

Sun City Peachtree Community Association, Inc.

Balance Sheet as of 6/30/2025

Assets	Operating	Reserve	Total
Cash			
101000 - Operating Account - Truist	\$15,303.08		\$15,303.08
102000 - Operating Account - Alliance	\$676,780.75		\$676,780.75
Total Cash	\$692,083.83		\$692,083.83
Cash-Reserves			
111003 - Merrill Lynch Investment Acct		\$1,245,776.94	\$1,245,776.94
111020 - MMA-Alliance Bank		\$184,061.27	\$184,061.27
Total Cash-Reserves		\$1,429,838.21	\$1,429,838.21
Other Assets			
131500 - Receivable Due	\$3,772.00		\$3,772.00
136000 - Accounts Receivable - Pulte	\$942.26		\$942.26
136901 - Prepaid Invoices	\$35,954.00		\$35,954.00
Total Other Assets	\$40,668.26		\$40,668.26
Total Assets	\$732,752.09	\$1,429,838.21	\$2,162,590.30

Sun City Peachtree Community Association, Inc.

Balance Sheet as of 6/30/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
300001 - Accounts Payable - Accruals	\$2,975.00		\$2,975.00
300003 - Owner Refunds Due	\$438.83		\$438.83
300006 - Collection Fees Payable	(\$24.96)		(\$24.96)
300100 - Prepaid Dues Payable	\$589,637.99		\$589,637.99
321000 - Insur Claim Funds Received	\$115,134.00		\$115,134.00
321001 - Insur Claim Expenses	(\$110,028.00)		(\$110,028.00)
Total Liabilities	\$598,132.86		\$598,132.86
Reserves			
501000 - Reserves - General		\$1,429,838.21	\$1,429,838.21
Total Reserves		\$1,429,838.21	\$1,429,838.21
Equity			
551000 - Prior Years' Net Income	\$442,640.73	(\$402,848.05)	\$39,792.68
552000 - Net Income (Loss)	\$101,301.55	(\$6,475.00)	\$94,826.55
Total Equity	\$543,942.28	(\$409,323.05)	\$134,619.23
Total Liabilities / Equity	\$1,142,075.14	\$1,020,515.16	\$2,162,590.30

Sun City Peachtree Community Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
631000 - Assessment Income - Owner	500,650.18	498,066.00	2,584.18	2,954,792.31	2,951,131.00	3,661.31	5,994,011.00
691100 - Owner Interest Income	105.46	-	105.46	969.57	-	969.57	-
691400 - Advertising Income	1,074.00	4,333.33	(3,259.33)	14,457.00	25,999.98	(11,542.98)	52,000.00
691805 - Application Fee	110.00	108.33	1.67	570.00	649.98	(79.98)	1,300.00
692700 - Rv Storage Income	623.40	-	623.40	20,623.40	23,500.00	(2,876.60)	24,000.00
693500 - Activity Income	1,334.50	8,508.33	(7,173.83)	21,979.49	51,049.98	(29,070.49)	102,100.00
693502 - Fitness Pass	720.00	183.33	536.67	2,940.00	1,099.98	1,840.02	2,200.00
694000 - Interest Income - Operating	3.86	-	3.86	23.51	-	23.51	-
Total Income	504,621.40	511,199.32	(6,577.92)	3,016,355.28	3,053,430.92	(37,075.64)	6,175,611.00
Total Income	504,621.40	511,199.32	(6,577.92)	3,016,355.28	3,053,430.92	(37,075.64)	6,175,611.00

Operating Expense

General & Administrative							
701000 - Management Fees	19,480.00	19,380.00	(100.00)	115,110.00	114,830.00	(280.00)	233,230.00
702000 - Accounting Fees	-	-	-	-	250.00	250.00	250.00
704000 - Audit Fee	-	8,000.00	8,000.00	-	8,000.00	8,000.00	8,000.00
704500 - Tax Preparation Fee	-	-	-	300.00	-	(300.00)	-
705000 - Reserve Study	-	1,500.00	1,500.00	1,000.00	1,500.00	500.00	1,500.00
715000 - Legal Fees	-	310.42	310.42	636.13	1,862.52	1,226.39	3,725.00
715005 - Legal - Collection Fee Expense	966.78	-	(966.78)	7,677.38	-	(7,677.38)	-
715006 - Legal - Collection Fees Recovered	(929.59)	-	929.59	(4,868.35)	-	4,868.35	-
725000 - Bank Charges	(35.00)	-	35.00	(155.00)	-	155.00	-
726000 - Postage & Mail	88.70	483.60	394.90	1,952.01	3,727.00	1,774.99	7,600.00
727000 - Printing & Reproduction	4.32	-	(4.32)	7,386.90	10,168.00	2,781.10	10,920.00
727500 - Newsletters	6,639.94	6,783.00	143.06	34,627.37	40,191.00	5,563.63	81,631.00
730000 - Licenses & Fees	-	462.50	462.50	1,431.66	2,775.00	1,343.34	5,550.00
731000 - Office Equipment	553.67	745.42	191.75	2,989.94	4,472.52	1,482.58	8,945.00
731500 - Tech Services	1,145.37	1,250.00	104.63	12,131.96	11,500.00	(631.96)	19,000.00
732000 - Office Supplies	875.34	716.67	(158.67)	5,672.17	4,300.02	(1,372.15)	8,600.00
733000 - File Storage	-	-	-	300.00	350.00	50.00	350.00
736000 - Website Hosting	296.00	325.67	29.67	2,704.79	1,954.02	(750.77)	3,908.00
738000 - Miscellaneous G&A	779.74	1,208.33	428.59	6,349.90	7,249.98	900.08	14,500.00
738001 - Vending Services	267.31	(125.00)	(392.31)	1,418.70	(750.00)	(2,168.70)	(1,500.00)
761000 - Activities	4,394.66	9,550.00	5,155.34	26,119.23	57,300.00	31,180.77	114,600.00
761011 - Holiday Decorations	-	-	-	450.00	10,000.00	9,550.00	30,000.00
771001 - Assoc Employee Wages	18,352.32	18,472.70	120.38	110,113.92	110,836.20	722.28	221,672.35
771002 - Assoc Taxes/benefits	3,981.26	4,857.57	876.31	23,887.54	29,145.42	5,257.88	58,290.87
Total General & Administrative	56,860.82	73,920.88	17,060.06	357,236.25	419,661.68	62,425.43	830,772.22
Insurance							
791000 - Insurance	40,182.00	8,884.33	(31,297.67)	75,650.74	53,305.98	(22,344.76)	106,612.00

