

PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For September 2019

Operating Asset

CURRENT ASSETS

100005 OPERATING CHECKING - PACIFIC PREMIER	\$138,009.31
101000 US BANK	\$21,480.14
102005 OPERATING RESERVE CD - PACIFIC PREMIER	\$15,099.99
140000 ACCOUNTS RECEIVABLE-OWNERS	\$23,409.83
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

\$182,702.52

OTHER ASSETS

180020 PREPAID INSURANCE	\$11,845.93
181000 DEPOSITS	\$500.00
195011 DUE (TO) FROM VILLAGES	\$9,349.71

Total OTHER ASSETS

\$21,695.64

Total Asset

\$204,398.16

Operating Liability / Equity

CURRENT LIABILITIES

200003 ACCOUNTS PAY-OTHER	\$1,257.10
201000 PREPAID ASSESSMENTS	\$88,509.74
204024 OTHER PAYABLE - COLO PAYBACK DUE 2024	\$364.28
210000 ACCRUED EXPENSES	\$34,628.00

Total CURRENT LIABILITIES

\$124,759.12

EQUITY

300000 OPERATING FUND EQUITY	\$10,964.23
310000 WORKING CAPITAL FUND EQUITY	\$6,836.00
399999 NET INCOME (LOSS)	\$61,838.81

Total EQUITY

\$79,639.04

Total Liability / Equity

\$204,398.16

PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For September 2019

Reserve Asset

CURRENT ASSETS

120005 RESERVES - PACIFIC PREMIER	\$84,772.75
120010 RESERVES - AMERIPRISE	\$169,093.39
120013 RESERVES - PAC PREM - CCD PVT DR	\$5,050.84
120014 RESERVES - PAC PREM - GAD PVT DR	\$4,264.65
120015 RESERVES - PAC PREM - WGC PVT DR	\$5,851.48
122010 RESERVE CD - BNC CD	\$10,151.12
122011 RESERVE CD - USB CD	\$9,136.01
122012 RESERVE CD - USB CD	\$10,151.12
122013 RESERVE CD - USB CD	\$180,293.37

Total CURRENT ASSETS

\$478,764.73

OTHER ASSETS

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

\$3,355.00

Total Asset

\$482,119.73

Reserve Liability / Equity

EQUITY

320000 RESERVE FUND EQUITY	\$455,164.29
399999 NET INCOME (LOSS)	\$26,955.44

Total EQUITY

\$482,119.73

Total Liability / Equity

\$482,119.73

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 9/1/2019 - 9/30/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
REVENUE							
400000 - ASSESSMENTS	103,806.00	103,806.00	-	934,254.00	934,254.00	-	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	900.00	417.00	483.00	9,150.00	3,753.00	5,397.00	5,000.00
405015 - LATE FEE INTEREST INCOME	81.93	-	81.93	547.49	-	547.49	-
405020 - LEGAL FEES-COLLECTION INCOME	67.00	500.00	(433.00)	2,376.25	4,500.00	(2,123.75)	6,000.00
405030 - FINES/VIOLATIONS INCOME	1,450.00	-	1,450.00	7,675.01	-	7,675.01	-
405040 - ATTORNEY PACKET INCOME	-	-	-	1,200.00	-	1,200.00	-
405060 - LIEN FILING FEES	(125.00)	-	(125.00)	(525.00)	-	(525.00)	-
470005 - DISTRICT 20 PLAYFIELD UTILITIES	-	1,500.00	(1,500.00)	5,747.76	13,500.00	(7,752.24)	18,000.00
480000 - OTHER INCOME	13.80	-	13.80	13.80	-	13.80	-
480020 - MASTER ASSOCIATION INCOME	-	-	-	(254.26)	-	(254.26)	-
490000 - INTEREST-OPERATING	3.10	-	3.10	29.41	-	29.41	-
Total REVENUE	106,196.83	106,223.00	(26.17)	1,027,883.51	1,026,863.00	1,020.51	1,369,148.00
Total Income	106,196.83	106,223.00	(26.17)	1,027,883.51	1,026,863.00	1,020.51	1,369,148.00

Operating Expense

ADMINISTRATIVE EXPENSE

500000 - MANAGEMENT	9,456.15	9,456.00	(.15)	85,105.35	85,104.00	(1.35)	113,476.00
502000 - LEGAL-GENERAL	-	2,083.00	2,083.00	12,531.35	18,747.00	6,215.65	25,000.00
502010 - LEGAL-COLLECTION	-	-	-	2,660.75	-	(2,660.75)	-
502060 - LIEN FILING EXPENSE	1,750.00	-	(1,750.00)	(1,150.00)	-	1,150.00	-
502500 - LATE FEE EXPENSE	1,240.00	375.00	(865.00)	7,800.00	3,375.00	(4,425.00)	4,500.00
502520 - ATTORNEY PACKET EXPENSE	400.00	-	(400.00)	(75.00)	-	75.00	-
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	20,721.57	22,500.00	1,778.43	30,000.00
504000 - AUDIT PREPARATION	-	333.00	333.00	-	2,997.00	2,997.00	4,000.00
504500 - BOARD EXPENSE	-	42.00	42.00	-	378.00	378.00	500.00
507000 - ADMINISTRATIVE EXPENSE	871.12	833.00	(38.12)	11,890.17	7,497.00	(4,393.17)	10,000.00

