

Community Association of Pineda Springs, Inc

July 2024

FINANCIAL PACKAGE

Professionally Managed by:



Email: info@apmfla.com

Community Association of Pineda Springs, Inc.

Financial Reports

Notes to the Financial Reports:

The Community Association of Pineda Springs uses the accrual basis accounting method for recording the association's transactions in its financial reports.

The Community Association of Pineda Springs has established a pooled Reserve account. The Association has a single source of funds to pay for multiple categories of reserve expenses.

The Association's contribution to deferred maintenance and capital expenditures for each category in the Reserves is calculated annually to determine the annual reserve contributions.

The Association fully funds the Reserve account based on these calculations.

Pineda Springs
GL Balance Sheet Standard with Code

Period 07/31/2024

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
101 Operating CAB	29,010.21		29,010.21
102 Reserves CAB		23,978.35	23,978.35
<u>Total Cash</u>	<u>29,010.21</u>	<u>23,978.35</u>	<u>52,988.56</u>
<u>Accounts Receivable</u>			
130 Accounts Receivable	7.88		7.88
<u>Total Accounts Receivable</u>	<u>7.88</u>		<u>7.88</u>
<u>Current Assets</u>			
144 Prepaid Insurance	3,153.21		3,153.21
<u>Total Current Assets</u>	<u>3,153.21</u>		<u>3,153.21</u>
<u>Total Assets</u>	<u>32,171.30</u>	<u>23,978.35</u>	<u>56,149.65</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
200 Accounts Payable	253.52		253.52
201 Prepaid Assessments	681.43		681.43
260 Deferred Revenue (Asse	24,394.05		24,394.05
<u>Total Current Liabilities</u>	<u>25,329.00</u>		<u>25,329.00</u>
<u>Equity</u>			
Net Income	(2,685.03)		(2,685.03)
<u>Total Equity</u>	<u>(2,685.03)</u>		<u>(2,685.03)</u>
<u>Liabilities and Equity</u>			
399 Fund Balance	9,527.33		9,527.33
<u>Total Liabilities and Equity</u>	<u>9,527.33</u>		<u>9,527.33</u>
<u>Reserve</u>			
300 Reserve Interested alloc		196.84	196.84
311 Pooled Reserves		23,781.51	23,781.51
<u>Total Reserve</u>		<u>23,978.35</u>	<u>23,978.35</u>
<u>Total Liabilities & Equity</u>	<u>32,171.30</u>	<u>23,978.35</u>	<u>56,149.65</u>

