December 2022



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

### **FUND BALANCE SHEET**

As of: 12/31/2022

Assets

Account	Operating	Reserves	Total
Assets			_
01010 Seacoast Checking	\$42,273.95	\$0.00	\$42,273.95
01011 Seacoast Reserve	\$0.00	\$170,481.38	\$170,481.38
01012 CD Cadence .08% 2/5/23	\$0.00	\$92,877.77	\$92,877.77
01140 Accounts Receivable-owners	\$1,800.00	\$0.00	\$1,800.00
01250 Prepaid Insurance	\$155.80	\$0.00	\$155.80
Assets Total	\$44,229.75	\$263,359.15	\$307,588.90
Total Assets:	\$44,229.75	\$263,359.15	\$307,588.90

#### Liabilities

Account	Operating	Reserves	Total
Liabilities			
02030 Prepaid Assessments	\$14,400.00	\$0.00	\$14,400.00
Liabilities Total	\$14,400.00	\$0.00	\$14,400.00
Total Liabilities:	\$14,400.00	\$0.00	\$14,400.00

### **Equity**

Account	Operating	Reserves	Total
Reserves			_
03607 Reserve Interest	\$0.00	\$4,199.21	\$4,199.21
03700 Roads - Reserves	\$0.00	\$230,009.98	\$230,009.98
03800 Fencing - Reserve	\$0.00	\$29,149.96	\$29,149.96
Reserves Total	\$0.00	\$263,359.15	\$263,359.15
Members Equity			
04990 Operating Fund	\$25,905.24	\$0.00	\$25,905.24
Members Equity Total	\$25,905.24	\$0.00	\$25,905.24
Current Year Net Income/(Loss)	\$3,924.51	\$0.00	\$3,924.51
Total Equity:	\$29,829.75	\$263,359.15	\$293,188.90
Total Liabilities & Equity	\$44,229.75	\$263,359.15	\$307,588.90

### **INCOME STATEMENT**

Start: 12/01/2022 | End: 12/31/2022

#### Income

Year to Date

3,924.51

0.00

3,924.51

Yearly

Current

Account

**Net Income** 

	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Maintenance	3,490.66	3,489.88	0.78	41,880.00	41,879.00	1.00	41,879.00
Income Total	3,490.66	3,489.88	0.78	41,880.00	41,879.00	1.00	41,879.00
Total Income	3,490.66	3,489.88	0.78	41,880.00	41,879.00	1.00	41,879.00
		Expe	nse				
Account		Current		,	Year to Date		Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expenses							
07150 Insurance - Property	61.92	67.50	5.58	721.36	810.00	88.64	810.00
07240 Right of Way, Mowing	1,890.00	2,083.37	193.37	22,680.00	25,000.00	2,320.00	25,000.00
07245 Fencing. Signs & Grounds	0.00	94.12	94.12	0.00	1,129.00	1,129.00	1,129.00
07270 Tree Trimming	0.00	83.37	83.37	3,100.00	1,000.00	(2,100.00)	1,000.00
07350 Repairs, Replacement, & Services	0.00	0.00	0.00	1,285.07	0.00	(1,285.07)	0.00
07460 Legal Expense - General	0.00	250.00	250.00	150.00	3,000.00	2,850.00	3,000.00
07480 Management	709.67	701.88	(7.79)	8,516.04	8,423.00	(93.04)	8,423.00
07490 Postage, Printing, Record Storage,	270.18	50.00	(220.18)	656.77	600.00	(56.77)	600.00
07500 Fees, Dues & Licenses	0.00	7.63	7.63	61.25	92.00	30.75	92.00
07520 Income Tax / Tax Prep Fee	0.00	67.50	67.50	300.00	810.00	510.00	810.00
07540 Meeting Expense	0.00	16.63	16.63	125.00	200.00	75.00	200.00
07570 Misc. Administrative	0.00	37.88	37.88	0.00	455.00	455.00	455.00
07980 Website	30.00	30.00	0.00	360.00	360.00	0.00	360.00
Expenses Total	2,961.77	3,489.88	528.11	37,955.49	41,879.00	3,923.51	41,879.00
Total Expense	2,961.77	3,489.88	528.11	37,955.49	41,879.00	3,923.51	41,879.00

0.00

528.89

528.89

0.00

### **RESERVE STATEMENT**

Start: 12/01/2022 | End: 12/31/2022

Account	Beginning Balance	Allocations	Disbursements	<b>Closing Balance</b>
03607 Reserve Interest	\$4,174.27	\$24.94	\$0.00	\$4,199.21
03700 Roads - Reserves	\$226,774.98	\$3,235.00	\$0.00	\$230,009.98
03800 Fencing - Reserve	\$28,749.96	\$400.00	\$0.00	\$29,149.96
	\$259.699.21	\$3.659.94	\$0.00	\$263,359,15

### AGED OWNER BALANCE

As of: 12/31/2022

Lot	Name/Address	Collection Status	Code	Current	Over 30	Over 60	Over 90	Total
11 W	12001 Backwater Run		A1 - Assessment	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00
30	1251 Bern Creek Loop (Lot #30)	Friendly Letter	A1 - Assessment	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00
Commun	nity Total			\$0.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00

