

# Financial Report

## 4/30/2024

	Balance at 3/31/2024	April Activity	Balance at 4/30/2024	Balance at 12/31/2023	2023 Activity
<b>Operating Funds</b>					
PPB OPER #8178	\$ 40,412	\$ (37,436)	\$ 2,976	\$ 23,245	\$ (20,270)
Chase #8444 BOD	\$ -	\$ 10,045	\$ 10,045	\$ -	\$ 10,045
Chase #8444 BOD	\$ 2,243	\$ 5,078	\$ 7,321	\$ 10,959	\$ (3,638)
Treasury Investment	\$ 20,000	\$ 10,000	\$ 30,000	\$ 20,000	\$ 10,000
Total Operating Funds	\$ 62,655	\$ (12,313)	\$ 50,341	\$ 54,204	\$ (3,863)
Reserve Funds	\$ 85,505	\$ 1,009	\$ 86,514	\$ 82,479	\$ 4,035
<b>Total Cash</b>	<b>\$ 148,159</b>	<b>\$ (11,304)</b>	<b>\$ 136,855</b>	<b>\$ 136,683</b>	<b>\$ 172</b>
<b>Delinquent Accounts Receivable</b>	<b>\$ 17,095</b>	<b>\$ 697</b>	<b>\$ 17,792</b>		

Income Statement	Month of April			YTD through April		
	Actual	Budget	Over (Under)	Actual	Budget	Over (Under)
Income	\$ 11,650	\$ 10,725	\$ 925	\$ 45,281	\$ 43,470	\$ 1,811
Expenses	\$ 19,125	\$ 27,483	\$ (8,358)	\$ 44,589	\$ 56,690	\$ (12,101)
<b>Net Income</b>	<b>\$ (7,475)</b>	<b>\$ (16,758)</b>	<b>\$ 9,283</b>	<b>\$ 692</b>	<b>\$ (13,220)</b>	<b>\$ 13,912</b>

### Largest Over Budget Expenses

Pool Supplies/Repair & Maintenance	\$ 9,272
Electric & Gas	\$ 2,911
Accounting & Legal Services	\$ 1,860

### Largest Under Budget Expenses

Other Professional Fees	\$ (4,400)
Clubhouse Repair & Maintenance	\$ (5,573)
Insurance	\$ (5,872)

