

PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For February 2019

Operating Asset

CURRENT ASSETS

OPERATING CHECKING - PACIFIC PREMIER	\$89,249.75
OPERATING RESERVE - PRIOR MGMT CO	\$21,480.14
OPERATING RESERVE CD - PACIFIC PREMIER	\$15,077.89
ACCOUNTS RECEIVABLE-OWNERS	\$37,568.62
ACCOUNTS RECEIVABLE - FORMER OWNERS	\$207.45
ACCOUNTS RECEIVABLE-CLEARING	(\$14,223.54)
OTHER RECEIVABLES	\$6,083.17
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(\$6,400.00)

Total CURRENT ASSETS

\$149,043.48

OTHER ASSETS

PREPAID INSURANCE	\$11,845.93
DEPOSITS	\$500.00
DUE FROM RESERVES	\$126,062.81
DUE FROM OTHER 1	\$6,244.56

Total OTHER ASSETS

\$144,653.30

Total Asset

\$293,696.78

Operating Liability / Equity

CURRENT LIABILITIES

ACCOUNTS PAYABLE	\$438.84
ACCOUNTS PAY-OTHER	\$550.28
PREPAID ASSESSMENTS	\$179,423.54
OTHER PAYABLES	\$73.00

Total CURRENT LIABILITIES

\$180,485.66

EQUITY

OPERATING FUND EQUITY	\$12,382.23
WORKING CAPITAL FUND EQUITY	\$6,836.00
NET INCOME (LOSS)	\$94,431.73

Total EQUITY

\$113,649.96

Total Liability / Equity

\$294,135.62

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Balance Sheet For February 2019

Reserve Asset

CURRENT ASSETS

RESERVES - PACIFIC PREMIER	\$53,620.38
RESERVES - AMERIPRISE	\$169,093.39
RESERVES - ROAD / DRIVEWAY	\$0.15
RESERVES - MUTUAL OF OMAHA	\$151,504.70
RESERVES - PAC PREM - CCD PVT DR	\$4,334.01
RESERVES - PAC PREM - GAD PVT DR	\$3,538.32
RESERVES - PAC PREM - WGC PVT DR	\$4,943.61
RESERVE CD - BNC CD	\$10,000.00
RESERVE CD - USB CD	\$9,000.00
RESERVE CD - USB CD	\$10,000.00
RESERVE CD - USB CD	\$175,000.00

Total CURRENT ASSETS

	<u>\$591,034.56</u>
Total Asset	<u><u>\$591,034.56</u></u>

Reserve Liability / Equity

CURRENT LIABILITIES

DUE TO OPERATING	\$126,062.81
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Total CURRENT LIABILITIES

