\$ -
Net Income	\$ 5,580.26	\$ 5,580.26	\$ -

Budget to Actual

1/31/2024

	Month Ended 1/31/2024	Budget	Over (Under) Budget
Revenue:			
4000 - Residential Assessments	\$ 10,800.00	\$ 10,700.00	\$ 100.00
4120 - Initial Contribution	\$ -	\$ -	\$ -
4295 - Other User Income	\$ 100.00	\$ 100.00	\$ -
4700 Total Operating Funds	\$ 90.00	\$ -	\$ 90.00
4710 - Late Fees & Interest	\$ (10.00)	\$ 10.00	\$ (20.00)
4715 - Lien Fees	\$ -	\$ -	\$ -
4720 - Legal Reimbursements	\$ -	\$ -	\$ -
4910 - Interest Earned - Reserve Accounts	\$ 8.61	\$ -	\$ 8.61
Total Revenue	\$ 10,988.61	\$ 10,810.00	\$ 178.61
Expenses:			
5000 - General Administrative	\$ -	\$ 58.00	\$ (58.00)
5005 - Application/Processing	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ -	\$ -	\$ -
5025 - Collection Charges	\$ -	\$ -	\$ -
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ -	\$ -	\$ -
5100 - Record Storage and Technology	\$ -	\$ 60.00	\$ (60.00)
5115 - Web Site Maintenance	\$ -	\$ 480.00	\$ (480.00)
5195 - Other Administrative Services	\$ -	\$ 1,010.00	\$ (1,010.00)
5200 - Community Events	\$ -	\$ -	\$ -
5210 - Printing & Copying	\$ -	\$ 96.00	\$ (96.00)
5215 - Postage	\$ -	\$ 108.00	\$ (108.00)
5220 - Courier Services	\$ -	\$ -	\$ -
5225 - Newsletter Services	\$ -	\$ -	\$ -
54xx - Insurance	\$ 755.42	\$ -	\$ 755.42
60xx - Electric & Gas	\$ 841.57	\$ 718.00	\$ 123.57
60xx - Water, Sewer & Trash	\$ 580.06	\$ 165.00	\$ 415.06
60xx - Phone & Internet	\$ 147.97	\$ 361.00	\$ (213.03)
61xx - Landscaping	\$ -	\$ -	\$ -
6300 - Permits & Licenses	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 61.00	\$ 3.95
6435 - Pest Control	\$ -	\$ 42.00	\$ (42.00)
6445 - Pool Management	\$ 1,449.00	\$ 1,400.00	\$ 49.00
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ -	\$ -	\$ -
6530 - Common Areas Repair & Maintenance	\$ -	\$ -	\$ -
6555 - Equipment Rental/Repair & Maintenance	\$ 519.11	\$ -	\$ 519.11
6675 - Painting Services & Supplies	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6720 - Roof Repair & Maintenance	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
66xx - Other Repairs & Maintenance	\$ 89.22	\$ 30.00	\$ 59.22
7040 - Management Fees	\$ 973.57	\$ 969.00	\$ 4.57
7095 - Other Professional Fees	\$ -	\$ -	\$ -
70xx - Accounting & Legal Services	\$ -	\$ -	\$ -
9015 - Property/Real Estate Tax	\$ (12.52)	\$ -	\$ (12.52)
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
Total Expenses	\$ 5,408.35	\$ 5,558.00	\$ (149.65)
Net Income	\$ 5,580.26	\$ 5,252.00	\$ 328.26

YTD Budget to Actual 1/31/2024

Account Description	1 Months Ended		Budget	
	1/31/2024	Budget	Budget	Over (Under)
Revenue:				
4000 - Residential Assessments	\$ 10,800.00	\$ 10,700.00	\$	100.00
4120 - Initial Contribution	\$ -	\$ -	\$	-
4295 - Other User Income	\$ 100.00	\$ 100.00	\$	-
4700 - Collection Processing Fees	\$ 90.00	\$ -	\$	90.00
4710 - Late Fees & Interest	\$ (10.00)	\$ 10.00	\$	(20.00)
4715 - Lien Fees	\$ -	\$ -	\$	-
4720 - Legal Reimbursements	\$ -	\$ -	\$	-
4910 - Interest Earned - Reserve Accounts	\$ 8.61	\$ -	\$	8.61
Total Revenue	\$ 10,988.61	\$ 10,810.00	\$	178.61
Expenses:				
5000 - General Administrative	\$ -	\$ 58.00	\$	(58.00)
5005 - Application/Processing	\$ -	\$ -	\$	-
5010 - Bad Debt	\$ -	\$ -	\$	-
5025 - Collection Charges	\$ -	\$ -	\$	-
5035 - Decorations	\$ -	\$ -	\$	-
5090 - Office Supplies	\$ -	\$ -	\$	-
5100 - Record Storage and Technology	\$ -	\$ 60.00	\$	(60.00)
5115 - Web Site Maintenance	\$ -	\$ 480.00	\$	(480.00)
5195 - Other Administrative Services	\$ -	\$ 1,010.00	\$	(1,010.00)
5200 - Community Events	\$ -	\$ -	\$	-
5210 - Printing & Copying	\$ -	\$ 96.00	\$	(96.00)
5215 - Postage	\$ -	\$ 108.00	\$	(108.00)
5220 - Courier Services	\$ -	\$ -	\$	-
5225 - Newsletter Services	\$ -	\$ -	\$	-
54xx - Insurance	\$ 755.42	\$ -	\$	755.42
60xx - Electric & Gas	\$ 841.57	\$ 718.00	\$	123.57
60xx - Water, Sewer & Trash	\$ 580.06	\$ 165.00	\$	415.06
60xx - Phone & Internet	\$ 147.97	\$ 361.00	\$	(213.03)
61xx - Landscaping	\$ -	\$ -	\$	-
6300 - Permits & Licenses	\$ -	\$ -	\$	-
6404 - Door Entry Services	\$ 64.95	\$ 61.00	\$	3.95
6435 - Pest Control	\$ -	\$ 42.00	\$	(42.00)
6445 - Pool Management	\$ 1,449.00	\$ 1,400.00	\$	49.00
6495 - Other Contracted Services	\$ -	\$ -	\$	-
6525 - Clubhouse Repair & Maintenance	\$ -	\$ -	\$	-
6530 - Common Areas Repair & Maintenance	\$ -	\$ -	\$	-
6555 - Equipment Rental/Repair & Maintenance	\$ 519.11	\$ -	\$	519.11
6675 - Painting Services & Supplies	\$ -	\$ -	\$	-
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ -	\$	-
6695 - Pool Supplies/Repair & Maintenance	\$ -	\$ -	\$	-
6720 - Roof Repair & Maintenance	\$ -	\$ -	\$	-
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$	-
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ 1,000.00	\$	(1,000.00)
66xx - Other Repairs & Maintenance	\$ 89.22	\$ 30.00	\$	59.22
7040 - Management Fees	\$ 973.57	\$ 969.00	\$	4.57
7095 - Other Professional Fees	\$ -	\$ -	\$	-
70xx - Accounting & Legal Services	\$ -	\$ -	\$	-
9015 - Property/Real Estate Tax	\$ (12.52)	\$ -	\$	(12.52)
9826 - Common Area Expenses	\$ -	\$ -	\$	-
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$	-
Total Expenses	\$ 5,408.35	\$ 6,558.00	\$	(1,149.65)
Net Income	\$ 5,580.26	\$ 4,252.00	\$	1,328.26