

# Peach Creek Plantation POA (Cleveland)

## Balance Sheet

Period 06/30/2023

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### Assets

#### Cash

Cking - Western Alliance	168,544.62
MMA - Western Alliance	10,038.70
MMA-Big Buck Dam Funds	6,023.22
MMA-Estates Road Funds	20,452.66
Petty Cash-Woodforest Bank - BOD Cont	6,643.96
Total Cash	<u>211,703.16</u>

Total Assets

211,703.16

### Liabilities & Equity

#### Other Liabilities

Transfer Suspense Account	(0.20)
Total Other Liabilities	<u>(0.20)</u>

#### Prepaid Assessments

Prepaid Assessments	(1,000.00)
Total Prepaid Assessments	<u>(1,000.00)</u>

#### Fund Balance

Fund Change 2020	(27,245.29)
Fund Change 2021	27,826.69
Fund Change 2022	35,136.05
Tran Fr Prior Mgr	87,995.73
Fund Change	88,990.18
Total Fund Balance	<u>212,703.36</u>

Total Liabilities & Equity

211,703.16

# Peach Creek Plantation POA (Cleveland)

## Income Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	2,849.00	74.93%	124,132.00	86.99%
Gate Fund Assessments	0.00	0.00%	9,740.00	6.83%
Dam Maint Assessment	220.00	5.79%	5,940.00	4.16%
Total Assessments	3,069.00	80.72%	139,812.00	97.98%
<b>Other Income</b>				
Interest Income	8.23	0.22%	47.79	0.03%
Late Fee	450.00	11.84%	2,105.00	1.48%
AR Fee Income	225.00	5.92%	675.00	0.47%
NSF Fees	50.00	1.32%	50.00	0.04%
Total Other Income	733.23	19.28%	2,877.79	2.02%
Total Income	3,802.23	100.00%	142,689.79	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	625.00	1.16%
Copies	210.75	1.40%	2,783.20	5.18%
Admin-AR Fees	2,274.00	15.07%	2,574.00	4.79%
Management Fees	850.00	5.63%	5,100.00	9.50%
Meeting Expense	0.00	0.00%	200.00	0.37%
Misc General Expense	0.00	0.00%	289.00	0.54%
Postage/Delivery	58.32	0.39%	623.84	1.16%
Social Events	325.00	2.15%	325.00	0.61%
Total Administrative Expenses	3,718.07	24.64%	12,520.04	23.31%
<b>Property Expenses</b>				
Access Ctrl-Maint	0.00	0.00%	2,013.30	3.75%
Doors/Gates	0.00	0.00%	250.00	0.47%
Janitorial-Porter	0.00	0.00%	225.00	0.42%
Landscape-Maint	10,150.00	67.25%	11,650.00	21.69%
Maint/Repair	320.00	2.12%	865.00	1.61%
Park/Greenbelt Maint	0.00	0.00%	24,175.00	45.02%
Total Property Expenses	10,470.00	69.37%	39,178.30	72.96%
<b>Tax/Ins/Interest Exp</b>				
Ins-F&EC or Package	0.00	0.00%	(4,850.00)	-9.03%
Taxes-Property	187.82	1.24%	2,785.77	5.19%
Total Tax/Ins/Interest Exp	187.82	1.24%	(2,064.23)	-3.84%
<b>Utility Expenses</b>				
Communications/Inet	306.86	2.03%	2,015.50	3.75%
Electric	171.97	1.14%	1,107.53	2.06%
Tel/Cell/Pager	64.08	0.42%	384.48	0.72%
Trash	102.84	0.68%	308.52	0.57%
Water	70.70	0.47%	249.47	0.46%
Total Utility Expenses	716.45	4.75%	4,065.50	7.57%
Total Expense	15,092.34	100.00%	53,699.61	100.00%
Fund Change	(11,290.11)		88,990.18	