Sun City Peachtree Community Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
795001 - Taxes - Property	-	-	-	-	-	-	90,956.00
795002 - Income Tax	-	-	-	4,476.00	2,500.00	(1,976.00)	2,500.00
795003 - Taxes - State & Local	-	-	-	804.00	-	(804.00)	-
795004 - Taxes - Other	-	-	-	-	75.00	75.00	75.00
Total Insurance	40,182.00	8,884.33	(31,297.67)	80,930.74	55,880.98	(25,049.76)	200,143.00
Landscaping							
861002 - Landscaping - Improvements	-	11,272.08	11,272.08	8,381.73	67,632.48	59,250.75	135,265.00
861004 - Landscaping - Seas Color	-	-	-	46,000.00	44,000.00	(2,000.00)	88,100.00
861007 - Landscaping - Colorant	-	211,384.00	211,384.00	-	211,384.00	211,384.00	211,384.00
861010 - Pinestraw - Common	-	-	-	475,781.75	490,837.50	15,055.75	490,837.50
861011 - Pinestraw - Homes	-	-	-	186,020.10	180,630.00	(5,390.10)	180,630.00
861012 - Lndscp Maint - Common	42,455.25	46,583.33	4,128.08	254,731.50	279,499.98	24,768.48	559,000.00
861013 - Lndscp Maint - Homes	93,216.00	93,024.00	(192.00)	551,088.00	551,184.00	96.00	1,119,176.00
861014 - Landscaping - Tree Removal	8,150.00	1,666.67	(6,483.33)	22,350.00	10,000.02	(12,349.98)	20,000.00
861018 - Landscaping - Retention/Detention	-	7,583.33	7,583.33	32,229.99	45,499.98	13,269.99	91,000.00
861021 - Landscaping - Irrigation Repair	7,545.70	9,668.00	2,122.30	53,287.38	74,001.50	20,714.12	119,000.00
861024 - Landscaping - Nature Trail	9,000.00	-	(9,000.00)	9,000.00	9,000.00	-	9,000.00
Total Landscaping	160,366.95	381,181.41	220,814.46	1,638,870.45	1,963,669.46	324,799.01	3,023,392.50
Utilities							
871001 - Electricity - Entrance	3,983.01	3,695.83	(287.18)	22,394.01	22,174.98	(219.03)	44,350.00
871002 - Electricity - Clubhouse	7,341.00	8,743.25	1,402.25	48,327.00	52,459.50	4,132.50	104,919.00
871003 - Electricity - Tennis	364.00	903.33	539.33	4,157.00	5,419.98	1,262.98	10,840.00
871004 - Electricity - Street Lights	102.72	155.42	52.70	769.32	932.52	163.20	1,865.00
871006 - Electricity - Irrigation	1,125.01	909.08	(215.93)	4,886.11	5,454.48	568.37	10,909.00
871008 - Electricity - Guard House	196.00	214.58	18.58	1,431.00	1,287.48	(143.52)	2,575.00
872000 - Natural Gas	1,892.23	2,307.17	414.94	12,934.04	13,843.02	908.98	27,686.00
873000 - Water & Sewer	3,450.63	4,416.67	966.04	18,327.18	26,500.02	8,172.84	53,000.00
873001 - Water - Irrigation	8,635.11	4,641.42	(3,993.69)	16,329.59	27,848.52	11,518.93	55,697.00
875000 - Trash Removal	37,143.26	36,480.00	(663.26)	219,998.24	216,270.00	(3,728.24)	438,966.00
876000 - Phone - Office	945.40	1,450.00	504.60	5,874.01	8,700.00	2,825.99	17,400.00
876004 - Phone - On-site	150.00	150.00	-	900.00	900.00	-	1,800.00
876006 - Telephone Security	222.02	218.58	(3.44)	1,572.94	1,311.48	(261.46)	2,623.00
876008 - Phone - Softball	146.76	99.33	(47.43)	403.14	595.98	192.84	1,192.00
878000 - Cable TV	460.70	562.50	101.80	2,684.97	3,375.00	690.03	6,750.00
878500 - Internet	1,711.90	785.17	(926.73)	11,395.08	4,711.02	(6,684.06)	9,422.00
Total Utilities	67,869.75	65,732.33	(2,137.42)	372,383.63	391,783.98	19,400.35	789,994.00
Maintenance & Services							
901001 - Maintenance Staff	7,189.76	8,007.50	817.74	47,843.45	48,045.00	201.55	96,090.00
901500 - Janitorial Services	13,508.00	14,316.33	808.33	81,624.89	85,897.98	4,273.09	171,796.00
901501 - Janitorial Supplies	1,447.60	712.00	(735.60)	3,191.71	4,272.00	1,080.29	8,544.00

Sun City Peachtree Community Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
921001 - Hvac Maintenance	-	1,000.00	1,000.00	3,047.80	6,000.00	2,952.20	12,000.00
921002 - Contract Maintenance	1,870.00	2,641.67	771.67	12,403.31	15,850.02	3,446.71	31,700.00
925000 - Front Gate Personnel	15,937.72	17,657.00	1,719.28	95,297.09	99,018.00	3,720.91	200,652.00
925001 - Access/Entry-Cards/Fobs/Key/Remotes	3,955.00	666.67	(3,288.33)	3,340.00	4,000.02	660.02	8,000.00
931000 - Repairs & Maint - General	23,652.38	5,875.00	(17,777.38)	37,927.16	35,250.00	(2,677.16)	70,500.00
931002 - RV Storage	-	175.00	175.00	-	1,050.00	1,050.00	2,100.00
931003 - Repairs & Maint - Building	1,425.94	5,416.67	3,990.73	42,304.49	32,500.02	(9,804.47)	65,000.00
931015 - Repairs & Maint - Sign	-	208.33	208.33	273.55	1,249.98	976.43	2,500.00
931017 - Recreation Area Maint	488.31	1,587.50	1,099.19	13,966.25	9,525.00	(4,441.25)	19,050.00
931019 - Repairs & Maintenance - Fence	1,125.00	1,166.67	41.67	12,128.96	7,000.02	(5,128.94)	14,000.00
937000 - Termite Bond	-	-	-	1,909.00	1,836.00	(73.00)	1,836.00
937500 - Pest Control	393.00	-	(393.00)	2,026.00	972.00	(1,054.00)	1,944.00
949000 - Contingency Misc Expenses	-	4,166.67	4,166.67	-	25,000.02	25,000.02	50,000.00
Total Maintenance & Services	70,992.71	63,597.01	(7,395.70)	357,283.66	377,466.06	20,182.40	755,712.00
Recreation Area							
811005 - Pool - Operations & Mgmt	2,975.00	2,975.00	-	26,600.00	23,050.00	(3,550.00)	40,900.00
811009 - Pool - Repairs	731.40	958.33	226.93	731.40	5,749.98	5,018.58	11,500.00
811010 - Pool - Supplies	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
831006 - Fitness Director	2,281.75	3,380.00	1,098.25	15,736.50	20,280.00	4,543.50	40,560.00
831007 - Fitness Center Maintenance	25.64	853.33	827.69	1,356.60	5,119.98	3,763.38	10,240.00
831012 - Fitness Class	1,040.00	1,000.00	(40.00)	6,625.60	6,000.00	(625.60)	12,000.00
835008 - Clubhouse Staff	10,577.61	11,126.67	549.06	52,942.85	66,760.02	13,817.17	133,520.00
841008 - Tennis - Repairs & Maint	984.52	189.00	(795.52)	4,356.05	17,632.25	13,276.20	19,700.00
Total Recreation Area	18,615.92	20,690.66	2,074.74	108,349.00	145,842.21	37,493.21	270,920.00
Net Change in Reserves							
979100 - Transfer To Reserves	-	25,389.77	25,389.77	-	152,338.62	152,338.62	304,677.28
Total Net Change in Reserves	-	25,389.77	25,389.77	-	152,338.62	152,338.62	304,677.28
Total Expense	414,888.15	639,396.39	224,508.24	2,915,053.73	3,506,642.99	591,589.26	6,175,611.00
Operating Net Total	89,733.25	(128,197.07)	217,930.32	101,301.55	(453,212.07)	554,513.62	