#### **Report Summary**

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Assessment	01140	\$0.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00
Grand Total:		\$0.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00

Account#Account DescriptionDelinquency Amount01140Accounts Receivable-owners\$1,800.00Total:\$1,800.00

**Total Number of Homes: 2** 

### PREPAID OWNERS

As of: 12/31/2022

Owner	Address	Lot #		Prepaid Balance
David Arsenault	1350 Bern Creek Loop	8	PP - General	\$900.00
			Total	\$900.00
Ken Machtel	12087 Backwater Run	11 E	PP - General	\$900.00
			Total	\$900.00
Tommy Gregory	2505 Moccasin Hollow Road	14	PP - General	\$900.00
			Total	\$900.00
George Morrison	1807 Moccasin Hollow Road	17	PP - General	\$900.00
			Total	\$900.00
Eric Bellan	2503 Tuttle Way	19	PP - General	\$900.00
			Total	\$900.00
David & Jane Brim	11902 Backwater Run	20	PP - General	\$900.00
			Total	\$900.00
Michael Hutchinson	1550 Bern Creek Loop	21	PP - General	\$900.00
			Total	\$900.00
Sean & Angela Tobaygo	1408 Oak Hammock Rd	83	PP - General	\$900.00
			Total	\$900.00
Donald & Karen Davis	1307 Oak Hammock Rd	86	PP - General	\$900.00
			Total	\$900.00
Ryan Collins TTEE	1207 Oak Hammock Rd	87	PP - General	\$900.00
			Total	\$900.00
Christine Tozzo	1901 Bern Creek Loop	89	PP - General	\$900.00
			Total	\$900.00
James & Abigail Wagler	1801 Bern Creek Loop	94	PP - General	\$900.00
			Total	\$900.00
Robert & Lynn Williams	1601 Moccasin Hollow Road	56	PP - General	\$900.00
			Total	\$900.00
Lenny Jordan	11851 Marsh Head Road	70	PP - General	\$900.00
			Total	\$900.00
Alan Yaruss & Karen Colton	2101 Bern Creek Loop	80	PP - General	\$900.00
			Total	\$900.00
Ann Bodman	1508 Oak Hammock Road	74	PP - General	\$900.00
			Total	\$900.00
			PP - General	\$14,400.00
			Total	\$14,400.00

# CHECK REGISTER - DETAILED START: 12/01/2022 | END: 12/31/2022

Date	Check	Vendor	Reference	Amount
Seacoast Bar	nk Sabal Pal	m Checking		
12/06/2022	408	GRETEC - Green Tech Landscape Man	Landscape Maintenance Dec. 2022	\$1,890.00
12/05/2022	Inv: 13512	Acct: 07240 - 000 - Right of Way, Mowing	Landscape Maintenance Dec. 2022	\$1,890.00
12/08/2022	409	PINCOM - Pinnacle Community Assoc	Dec 2022 Management	\$1,009.85
12/01/2022	Inv: 5198	Acct: 07480 - 000 - Management	Dec 2022 Management	\$709.67
12/01/2022	Inv: 5198	Acct: 07980 - 000 - Website	Dec 2022 Management	\$30.00
12/01/2022	Inv: 5198	Acct: 07490 - 000 - Postage, Printing,	Dec 2022 Management	\$270.18

Sub-Total: \$2,899.85

Total: \$2,899.85

# BANK RECONCILIATION Statement Date: 12/31/2022

Reconciliation Summary: SEA - Sead	coast Bank	GL Account: 01010 - Seacoast Checkir		
Bank Statement Balance	\$47,373.80	Account Balance	\$42,273.95	
GL Account Balance	\$42,273.95	+ Uncleared Payments	\$5,999.85	
Difference	\$5,099.85	- Uncleared Deposits	\$900.00	
		Reconciling Balance	\$47,373.80	
		- Statement Balance	\$47,373.80	
		Difference	\$0.00	

Check #	Date	Source / Batch	n Reference	Status		Deposits	Payments
	12/31/2022	GL 397491	Redate Deposit	Uncleared		900.00	0.00
409	12/8/2022	AP 382735	PINCOM - Pinnacle	Uncleared		0.00	1,009.85
408	12/6/2022	AP 381510	Community As GRETEC - Green Tech Landscape	Uncleared		0.00	1,890.00
407	11/18/2022	AP 372332	WILBRO - Wilhelm Brothers	Uncleared		0.00	3,100.00
					Totals	\$900.00	\$5,999.85



BERN CREEK IMPROVEMENT ASSOCIATION INC OPERATING ACCOUNT C/O PINNACLE COMMUNITY ASSOCCIATION PO BOX 21058 SARASOTA FL 34276-4058

#### Statement of Account

Last statement: November 30, 2022 This statement: December 31, 2022 Total days in statement period: 31



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Direct inquiries to: Customer Service Center 800-706-9991

Seacoast National Bank 1950 Ringling Blvd Suite 101 Sarasota FL 34236

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**Summary of Account Balance** 

Account	Number	Ending Balance
Business Checking Plus*		\$47,373.80

PRIVACY NOTICE - FEDERAL LAW REQUIRES US TO TELL YOU HOW WE COLLECT, SHARE, AND PROTECT YOUR PERSONAL INFORMATION.

