

**PEBBLE CREEK, INDIGO UNIT 8**  
**1st QUARTER BLANCE SHEET 3/30/2024**      **CORRECTED**

**ASSETS**

**CASH-**

South State Bank Operating	\$16,751.06	
South State Bank MM Account	\$59,354.20	
Petty Cash	\$100.00	
<b>TOTAL CASH</b>	<b>\$76,205.26</b>	<b>\$76,205.26</b>

**CURRENT ASSETS**

Assessments Receivable	\$6,881.73	
Owner Interest Receivable	-\$375.99	
Prepaid Insurance ( /4 = \$313.35 /3= \$104.45)	\$940.06	
<b>TOTAL CURRENT ASSETS</b>	<b>\$7,445.80</b>	<b>\$7,445.80</b>

<b>TOTAL ASSETS</b>		<b>\$83,651.06</b>
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**LIABILITIES & EQUITY**

<b>ACCOUNTS PAYABLE</b>	\$6,637.95	
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>\$6,637.95</b>	<b>\$6,637.95</b>

**CURRENT LIABILITIES**

Prepaid Owner Assessments	\$17,175.56	
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$17,175.56</b>	<b>\$17,175.56</b>

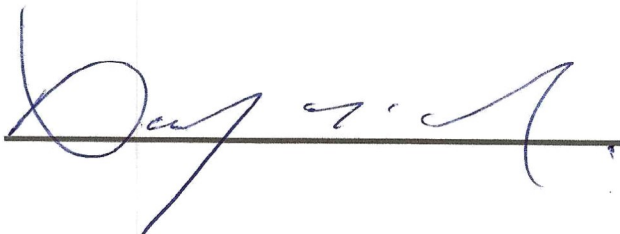
**SUBTOTAL CURRENT LIABILITIES**

**RESERVES**

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>\$58,809.44</b>

<b>RETAINED EARNINGS</b>	\$2,304.70	
<b>CURRENT YEAR NET LOSS</b>	<b>-\$1,276.59</b>	<b>\$1,028.11</b>
	<b>\$1,028.11</b>	<b>\$1,028.11</b>

**\$83,651.06**



**PEBBLE CREEK, INDIGO 8 INCOME STATEMENT**  
**1ST QUARTER 2024 3/30/24 CORRECTED**

	1st QTR Actual	YTD QTR Budget	Variance	YTD QTR Budget
<b>INCOME</b>				
Assessments Income \$592. x 83 =	\$49,136.00	\$49,124.00	\$12.00	\$196,496.00
Owner A/R Interest	\$133.95	\$75.00	\$58.95	\$300.00
Owner A/R Legal SAC did not bill for unauthorized service	\$0.00		\$0.00	\$350.00
Interest from Reserves \$59,354.20 - \$58,809.44	\$514.76	\$30.04	\$484.72	\$120.15
<b>TOTAL INCOME</b>	<b>\$49,784.71</b>	<b>\$49,229.04</b>	<b>\$555.67</b>	<b>\$197,266.15</b>
<b>EXPENSES</b>				
Office Expense	\$44.30	\$100.00	-\$55.70	\$400.00
Copies/Printing	\$10.70	\$100.00	-\$89.30	\$400.00
Postage	\$36.94	\$100.00	-\$63.06	\$400.00
SAC Management	\$2,241.00	\$2,241.00	\$0.00	\$8,964.00
Tech/Lock /Bank Fee/tech \$50*7	\$150.00	\$150.00	\$0.00	\$600.00
Accounting Annual Fed filing	\$8.69	\$118.75	-\$110.06	\$475.00
Insurance	\$313.35	\$313.35	\$0.00	\$1,253.41
Legal* for prof serv.only	\$1,610.00	\$209.50	\$1,400.50	\$838.00
Taxes & Licenses	\$61.25	\$30.75	\$30.50	\$123.00
Web Contract Hosting CONTRACT	\$264.00	\$87.50	\$176.50	\$350.00
<b>TOTAL ADMINISTRATION</b>	<b>\$4,740.23</b>	<b>\$3,450.85</b>	<b>\$1,289.38</b>	<b>\$13,803.41</b>
<b>GROUNDS MAINTENANCE</b>				
Landscape CONTRACT \$6,625.x 3	\$19,875.00	\$19,875.00	\$0.00	\$79,500.00
Other Landscaping Trees*	\$0.00	\$125.00	-\$125.00	\$500.00
Lake Maintenance CONTRACT \$110. x 3	\$330.00	\$330.00	\$0.00	\$1,320.00
Irrigation	\$0.00	\$13.75	-\$13.75	\$55.00
Mail Box Replacement	\$0.00	\$330.00	-\$330.00	\$1,351.00
<b>TOTAL GROUND MAINTENANCE</b>	<b>\$20,205.00</b>	<b>\$20,673.75</b>	<b>-\$468.75</b>	<b>\$82,726.00</b>
Painting* CONTRACT 2-1-Story 2-2 Story	\$5,121.16	\$5,658.75	-\$537.59	\$22,635.00
<b>TOTAL PAINTING</b>	<b>\$5,121.16</b>	<b>\$5,658.75</b>	<b>-\$537.59</b>	<b>\$22,635.00</b>
<b>UTILITIES</b>				
Electric/FPL Auto Pay	\$104.00	\$100.00	\$4.00	\$400.00
Spectrum 5G & primocable 3 yr CONTRACT	\$20,346.15	\$20,087.50	\$258.65	\$80,350.00
<b>TOTAL UTILITIES</b>	<b>\$20,450.15</b>	<b>\$20,187.50</b>	<b>\$262.65</b>	<b>\$80,750.00</b>
RESERVE TRANS ??	\$30.00	\$0.00	\$30.00	\$120.00
<b>TOTAL RESERVE INTEREST</b>	<b>\$514.76</b>	<b>\$30.00</b>	<b>\$484.76</b>	<b>\$120.00</b>
<b>TOTAL RESERVE</b>	<b>\$544.76</b>	<b>\$30.00</b>	<b>\$514.76</b>	<b>\$240.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$51,061.30</b>	<b>\$44,342.10</b>	<b>\$1,568.04</b>	<b>\$200,034.41</b>
<b>TOTAL INCOME</b>	<b>\$49,784.71</b>	<b>\$49,229.04</b>	<b>\$555.67</b>	<b>\$197,266.15</b>
<b>NET INCOME/LOSS</b>	<b>-\$1,276.59</b>	<b>\$4,886.94</b>	<b>-\$1,012.37</b>	<b>\$197,266.15</b>

\*SPECTRUM HAS GONE UP FROM ORIGINAL CONTRACT DUE TO DISNEY PKS AND CHANGES IN TAXES.