Sun City Peachtree Community Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
650000 - Initiation Fee	18,200.00	14,300.00	3,900.00	85,625.00	72,800.00	12,825.00	156,000.00
651000 - Initiation Fee-Resales	14,300.00	6,500.00	7,800.00	54,475.00	39,000.00	15,475.00	78,000.00
Total Income	32,500.00	20,800.00	11,700.00	140,100.00	111,800.00	28,300.00	234,000.00
Total Income	32,500.00	20,800.00	11,700.00	140,100.00	111,800.00	28,300.00	234,000.00
Reserve Expense							
General & Administrative							
725000 - Bank Charges	-	-	-	300.00	-	(300.00)	-
Total General & Administrative	-	-	-	300.00	-	(300.00)	-
Capital Expenditures							
970050 - Furniture (Cap)	-	5,851.50	5,851.50	-	35,109.00	35,109.00	70,218.00
970070 - Lighting (Cap)	-	-	-	20,845.00	-	(20,845.00)	-
970090 - Pool (Cap)	6,475.00	1,291.67	(5,183.33)	34,375.00	7,750.02	(26,624.98)	15,500.00
970093 - Indoor Spa (Cap)	-	-	-	10,886.32	-	(10,886.32)	-
970097 - Pool - Furniture (Cap)	-	600.00	600.00	-	3,600.00	3,600.00	7,200.00
970100 - Recreation Area (Cap)	-	-	-	478.35	52,000.00	51,521.65	52,000.00
971130 - Painting - Exterior (Cap)	-	-	-	(1,850.00)	-	1,850.00	-
972140 - HVAC (Cap)	-	28,212.42	28,212.42	-	169,274.52	169,274.52	338,549.00
972160 - Plumbing (Cap)	-	-	-	17,000.00	-	(17,000.00)	-
973000 - Waterfall Equipment	-	1,250.00	1,250.00	17,013.52	7,500.00	(9,513.52)	15,000.00
974020 - Consulting - Project (Cap)	-	-	-	2,875.00	-	(2,875.00)	-
Total Capital Expenditures	6,475.00	37,205.59	30,730.59	101,623.19	275,233.54	173,610.35	498,467.00
Net Change in Reserves							
979102 - Transfer To Reserve-Initiation Fee	32,500.00	17,743.75	(14,756.25)	140,100.00	106,462.50	(33,637.50)	212,925.00
979200 - Transfer From Reserve-Capital Expenses	-	(45,024.42)	(45,024.42)	(95,148.19)	(270,146.52)	(174,998.33)	(540,293.00)
979201 - Transfer From Reserves - General	-	-	-	(300.00)	-	300.00	-
979298 - Merrill Lynch Investment Gains/Losses	(4,035.96)	-	4,035.96	1,822.32	-	(1,822.32)	-
979300 - Int/Div Income Merrill Lynch	(2,395.48)	-	2,395.48	(26,061.57)	-	26,061.57	-
979301 - Interest Income - Reserves	(32.02)	-	32.02	(171.13)	-	171.13	-
979302 - Transfer To Reserve - Interest Income	32.02	-	(32.02)	171.13	-	(171.13)	-
979303 - Transfer To Reserve - Merrill Lynch	6,431.44	-	(6,431.44)	24,239.25	-	(24,239.25)	-
Total Net Change in Reserves	32,500.00	(27,280.67)	(59,780.67)	44,651.81	(163,684.02)	(208,335.83)	(327,368.00)
Total Expense	38,975.00	9,924.92	(29,050.08)	146,575.00	111,549.52	(35,025.48)	171,099.00
Reserve Net Total	(6,475.00)	10,875.08	(17,350.08)	(6,475.00)	250.48	(6,725.48)	62,901.00
Net Total	83,258.25	(117,321.99)	200,580.24	94,826.55	(452,961.59)	547,788.14	62,901.00

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income														
Assessment Income - Owner	Budget	485,730	488,043	490,870	493,183	495,239	498,066	500,122	502,949	505,776	508,346	511,173	514,514	5,994,011
	Actual	477,722	488,407	493,529	498,510	495,973	500,650	-	-	-	-	-	-	2,954,792
	Variance	(8,008)	364	2,659	5,327	734	2,584	(500,122)	(502,949)	(505,776)	(508,346)	(511,173)	(514,514)	(3,039,219)
Developer Subsidy	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Owner Interest Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	2	14	364	408	75	105	-	-	-	-	-	-	970
	Variance	2	14	364	408	75	105	-	-	-	-	-	-	970
Advertising Income	Budget	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	52,000
	Actual	-	4,288	9,095	-	-	1,074	-	-	-	-	-	-	14,457
	Variance	(4,333)	(45)	4,762	(4,333)	(4,333)	(3,259)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(37,543)
Application Fee	Budget	108	108	108	108	108	108	108	108	108	108	108	108	1,300
	Actual	-	100	140	60	160	110	-	-	-	-	-	-	570
	Variance	(108)	(8)	32	(48)	52	2	(108)	(108)	(108)	(108)	(108)	(108)	(730)
Rv Storage Income	Budget	22,000	500	500	500	-	-	-	500	-	-	-	-	24,000
	Actual	9,000	8,000	2,500	-	500	623	-	-	-	-	-	-	20,623
	Variance	(13,000)	7,500	2,000	(500)	500	623	-	(500)	-	-	-	-	(3,377)
Activity Income	Budget	8,508	8,508	8,508	8,508	8,508	8,508	8,508	8,508	8,508	8,508	8,508	8,508	102,100
	Actual	-	2,887	13,613	248	3,897	1,335	-	-	-	-	-	-	21,979
	Variance	(8,508)	(5,622)	5,105	(8,260)	(4,611)	(7,174)	(8,508)	(8,508)	(8,508)	(8,508)	(8,508)	(8,508)	(80,121)
Fitness Pass	Budget	183	183	183	183	183	183	183	183	183	183	183	183	2,200
	Actual	-	840	720	420	240	720	-	-	-	-	-	-	2,940
	Variance	(183)	657	537	237	57	537	(183)	(183)	(183)	(183)	(183)	(183)	740
Interest Income - Operating	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	4	4	4	4	4	4	-	-	-	-	-	-	24
	Variance	4	4	4	4	4	4	-	-	-	-	-	-	24