Pineda Springs

Budget Comparison Standard Code Category

Period 7/1/2024 To 7/31/2024 11:59:00 PM

		Current Month Operating				Year to Date Operating				
		Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income										
Assessments & Fees										
402	Member Assessments	4,878.81	4,878.83	(0.02)	0.00%	34,151.65	34,151.81	(0.16)	0.00%	58,545.93
406	Late fees	(7.44)	0.00	(7.44)	0.00%	74.46	0.00	74.46	0.00%	0.00
409	Shared Exp Pond/Lan	140.00	140.00	0.00	0.00%	980.00	980.00	0.00	0.00%	1,680.00
425	Gate Remotes	0.00	0.00	0.00	0.00%	35.00	0.00	35.00	0.00%	0.00
TOTAL Assessments & Fe		5,011.37	5,018.83	(7.46)	0.15%	35,241.11	35,131.81	109.30	-0.31%	60,225.93
Other Income										
418	Interest Income	1.26	0.00	1.26	0.00%	9.05	0.00	9.05	0.00%	0.00
TOTAL Other Income		1.26	0.00	1.26	0.00%	9.05	0.00	9.05	0.00%	0.00
TOTAL Income		5,012.63	5,018.83	(6.20)	0.12%	35,250.16	35,131.81	118.35	-0.34%	60,225.93
Expense										
Administrative & Management										
645	Annual Corporate Filin	0.00	0.00	0.00	0.00%	0.00	75.00	75.00	100.00%	75.00
647	Management Fee	623.15	623.33	0.18	0.03%	4,362.05	4,363.31	1.26	0.03%	7,480.00
649	Storage	5.00	5.00	0.00	0.00%	35.00	35.00	0.00	0.00%	60.00
650	Dues / Licenses	0.00	0.00	0.00	0.00%	55.00	0.00	(55.00)	0.00%	0.00
651	Meeting Hall Donation	210.00	35.00	(175.00)	-500.00%	420.00	245.00	(175.00)	-71.43%	420.00
655	Postage	27.53	41.67	14.14	33.93%	215.83	291.69	75.86	26.01%	500.00
656	Printing / Copies	15.99	45.83	29.84	65.11%	233.69	320.81	87.12	27.16%	550.00
660	Administrative Expens	0.00	0.00	0.00	0.00%	50.00	0.00	(50.00)	0.00%	0.00
TOTAL Administrative & M		881.67	750.83	(130.84)	-17.43%	5,371.57	5,330.81	(40.76)	-0.76%	9,085.00
Grounds Maintenance										
616	Irrigation	185.00	20.83	(164.17)	-788.14%	252.36	145.81	(106.55)	-73.07%	250.00
617	Contracted Lawn Serv	1,000.00	1,000.00	0.00	0.00%	7,000.00	7,000.00	0.00	0.00%	12,000.00
618	Fertilizer / Pest Contro	0.00	129.50	129.50	100.00%	873.04	906.50	33.46	3.69%	1,554.00
619	Tree Trimming/ Maint	0.00	0.00	0.00	0.00%	1,080.00	1,125.00	45.00	4.00%	1,125.00
620	Lake Maintenance Cor	285.00	291.67	6.67	2.29%	1,995.00	2,041.69	46.69	2.29%	3,500.00
622	Gate Maintenance	0.00	54.17	54.17	100.00%	44.38	379.19	334.81	88.30%	650.00
623	General Maint. & Repa	0.00	83.33	83.33	100.00%	786.13	583.31	(202.82)	-34.77%	1,000.00
624	Road & Sidewalk Main	0.00	0.00	0.00	0.00%	1,000.00	1,000.00	0.00	0.00%	1,000.00
625	Sidewalk/Stormdrain	0.00	0.00	0.00	0.00%	7,333.00	3,666.50	(3,666.50)	-100.00%	3,666.50
627	Gate Remotes	0.00	0.00	0.00	0.00%	60.65	0.00	(60.65)	0.00%	0.00
TOTAL Grounds Maintenar		1,470.00	1,579.50	109.50	6.93%	20,424.56	16,848.00	(3,576.56)	-21.23%	24,745.50
Insurance										
639	Insurance - Workers C	42.50	0.00	(42.50)	0.00%	42.50	621.50	579.00	93.16%	621.50
643	Insurance-Package G/	588.14	478.42	(109.72)	-22.93%	3,740.71	3,348.94	(391.77)	-11.70%	5,741.00
TOTAL Insurance		630.64	478.42	(152.22)	-31.82%	3,783.21	3,970.44	187.23	4.72%	6,362.50
Other Expenses										
900	Reserve Contribution	674.41	674.41	0.00	0.00%	4,720.87	4,720.87	0.00	0.00%	8,092.93
TOTAL Other Expenses		674.41	674.41	0.00	0.00%	4,720.87	4,720.87	0.00	0.00%	8,092.93
Professional Services										

Pineda Springs

Budget Comparison Standard Code Category

Period 7/1/2024 To 7/31/2024 11:59:00 PM

		Current Month Operating				Year to Date Operating				Annual
		Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
676	Accounting	0.00	0.00	0.00	0.00%	400.00	400.00	0.00	0.00%	440.00
677	Legal	0.00	500.00	500.00	100.00%	70.00	3,500.00	3,430.00	98.00%	6,000.00
TOTAL Professional Servic		0.00	500.00	500.00	100.00%	470.00	3,900.00	3,430.00	87.95%	6,440.00
<u>Utilities</u>										
686	Telephone	39.99	41.67	1.68	4.03%	279.93	291.69	11.76	4.03%	500.00
692	Electric	411.87	416.67	4.80	1.15%	2,885.05	2,916.69	31.64	1.08%	5,000.00
TOTAL Utilities		451.86	458.34	6.48	1.41%	3,164.98	3,208.38	43.40	1.35%	5,500.00
TOTAL Expense		4,108.58	4,441.50	332.92	7.50%	37,935.19	37,978.50	43.31	0.11%	60,225.93
Excess Revenue / Expense		904.05	577.33	326.72	-56.59%	(2,685.03)	(2,846.69)	161.66	5.68%	0.00

Pineda Springs
Budget Comparison Standard Code Category
Period 7/1/2024 To 7/31/2024 11:59:00 PM

Current Month Reserve					Year to Date Reserve				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
<u>Other Income</u>									
418 Interest Income	6.03	0.00	6.03	0.00%	42.19	0.00	42.19	0.00%	0.00
420 Reserve Interest Alloc	(6.03)	0.00	(6.03)	0.00%	(42.19)	0.00	(42.19)	0.00%	0.00
TOTAL Other Income	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00
TOTAL Income	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00