



Financial Report Package

September 2026

Prepared for

PINE TREE COUNTRY CLUB ESTATES, INC.

By

Grant Property Management Company

GPM recommends that any funds over \$250,000 in aggregate per Association in a single financial institution should be insured.

The attached financial statements have not been audited and have been prepared for management purposes only.

Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Assets

OPERATING CASH		
10-1001-00 SSB - Operating - 5817	\$18,548.76	
10-1002-00 SSB - Operating MM - 0141	10,586.80	
10-1003-00 SSB Operating Sweep - 3589	308,462.94	
Total OPERATING CASH:		<u>\$337,598.50</u>
RESERVE CASH		
12-1201-00 SSB - Reserve - 0158	170,000.00	
12-1205-00 SSB Reserve Sweep - 3017	132,313.56	
12-1225-00 Due to/from Operating	41,971.22	
Total RESERVE CASH:		<u>\$344,284.78</u>
ACCOUNTS RECEIVABLE		
14-1046-00 Unit Owner Receivables	24,374.89	
14-1049-00 Allowance for Bad Debts	(34,851.85)	
Total ACCOUNTS RECEIVABLE:		<u>(\$10,476.96)</u>
CURRENT ASSETS		
15-1101-00 Prepaid Insurance	10,156.92	
Total CURRENT ASSETS:		<u>\$10,156.92</u>
Total Assets:		<u><u>\$681,563.24</u></u>