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Total Income	520,863	501,676	504,503	506,816	508,372	511,199	513,255	516,582	518,909	521,479	524,306	527,647	6,175,611
Total Income	520,863	501,676	504,503	506,816	508,372	511,199	513,255	516,582	518,909	521,479	524,306	527,647	6,175,611
Operating Expense													
General & Administrative													
Management Fees	Budget	18,900	18,990	19,100	19,190	19,270	19,380	19,460	19,570	19,680	19,780	20,020	233,230
	Actual	18,940	19,040	19,120	19,220	19,310	19,480	-	-	-	-	-	115,110
	Variance	40	50	20	30	40	100	(19,460)	(19,570)	(19,680)	(19,780)	(20,020)	(118,120)
Accounting Fees	Budget	-	-	-	250	-	-	-	-	-	-	-	250
	Actual	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	(250)	-	-	-	-	-	-	-	(250)
Audit Fee	Budget	-	-	-	-	-	8,000	-	-	-	-	-	8,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	(8,000)	-	-	-	-	-	(8,000)
Tax Preparation Fee	Budget	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	300	-	-	-	-	-	-	-	-	300
	Variance	-	-	300	-	-	-	-	-	-	-	-	300
Reserve Study	Budget	-	-	-	-	-	1,500	-	-	-	-	-	1,500
	Actual	-	-	-	-	1,000	-	-	-	-	-	-	1,000
	Variance	-	-	-	-	1,000	(1,500)	-	-	-	-	-	(500)
Legal Fees	Budget	310	310	310	310	310	310	310	310	310	310	310	3,725
	Actual	-	-	-	84	553	-	-	-	-	-	-	636
	Variance	(310)	(310)	(310)	(227)	242	(310)	(310)	(310)	(310)	(310)	(310)	(3,089)
Legal - Collection Fee Expense	Budget	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	123	515	3,019	703	2,352	967	-	-	-	-	-	7,677
	Variance	123	515	3,019	703	2,352	967	-	-	-	-	-	7,677

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Legal - Collection Fees Recovered	Budget	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	(100)	(814)	(1,246)	(1,419)	(930)	-	-	-	-	-	-	(4,868)
	Variance	(100)	(814)	(1,246)	(1,419)	(930)	-	-	-	-	-	-	(4,868)
Bank Charges	Budget	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	(35)	(120)	(5)	50	(10)	(35)	-	-	-	-	-	(155)
	Variance	(35)	(120)	(5)	50	(10)	(35)	-	-	-	-	-	(155)
Postage & Mail	Budget	1,309	484	484	484	484	484	484	484	1,455	484	484	7,600
	Actual	150	1,502	21	105	85	-	-	-	-	-	-	1,952
	Variance	(1,159)	1,019	(463)	(379)	(398)	(484)	(484)	(484)	(1,455)	(484)	(484)	(5,648)
Printing & Reproduction	Budget	10,168	-	-	-	-	-	-	-	752	-	-	10,920
	Actual	827	4	6,544	4	3	-	-	-	-	-	-	7,387
	Variance	(9,341)	4	6,544	4	3	-	-	-	(752)	-	-	(3,533)
Newsletters	Budget	6,616	6,647	6,685	6,717	6,745	6,811	6,850	6,888	6,923	6,962	7,007	81,631
	Actual	6,793	6,810	302	6,875	7,207	-	-	-	-	-	-	34,627
	Variance	178	163	(6,383)	158	463	(6,811)	(6,850)	(6,888)	(6,923)	(6,962)	(7,007)	(47,004)
Licenses & Fees	Budget	463	463	463	463	463	463	463	463	463	463	463	5,550
	Actual	1,375	-	55	-	2	-	-	-	-	-	-	1,432
	Variance	913	(463)	(408)	(463)	(461)	(463)	(463)	(463)	(463)	(463)	(463)	(4,118)
Office Equipment	Budget	745	745	745	745	745	745	745	745	745	745	745	8,945
	Actual	348	493	587	363	646	-	-	-	-	-	-	2,990
	Variance	(397)	(253)	(159)	(383)	(99)	(745)	(745)	(745)	(745)	(745)	(745)	(5,955)
Tech Services	Budget	6,500	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	19,000
	Actual	1,773	1,100	6,550	625	939	-	-	-	-	-	-	12,132
	Variance	(4,727)	1,100	5,300	(625)	(311)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(6,868)
Office Supplies	Budget	717	717	717	717	717	717	717	717	717	717	717	8,600
	Actual	713	1,063	1,412	923	685	-	-	-	-	-	-	5,672
	Variance	(4)	347	696	206	(32)	(717)	(717)	(717)	(717)	(717)	(717)	(2,928)

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense	Budget	350	-	-	-	-	-	-	-	-	-	-	-	350
	Actual	300	-	-	-	-	-	-	-	-	-	-	-	300
	Variance	(50)	-	-	-	-	-	-	-	-	-	-	-	(50)
Website Hosting	Budget	326	326	326	326	326	326	326	326	326	326	326	326	3,908
	Actual	479	400	593	628	309	296	-	-	-	-	-	-	2,705
	Variance	153	74	268	302	(17)	(30)	(326)	(326)	(326)	(326)	(326)	(326)	(1,203)
Miscellaneous G&A	Budget	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	14,500
	Actual	1,371	1,888	658	941	712	780	-	-	-	-	-	-	6,350
	Variance	163	680	(551)	(267)	(496)	(429)	(1,208)	(1,208)	(1,208)	(1,208)	(1,208)	(1,208)	(8,150)
Vending Services	Budget	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(125)	(1,500)
	Actual	469	30	187	283	183	267	-	-	-	-	-	-	1,419
	Variance	594	155	312	408	308	392	125	125	125	125	125	125	2,919
Activities	Budget	9,550	9,550	9,550	9,550	9,550	9,550	9,550	9,550	9,550	9,550	9,550	9,550	114,600
	Actual	2,150	4,117	3,451	3,215	8,791	4,395	-	-	-	-	-	-	26,119
	Variance	(7,400)	(5,433)	(6,099)	(6,335)	(759)	(5,155)	(9,550)	(9,550)	(9,550)	(9,550)	(9,550)	(9,550)	(88,481)
Vendor Fair Expense	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	Budget	10,000	-	-	-	-	-	-	-	-	-	10,000	10,000	30,000
	Actual	450	-	-	-	-	-	-	-	-	-	-	-	450
	Variance	(9,550)	-	-	-	-	-	-	-	-	-	(10,000)	(10,000)	(29,550)
Assoc Employee Wages	Budget	18,473	18,473	18,473	18,473	18,473	18,473	18,473	18,473	18,473	18,473	18,473	18,473	221,672
	Actual	18,352	18,352	18,352	18,352	18,352	18,352	-	-	-	-	-	-	110,114
	Variance	(120)	(120)	(120)	(120)	(120)	(120)	(18,473)	(18,473)	(18,473)	(18,473)	(18,473)	(18,473)	(111,558)
Assoc Taxes/benefits	Budget	4,858	4,858	4,858	4,858	4,858	4,858	4,858	4,858	4,858	4,858	4,858	4,858	58,291
	Actual	3,981	3,981	3,981	3,981	3,981	3,981	-	-	-	-	-	-	23,888
	Variance	(876)	(876)	(876)	(876)	(876)	(876)	(4,858)	(4,858)	(4,858)	(4,858)	(4,858)	(4,858)	(34,403)
Total General & Administrative		90,367	62,644	64,043	64,414	64,272	73,921	64,529	64,677	64,826	66,684	75,109	75,285	830,772

