

PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For August 2019

Operating Asset

CURRENT ASSETS

100005 OPERATING CHECKING - PACIFIC PREMIER	\$116,406.93
101000 US BANK	\$21,480.14
102005 OPERATING RESERVE CD - PACIFIC PREMIER	\$15,096.89
140000 ACCOUNTS RECEIVABLE-OWNERS	\$21,261.98
140020 ACCOUNTS RECEIVABLE - AR DISTRICT 20	\$207.45
140099 ACCOUNTS RECEIVABLE-CLEARING	(\$9,104.20)
146000 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(\$6,400.00)

Total CURRENT ASSETS

\$158,949.19

OTHER ASSETS

180020 PREPAID INSURANCE	\$11,845.93
181000 DEPOSITS	\$500.00
195010 DUE FROM RESERVES	\$6,938.00
195011 DUE (TO) FROM VILLAGES	\$14,602.78

Total OTHER ASSETS

\$33,886.71

Total Asset

\$192,835.90

Operating Liability / Equity

CURRENT LIABILITIES

200003 ACCOUNTS PAY-OTHER	\$1,111.10
201000 PREPAID ASSESSMENTS	\$105,978.00
204024 OTHER PAYABLE - COLO PAYBACK DUE 2024	\$364.28

Total CURRENT LIABILITIES

\$107,453.38

EQUITY

300000 OPERATING FUND EQUITY	\$10,964.23
310000 WORKING CAPITAL FUND EQUITY	\$6,836.00
399999 NET INCOME (LOSS)	\$67,582.29

Total EQUITY

\$85,382.52

Total Liability / Equity

\$192,835.90

PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For August 2019

Reserve Asset

CURRENT ASSETS

120005 RESERVES - PACIFIC PREMIER	\$86,126.90
120010 RESERVES - AMERIPRISE	\$169,093.39
120013 RESERVES - PAC PREM - CCD PVT DR	\$4,961.06
120014 RESERVES - PAC PREM - GAD PVT DR	\$4,173.70
120015 RESERVES - PAC PREM - WGC PVT DR	\$5,737.79
122010 RESERVE CD - BNC CD	\$10,000.00
122011 RESERVE CD - USB CD	\$9,000.00
122012 RESERVE CD - USB CD	\$10,000.00
122013 RESERVE CD - USB CD	\$175,000.00

Total CURRENT ASSETS

\$474,092.84

OTHER ASSETS

195011 DUE (TO) FROM VILLAGES	\$3,355.00
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Total OTHER ASSETS

\$3,355.00

Total Asset

\$477,447.84

Reserve Liability / Equity

CURRENT LIABILITIES

255010 DUE TO OPERATING	\$6,938.00
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Total CURRENT LIABILITIES

\$6,938.00

EQUITY

320000 RESERVE FUND EQUITY	\$455,164.29
399999 NET INCOME (LOSS)	\$15,345.55

Total EQUITY

\$470,509.84

Total Liability / Equity

\$477,447.84

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 8/1/2019 - 8/31/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
REVENUE							
400000 - ASSESSMENTS	103,806.00	103,806.00	-	830,448.00	830,448.00	-	1,245,672.00
400005 - ASSESSMENTS - APARTMENTS	-	-	-	39,990.81	39,990.00	.81	53,321.00
400010 - ASSESSMENTS - COMMERCIAL	-	-	-	25,073.73	28,241.00	(3,167.27)	37,655.00
400015 - ASSESSMENTS - PRIVATE DRIVEWAY	-	-	-	2,622.03	2,625.00	(2.97)	3,500.00
400016 - ASSESSMENTS - DISCOUNTED	-	-	-	(17.52)	-	(17.52)	-
405010 - LATE FEE INCOME	(1,375.00)	417.00	(1,792.00)	8,250.00	3,336.00	4,914.00	5,000.00
405015 - LATE FEE INTEREST INCOME	(102.67)	-	(102.67)	465.56	-	465.56	-
405020 - LEGAL FEES-COLLECTION INCOME	723.85	500.00	223.85	2,309.25	4,000.00	(1,690.75)	6,000.00
405030 - FINES/VIOLATIONS INCOME	600.00	-	600.00	6,225.01	-	6,225.01	-
405040 - ATTORNEY PACKET INCOME	1,000.00	-	1,000.00	1,200.00	-	1,200.00	-
405060 - LIEN FILING FEES	375.00	-	375.00	(400.00)	-	(400.00)	-
470005 - DISTRICT 20 PLAYFIELD UTILITIES	4,984.42	1,500.00	3,484.42	5,747.76	12,000.00	(6,252.24)	18,000.00
480020 - MASTER ASSOCIATION INCOME	73.00	-	73.00	(254.26)	-	(254.26)	-
490000 - INTEREST-OPERATING	3.20	-	3.20	26.31	-	26.31	-
Total REVENUE	110,087.80	106,223.00	3,864.80	921,686.68	920,640.00	1,046.68	1,369,148.00
Total Income	110,087.80	106,223.00	3,864.80	921,686.68	920,640.00	1,046.68	1,369,148.00