# Balance Sheet

## 4/30/2024

<b>Assets:</b>	<b>4/30/2024</b>	<b>3/31/2024</b>
<b>Cash</b>		
Operating Funds		
1000 - PPB OPER #8178	\$ 2,975.78	\$ 40,411.72
1002 - HAR OPER #6738	\$ 10,044.90	\$ -
1010 - Chase #8444 BOD	\$ 7,320.68	\$ 2,242.91
Total Operating Funds	<u>\$ 20,341.36</u>	<u>\$ 42,654.63</u>
Reserve Funds		
1325 - PPB RSRV #8037	\$ 44,715.14	\$ 43,706.04
1326 - PPB #8045 Special Assess.	\$ 0.30	\$ 0.30
1350 - US Treasury Direct Account	\$ 30,000.00	\$ 20,000.00
1352 - US T Bills	\$ 41,798.44	\$ 41,798.44
Total Reserve Funds	<u>\$ 116,513.88</u>	<u>\$ 105,504.78</u>
<b>Total Cash</b>	<u>\$ 136,855.24</u>	<u>\$ 148,159.41</u>
<b>Other Current Assets</b>		
1500 - Residential Assessments Receivable	\$ 17,792.12	\$ 17,094.64
1600 - Prepaid Insurance	\$ 12,017.00	\$ (0.04)
1799 - Clearing Account	\$ 100.00	\$ 100.00
<b>Total Other Current Assets</b>	<u>\$ 29,909.12</u>	<u>\$ 17,194.60</u>
<b>Total Assets</b>	<u><u>\$ 166,764.36</u></u>	<u><u>\$ 165,354.01</u></u>
<b>Liabilities:</b>		
<b>AP &amp; Accrued Liabilities</b>		
2000 - Accounts Payable	\$ 9,774.12	\$ -
2010 - Delinquency Fee Payable	\$ 2,265.00	\$ 2,125.00
2015 - Returned Check Fee Payable	\$ 35.00	\$ 35.00
2026 - New Account Setup Fee	\$ 75.00	\$ 75.00
2395 - Other Accrued Expenses	\$ 873.48	\$ -
<b>Total AP &amp; Accrued Liabilities</b>	<u>\$ 13,022.60</u>	<u>\$ 2,235.00</u>
<b>Deposits &amp; Prepayments</b>		
2505 - Security Deposit	\$ 1,400.00	\$ 1,400.00
2550 - Prepaid Assessments	\$ 16,354.46	\$ 18,257.10
<b>Total Deposits &amp; Prepayments</b>	<u>\$ 17,754.46</u>	<u>\$ 19,657.10</u>
<b>Total Liabilities</b>	<u>\$ 30,777.06</u>	<u>\$ 21,892.10</u>
<b>Owners' Equity:</b>		
<b>Prior years' balances</b>		
3000 - Owners' Equity	\$ 29,614.93	\$ 29,614.93
3102 Repair and Replacement Reserve	\$ 105,680.45	\$ 105,680.45
<b>Total prior years' balances</b>	<u>\$ 135,295.38</u>	<u>\$ 135,295.38</u>
<b>Net Income (Loss)</b>	<u>\$ 691.92</u>	<u>\$ 8,166.53</u>
<b>Total Liabilities &amp; Owners' Equity</b>	<u><u>\$ 166,764.36</u></u>	<u><u>\$ 165,354.01</u></u>

# Income Statement

## 4/30/2024

	Year to Date		
	Month Ended	4 Months Ended	3 Months Ended
	4/30/2024	4/30/2024	3/31/2024
<b>Revenue:</b>			
4000 - Residential Assessments	\$ 10,700.00	\$ 42,800.00	\$ 32,100.00
4120 - Initial Contribution	\$ 250.00	\$ 500.00	\$ 250.00
4295 - Other User Income	\$ 300.00	\$ 600.00	\$ 300.00
4700 - Collection Processing Fees	\$ 201.12	\$ 1,015.58	\$ 814.46