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

Operating Expense

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Insurance													
Insurance	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	8,884	106,612
	186	184	22,767	-	12,332	40,182	-	-	-	-	-	-	75,651
Variance	(8,698)	(8,700)	13,883	(8,884)	3,447	31,298	(8,884)	(8,884)	(8,884)	(8,884)	(8,884)	(8,884)	(30,961)
Taxes - Property	-	-	-	-	-	-	-	-	-	90,956	-	-	90,956
	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	(90,956)	-	-	(90,956)
Income Tax	-	-	-	2,500	-	-	-	-	-	-	-	-	2,500
	-	-	-	4,476	-	-	-	-	-	-	-	-	4,476
Actual	-	-	-	1,976	-	-	-	-	-	-	-	-	1,976
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxes - State & Local	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	804	-	-	-	-	-	-	-	-	-	804
Actual	-	-	804	-	-	-	-	-	-	-	-	-	804
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxes - Other	75	-	-	-	-	-	-	-	-	-	-	-	75
	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	(75)	-	-	-	-	-	-	-	-	-	-	-	(75)
Total Insurance	8,959	8,884	8,884	11,384	8,884	8,884	8,884	8,884	8,884	99,840	8,884	8,884	200,143
Landscaping													
Landscaping - Improvements	11,272	11,272	11,272	11,272	11,272	11,272	11,272	11,272	11,272	11,272	11,272	11,272	135,265
	2,172	615	-	3,320	2,275	-	-	-	-	-	-	-	8,382
Variance	(9,101)	(10,657)	(11,272)	(7,952)	(8,997)	(11,272)	(11,272)	(11,272)	(11,272)	(11,272)	(11,272)	(11,272)	(126,883)
Landscaping - Seas Color	-	-	-	-	44,000	-	-	-	-	44,100	-	-	88,100
	-	-	-	46,000	-	-	-	-	-	-	-	-	46,000
Actual	-	-	-	46,000	(44,000)	-	-	-	-	(44,100)	-	-	(42,100)
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping - Colorant	-	-	-	-	-	211,384	-	-	-	-	-	-	211,384
	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	(211,384)	-	-	-	-	-	-	(211,384)

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense	Pinestraw - Common													
	Budget	-	-	245,419	245,419	-	-	-	-	-	-	-	-	490,838
	Actual	-	-	473,386	2,396	-	-	-	-	-	-	-	-	475,782
	Variance	-	-	227,967	(243,023)	-	-	-	-	-	-	-	-	(15,056)
Pinestraw - Homes	Budget	-	-	-	180,630	-	-	-	-	-	-	-	-	180,630
	Actual	-	-	-	186,020	-	-	-	-	-	-	-	-	186,020
	Variance	-	-	-	5,390	-	-	-	-	-	-	-	-	5,390
Lndscp Maint - Common	Budget	46,583	46,583	46,583	46,583	46,583	46,583	46,583	46,583	46,583	46,583	46,583	46,583	559,000
	Actual	42,455	42,455	42,455	42,455	42,455	42,455	-	-	-	-	-	-	254,732
	Variance	(4,128)	(4,128)	(4,128)	(4,128)	(4,128)	(4,128)	(46,583)	(46,583)	(46,583)	(46,583)	(46,583)	(46,583)	(304,269)
Lndscp Maint - Homes	Budget	90,720	91,152	91,680	92,112	92,496	93,024	93,080	93,936	94,464	94,944	95,472	96,096	1,119,176
	Actual	90,624	91,104	91,536	92,016	92,592	93,216	-	-	-	-	-	-	551,088
	Variance	(96)	(48)	(144)	(96)	96	192	(93,080)	(93,936)	(94,464)	(94,944)	(95,472)	(96,096)	(568,088)
Landscaping - Tree Removal	Budget	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
	Actual	-	3,250	-	9,500	1,450	8,150	-	-	-	-	-	-	22,350
	Variance	(1,667)	1,583	(1,667)	7,833	(217)	6,483	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	2,350
Landscaping - Retention/Detention	Budget	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	91,000
	Actual	30	10,850	-	11,250	10,100	-	-	-	-	-	-	-	32,230
	Variance	(7,553)	3,267	(7,583)	3,667	2,517	(7,583)	(7,583)	(7,583)	(7,583)	(7,583)	(7,583)	(7,583)	(58,770)
Landscaping - Irrigation Repair	Budget	15,832	12,000	9,668	9,668	17,166	9,668	7,500	7,500	7,500	7,500	7,500	7,500	119,000
	Actual	12,375	7,500	11,659	7,096	7,113	7,546	-	-	-	-	-	-	53,287
	Variance	(3,457)	(4,500)	1,991	(2,573)	(10,053)	(2,122)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(7,500)	(65,713)
Landscaping - Nature Trail	Budget	-	-	-	9,000	-	-	-	-	-	-	-	-	9,000
	Actual	-	-	-	-	-	9,000	-	-	-	-	-	-	9,000
	Variance	-	-	-	(9,000)	-	9,000	-	-	-	-	-	-	-
Total Landscaping		173,657	170,257	413,872	603,934	220,767	381,181	167,685	168,541	169,069	213,649	170,077	170,701	3,023,393
Utilities														