# Peach Creek Plantation POA (Cleveland)

## Budget Comparison

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	2,849.00	0.00	2,849.00	0.00%	124,132.00	141,680.00	(17,548.00)	12.39%	141,680.00
Gate Fund Assessments	0.00	0.00	0.00	0.00%	9,740.00	12,760.00	(3,020.00)	23.67%	12,760.00
Dam Maint Assessment	220.00	0.00	220.00	0.00%	5,940.00	5,720.00	220.00	-3.85%	5,720.00
<b>Total Assessments</b>	<b>3,069.00</b>	<b>0.00</b>	<b>3,069.00</b>	<b>0.00%</b>	<b>139,812.00</b>	<b>160,160.00</b>	<b>(20,348.00)</b>	<b>12.70%</b>	<b>160,160.00</b>
<b>Other Income</b>									
Interest Income	8.23	0.00	8.23	0.00%	47.79	0.00	47.79	0.00%	0.00
Late Fee	450.00	0.00	450.00	0.00%	2,105.00	0.00	2,105.00	0.00%	0.00
AR Fee Income	225.00	0.00	225.00	0.00%	675.00	0.00	675.00	0.00%	0.00
NSF Fees	50.00	0.00	50.00	0.00%	50.00	0.00	50.00	0.00%	0.00
<b>Total Other Income</b>	<b>733.23</b>	<b>0.00</b>	<b>733.23</b>	<b>0.00%</b>	<b>2,877.79</b>	<b>0.00</b>	<b>2,877.79</b>	<b>0.00%</b>	<b>0.00</b>
<b>Total Income</b>	<b>3,802.23</b>	<b>0.00</b>	<b>3,802.23</b>	<b>0.00%</b>	<b>142,689.79</b>	<b>160,160.00</b>	<b>(17,470.21)</b>	<b>10.91%</b>	<b>160,160.00</b>
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	0.00	0.00	0.00%	625.00	375.00	250.00	-66.67%	375.00
Accounting-Audit	0.00	0.00	0.00	0.00%	0.00	822.00	(822.00)	100.00%	822.00
Computer Maint/Support	0.00	0.00	0.00	0.00%	0.00	300.00	(300.00)	100.00%	300.00
Copies	210.75	300.00	(89.25)	29.75%	2,783.20	1,800.00	983.20	-54.62%	3,600.00
Admin-AR Fees	2,274.00	830.00	1,444.00	-173.98%	2,574.00	4,980.00	(2,406.00)	48.31%	9,960.00
Legal Expense	0.00	500.00	(500.00)	100.00%	0.00	3,000.00	(3,000.00)	100.00%	6,000.00
Management Fees	850.00	850.00	0.00	0.00%	5,100.00	5,100.00	0.00	0.00%	10,200.00
Meeting Expense	0.00	0.00	0.00	0.00%	200.00	0.00	200.00	0.00%	200.00
Misc General Expense	0.00	0.00	0.00	0.00%	289.00	0.00	289.00	0.00%	100.00
Postage/Delivery	58.32	20.00	38.32	-191.60%	623.84	120.00	503.84	-419.87%	1,000.00
Social Events	325.00	0.00	325.00	0.00%	325.00	0.00	325.00	0.00%	1,000.00
Website Maint	0.00	35.00	(35.00)	100.00%	0.00	210.00	(210.00)	100.00%	420.00
<b>Total Administrative Expenses</b>	<b>3,718.07</b>	<b>2,535.00</b>	<b>1,183.07</b>	<b>-46.67%</b>	<b>12,520.04</b>	<b>16,707.00</b>	<b>(4,186.96)</b>	<b>25.06%</b>	<b>33,977.00</b>
<b>Property Expenses</b>									