4710 - Late Fees & Interest	\$ 130.00	\$ 270.00	\$ 140.00
4715 - Lien Fees	\$ 60.00	\$ 60.00	\$ -
4720 - Legal Reimbursements	\$ -	\$ -	\$ -
4910 - Interest Earned - Reserve Accounts	\$ 9.10	\$ 34.99	\$ 25.89
<b>Total Revenue</b>	<b>\$ 11,650.22</b>	<b>\$ 45,280.57</b>	<b>\$ 33,630.35</b>
<b>Expenses:</b>			
		\$ (30.63)	-30.63
5000 - General Administrative	\$ 16.76	\$ 81.72	\$ 64.96
5005 - Application/Processing	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ -	\$ -	\$ -
5025 - Collection Charges	\$ 435.62	\$ 676.77	\$ 241.15
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ -	\$ -	\$ -
5100 - Record Storage and Technology	\$ 79.83	\$ 244.49	\$ 164.66
5115 - Web Site Maintenance	\$ 40.00	\$ 336.52	\$ 296.52
5195 - Other Administrative Services	\$ 9.52	\$ 159.52	\$ 150.00
5200 - Community Events	\$ 315.13	\$ 315.13	\$ -
5210 - Printing & Copying	\$ 96.72	\$ 363.37	\$ 266.65
5215 - Postage	\$ 188.80	\$ 546.44	\$ 357.64
5220 - Courier Services	\$ -	\$ -	\$ -
5225 - Newsletter Services	\$ -	\$ -	\$ -
54xx - Insurance	\$ 1,092.46	\$ 3,358.72	\$ 2,266.26
60xx - Electric & Gas	\$ 2,931.42	\$ 5,782.03	\$ 2,850.61
60xx - Water, Sewer & Trash	\$ 828.06	\$ 1,752.22	\$ 924.16
60xx - Phone & Internet	\$ 566.89	\$ 862.83	\$ 295.94
61xx - Landscaping	\$ 4,179.55	\$ 4,898.92	\$ 719.37
6300 - Permits & Licenses	\$ -	\$ -	\$ -
6404 - Door Entry Services	\$ 64.95	\$ 259.80	\$ 194.85
6435 - Pest Control	\$ -	\$ -	\$ -
6445 - Pool Management	\$ 2,870.00	\$ 5,719.00	\$ 2,849.00
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ -	\$ -	\$ -
6530 - Common Areas Repair & Maintenance	\$ 58.35	\$ 142.25	\$ 83.90
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ 596.99	\$ 596.99
6675 - Painting Services & Supplies	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ 3,582.20	\$ 11,992.20	\$ 8,410.00
6720 - Roof Repair & Maintenance	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
66xx - Other Repairs & Maintenance	\$ 520.00	\$ 609.22	\$ 89.22
7040 - Management Fees	\$ 973.57	\$ 3,894.28	\$ 2,920.71
7095 - Other Professional Fees	\$ -	\$ -	\$ -
70xx - Accounting & Legal Services	\$ 275.00	\$ 1,995.36	\$ 1,720.36
9015 - Property/Real Estate Tax	\$ -	\$ 0.87	\$ 0.87
9826 - Common Area Expenses	\$ -	\$ -	\$ -
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 19,124.83</b>	<b>\$ 44,588.65</b>	<b>\$ 25,463.82</b>
<b>Net Income</b>	<b>\$ (7,474.61)</b>	<b>\$ 691.92</b>	<b>\$ 8,166.53</b>

