

# Emerald Gardens Homeowners Association

April 2025



**Prepared by:**  
**Pinnacle Community Association Management**  
**PO Box 21058**  
**Sarasota, FL 34276**  
The following statement has not been audited or reviewed.

# Emerald Gardens HOA

## FUND BALANCE SHEET

As of: 04/30/2025

### Assets

| Account                          | Operating           | Total               |
|----------------------------------|---------------------|---------------------|
| <b>Assets</b>                    |                     |                     |
| 01010 Centennial Checking        | \$100,040.83        | \$100,040.83        |
| 01011 Centennial MM              | \$16,967.60         | \$16,967.60         |
| 01140 Accounts Receivable-owners | \$3,260.00          | \$3,260.00          |
| 01250 Prepaid Insurance          | \$769.79            | \$769.79            |
| <b>Assets Total</b>              | <b>\$121,038.22</b> | <b>\$121,038.22</b> |
| <b>Total Assets:</b>             | <b>\$121,038.22</b> | <b>\$121,038.22</b> |

### Liabilities

| Account                   | Operating          | Total              |
|---------------------------|--------------------|--------------------|
| <b>Liabilities</b>        |                    |                    |
| 02030 Prepaid Assessments | \$40.01            | \$40.01            |
| 02031 Deferred Revenue    | \$33,866.72        | \$33,866.72        |
| 02045 Accrued Income Tax  | \$122.85           | \$122.85           |
| <b>Liabilities Total</b>  | <b>\$34,029.58</b> | <b>\$34,029.58</b> |
| <b>Total Liabilities:</b> | <b>\$34,029.58</b> | <b>\$34,029.58</b> |

### Equity

| Account                               | Operating           | Total               |
|---------------------------------------|---------------------|---------------------|
| <b>Members Equity</b>                 |                     |                     |
| 04990 Operating Fund                  | \$85,472.76         | \$85,472.76         |
| <b>Members Equity Total</b>           | <b>\$85,472.76</b>  | <b>\$85,472.76</b>  |
| Current Year Net Income/(Loss)        | \$1,535.88          | \$1,535.88          |
| <b>Total Equity:</b>                  | <b>\$87,008.64</b>  | <b>\$87,008.64</b>  |
| <b>Total Liabilities &amp; Equity</b> | <b>\$121,038.22</b> | <b>\$121,038.22</b> |

# Emerald Gardens HOA

## INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

### Income

| Account                          | Current         |                 |              | Year to Date     |                  |               | Yearly           |
|----------------------------------|-----------------|-----------------|--------------|------------------|------------------|---------------|------------------|
|                                  | Actual          | Budget          | Variance     | Actual           | Budget           | Variance      | Budget           |
| <b>Income</b>                    |                 |                 |              |                  |                  |               |                  |
| 05010 Maintenance                | 4,233.32        | 4,233.32        | 0.00         | 16,933.28        | 16,933.28        | 0.00          | 50,799.89        |
| 05040 Other Income               | 60.00           | 0.00            | 60.00        | 60.00            | 0.00             | 60.00         | 0.00             |
| 05050 Interest - Operating       | 4.25            | 0.00            | 4.25         | 16.98            | 0.00             | 16.98         | 0.00             |
| 05051 Interest-Operating Reserve | 20.89           | 0.00            | 20.89        | 83.41            | 0.00             | 83.41         | 0.00             |
| <b>Income Total</b>              | <b>4,318.46</b> | <b>4,233.32</b> | <b>85.14</b> | <b>17,093.67</b> | <b>16,933.28</b> | <b>160.39</b> | <b>50,799.89</b> |
| <b>Total Income</b>              | <b>4,318.46</b> | <b>4,233.32</b> | <b>85.14</b> | <b>17,093.67</b> | <b>16,933.28</b> | <b>160.39</b> | <b>50,799.89</b> |