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 9/1/2019 - 9/30/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
507010 - POSTAGE	438.52	417.00	(21.52)	3,701.51	3,753.00	51.49	5,000.00
509000 - SECURITY MONITORING	-	42.00	42.00	133.17	378.00	244.83	500.00
510000 - SOCIAL	-	1,000.00	1,000.00	8,430.00	9,000.00	570.00	12,000.00
545000 - MISCELLANEOUS EXPENSE	-	42.00	42.00	394.19	378.00	(16.19)	500.00
Total ADMINISTRATIVE EXPENSE	16,046.22	17,123.00	1,076.78	152,413.06	154,107.00	1,693.94	205,476.00
GROUNDS MAINTENANCE							
700000 - GROUNDS MAINTENANCE	20,028.00	20,028.00	-	180,252.00	180,252.00	-	240,336.00
700005 - GROUNDS REPAIRS - OTHER	-	4,167.00	4,167.00	25,905.27	37,503.00	11,597.73	50,000.00
701030 - GROUNDS IMPROVEMENTS	-	10,417.00	10,417.00	157.20	93,753.00	93,595.80	125,000.00
702000 - PEST CONTROL	-	42.00	42.00	375.00	378.00	3.00	500.00
703000 - SPRINKLER SATELLITE MONITORING	-	667.00	667.00	-	6,003.00	6,003.00	8,000.00
703010 - SPRINKLER REPAIRS	-	5,833.00	5,833.00	37,417.64	52,497.00	15,079.36	70,000.00
704005 - TREE/SHRUB FERTILIZATION	550.00	917.00	367.00	3,300.00	8,253.00	4,953.00	11,000.00
704030 - TREE & SHRUB PRUNING	-	833.00	833.00	18,235.63	7,497.00	(10,738.63)	10,000.00
704045 - TREE & SHRUB REPLACEMENT	-	1,792.00	1,792.00	-	16,128.00	16,128.00	21,500.00
704050 - WINTER WATERING	-	667.00	667.00	800.00	6,003.00	5,203.00	8,000.00
705000 - TRASH REMOVAL	14,050.00	14,050.00	-	142,645.96	126,450.00	(16,195.96)	168,600.00
706000 - SNOW REMOVAL	-	1,500.00	1,500.00	46,439.75	13,500.00	(32,939.75)	18,000.00
709000 - FENCE REPAIR & MAINTENANCE	-	7,500.00	7,500.00	68,575.00	67,500.00	(1,075.00)	90,000.00
737010 - LIGHTING REPAIR	-	-	-	5,525.34	-	(5,525.34)	-
737020 - ELECTRICAL REPAIRS & MAINTENANCE	-	583.00	583.00	2,300.00	5,247.00	2,947.00	7,000.00
739000 - HOLIDAY LIGHTING & DECORATIONS	-	333.00	333.00	3,150.00	2,997.00	(153.00)	4,000.00
740000 - MISCELLANEOUS GROUNDS EXPENSE	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
Total GROUNDS MAINTENANCE	34,628.00	69,829.00	35,201.00	535,078.79	628,461.00	93,382.21	837,936.00
RECREATION FACILITIES							
800500 - PLAYFIELD UTILITIES	(258.14)	1,917.00	2,175.14	13,186.71	17,253.00	4,066.29	23,000.00
Total RECREATION FACILITIES	(258.14)	1,917.00	2,175.14	13,186.71	17,253.00	4,066.29	23,000.00
UTILITIES							
900020 - ELECTRICITY	5,481.18	646.00	(4,835.18)	16,783.26	5,814.00	(10,969.26)	7,750.00
901010 - WATER	50,194.72	17,750.00	(32,444.72)	178,321.31	159,750.00	(18,571.31)	212,998.00
901030 - STORMWATER FEES	-	984.00	984.00	17,626.60	8,856.00	(8,770.60)	11,808.00
Total UTILITIES	55,675.90	19,380.00	(36,295.90)	212,731.17	174,420.00	(38,311.17)	232,556.00
RESERVE ADDITIONS							

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 9/1/2019 - 9/30/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
970000 - TRANSFERS TO RESERVES	5,557.00	5,557.00	-	50,012.33	50,013.00	.67	66,680.00
970050 - TRANSFER TO RESERVES- DRIVEWAY	291.33	292.00	.67	2,622.64	2,628.00	5.36	3,500.00
Total RESERVE ADDITIONS	5,848.33	5,849.00	.67	52,634.97	52,641.00	6.03	70,180.00
Total Expense	111,940.31	114,098.00	2,157.69	966,044.70	1,026,882.00	60,837.30	1,369,148.00
Operating Net Total	(5,743.48)	(7,875.00)	2,131.52	61,838.81	(19.00)	61,857.81	-

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 9/1/2019 - 9/30/2019

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
RESERVE REVENUE							
987010 - INTEREST INCOME - RESERVES	29.94	-	29.94	771.85	-	771.85	-
987020 - INTEREST INCOME - RESERVE CD'S	2,886.35	-	2,886.35	2,886.35	-	2,886.35	-
987025 - INTEREST INCOME - RESERVE CDS PRIOR YEAR	2,845.27	-	2,845.27	2,845.27	-	2,845.27	-
988000 - TRANSFERS FROM OPERATING	5,848.33	-	5,848.33	55,989.97	-	55,989.97	-
Total RESERVE REVENUE	11,609.89	-	11,609.89	62,493.44	-	62,493.44	-
Total Income	11,609.89	-	11,609.89	62,493.44	-	62,493.44	-
Reserve Expense							
RESERVE EXPENSES							
996075 - RES EXP-LIGHT FIXTURES	-	-	-	6,938.00	-	(6,938.00)	-
998005 - RES EXP-FENCE/RAILING MAINT/REPLACE	-	-	-	28,600.00	-	(28,600.00)	-
Total RESERVE EXPENSES	-	-	-	35,538.00	-	(35,538.00)	-
Total Expense	-	-	-	35,538.00	-	(35,538.00)	-
Reserve Net Total	11,609.89	-	11,609.89	26,955.44	-	26,955.44	-