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Electricity - Entrance	Budget	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	44,350
	Actual	4,099	2,413	3,593	4,101	3,983	-	-	-	-	-	-	22,394
	Variance	403	(1,283)	(103)	405	287	(3,696)	(3,696)	(3,696)	(3,696)	(3,696)	(3,696)	(21,956)
Electricity - Clubhouse	Budget	8,743	8,743	8,743	8,743	8,743	8,743	8,743	8,743	8,743	8,743	8,743	104,919
	Actual	8,574	9,970	7,905	7,194	7,341	-	-	-	-	-	-	48,327
	Variance	(169)	1,227	(838)	(1,549)	(1,402)	(8,743)	(8,743)	(8,743)	(8,743)	(8,743)	(8,743)	(56,592)
Electricity - Tennis	Budget	903	903	903	903	903	903	903	903	903	903	903	10,840
	Actual	949	1,046	833	385	364	-	-	-	-	-	-	4,157
	Variance	46	143	(70)	(518)	(539)	(903)	(903)	(903)	(903)	(903)	(903)	(6,683)
Electricity - Street Lights	Budget	155	155	155	155	155	155	155	155	155	155	155	1,865
	Actual	103	256	103	103	103	-	-	-	-	-	-	769
	Variance	(53)	100	(53)	(53)	(53)	(155)	(155)	(155)	(155)	(155)	(155)	(1,096)
Electricity - Irrigation	Budget	909	909	909	909	909	909	909	909	909	909	909	10,909
	Actual	543	599	973	657	1,125	-	-	-	-	-	-	4,886
	Variance	(366)	(310)	64	(252)	216	(909)	(909)	(909)	(909)	(909)	(909)	(6,023)
Electricity - Guard House	Budget	215	215	215	215	215	215	215	215	215	215	215	2,575
	Actual	192	351	257	164	196	-	-	-	-	-	-	1,431
	Variance	(23)	136	42	(51)	(19)	(215)	(215)	(215)	(215)	(215)	(215)	(1,144)
Natural Gas	Budget	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	2,307	27,686
	Actual	3,116	3,016	3,016	2,273	1,892	-	-	-	-	-	-	12,934
	Variance	809	709	709	(34)	(415)	(2,307)	(2,307)	(2,307)	(2,307)	(2,307)	(2,307)	(14,752)
Water & Sewer	Budget	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	4,417	53,000
	Actual	6,131	134	1,428	3,894	3,451	-	-	-	-	-	-	18,327
	Variance	1,714	(4,283)	(2,988)	(523)	(966)	(4,417)	(4,417)	(4,417)	(4,417)	(4,417)	(4,417)	(34,673)
Water - Irrigation	Budget	4,641	4,641	4,641	4,641	4,641	4,641	4,641	4,641	4,641	4,641	4,641	55,697
	Actual	201	-	199	5,037	8,635	-	-	-	-	-	-	16,330
	Variance	(4,440)	(4,641)	(4,442)	395	3,994	(4,641)	(4,641)	(4,641)	(4,641)	(4,641)	(4,641)	(39,367)

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Trash Removal	Budget 35,616	35,778	35,976	36,138	36,282	36,480	36,624	36,822	37,020	37,200	37,398	37,632	438,966
	Actual 36,312	36,423	36,595	36,613	36,912	37,143	-	-	-	-	-	-	219,998
	Variance 696	645	619	475	630	663	(36,624)	(36,822)	(37,020)	(37,200)	(37,398)	(37,632)	(218,968)
Phone - Office	Budget 1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	17,400
	Actual 47	480	231	2,777	1,394	945	-	-	-	-	-	-	5,874
	Variance (1,403)	(970)	(1,219)	1,327	(57)	(505)	(1,450)	(1,450)	(1,450)	(1,450)	(1,450)	(1,450)	(11,526)
Phone - On-site	Budget 150	150	150	150	150	150	150	150	150	150	150	150	1,800
	Actual 150	150	100	200	150	150	-	-	-	-	-	-	900
	Variance -	-	(50)	50	-	-	(150)	(150)	(150)	(150)	(150)	(150)	(900)
Phone - Guardhouse	Budget -	-	-	-	-	-	-	-	-	-	-	-	-
	Actual -	-	-	-	-	-	-	-	-	-	-	-	-
	Variance -	-	-	-	-	-	-	-	-	-	-	-	-
Telephone Security	Budget 219	219	219	219	219	219	219	219	219	219	219	219	2,623
	Actual 123	227	457	219	326	222	-	-	-	-	-	-	1,573
	Variance (95)	8	238	-	107	3	(219)	(219)	(219)	(219)	(219)	(219)	(1,050)
Phone - Softball	Budget 99	99	99	99	99	99	99	99	99	99	99	99	1,192
	Actual -	-	123	-	133	147	-	-	-	-	-	-	403
	Variance (99)	(99)	24	(99)	34	47	(99)	(99)	(99)	(99)	(99)	(99)	(789)
Cable TV	Budget 563	563	563	563	563	563	563	563	563	563	563	563	6,750
	Actual -	833	473	460	459	461	-	-	-	-	-	-	2,685
	Variance (563)	271	(90)	(103)	(103)	(102)	(563)	(563)	(563)	(563)	(563)	(563)	(4,065)
Internet	Budget 785	785	785	785	785	785	785	785	785	785	785	785	9,422
	Actual 421	715	4,976	1,733	1,838	1,712	-	-	-	-	-	-	11,395
	Variance (364)	(70)	4,191	948	1,052	927	(785)	(785)	(785)	(785)	(785)	(785)	1,973
Total Utilities	64,868	65,030	65,228	65,390	65,534	65,732	65,876	66,074	66,272	66,452	66,650	66,884	789,994
Maintenance & Services													

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

Operating Expense

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Maintenance Staff													
Budget	8,008	8,008	8,008	8,008	8,008	8,008	8,008	8,008	8,008	8,008	8,008	8,008	96,090
Actual	9,432	7,805	7,805	7,808	7,805	7,190	-	-	-	-	-	-	47,843
Variance	1,425	(203)	(203)	(200)	(203)	(818)	(8,008)	(8,008)	(8,008)	(8,008)	(8,008)	(8,008)	(48,247)
Janitorial Services													
Budget	14,316	14,316	14,316	14,316	14,316	14,316	14,316	14,316	14,316	14,316	14,316	14,316	171,796
Actual	13,508	13,508	14,085	13,508	13,508	13,508	-	-	-	-	-	-	81,625
Variance	(808)	(808)	(231)	(808)	(808)	(808)	(14,316)	(14,316)	(14,316)	(14,316)	(14,316)	(14,316)	(90,171)
Janitorial Supplies													
Budget	712	712	712	712	712	712	712	712	712	712	712	712	8,544
Actual	-	497	409	496	342	1,448	-	-	-	-	-	-	3,192
Variance	(712)	(215)	(303)	(216)	(370)	736	(712)	(712)	(712)	(712)	(712)	(712)	(5,352)
Hvac Maintenance													
Budget	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Actual	-	485	-	1,758	805	-	-	-	-	-	-	-	3,048
Variance	(1,000)	(515)	(1,000)	758	(195)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(8,952)
Contract Maintenance													
Budget	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	31,700
Actual	520	1,657	1,040	5,139	2,177	1,870	-	-	-	-	-	-	12,403
Variance	(2,122)	(985)	(1,602)	2,498	(465)	(772)	(2,642)	(2,642)	(2,642)	(2,642)	(2,642)	(2,642)	(19,297)
Front Gate Personnel													
Budget	16,037	15,557	15,557	16,037	18,173	17,657	18,173	17,657	18,173	15,557	16,037	16,037	200,652
Actual	14,258	14,360	21,540	14,360	14,841	15,938	-	-	-	-	-	-	95,297
Variance	(1,779)	(1,197)	5,983	(1,677)	(3,332)	(1,719)	(18,173)	(17,657)	(18,173)	(15,557)	(16,037)	(16,037)	(105,355)
Access/Entry- Cards/Fobs/Key/Remotes													
Budget	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Actual	-	(120)	(130)	(235)	(130)	3,955	-	-	-	-	-	-	3,340
Variance	(667)	(787)	(797)	(902)	(797)	3,288	(667)	(667)	(667)	(667)	(667)	(667)	(4,660)
Repairs & Maint - General													
Budget	5,875	5,875	5,875	5,875	5,875	5,875	5,875	5,875	5,875	5,875	5,875	5,875	70,500
Actual	1,946	5,277	6,525	(2,021)	2,549	23,652	-	-	-	-	-	-	37,927
Variance	(3,929)	(598)	650	(7,896)	(3,326)	17,777	(5,875)	(5,875)	(5,875)	(5,875)	(5,875)	(5,875)	(32,573)
RV Storage													
Budget	175	175	175	175	175	175	175	175	175	175	175	175	2,100
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	(175)	(175)	(175)	(175)	(175)	(175)	(175)	(175)	(175)	(175)	(175)	(175)	(2,100)