### Expense

| Account                                     | Current           |                 |                   | Year to Date     |                  |                 | Yearly           |
|---------------------------------------------|-------------------|-----------------|-------------------|------------------|------------------|-----------------|------------------|
|                                             | Actual            | Budget          | Variance          | Actual           | Budget           | Variance        | Budget           |
| <b>Utilities</b>                            |                   |                 |                   |                  |                  |                 |                  |
| 08000 Electricity                           | 135.11            | 143.75          | 8.64              | 552.23           | 575.00           | 22.77           | 1,725.00         |
| <b>Utilities Total</b>                      | <b>135.11</b>     | <b>143.75</b>   | <b>8.64</b>       | <b>552.23</b>    | <b>575.00</b>    | <b>22.77</b>    | <b>1,725.00</b>  |
| <b>Grounds</b>                              |                   |                 |                   |                  |                  |                 |                  |
| 08100 Landscaping Contract                  | 500.00            | 921.67          | 421.67            | 2,050.00         | 3,686.68         | 1,636.68        | 11,060.00        |
| 08120 Irrigation Maintenance                | 0.00              | 66.67           | 66.67             | 64.01            | 266.68           | 202.67          | 800.00           |
| 08140 Tree Maintenance                      | 0.00              | 250.00          | 250.00            | 385.00           | 1,000.00         | 615.00          | 3,000.00         |
| 08150 Fertilizer                            | 210.00            | 0.00            | (210.00)          | 280.00           | 0.00             | (280.00)        | 0.00             |
| 08170 Pond Contract & Improvements          | 2,370.92          | 250.00          | (2,120.92)        | 4,059.42         | 1,000.00         | (3,059.42)      | 3,000.00         |
| 08171 Pond/Deck Maintenance                 | 0.00              | 945.29          | 945.29            | 449.83           | 3,781.16         | 3,331.33        | 11,343.48        |
| <b>Grounds Total</b>                        | <b>3,080.92</b>   | <b>2,433.63</b> | <b>(647.29)</b>   | <b>7,288.26</b>  | <b>9,734.52</b>  | <b>2,446.26</b> | <b>29,203.48</b> |
| <b>Administrative</b>                       |                   |                 |                   |                  |                  |                 |                  |
| 08615 License & Fees                        | 0.00              | 25.00           | 25.00             | 249.50           | 100.00           | (149.50)        | 300.00           |
| 08650 Insurance                             | 108.43            | 126.78          | 18.35             | 433.69           | 507.12           | 73.43           | 1,521.41         |
| 08660 Legal Expense                         | 0.00              | 116.67          | 116.67            | 0.00             | 466.68           | 466.68          | 1,400.00         |
| 08670 Taxes & Tax Prep                      | 0.00              | 29.17           | 29.17             | 325.00           | 116.68           | (208.32)        | 350.00           |
| 08680 Management                            | 911.00            | 910.33          | (0.67)            | 3,644.00         | 3,641.32         | (2.68)          | 10,924.00        |
| 08690 Postage, Printing, Record Storage,... | 283.81            | 152.17          | (131.64)          | 1,388.15         | 608.68           | (779.47)        | 1,826.00         |
| 08695 Website                               | 0.00              | 25.00           | 25.00             | 0.00             | 100.00           | 100.00          | 300.00           |
| <b>Administrative Total</b>                 | <b>1,303.24</b>   | <b>1,385.12</b> | <b>81.88</b>      | <b>6,040.34</b>  | <b>5,540.48</b>  | <b>(499.86)</b> | <b>16,621.41</b> |
| <b>Miscellaneous</b>                        |                   |                 |                   |                  |                  |                 |                  |
| 08905 Social                                | 0.00              | 20.83           | 20.83             | 376.96           | 83.32            | (293.64)        | 250.00           |
| 08920 Island Landscaping                    | 1,300.00          | 166.67          | (1,133.33)        | 1,300.00         | 666.68           | (633.32)        | 2,000.00         |
| 08925 Bliss Entrance                        | 0.00              | 83.33           | 83.33             | 0.00             | 333.32           | 333.32          | 1,000.00         |
| <b>Miscellaneous Total</b>                  | <b>1,300.00</b>   | <b>270.83</b>   | <b>(1,029.17)</b> | <b>1,676.96</b>  | <b>1,083.32</b>  | <b>(593.64)</b> | <b>3,250.00</b>  |
| <b>Total Expense</b>                        | <b>5,819.27</b>   | <b>4,233.33</b> | <b>(1,585.94)</b> | <b>15,557.79</b> | <b>16,933.32</b> | <b>1,375.53</b> | <b>50,799.89</b> |
| <b>Net Income</b>                           | <b>(1,500.81)</b> | <b>(0.01)</b>   | <b>(1,500.80)</b> | <b>1,535.88</b>  | <b>(0.04)</b>    | <b>1,535.92</b> | <b>0.00</b>      |

**Emerald Gardens HOA**  
**RESERVE STATEMENT**

Start: 04/01/2025 | End: 04/30/2025

| Account | Beginning Balance | Allocations | Disbursements | Closing Balance |
|---------|-------------------|-------------|---------------|-----------------|
|         | \$0.00            | \$0.00      | \$0.00        | \$0.00          |