	<u>\$126,062.81</u>
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EQUITY

OPERATING FUND EQUITY	(\$269,124.87)
RESERVE FUND EQUITY	\$724,289.16
NET INCOME (LOSS)	\$9,477.46

Total EQUITY

	<u>\$464,641.75</u>
Total Liability / Equity	<u><u>\$590,704.56</u></u>

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 2/1/2019 - 2/28/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
REVENUE							
400000 - ASSESSMENTS	103,806.00	103,806.00	-	207,612.00	207,612.00	-	1,245,672.00
400005 - ASSESSMENTS - APARTMENTS	-	-	-	13,330.27	13,330.00	.27	53,321.00
400010 - ASSESSMENTS - COMMERCIAL	-	-	-	8,357.91	9,413.00	(1,055.09)	37,655.00
400015 - ASSESSMENTS - PRIVATE DRIVEWAY	-	-	-	874.01	875.00	(.99)	3,500.00
405010 - LATE FEE INCOME	(325.00)	417.00	(742.00)	1,275.00	834.00	441.00	5,000.00
405015 - LATE FEE INTEREST INCOME	(6.87)	-	(6.87)	114.56	-	114.56	-
405020 - LEGAL FEES-COLLECTION INCOME	520.85	500.00	20.85	45.85	1,000.00	(954.15)	6,000.00
405030 - FINES/VIOLATIONS INCOME	75.00	-	75.00	-	-	-	-
405040 - ATTORNEY PACKET INCOME	-	-	-	(200.00)	-	(200.00)	-
405055 - NSF CHECK FEES	(40.00)	-	(40.00)	(40.00)	-	(40.00)	-
405060 - LIEN FILING FEES	(125.00)	-	(125.00)	(2,650.00)	-	(2,650.00)	-
470005 - DISTRICT 20 PLAYFIELD UTILITIES	-	1,500.00	(1,500.00)	-	3,000.00	(3,000.00)	18,000.00
480020 - MASTER ASSOCIATION INCOME	(327.26)	-	(327.26)	(327.26)	-	(327.26)	-
Total REVENUE	103,577.72	106,223.00	(2,645.28)	228,392.34	236,064.00	(7,671.66)	1,369,148.00
RESERVE REVENUE							
987010 - INTEREST INCOME - RESERVES	3.54	-	3.54	7.31	-	7.31	-
Total RESERVE REVENUE	3.54	-	3.54	7.31	-	7.31	-
Total Income	103,581.26	106,223.00	(2,641.74)	228,399.65	236,064.00	(7,664.35)	1,369,148.00

Operating Expense

ADMINISTRATIVE EXPENSE							
500000 - MANAGEMENT	8,352.30	9,456.00	1,103.70	18,912.30	18,912.00	(.30)	113,476.00
502000 - LEGAL-GENERAL	-	2,083.00	2,083.00	-	4,166.00	4,166.00	25,000.00
502500 - LATE FEE EXPENSE	740.00	375.00	(365.00)	740.00	750.00	10.00	4,500.00
502530 - PAYMENT PLAN MONITORING EXPENSE	250.00	-	(250.00)	250.00	-	(250.00)	-
502540 - NSF & SHORT CHECK FEES	20.00	-	(20.00)	20.00	-	(20.00)	-
503000 - INSURANCE	1,890.41	2,500.00	609.59	7,549.66	5,000.00	(2,549.66)	30,000.00
504000 - AUDIT PREPARATION	-	333.00	333.00	-	666.00	666.00	4,000.00
504500 - BOARD EXPENSE	-	42.00	42.00	-	84.00	84.00	500.00
507000 - ADMINISTRATIVE EXPENSE	2,105.02	833.00	(1,272.02)	3,248.76	1,666.00	(1,582.76)	10,000.00
507010 - POSTAGE	251.67	417.00	165.33	1,527.48	834.00	(693.48)	5,000.00
509000 - SECURITY MONITORING	-	42.00	42.00	-	84.00	84.00	500.00

