

PEBBLE CREEK, INDIGO UNIT 8
3rd QUARTER INCOME STATEMENT
9/30/2023

INCOME- EXPENSES	ACTUAL 3rd QTR	3rd QTR BUDGET	VARIANCE	2023 BUDGET
INCOME				
Assessment Income	#####	#####	\$0.00	#####
Owner A/R Interest	\$830.14	\$0.00	\$830.14	\$0.00
Owner A/R Legal	\$1,357.70	\$0.00	\$1,357.70	\$0.00
Interest MM Seacoast	\$127.27	\$0.00	\$127.27	\$0.00
TOTAL INCOME	#####	#####	\$2,315.11	#####
EXPENSES				
ADMIN				
Office Expense	\$72.82	\$375.00	\$302.18	\$500.00
Copies/Printing	\$245.20	\$375.00	\$129.80	\$500.00
Postage	\$149.02	\$525.00	\$375.98	\$700.00
Management Chatley	\$3,320.00	\$0.00	-\$3,320.00	\$0.00
Management So. Atlantic 6mons	\$2,241.00	\$2,241.00	\$0.00	\$4,482.00
Management Set up fee (SAC)	\$500.00	\$375.00	-\$125.00	\$500.00
Monthly Bank Fee	\$150.00	\$225.00	\$75.00	\$300.00
Accounting	\$475.00	\$375.00	-\$100.00	\$500.00
Insurance	\$1,049.40	\$1,125.00	\$75.60	\$1,500.00
Legal	\$1,637.70	\$750.00	-\$887.70	\$1,000.00
Taxes & Licence	\$123.00	\$46.50	-\$76.50	\$62.00
Web Page	\$1,119.00	\$208.50	-\$910.50	\$278.00
Total Admin Expense	\$11,082.14	\$6,621.00	\$4,461.14	\$10,322.00
Grounds Expenses				
Grounds Maint	\$61,506.00	\$61,500.00	\$6.00	\$82,000.00
Lake Maintenance	\$900.00	\$900.00	\$0.00	\$1,200.00
Irrigation	\$0.00	\$37.50	-\$37.50	\$50.00
Entry Sign may come out of reserves	\$590.35	\$0.00	\$590.35	\$0.00
House Painting 1 left to do	\$18,318.25	\$15,637.50	\$2,680.75	\$20,850.00
Total Grounds Maint	\$81,314.60	\$78,075.00	\$3,239.60	#####
Utilities				
Spectrum	\$60,200.73	\$60,262.83	-\$62.10	\$80,350.44
Late Fees Spectrum	\$142.23	\$0.00	\$142.23	\$0.00
FPL	\$331.16	\$450.00	-\$118.84	\$600.00
Total Utilities	\$60,674.12	\$60,712.83	-\$38.71	\$80,950.44
TOTAL EXPENSES	#####	#####	\$7,662.03	#####
(LESS) INCOME	#####	#####	\$2,315.11	#####
CURRENT YEAR NET INCOME/LOSS	-\$11,066.75	-\$5,719.83	-\$5,346.92	-\$9,120.44
Authorized Reserves to be used if needed	\$7,500.00	\$7,500.00	\$2,500.00	\$10,000.00
	-\$3,566.75	\$1,780.17	-\$2,846.92	\$879.56