Operating Expense

ADMINISTRATIVE EXPENSE							
500000 - MANAGEMENT	9,456.15	9,456.00	(.15)	75,649.20	75,648.00	(1.20)	113,476.00
502000 - LEGAL-GENERAL	7,943.18	2,083.00	(5,860.18)	12,531.35	16,664.00	4,132.65	25,000.00
502010 - LEGAL-COLLECTION	1,497.70	-	(1,497.70)	2,660.75	-	(2,660.75)	-
502060 - LIEN FILING EXPENSE	250.00	-	(250.00)	(2,900.00)	-	2,900.00	-
502500 - LATE FEE EXPENSE	1,900.00	375.00	(1,525.00)	6,560.00	3,000.00	(3,560.00)	4,500.00
502520 - ATTORNEY PACKET EXPENSE	-	-	-	(475.00)	-	475.00	-
502530 - PAYMENT PLAN MONITORING EXPENSE	-	-	-	250.00	-	(250.00)	-
502540 - NSF & SHORT CHECK FEES	-	-	-	20.00	-	(20.00)	-
503000 - INSURANCE	1,890.43	2,500.00	609.57	18,831.14	20,000.00	1,168.86	30,000.00
504000 - AUDIT PREPARATION	-	333.00	333.00	-	2,664.00	2,664.00	4,000.00
504500 - BOARD EXPENSE	-	42.00	42.00	-	336.00	336.00	500.00
507000 - ADMINISTRATIVE EXPENSE	1,106.07	833.00	(273.07)	11,019.05	6,664.00	(4,355.05)	10,000.00
507010 - POSTAGE	801.37	417.00	(384.37)	3,262.99	3,336.00	73.01	5,000.00

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 8/1/2019 - 8/31/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
509000 - SECURITY MONITORING	-	42.00	42.00	133.17	336.00	202.83	500.00
510000 - SOCIAL	8,300.00	1,000.00	(7,300.00)	8,430.00	8,000.00	(430.00)	12,000.00
545000 - MISCELLANEOUS EXPENSE	-	42.00	42.00	394.19	336.00	(58.19)	500.00
Total ADMINISTRATIVE EXPENSE	33,144.90	17,123.00	(16,021.90)	136,366.84	136,984.00	617.16	205,476.00
GROUNDS MAINTENANCE							
700000 - GROUNDS MAINTENANCE	20,028.00	20,028.00	-	160,224.00	160,224.00	-	240,336.00
700005 - GROUNDS REPAIRS - OTHER	17,570.83	4,167.00	(13,403.83)	25,905.27	33,336.00	7,430.73	50,000.00
701030 - GROUNDS IMPROVEMENTS	-	10,417.00	10,417.00	157.20	83,336.00	83,178.80	125,000.00
702000 - PEST CONTROL	-	42.00	42.00	375.00	336.00	(39.00)	500.00
703000 - SPRINKLER SATELLITE MONITORING	-	667.00	667.00	-	5,336.00	5,336.00	8,000.00
703010 - SPRINKLER REPAIRS	6,847.57	5,833.00	(1,014.57)	37,417.64	46,664.00	9,246.36	70,000.00
704005 - TREE/SHRUB FERTILIZATION	-	917.00	917.00	2,750.00	7,336.00	4,586.00	11,000.00
704030 - TREE & SHRUB PRUNING	9,175.00	833.00	(8,342.00)	18,235.63	6,664.00	(11,571.63)	10,000.00
704045 - TREE & SHRUB REPLACEMENT	-	1,792.00	1,792.00	-	14,336.00	14,336.00	21,500.00
704050 - WINTER WATERING	-	667.00	667.00	800.00	5,336.00	4,536.00	8,000.00
705000 - TRASH REMOVAL	16,315.45	14,050.00	(2,265.45)	128,595.96	112,400.00	(16,195.96)	168,600.00
706000 - SNOW REMOVAL	-	1,500.00	1,500.00	46,439.75	12,000.00	(34,439.75)	18,000.00
709000 - FENCE REPAIR & MAINTENANCE	-	7,500.00	7,500.00	68,575.00	60,000.00	(8,575.00)	90,000.00
737010 - LIGHTING REPAIR	-	-	-	5,525.34	-	(5,525.34)	-
737020 - ELECTRICAL REPAIRS & MAINTENANCE	2,300.00	583.00	(1,717.00)	2,300.00	4,664.00	2,364.00	7,000.00
739000 - HOLIDAY LIGHTING & DECORATIONS	-	333.00	333.00	3,150.00	2,664.00	(486.00)	4,000.00
740000 - MISCELLANEOUS GROUNDS EXPENSE	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
Total GROUNDS MAINTENANCE	72,236.85	69,829.00	(2,407.85)	500,450.79	558,632.00	58,181.21	837,936.00
RECREATION FACILITIES							
800500 - PLAYFIELD UTILITIES	5,574.11	1,917.00	(3,657.11)	13,444.85	15,336.00	1,891.15	23,000.00
Total RECREATION FACILITIES	5,574.11	1,917.00	(3,657.11)	13,444.85	15,336.00	1,891.15	23,000.00
UTILITIES							
900020 - ELECTRICITY	893.28	646.00	(247.28)	11,302.08	5,168.00	(6,134.08)	7,750.00
901010 - WATER	51,944.99	17,750.00	(34,194.99)	128,126.59	142,000.00	13,873.41	212,998.00
901030 - STORMWATER FEES	-	984.00	984.00	17,626.60	7,872.00	(9,754.60)	11,808.00
Total UTILITIES	52,838.27	19,380.00	(33,458.27)	157,055.27	155,040.00	(2,015.27)	232,556.00
RESERVE ADDITIONS							
970000 - TRANSFERS TO RESERVES	5,557.00	5,557.00	-	44,455.33	44,456.00	.67	66,680.00

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 8/1/2019 - 8/31/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
970050 - TRANSFER TO RESERVES- DRIVEWAY	291.33	292.00	.67	2,331.31	2,336.00	4.69	3,500.00
Total RESERVE ADDITIONS	5,848.33	5,849.00	.67	46,786.64	46,792.00	5.36	70,180.00
Total Expense	169,642.46	114,098.00	(55,544.46)	854,104.39	912,784.00	58,679.61	1,369,148.00
Operating Net Total	(59,554.66)	(7,875.00)	(51,679.66)	67,582.29	7,856.00	59,726.29	-