Access Ctrl-Maint	0.00	0.00	0.00	0.00%	2,013.30	4,306.00	(2,292.70)	53.24%	4,306.00
Asphalt Repair/Maint	0.00	0.00	0.00	0.00%	0.00	150.00	(150.00)	100.00%	150.00
Doors/Gates	0.00	0.00	0.00	0.00%	250.00	0.00	250.00	0.00%	0.00
Janitorial-Porter	0.00	0.00	0.00	0.00%	225.00	0.00	225.00	0.00%	0.00
Landscape-Enhancements	0.00	0.00	0.00	0.00%	0.00	250.00	(250.00)	100.00%	500.00
Landscape-Maint	10,150.00	10,800.00	(650.00)	6.02%	11,650.00	12,000.00	(350.00)	2.92%	14,600.00
Maint/Repair	320.00	350.00	(30.00)	8.57%	865.00	623.00	242.00	-38.84%	873.00
Park/Greenbelt Maint	0.00	250.00	(250.00)	100.00%	24,175.00	51,000.00	(26,825.00)	52.60%	52,500.00
<b>Total Property Expenses</b>	<b>10,470.00</b>	<b>11,400.00</b>	<b>(930.00)</b>	<b>8.16%</b>	<b>39,178.30</b>	<b>68,329.00</b>	<b>(29,150.70)</b>	<b>42.66%</b>	<b>72,929.00</b>
<b>Tax/Ins/Interest Exp</b>									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	(4,850.00)	8,250.00	(13,100.00)	158.79%	8,250.00
Taxes-Property	187.82	0.00	187.82	0.00%	2,785.77	0.00	2,785.77	0.00%	0.00
<b>Total Tax/Ins/Interest Exp</b>	<b>187.82</b>	<b>0.00</b>	<b>187.82</b>	<b>0.00%</b>	<b>(2,064.23)</b>	<b>8,250.00</b>	<b>(10,314.23)</b>	<b>125.02%</b>	<b>8,250.00</b>
<b>Transfer Proof</b>									
Tran fr Cking to MMA	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	20,000.00
<b>Total Transfer Proof</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>20,000.00</b>
<b>Utility Expenses</b>									
Communications/Inet	306.86	212.00	94.86	-44.75%	2,015.50	1,272.00	743.50	-58.45%	2,272.00
Electric	171.97	187.00	(15.03)	8.04%	1,107.53	1,112.00	(4.47)	0.40%	2,025.00
Tel/Cell/Pager	64.08	70.00	(5.92)	8.46%	384.48	420.00	(35.52)	8.46%	840.00
Trash	102.84	75.00	27.84	-37.12%	308.52	450.00	(141.48)	31.44%	900.00
Water	70.70	50.00	20.70	-41.40%	249.47	300.00	(50.53)	16.84%	600.00
<b>Total Utility Expenses</b>	<b>716.45</b>	<b>594.00</b>	<b>122.45</b>	<b>-20.61%</b>	<b>4,065.50</b>	<b>3,554.00</b>	<b>511.50</b>	<b>-14.39%</b>	<b>6,637.00</b>
<b>Total Expense</b>	<b>15,092.34</b>	<b>14,529.00</b>	<b>563.34</b>	<b>-3.88%</b>	<b>53,699.61</b>	<b>96,840.00</b>	<b>(43,140.39)</b>	<b>44.55%</b>	<b>141,793.00</b>
<b>Fund Change</b>	<b>(11,290.11)</b>	<b>(14,529.00)</b>	<b>3,238.89</b>	<b>22.29%</b>	<b>88,990.18</b>	<b>63,320.00</b>	<b>25,670.18</b>	<b>-40.54%</b>	<b>18,367.00</b>

