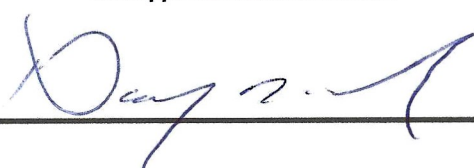


**PEBBLE CREEK, INDIGO UNIT 8  
YEAR END BLANCE SHEET  
12/31/2023**

ASSETS			
<b>CASH-</b>			
South State Bank Operating		\$17,246.88	
South State Bank MM Account		\$58,809.44	
Petty Cash		\$100.00	
<b>TOTAL CASH</b>		<b>\$76,156.32</b>	
<b>CURRENT ASSETS</b>			
Assessments Receivable		\$12,922.11	
Owner Interest Receivable		\$1,352.78	
Prepaid Insurance 2024		\$1,253.41	
<b>TOTAL CURRENT ASSETS</b>		<b>\$15,528.30</b>	
<b>TOTAL ASSETS</b>			<b>\$91,684.62</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>ACCOUNTS PAYABLE</b>			
		\$7,467.34	
<b>TOTAL ACCOUNTS PAYABLE</b>		<b>\$7,467.34</b>	
<b>CURRENT LIABILITIES</b>			
Prepaid Owner Assessments		\$21,271.55	
<b>TOTAL CURRENT LIABILITIES</b>		<b>\$21,271.55</b>	
<b>SUBTOTAL CURRENT LIABILITIES</b>			<b>\$28,738.89</b>
<b>RESERVES</b>			
Reserves -Paint		\$19,358.03	
Reserves Landscaping		\$5,007.45	
Reserves - Sign Repair/Replacement		\$8,917.81	
Reserves - Legal		\$5,007.44	
Reserves - Bad Debt		\$2,002.94	
Reserve Funding - Non Statuary		\$18,241.30	
Reserves - Adjustment		\$21.68	
Reserves - Interest		\$252.79	
<b>RESERVES LIABILITY</b>		<b>\$58,809.44</b>	
<b>RETAINED EARNINGS</b>		\$14,594.65	
Current Year Net Income/Loss		<b>-\$10,458.36</b>	
			<b>\$4,136.29</b>
			<b>\$91,684.62</b>
Reimburse Legal 017	1/6/24	<b>\$1,795.00</b>	This reduces the expense and helps the cash flow
Reimburse Interest 017	1/6/24	<b>\$658.35</b>	This is Interest Income
Reimburse A/R 017	1/6/24	<b>\$1,046.65</b>	This has already been accounted as income
Reimburse A/R 016	1/6/24	<b>\$279.25</b>	This reduces the expense and helps the cash flow
Entry Sign & MailBox -Approved from Reserves		<b>\$1,945.00</b>	
See Approved Minutes 12/2/22		<b>\$4,734.11</b>	Total from Reserves = \$6,679.11
		<b>\$0.00</b>	


5-10-24

**PEBBLE CREEK, INDIGO UNIT 8  
2023 INCOME STATEMENT**

	INCOME- EXPENSES	2023 Y-T-D	2023 BUDGET	VARIANCE
	<b>INCOME</b>			
3010-00	Assessment Income \$561.00 x 4 x 83	\$186,252.00	\$186,252	\$0
3030-00	Owner A/R Legal bankruptcy	\$1,795.00	\$0	-\$1,795
3220-00	Owner A/R Interest see homeowner ledger	\$1,352.78	\$0	-\$1,353
	A/R Yellowstone see e-mail from Yellowstone	\$1,000.00	\$0	\$1,000
	A/R South Atlantic Com see Spectrum statement	\$529.69	\$0	\$530
3250-00	Operating Interest	\$0.00	\$0	\$0
3260-00	Reserve Interest MM \$58,809.44- \$58,563.17	\$246.27	\$0	-\$246
3500-00	Misc Income	\$0.00	\$0	\$0
	<b>TOTAL INCOME</b>	\$191,175.74	\$186,252	-\$1,864
	<b>EXPENSES</b>			
	<b>ADMIN</b> see Pages 1-4 for backup Expenses			
5010-00	Office Expense "	\$225.62	\$500	\$274
5020-00	Copies/Printing "	\$615.20	\$500	-\$115
5030-00	Postage "	\$449.07	\$700	\$251
5045-00	Monthly Bank Fee "	\$300.00	\$300	\$0
5090-00	Web Page "	\$1,119.00	\$278	-\$841
5100-00	Accounting "	\$475.00	\$500	\$25
5150-00	Legal paid \$1,795.00 1/6/24	\$2,075.00	\$1,000	-\$1,075
5200-00	Taxes & Licence "	\$123.00	\$62	-\$61
5300-00	Insurance "	\$1,205.00	\$1,500	\$295
5250-00	Management Chatley 5mo @\$664.	\$3,320.00	\$2,490	-\$830
5250-00	Management So. Atlantic 6mo @\$747.	\$4,482.00	\$4,482	\$0
5250-00	Management Set up fee (SAC)	\$500.00	\$500	\$0
	<b>TOTAL ADMIN EXPENSE</b>	\$14,888.89	\$12,812	-\$1,247
	<b>GROUNDS MAINT</b>			
5510-00	Grounds Maint 12 x \$6,834.	\$82,008.00	\$82,000	-\$8
5526-00	House Painting 8 Houses	\$21,261.02	\$20,850	-\$411
6005-00	Lake Maintence 12 x \$100 + 1 missed from 2022	\$1,300.00	\$1,200	-\$100
6050-00	Irrigation	\$0.00	\$50	\$50
6080-00	Entry Sign & Mail Box	\$1,945.00	\$0	-\$1,945
	<b>TOTAL GROUNDS MAINT</b>	\$106,514.02	\$104,100	-\$2,414
	<b>UTILITIES</b>			
6610-00	FPL	\$436.37	\$600	\$164
6630-00	Spectrum	\$79,455.23	\$80,350	\$895
	Late & Bank Fees Spectrum SAC's fault	\$529.69	\$0	-\$530
	<b>TOTAL UTILITIES</b>	\$79,984.92	\$80,350	\$366
8710-00	<b>RESERVES INTEREST EXPENSE</b>	\$246.27	\$0	\$246
	<b>TOTAL EXPENSES</b>	\$201,634.10	\$197,262	-\$3,295
	<b>(LESS) INCOME</b>	\$191,175.74	\$186,252	-\$1,864
	<b>CURRENT YEAR NET INCOME/LOSS</b>	<b>-\$10,458.36</b>	<b>-\$11,010</b>	<b>\$552</b>
	Reimburse Legal 017 1/6/24	\$1,795.00	This reduces the expense and helps the cash flow	
	Reimburse Interest 017 1/6/24	\$658.35	This is Interest Income	
	Reimburse A/R 017 1/6/24	\$1,046.65	This has already been accounted as income	
	Reimburse A/R 016 1/6/24	\$279.25	This reduces the expense and helps the cash flow	
	Entry Sign & MailBox from Reserves	\$1,945.00		
	See Approved Minutes 12/2/22	\$4,734.11	Total from Reserves = \$6,679.11	
		\$0.00		