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INFORMATION AT WWW.SEACOASTBANK.COM OR WE WILL MAIL YOU A FREE COPY UPON REQUEST IF YOU CALL US TOLL-FREE AT

800-706-9991

#### **Business Checking Plus\***

#### 3 Enclosures

Date	Description	Additions	Subtractions	Balance
11-30	Beginning balance			\$40,273.23
12-09	Check 406		-125.00	40,148.23
12-13	Check 404		-749.43	39,398.80
12-14	Check 405		-1,890.00	37,508.80
12-19	#Automatic Transfer		-3,635.00	33,873.80
	TRANSFER TO DEPOSIT SYS	STEM ACCOUNT		
	0003700093			
12-27	#Lockbox Deposit	3,600.00		37,473.80
12-29	#Lockbox Deposit	9,000.00		46,473.80
12-30	#Lockbox Deposit	900.00		47,373.80
12-31	Ending totals	13,500.00	- 6,399.43	\$47,373.80

Number	Date	Amount	Number	Date	Amount
404	12-13	749.43	406	12-09	125.00
405	12-14	1,890.00			





12/13/2022 404 \$749.43



12/14/2022 405 \$1,890.00



12/09/2022 406 \$125.00



BERN CREEK IMPROVEMENT ASSOCIATION INC RESERVE ACCOUNT C/O PINNACLE COMMUNITY ASSOCCIATION PO BOX 21058 SARASOTA FL 34276-4058

#### **Statement of Account**

Last statement: November 30, 2022 This statement: December 31, 2022 Total days in statement period: 31



Page 1 of 1

Direct inquiries to: Customer Service Center 800-706-9991

Seacoast National Bank 1950 Ringling Blvd Suite 101 Sarasota FL 34236

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**Summary of Account Balance** 

Account	Number	Ending Balance
Seacoast Business Money Mark	set	\$170,481.38

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### Seacoast Business Money Market

Interest paid year to date \$84.49

Date	Description	Additions	Subtractions	Balance
11-30	Beginning balance			\$166,839.96
12-19	#Automatic Transfer	3,635.00		170,474.96
	TRANSFER FROM DEPOS	SIT SYSTEM ACCOUNT		
	0002700029			
12-31	#Interest Paid	6.42		170,481.38
12-31	Ending totals	3,641.42	.00	\$170,481.38

#### Run at 1/9/2023 7:16 AM CT



Date	Check #	Description	Credit	Debit	Balance
Bern Creek Improveme	ent - CD - xxx1801 (63)				
12/30/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
12/29/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_
12/28/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	
12/27/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_
12/23/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00		_
12/22/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
12/21/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00		_
12/20/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
12/19/2022	_	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
12/16/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-

#### Run at 1/9/2023 7:16 AM CT



Date	Check #	Description	Credit	Debit	Balance
12/15/2022	_	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00		_
12/14/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	
12/13/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00		
12/12/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_
12/09/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
12/08/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
12/07/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
12/06/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
12/05/2022		INTEREST EARNED	<b>\$</b> 18.52		
12/05/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$151.89 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_
12/02/2022	_	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		

#### Run at 1/9/2023 7:16 AM CT



Date	Check #	Description	Credit	Debit	Balance
12/01/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		
11/30/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
11/29/2022	_	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	_	_
11/28/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
11/25/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	_	_
11/23/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_
11/22/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
11/21/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_
11/18/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	_	_
11/17/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
11/16/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	

#### Run at 1/9/2023 7:16 AM CT



Date	Check #	Description	Credit	Debit	Balance
11/15/2022	_	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
11/14/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	
11/10/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_
11/09/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
11/08/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		_
11/07/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
11/04/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
11/03/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_
11/02/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
11/01/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
10/31/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	_

#### Run at 1/9/2023 7:16 AM CT



Date	Check #	Description	Credit	Debit	Balance
10/28/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	
10/27/2022		INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
10/26/2022		INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
10/25/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
10/24/2022		INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
10/21/2022		INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
10/20/2022		INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
10/19/2022		INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
10/18/2022		INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-
10/17/2022		INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		-
10/14/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	-

#### Run at 1/9/2023 7:16 AM CT



Date	Check #	Description	Credit	Debit	Balance
10/13/2022	_	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		
10/12/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00		
10/11/2022	-	INTEREST RATE: .080% YTD INTEREST EARNED: \$133.37 NEXT MATURITY DATE: 02-05-2023	\$0.00	-	
9/05/2022		INTEREST CREDIT	\$18.72		
6/05/2022		INTEREST CREDIT	\$18.72		
3/15/2022		DEPOSIT RENEWAL	\$92,821.81		
3/05/2022		INTEREST CREDIT	\$37.50		
3/04/2022		DEPOSIT MATURITY	-	\$92,821.81	-
1/05/2022		INTEREST CREDIT	\$58.43		
Bern Creek Improvement	t - CD - xxx1801 (63)				