PINE CREEK VILLAGE ASSOCIATION

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
510000 - SOCIAL	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
545000 - MISCELLANEOUS EXPENSE	-	42.00	42.00	-	84.00	84.00	500.00
Total ADMINISTRATIVE EXPENSE	13,609.40	17,123.00	3,513.60	32,248.20	34,246.00	1,997.80	205,476.00
GROUNDS MAINTENANCE							
700000 - GROUNDS MAINTENANCE	20,028.00	20,028.00	-	40,056.00	40,056.00	-	240,336.00
700005 - GROUNDS REPAIRS - OTHER	-	4,167.00	4,167.00	200.00	8,334.00	8,134.00	50,000.00
701030 - GROUNDS IMPROVEMENTS	-	10,417.00	10,417.00	-	20,834.00	20,834.00	125,000.00
702000 - PEST CONTROL	-	42.00	42.00	-	84.00	84.00	500.00
703000 - SPRINKLER SATELLITE MONITORING	-	667.00	667.00	-	1,334.00	1,334.00	8,000.00
703010 - SPRINKLER REPAIRS	-	5,833.00	5,833.00	195.00	11,666.00	11,471.00	70,000.00
704005 - TREE/SHRUB FERTILIZATION	-	917.00	917.00	-	1,834.00	1,834.00	11,000.00
704030 - TREE & SHRUB PRUNING	-	833.00	833.00	-	1,666.00	1,666.00	10,000.00
704045 - TREE & SHRUB REPLACEMENT	-	1,792.00	1,792.00	-	3,584.00	3,584.00	21,500.00
704050 - WINTER WATERING	-	667.00	667.00	400.00	1,334.00	934.00	8,000.00
705000 - TRASH REMOVAL	15,850.05	14,050.00	(1,800.05)	31,700.10	28,100.00	(3,600.10)	168,600.00
706000 - SNOW REMOVAL	6,085.00	1,500.00	(4,585.00)	10,835.00	3,000.00	(7,835.00)	18,000.00
709000 - FENCE REPAIR & MAINTENANCE	-	7,500.00	7,500.00	-	15,000.00	15,000.00	90,000.00
737010 - LIGHTING REPAIR	123.00	-	(123.00)	3,171.80	-	(3,171.80)	-
737020 - ELECTRICAL REPAIRS & MAINTENANCE	-	583.00	583.00	-	1,166.00	1,166.00	7,000.00
739000 - HOLIDAY LIGHTING & DECORATIONS	-	333.00	333.00	3,150.00	666.00	(2,484.00)	4,000.00
740000 - MISCELLANEOUS GROUNDS EXPENSE	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
Total GROUNDS MAINTENANCE	42,086.05	69,829.00	27,742.95	89,707.90	139,658.00	49,950.10	837,936.00
RECREATION FACILITIES							
800005 - PARK & POOL MAINTENANCE	-	-	-	102.47	-	(102.47)	-
800500 - PLAYFIELD UTILITIES	-	1,917.00	1,917.00	-	3,834.00	3,834.00	23,000.00
Total RECREATION FACILITIES	-	1,917.00	1,917.00	102.47	3,834.00	3,731.53	23,000.00
UTILITIES							
900020 - ELECTRICITY	894.42	646.00	(248.42)	1,682.04	1,292.00	(390.04)	7,750.00
901010 - WATER	2,031.42	17,750.00	15,718.58	3,504.18	35,500.00	31,995.82	212,998.00
901030 - STORM DRAIN SERVICING	874.80	984.00	109.20	874.80	1,968.00	1,093.20	11,808.00
Total UTILITIES	3,800.64	19,380.00	15,579.36	6,061.02	38,760.00	32,698.98	232,556.00
RESERVE ADDITIONS							
970000 - TRANSFERS TO RESERVES	-	5,557.00	5,557.00	5,557.00	11,114.00	5,557.00	66,680.00

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Statement of Revenues and Expenses 2/1/2019 - 2/28/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
970050 - TRANSFER TO RESERVES- DRIVEWAY	-	292.00	292.00	291.33	584.00	292.67	3,500.00
Total RESERVE ADDITIONS	-	5,849.00	5,849.00	5,848.33	11,698.00	5,849.67	70,180.00
Total Expense	59,496.09	114,098.00	54,601.91	133,967.92	228,196.00	94,228.08	1,369,148.00
 Operating Net Total	 44,085.17	 (7,875.00)	 51,960.17	 94,431.73	 7,868.00	 86,563.73	 -

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Statement of Revenues and Expenses 2/1/2019 - 2/28/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
RESERVE REVENUE							
987010 - INTEREST INCOME - RESERVES	12.68	-	12.68	26.13	-	26.13	-
988000 - TRANSFERS FROM OPERATING	5,848.33	-	5,848.33	9,451.33	-	9,451.33	-
Total RESERVE REVENUE	5,861.01	-	5,861.01	9,477.46	-	9,477.46	-
Total Income	5,861.01	-	5,861.01	9,477.46	-	9,477.46	-
Reserve Net Total	5,861.01	-	5,861.01	9,477.46	-	9,477.46	-