Emerald Gardens Homeowners Association

January 2025

PINNACLE
COMMUNITY ASSOCIATION MANAGEMENT

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: 01/31/2025

Assets

Account	Operating	Total
Assets		
01010 Centennial Checking	$103,011.45	$103,011.45
01011 Centennial MM	$16,905.70	$16,905.70
01140 Accounts Receivable-owners	$13,283.33	$13,283.33
01250 Prepaid Insurance	$1,091.44	$1,091.44
Assets Total	**$134,291.92**	**$134,291.92**
Total Assets:	**$134,291.92**	**$134,291.92**

Liabilities

Account	Operating	Total
Liabilities		
02030 Prepaid Assessments	$1,240.00	$1,240.00
02031 Deferred Revenue	$46,566.68	$46,566.68
02045 Accrued Income Tax	$122.85	$122.85
Liabilities Total	**$47,929.53**	**$47,929.53**
Total Liabilities:	**$47,929.53**	**$47,929.53**

Equity

Account	Operating	Total
Members Equity		
04990 Operating Fund	$85,472.76	$85,472.76
Members Equity Total	**$85,472.76**	**$85,472.76**
Current Year Net Income/(Loss)	$889.63	$889.63
Total Equity:	**$86,362.39**	**$86,362.39**
Total Liabilities & Equity	**$134,291.92**	**$134,291.92**

Emerald Gardens HOA

INCOME STATEMENT

Start: 01/01/2025 | End: 01/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Maintenance	4,233.32	4,233.32	0.00	4,233.32	4,233.32	0.00	50,799.89
05050 Interest - Operating	4.16	0.00	4.16	4.16	0.00	4.16	0.00
05051 Interest-Operating Reserve	21.51	0.00	21.51	21.51	0.00	21.51	0.00
Income Total	**4,258.99**	**4,233.32**	**25.67**	**4,258.99**	**4,233.32**	**25.67**	**50,799.89**
Total Income	**4,258.99**	**4,233.32**	**25.67**	**4,258.99**	**4,233.32**	**25.67**	**50,799.89**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
08000 Electricity	165.11	143.75	(21.36)	165.11	143.75	(21.36)	1,725.00
Utilities Total	**165.11**	**143.75**	**(21.36)**	**165.11**	**143.75**	**(21.36)**	**1,725.00**
Grounds							
08100 Landscaping Contract	0.00	921.67	921.67	0.00	921.67	921.67	11,060.00
08120 Irrigation Maintenance	0.00	66.67	66.67	0.00	66.67	66.67	800.00
08140 Tree Maintenance	385.00	250.00	(135.00)	385.00	250.00	(135.00)	3,000.00
08150 Fertilizer	70.00	0.00	(70.00)	70.00	0.00	(70.00)	0.00
08170 Pond Contract & Improvements	1,150.84	250.00	(900.84)	1,150.84	250.00	(900.84)	3,000.00
08171 Pond/Deck Maintenance	2.14	945.29	943.15	2.14	945.29	943.15	11,343.48
Grounds Total	**1,607.98**	**2,433.63**	**825.65**	**1,607.98**	**2,433.63**	**825.65**	**29,203.48**
Administrative							
08615 License & Fees	188.25	25.00	(163.25)	188.25	25.00	(163.25)	300.00
08650 Insurance	112.04	126.78	14.74	112.04	126.78	14.74	1,521.41
08660 Legal Expense	0.00	116.67	116.67	0.00	116.67	116.67	1,400.00
08670 Taxes & Tax Prep	0.00	29.17	29.17	0.00	29.17	29.17	350.00
08680 Management	911.00	910.33	(0.67)	911.00	910.33	(0.67)	10,924.00
08690 Postage, Printing, Record Storage,...	122.98	152.17	29.19	122.98	152.17	29.19	1,826.00
08695 Website	0.00	25.00	25.00	0.00	25.00	25.00	300.00
Administrative Total	**1,334.27**	**1,385.12**	**50.85**	**1,334.27**	**1,385.12**	**50.85**	**16,621.41**
Miscellaneous							
08905 Social	262.00	20.83	(241.17)	262.00	20.83	(241.17)	250.00
08920 Island Landscaping	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
08925 Bliss Entrance	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
Miscellaneous Total	**262.00**	**270.83**	**8.83**	**262.00**	**270.83**	**8.83**	**3,250.00**
Total Expense	**3,369.36**	**4,233.33**	**863.97**	**3,369.36**	**4,233.33**	**863.97**	**50,799.89**
Net Income	**889.63**	**(0.01)**	**889.64**	**889.63**	**(0.01)**	**889.64**	**0.00**