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Repairs & Maint - Building													
Budget	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	65,000
Actual	1,487	4,015	7,002	25,057	3,318	1,426	-	-	-	-	-	-	42,304
Variance	(3,929)	(1,402)	1,585	19,640	(2,099)	(3,991)	(5,417)	(5,417)	(5,417)	(5,417)	(5,417)	(5,417)	(22,696)
Repairs & Maint - Sign													
Budget	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Actual	-	-	75	120	79	-	-	-	-	-	-	-	274
Variance	(208)	(208)	(134)	(88)	(129)	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(2,226)
Recreation Area Maint													
Budget	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	19,050
Actual	-	11,776	-	370	1,332	488	-	-	-	-	-	-	13,966
Variance	(1,588)	10,189	(1,588)	(1,217)	(256)	(1,099)	(1,588)	(1,588)	(1,588)	(1,588)	(1,588)	(1,588)	(5,084)
Repairs & Maintenance - Fence													
Budget	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	14,000
Actual	-	1,334	1,788	3,154	4,728	1,125	-	-	-	-	-	-	12,129
Variance	(1,167)	167	621	1,987	3,561	(42)	(1,167)	(1,167)	(1,167)	(1,167)	(1,167)	(1,167)	(1,871)
Termite Bond													
Budget	-	1,836	-	-	-	-	-	-	-	-	-	-	1,836
Actual	-	-	1,909	-	-	-	-	-	-	-	-	-	1,909
Variance	-	(1,836)	1,909	-	-	-	-	-	-	-	-	-	73
Pest Control													
Budget	-	486	-	-	486	-	-	-	486	-	486	-	1,944
Actual	378	1,909	(1,404)	-	750	393	-	-	-	-	-	-	2,026
Variance	378	1,423	(1,404)	-	264	393	-	-	(486)	-	(486)	-	82
Contingency Misc Expenses													
Budget	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	(4,167)	(4,167)	(4,167)	(4,167)	(4,167)	(4,167)	(4,167)	(4,167)	(4,167)	(4,167)	(4,167)	(4,167)	(50,000)
Total Maintenance & Services	61,977	63,819	61,497	61,977	64,599	63,597	64,113	63,597	64,599	61,497	62,463	61,977	755,712
Recreation Area													
Pool - Operations & Mgmt													
Budget	8,175	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	40,900
Actual	11,725	2,975	2,975	2,975	2,975	2,975	-	-	-	-	-	-	26,600
Variance	3,550	-	-	-	-	-	(2,975)	(2,975)	(2,975)	(2,975)	(2,975)	(2,975)	(14,300)

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Pool - Repairs	Budget	958	958	958	958	958	958	958	958	958	958	958	11,500
	Actual	-	-	-	-	731	-	-	-	-	-	-	731
	Variance	(958)	(958)	(958)	(958)	(227)	(958)	(958)	(958)	(958)	(958)	(958)	(10,769)
Pool - Supplies	Budget	208	208	208	208	208	208	208	208	208	208	208	2,500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(2,500)
Fitness Director	Budget	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	3,380	40,560
	Actual	3,205	2,428	2,150	2,818	2,854	-	-	-	-	-	-	15,737
	Variance	(175)	(952)	(1,230)	(562)	(527)	(3,380)	(3,380)	(3,380)	(3,380)	(3,380)	(3,380)	(24,824)
Fitness Center Maintenance	Budget	853	853	853	853	853	853	853	853	853	853	853	10,240
	Actual	314	-	632	385	-	26	-	-	-	-	-	1,357
	Variance	(540)	(853)	(221)	(468)	(828)	(853)	(853)	(853)	(853)	(853)	(853)	(8,883)
Fitness Class	Budget	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	Actual	570	1,080	1,159	1,917	860	-	-	-	-	-	-	6,626
	Variance	(430)	80	159	917	(140)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(5,374)
Clubhouse Staff	Budget	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	11,127	133,520
	Actual	7,726	8,368	8,524	8,835	8,912	-	-	-	-	-	-	52,943
	Variance	(3,401)	(2,759)	(2,603)	(2,291)	(549)	(11,127)	(11,127)	(11,127)	(11,127)	(11,127)	(11,127)	(80,577)
Tennis - Repairs & Maint	Budget	1,875	4,428	6,853	3,598	689	689	689	689	-	-	-	19,700
	Actual	712	-	-	2,123	537	-	-	-	-	-	-	4,356
	Variance	(1,163)	(4,428)	(6,853)	(1,475)	(796)	(689)	(689)	(689)	-	-	-	(15,344)
Total Recreation Area	27,577	24,930	27,355	24,100	21,191	20,691	21,191	21,191	21,191	20,502	20,502	20,502	270,920
Capital Expenditures													
Lighting (Cap)	Budget	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Pool (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Indoor Spa (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterfall Equipment													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Consulting - Project (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Change in Reserves													
Transfer To Reserves	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	304,677
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	(25,390)	(25,390)	(25,390)	(25,390)	(25,390)	(25,390)	(25,390)	(25,390)	(25,390)	(25,390)	(25,390)	(25,390)	(304,677)
Total Net Change in Reserves	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	25,390	304,677
Total Expense	452,795	420,955	666,269	856,590	470,638	639,396	417,668	418,355	420,231	554,015	429,076	429,623	6,175,611
Operating Net Total	\$68,069	\$80,721	(\$161,766)	(\$349,774)	\$37,734	(\$128,197)	\$95,587	\$98,227	\$98,678	(\$32,535)	\$95,231	\$98,024	-