**Peach Creek Plantation POA (Cleveland)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 6/1/2023 To 6/30/2023 11:59:00 PM**

	Operating												Total	Budget	Variance
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	83,780	19,437	8,603	6,394	3,069	2,849	0	0	0	0	0	0	124,132	141,680	(17,548)
Gate Fund Assessments	6,600	1,320	1,080	440	300	0	0	0	0	0	0	0	9,740	12,760	(3,020)
Dam Maint Assessment	4,180	1,320	220	0	0	220	0	0	0	0	0	0	5,940	5,720	220
<b>TOTAL Assessments</b>	<b>94,560</b>	<b>22,077</b>	<b>9,903</b>	<b>6,834</b>	<b>3,369</b>	<b>3,069</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>139,812</b>	<b>160,160</b>	<b>(20,348)</b>
<b>Other Income</b>															
Interest Income	7	7	8	8	9	8	0	0	0	0	0	0	48	0	48
Late Fee	(675)	0	605	1,150	575	450	0	0	0	0	0	0	2,105	0	2,105
AR Fee Income	45	0	135	135	135	225	0	0	0	0	0	0	675	0	675
NSF Fees	0	0	0	0	0	50	0	0	0	0	0	0	50	0	50
<b>TOTAL Other Income</b>	<b>(623)</b>	<b>7</b>	<b>748</b>	<b>1,293</b>	<b>719</b>	<b>733</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,878</b>	<b>0</b>	<b>2,878</b>
<b>TOTAL INCOME</b>	<b>93,937</b>	<b>22,084</b>	<b>10,651</b>	<b>8,127</b>	<b>4,088</b>	<b>3,802</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>142,690</b>	<b>160,160</b>	<b>(17,470)</b>
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	0	0	0	625	0	0	0	0	0	0	0	625	375	250
Accounting-Audit	0	0	0	0	0	0	0	0	0	0	0	0	0	822	(822)
Computer Maint/Support	0	0	0	0	0	0	0	0	0	0	0	0	0	300	(300)
Copies	258	1,124	466	0	725	211	300	300	300	300	300	300	4,583	3,600	983
Admin-AR Fees	0	0	0	0	300	2,274	830	830	830	830	830	830	7,554	9,960	(2,406)
Legal Expense	0	0	0	0	0	0	500	500	500	500	500	500	3,000	6,000	(3,000)
Management Fees	850	850	850	850	850	850	850	850	850	850	850	850	10,200	10,200	0
Meeting Expense	0	0	0	0	200	0	0	0	200	0	0	0	400	200	200
Misc General Expense	0	0	0	0	289	0	0	0	0	100	0	0	389	100	289
Postage/Delivery	13	344	108	(40)	142	58	20	20	400	20	20	400	1,504	1,000	504
Social Events	0	0	0	0	0	325	500	0	0	0	0	500	1,325	1,000	325
Website Maint	0	0	0	0	0	0	35	35	35	35	35	35	210	420	(210)
<b>TOTAL Administrative Expense</b>	<b>1,120</b>	<b>2,317</b>	<b>1,423</b>	<b>810</b>	<b>3,131</b>	<b>3,718</b>	<b>3,035</b>	<b>2,535</b>	<b>3,115</b>	<b>2,635</b>	<b>2,535</b>	<b>3,415</b>	<b>29,790</b>	<b>33,977</b>	<b>(4,187)</b>
<b>Property Expenses</b>															
Access Ctrl-Maint	510	0	1,323	180	0	0	0	0	0	0	0	0	2,013	4,306	(2,293)
Asphalt Repair/Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	150	(150)
Doors/Gates	0	0	250	0	0	0	0	0	0	0	0	0	250	0	250
Janitorial-Porter	225	0	0	0	0	0	0	0	0	0	0	0	225	0	225
Landscape-Enhancements	0	0	0	0	0	0	0	0	250	0	0	0	250	500	(250)
Landscape-Maint	0	0	500	0	1,000	10,150	1,050	900	650	0	0	0	14,250	14,600	(350)
Maint/Repair	0	545	0	0	0	320	0	0	250	0	0	0	1,115	873	242
Park/Greenbelt Maint	24,175	0	0	0	0	0	250	250	250	250	250	250	25,675	52,500	(26,825)
<b>TOTAL Property Expenses</b>	<b>24,910</b>	<b>545</b>	<b>2,073</b>	<b>180</b>	<b>1,000</b>	<b>10,470</b>	<b>1,300</b>	<b>1,150</b>	<b>1,400</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>43,778</b>	<b>72,929</b>	<b>(29,151)</b>
<b>Tax/Ins/Interest Exp</b>															
Ins-F&EC or Package	(4,850)	0	0	0	0	0	0	0	0	0	0	0	(4,850)	8,250	(13,100)
Taxes-Other	0	0	0	2,428	(2,428)	0	0	0	0	0	0	0	0	0	0
Taxes-Property	0	2,598	0	0	0	188	0	0	0	0	0	0	2,786	0	2,786

**Peach Creek Plantation POA (Cleveland)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 6/1/2023 To 6/30/2023 11:59:00 PM**

	<b>Operating</b>														
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
TOTAL Tax/Ins/Interest Exp	(4,850)	2,598	0	2,428	(2,428)	188	0	0	0	0	0	0	(2,064)	8,250	(10,314)
<b>Transfer Proof</b>															
Tran fr Cking to MMA	0	0	0	0	0	0	0	0	0	0	0	20,000	20,000	20,000	0
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	0	20,000	20,000	20,000	0
<b>Utility Expenses</b>															
Communications/Inet	327	307	307	307	460	307	0	200	200	200	200	200	3,016	2,272	744
Electric	188	211	185	175	177	172	188	145	145	145	145	145	2,021	2,025	(4)
Tel/Cell/Pager	64	64	64	64	64	64	70	70	70	70	70	70	804	840	(36)
Trash	0	103	103	0	0	103	75	75	75	75	75	75	759	900	(141)
Water	35	35	37	35	35	71	50	50	50	50	50	50	549	600	(51)
TOTAL Utility Expenses	614	720	697	582	737	716	383	540	540	540	540	540	7,149	6,637	512
TOTAL EXPENSES	21,795	6,181	4,193	4,000	2,439	15,092	4,718	4,225	5,055	3,425	3,325	24,205	98,653	141,793	(43,140)
Excess Revenue / Expense	72,143	15,904	6,458	4,127	1,648	(11,290)	(4,718)	(4,225)	(5,055)	(3,425)	(3,325)	(24,205)	44,037	18,367	25,670