# Budget to Actual

## 4/30/2024

	Month Ended 4/30/2024	Budget	Over (Under) Budget
<b>Revenue:</b>			
4000 - Residential Assessments	\$ 10,700.00	\$ 10,700.00	\$ -
4120 - Initial Contribution	\$ 250.00	\$ -	\$ 250.00
4295 - Other User Income	\$ 300.00	\$ -	\$ 300.00
4700 - Collection Processing Fees	\$ 201.12	\$ -	\$ 201.12
4710 - Late Fees & Interest	\$ 130.00	\$ 10.00	\$ 120.00
4715 - Lien Fees	\$ 60.00	\$ -	\$ 60.00
4720 - Legal Reimbursements	\$ -	\$ -	\$ -
4910 - Interest Earned - Reserve Accounts	\$ 9.10	\$ 15.00	\$ (5.90)
<b>Total Revenue</b>	<b>\$ 11,650.22</b>	<b>\$ 10,725.00</b>	<b>\$ 925.22</b>
<b>Expenses:</b>			
5000 - General Administrative	\$ 16.76	\$ 58.00	\$ (41.24)
5005 - Application/Processing	\$ -	\$ -	\$ -
5010 - Bad Debt	\$ -	\$ -	\$ -
5025 - Collection Charges	\$ 435.62	\$ -	\$ 435.62
5035 - Decorations	\$ -	\$ -	\$ -
5090 - Office Supplies	\$ -	\$ -	\$ -
5100 - Record Storage and Technology	\$ 79.83	\$ 60.00	\$ 19.83
5115 - Web Site Maintenance	\$ 40.00	\$ -	\$ 40.00
5195 - Other Administrative Services	\$ 9.52	\$ 20.00	\$ (10.48)
5200 - Community Events	\$ 315.13	\$ -	\$ 315.13
5210 - Printing & Copying	\$ 96.72	\$ 96.00	\$ 0.72
5215 - Postage	\$ 188.80	\$ 108.00	\$ 80.80
5220 - Courier Services	\$ -	\$ -	\$ -
5225 - Newsletter Services	\$ -	\$ -	\$ -
54xx - Insurance	\$ 1,092.46	\$ 9,231.00	\$ (8,138.54)
60xx - Electric & Gas	\$ 2,931.42	\$ 718.00	\$ 2,213.42
60xx - Water, Sewer & Trash	\$ 828.06	\$ 578.00	\$ 250.06
60xx - Phone & Internet	\$ 566.89	\$ 361.00	\$ 205.89
61xx - Landscaping	\$ 4,179.55	\$ 2,756.00	\$ 1,423.55
6300 - Permits & Licenses	\$ -	\$ 200.00	\$ (200.00)
6404 - Door Entry Services	\$ 64.95	\$ 60.00	\$ 4.95
6435 - Pest Control	\$ -	\$ 42.00	\$ (42.00)
6445 - Pool Management	\$ 2,870.00	\$ 1,400.00	\$ 1,470.00
6495 - Other Contracted Services	\$ -	\$ -	\$ -
6525 - Clubhouse Repair & Maintenance	\$ -	\$ 2,786.00	\$ (2,786.00)
6530 - Common Areas Repair & Maintenance	\$ 58.35	\$ 650.00	\$ (591.65)
6555 - Equipment Rental/Repair & Maintenance	\$ -	\$ -	\$ -
6675 - Painting Services & Supplies	\$ -	\$ -	\$ -
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
6695 - Pool Supplies/Repair & Maintenance	\$ 3,582.20	\$ 1,360.00	\$ 2,222.20
6720 - Roof Repair & Maintenance	\$ -	\$ -	\$ -
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ -	\$ -
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ -	\$ -
66xx - Other Repairs & Maintenance	\$ 520.00	\$ 30.00	\$ 490.00
7040 - Management Fees	\$ 973.57	\$ 969.00	\$ 4.57
7095 - Other Professional Fees	\$ -	\$ -	\$ -
70xx - Accounting & Legal Services	\$ 275.00	\$ -	\$ 275.00
9015 - Property/Real Estate Tax	\$ -	\$ -	\$ -
9826 - Common Area Expenses	\$ -	\$ 6,000.00	\$ (6,000.00)
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 19,124.83</b>	<b>\$ 27,483.00</b>	<b>\$ (8,358.17)</b>
<b>Net Income</b>	<b>\$ (7,474.61)</b>	<b>\$ (16,758.00)</b>	<b>\$ 9,283.39</b>