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Initiation Fee	Budget	10,400	11,700	14,300	11,700	10,400	14,300	14,300	14,300	13,000	14,300	16,900	156,000
	Actual	16,725	11,700	15,600	11,700	18,200	-	-	-	-	-	-	85,625
	Variance	6,325	-	1,300	-	3,900	(10,400)	(14,300)	(14,300)	(13,000)	(14,300)	(16,900)	(70,375)
Initiation Fee-Resales	Budget	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	78,000
	Actual	10,275	6,500	7,800	7,800	14,300	-	-	-	-	-	-	54,475
	Variance	3,775	-	1,300	1,300	7,800	(6,500)	(6,500)	(6,500)	(6,500)	(6,500)	(6,500)	(23,525)
Total Income		16,900	18,200	20,800	18,200	20,800	16,900	20,800	20,800	19,500	20,800	23,400	234,000
Total Income		16,900	18,200	20,800	16,900	20,800	16,900	20,800	20,800	19,500	20,800	23,400	234,000
Reserve Expense													
General & Administrative													
Bank Charges	Budget	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	300	-	-	-	-	-	-	-	300
	Variance	-	-	-	300	-	-	-	-	-	-	-	300
Total General & Administrative		-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures													
Furniture (Cap)	Budget	5,852	5,852	5,852	5,852	5,852	5,852	5,852	5,852	5,852	5,852	5,852	70,218
	Actual	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(5,852)	(5,852)	(5,852)	(5,852)	(5,852)	(5,852)	(5,852)	(5,852)	(5,852)	(5,852)	(5,852)	(70,218)
Lighting (Cap)	Budget	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	20,845	-	-	-	-	-	-	-	-	-	20,845
	Variance	-	20,845	-	-	-	-	-	-	-	-	-	20,845
Pool (Cap)	Budget	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	15,500
	Actual	23,625	4,275	-	-	6,475	-	-	-	-	-	-	34,375
	Variance	22,333	2,983	(1,292)	(1,292)	5,183	(1,292)	(1,292)	(1,292)	(1,292)	(1,292)	(1,292)	18,875

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Expense													
Indoor Spa (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	4,636	-	6,250	-	-	-	-	-	-	-	-	-	10,886
Variance	4,636	-	6,250	-	-	-	-	-	-	-	-	-	10,886
Pool - Furniture (Cap)													
Budget	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(7,200)
Recreation Area (Cap)													
Budget	-	52,000	-	-	-	-	-	-	-	-	-	-	52,000
Actual	-	-	-	-	478	-	-	-	-	-	-	-	478
Variance	-	(52,000)	-	-	478	-	-	-	-	-	-	-	(51,522)
Tennis (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Asphalt/Concrete (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting - Exterior (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(1,850)	-	-	-	-	-	-	-	-	-	-	-	(1,850)
Variance	(1,850)	-	-	-	-	-	-	-	-	-	-	-	(1,850)
Retention/Detention/Spillway (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Access System (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Expense													
Doors (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor Coverings (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC (Cap)													
Budget	28,212	28,212	28,212	28,212	28,212	28,212	28,212	28,212	28,212	28,212	28,212	28,212	338,549
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	(28,212)	(28,212)	(28,212)	(28,212)	(28,212)	(28,212)	(28,212)	(28,212)	(28,212)	(28,212)	(28,212)	(28,212)	(338,549)
Plumbing (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	17,000	-	-	-	-	-	-	-	17,000
Variance	-	-	-	-	17,000	-	-	-	-	-	-	-	17,000
Waterfall Equipment													
Budget	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Actual	4,905	-	12,109	-	-	-	-	-	-	-	-	-	17,014
Variance	3,655	(1,250)	10,859	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	(1,250)	2,014
Consulting - Project (Cap)													
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	2,875	-	-	-	-	-	-	-	-	-	-	2,875
Variance	-	2,875	-	-	-	-	-	-	-	-	-	-	2,875
Total Capital Expenditures	37,206	89,206	37,206	37,206	37,206	37,206	37,206	37,206	37,206	37,206	37,206	37,206	498,467
Net Change in Reserves													
Transfer To Reserve-Initiation Fee													
Budget	17,744	17,744	17,744	17,744	17,744	17,744	17,744	17,744	17,744	17,744	17,744	17,744	212,925
Actual	25,700	19,500	23,400	19,500	19,500	32,500	-	-	-	-	-	-	140,100
Variance	7,956	1,756	5,656	1,756	1,756	14,756	(17,744)	(17,744)	(17,744)	(17,744)	(17,744)	(17,744)	(72,825)
Transfer From Reserve-Capital Expenses													
Budget	(45,024)	(45,024)	(45,024)	(45,024)	(45,024)	(45,024)	(45,024)	(45,024)	(45,024)	(45,024)	(45,024)	(45,024)	(540,293)
Actual	(37,011)	(25,275)	(8,567)	(6,816)	(17,478)	-	-	-	-	-	-	-	(95,148)
Variance	8,013	19,749	36,457	38,208	27,546	45,024	45,024	45,024	45,024	45,024	45,024	45,024	445,145

Sun City Peachtree Community Association, Inc.

Budget Spread For Fiscal Year 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Expense													
Transfer From Reserves - General	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	(300)	-	-	-	-	-	-	-	-	(300)
Variance	-	-	-	(300)	-	-	-	-	-	-	-	-	(300)
Merrill Lynch Investment Gains/Losses	-	-	-	-	-	-	-	-	-	-	-	-	-
	473	(2,086)	(2,060)	5,491	4,040	(4,036)	-	-	-	-	-	-	1,822
Variance	473	(2,086)	(2,060)	5,491	4,040	(4,036)	-	-	-	-	-	-	1,822
Int/Div Income Merrill Lynch	-	-	-	-	-	-	-	-	-	-	-	-	-
	(1,702)	(1,694)	(4,385)	(9,803)	(6,083)	(2,395)	-	-	-	-	-	-	(26,062)
Variance	(1,702)	(1,694)	(4,385)	(9,803)	(6,083)	(2,395)	-	-	-	-	-	-	(26,062)
Interest Income - Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
	(29)	(24)	(26)	(28)	(32)	(32)	-	-	-	-	-	-	(171)
Variance	(29)	(24)	(26)	(28)	(32)	(32)	-	-	-	-	-	-	(171)
Transfer To Reserve - Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
	29	24	26	28	32	32	-	-	-	-	-	-	171
Variance	29	24	26	28	32	32	-	-	-	-	-	-	171
Transfer To Reserve - Merrill Lynch	-	-	-	-	-	-	-	-	-	-	-	-	-
	1,229	3,779	6,445	4,312	2,043	6,431	-	-	-	-	-	-	24,239
Variance	1,229	3,779	6,445	4,312	2,043	6,431	-	-	-	-	-	-	24,239
Total Net Change in Reserves	(27,281)	(27,281)	(27,281)	(27,281)	(27,281)	(27,281)	(27,281)	(27,281)	(27,281)	(27,281)	(27,281)	(27,281)	(327,368)
Total Expense	9,925	61,925	9,925	9,925	9,925	9,925	9,925	9,925	9,925	9,925	9,925	9,925	171,099
Reserve Net Total	\$6,975	(\$43,725)	\$10,875	\$8,275	\$6,975	\$10,875	\$6,975	\$10,875	\$10,875	\$9,575	\$10,875	\$13,475	\$62,901
Net Total	\$75,044	\$36,997	(\$150,891)	(\$341,498)	\$44,710	(\$117,322)	\$102,562	\$109,103	\$109,553	(\$22,960)	\$106,106	\$111,499	\$62,901