Liabilities & Equity

PAYABLES & CURRENT LIABIL		
20-1235-00 Due to/from Reserves	41,971.22	
20-2003-00 Prepaid Maintenance	47,986.85	
20-2010-00 Security Deposits - Architectural & Rental	39,900.00	
20-2015-00 Refundable Deposit "Available Signs"	1,010.00	
20-2016-00 Refundable Utility Security Deposits	3,000.00	
20-2020-00 Accrued Expense	3,071.63	
20-2025-00 Deferred Estate Gate Access Assessment	58,809.88	
20-2030-00 Deferred General Assessment	26,896.65	
20-2031-00 Deferred Reserve Assessment	41,948.95	
Total PAYABLES & CURRENT LIABIL		<u>\$264,595.18</u>
RESERVE FUNDS		
25-3005-00 RES - Interest	12,776.23	
25-3010-00 RES - Roadways & Paving	39,323.82	
25-3025-00 RES - Mailboxes	39,862.45	
25-3045-00 RES - Drainage System	128,488.94	
25-3054-00 RES - Monuments	5,403.47	
25-3070-00 RES - Gatehouse	46,648.04	
25-3080-00 RES - Perimeter Wall / Fence	71,781.83	
Total RESERVE FUNDS:		<u>\$344,284.78</u>
EQUITY		
30-3520-00 Retained Earnings	114,421.02	
Total EQUITY:		<u>\$114,421.02</u>
Net Income Gain / Loss	(41,737.74)	
		<u>(\$41,737.74)</u>
Total Liabilities & Equity:		<u><u>\$681,563.24</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENTS & FEES							
4005-00 Maintenance Fees	\$8,805.00	\$8,805.00	\$-	\$79,245.36	\$79,245.00	\$0.36	\$105,660.00
4010-00 Reserve Assessment	13,983.75	13,983.75	-	125,854.03	125,853.75	0.28	167,805.00
4020-00 Gate Assessment	19,550.92	19,550.92	-	175,583.32	175,958.28	(374.96)	234,611.00
4025-00 Interest Income	33.29	-	33.29	213.40	-	213.40	-
4026-00 CC Convenience Fee	-	-	-	(184.41)	-	(184.41)	-
4035-00 Late Fees	-	-	-	7,293.74	-	7,293.74	-
4037-00 RFID (Gate) Decal Income	210.00	-	210.00	1,250.00	-	1,250.00	-
4045-00 Homeowners NSF Fee	-	-	-	35.00	-	35.00	-
4050-00 Fines	2,000.00	-	2,000.00	(15,988.01)	-	(15,988.01)	-
4079-00 Janitorial Managment Reimbursement	(300.00)	-	(300.00)	(300.00)	-	(300.00)	-
Total ASSESSMENTS & FEES	\$44,282.96	\$42,339.67	\$1,943.29	\$373,002.43	\$381,057.03	(\$8,054.60)	\$508,076.00
OTHER INCOME							
4110-00 REBILL - Legal Expenses	-	-	-	300.00	-	300.00	-
Total OTHER INCOME	\$-	\$-	\$-	\$300.00	\$-	\$300.00	\$-
Total OPERATING INCOME	\$44,282.96	\$42,339.67	\$1,943.29	\$373,302.43	\$381,057.03	(\$7,754.60)	\$508,076.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5005-00 Insurance	2,031.38	1,812.50	(218.88)	17,316.49	16,312.50	(1,003.99)	21,750.00
5010-00 Management Fee	3,750.00	2,500.00	(1,250.00)	29,665.40	22,500.00	(7,165.40)	30,000.00
5015-00 Accounting	-	405.00	405.00	5,250.00	3,645.00	(1,605.00)	4,860.00
5020-00 Legal Fees	676.00	1,458.33	782.33	31,351.86	13,124.97	(18,226.89)	17,500.00
5025-00 Office Supplies / Expenses	1,040.48	583.33	(457.15)	11,047.34	5,249.97	(5,797.37)	7,000.00
5030-00 Licenses, Permits, Taxes	-	25.00	25.00	236.25	225.00	(11.25)	300.00
5045-00 Community Relations / Events	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
5080-00 Website Maintenance	-	41.67	41.67	15.00	375.03	360.03	500.00
5081-00 Gate Web Communications	-	375.00	375.00	1,675.00	3,375.00	1,700.00	4,500.00
5085-00 Guard Bonuses	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
5095-00 Bad Debt Expense	-	416.67	416.67	1,250.01	3,750.03	2,500.02	5,000.00
Total GENERAL & ADMINISTRATIVE	\$7,497.86	\$8,284.17	\$786.31	\$97,807.35	\$74,557.53	(\$23,249.82)	\$99,410.00
CONTRACTS & REPAIRS							
8005-00 Lawn Maintenance	400.00	208.33	(191.67)	1,903.00	1,874.97	(28.03)	2,500.00
8037-00 Debris Removal	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
8040-00 Repairs and Maintenance	1,595.00	83.33	(1,511.67)	9,942.91	749.97	(9,192.94)	1,000.00
8063-00 Access Fee Expense	-	19,550.92	19,550.92	177,958.25	175,958.28	(1,999.97)	234,611.00
8080-00 Contingency	-	20.83	20.83	-	187.47	187.47	250.00
8105-00 Mailboxes	-	-	-	125.00	-	(125.00)	-
Total CONTRACTS & REPAIRS	\$1,995.00	\$19,988.41	\$17,993.41	\$189,929.16	\$179,895.69	(\$10,033.47)	\$239,861.00
NON-OPERATING EXPENSES							
8505-00 Reserve Study Consultant	-	83.33	83.33	1,450.00	749.97	(700.03)	1,000.00
Total NON-OPERATING EXPENSES	\$-	\$83.33	\$83.33	\$1,450.00	\$749.97	(\$700.03)	\$1,000.00
RESERVES							
9010-00 RES - Roadways & Paving	3,752.08	3,752.08	-	33,768.72	33,768.72	-	45,025.00
9025-00 RES - Mailboxes	939.08	939.08	-	8,451.72	8,451.72	-	11,269.00
9045-00 RES - Drainage System	6,283.00	6,283.00	-	56,547.00	56,547.00	-	75,396.00
9054-00 RES - Monuments	132.33	132.33	-	1,190.97	1,190.97	-	1,588.00
9070-00 RES - Gatehouse	1,031.33	1,031.33	-	9,281.97	9,281.97	-	12,376.00
9080-00 RES - Perimeter Wall / Fence	1,845.92	1,845.92	-	16,613.28	16,613.28	-	22,151.00
Total RESERVES	\$13,983.74	\$13,983.74	\$-	\$125,853.66	\$125,853.66	\$0.00	\$167,805.00
Total OPERATING EXPENSE	\$23,476.60	\$42,339.65	\$18,863.05	\$415,040.17	\$381,056.85	(\$33,983.32)	\$508,076.00
Net Income:	\$20,806.36	\$0.02	\$20,806.34	(\$41,737.74)	\$0.18	(\$41,737.92)	\$0.00