## YTD Budget to Actual 4/30/2024

Account Description	4 Months Ended		Budget	
	4/30/2024	Budget	Over (Under)	
<b>Revenue:</b>				
4000 - Residential Assessments	\$ 42,800.00	\$ 42,800.00	\$ -	
4120 - Initial Contribution	\$ 500.00	\$ -	\$ 500.00	
4295 - Other User Income	\$ 600.00	\$ 200.00	\$ 400.00	
4700 - Collection Processing Fees	\$ 1,015.58	\$ 400.00	\$ 615.58	
4710 - Late Fees & Interest	\$ 270.00	\$ 40.00	\$ 230.00	
4715 - Lien Fees	\$ 60.00	\$ -	\$ 60.00	
4720 - Legal Reimbursements	\$ -	\$ -	\$ -	
4910 - Interest Earned - Reserve Accounts	\$ 34.99	\$ 30.00	\$ 4.99	
<b>Total Revenue</b>	<b>\$ 45,280.57</b>	<b>\$ 43,470.00</b>	<b>\$ 1,810.57</b>	
<b>Expenses:</b>				
5000 - General Administrative	\$ 81.72	\$ 233.00	\$ (151.28)	
5005 - Application/Processing	\$ -	\$ -	\$ -	
5010 - Bad Debt	\$ -	\$ -	\$ -	
5025 - Collection Charges	\$ 676.77	\$ 400.00	\$ 276.77	
5035 - Decorations	\$ -	\$ -	\$ -	
5090 - Office Supplies	\$ -	\$ -	\$ -	
5100 - Record Storage and Technology	\$ 244.49	\$ 240.00	\$ 4.49	
5115 - Web Site Maintenance	\$ 336.52	\$ 480.00	\$ (143.48)	
5195 - Other Administrative Services	\$ 159.52	\$ 1,250.00	\$ (1,090.48)	
5200 - Community Events	\$ 315.13	\$ -	\$ 315.13	
5210 - Printing & Copying	\$ 363.37	\$ 384.00	\$ (20.63)	
5215 - Postage	\$ 546.44	\$ 432.00	\$ 114.44	
5220 - Courier Services	\$ -	\$ -	\$ -	
5225 - Newsletter Services	\$ -	\$ -	\$ -	
54xx - Insurance	\$ 3,358.72	\$ 9,231.00	\$ (5,872.28)	
60xx - Electric & Gas	\$ 5,782.03	\$ 2,871.00	\$ 2,911.03	
60xx - Water, Sewer & Trash	\$ 1,752.22	\$ 1,238.00	\$ 514.22	
60xx - Phone & Internet	\$ 862.83	\$ 994.00	\$ (131.17)	
61xx - Landscaping	\$ 4,898.92	\$ 6,223.00	\$ (1,324.08)	
6300 - Permits & Licenses	\$ -	\$ 200.00	\$ (200.00)	
6404 - Door Entry Services	\$ 259.80	\$ 243.00	\$ 16.80	
6435 - Pest Control	\$ -	\$ 167.00	\$ (167.00)	
6445 - Pool Management	\$ 5,719.00	\$ 5,600.00	\$ 119.00	
6495 - Other Contracted Services	\$ -	\$ -	\$ -	
6525 - Clubhouse Repair & Maintenance	\$ -	\$ 5,573.00	\$ (5,573.00)	
6530 - Common Areas Repair & Maintenance	\$ 142.25	\$ 1,300.00	\$ (1,157.75)	
6555 - Equipment Rental/Repair & Maintenance	\$ 596.99	\$ 50.00	\$ 546.99	
6675 - Painting Services & Supplies	\$ -	\$ -	\$ -	
6690 - Plumbing Supplies/Repair & Maintenance	\$ -	\$ 208.00	\$ (208.00)	
6695 - Pool Supplies/Repair & Maintenance	\$ 11,992.20	\$ 2,720.00	\$ 9,272.20	
6720 - Roof Repair & Maintenance	\$ -	\$ -	\$ -	
6730 - Sidewalk/Concrete Repair & Maintenance	\$ -	\$ 750.00	\$ (750.00)	
6705 - Recreation Supplies/Repair & Maintenance	\$ -	\$ 1,000.00	\$ (1,000.00)	
66xx - Other Repairs & Maintenance	\$ 609.22	\$ 493.00	\$ 116.22	
7040 - Management Fees	\$ 3,894.28	\$ 3,875.00	\$ 19.28	
7095 - Other Professional Fees	\$ -	\$ 4,400.00	\$ (4,400.00)	
70xx - Accounting & Legal Services	\$ 1,995.36	\$ 135.00	\$ 1,860.36	
9015 - Property/Real Estate Tax	\$ 0.87	\$ -	\$ 0.87	
9826 - Common Area Expenses	\$ -	\$ 6,000.00	\$ (6,000.00)	
9904 - Mechanical Equipment Expenses	\$ -	\$ -	\$ -	
<b>Total Expenses</b>	<b>\$ 44,588.65</b>	<b>\$ 56,690.00</b>	<b>\$ (12,101.35)</b>	
<b>Net Income</b>	<b>\$ 691.92</b>	<b>\$ (13,220.00)</b>	<b>\$ 13,911.92</b>	