PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For September 2020

PCV-La Bellezza Operating Asset

CURRENT ASSETS		
100005 OPERATING CHECKING - PACIFIC PREMIER	$24,213.72	
140000 ACCOUNTS RECEIVABLE-OWNERS	$377.76	
Total CURRENT ASSETS		**$24,591.48**
	Total Asset	**$24,591.48**

PCV-La Bellezza Operating Liability / Equity

CURRENT LIABILITIES		
201000 PREPAID ASSESSMENTS	($305.14)	
Total CURRENT LIABILITIES		**($305.14)**
EQUITY		
300000 OPERATING FUND EQUITY	$16,309.43	
310000 WORKING CAPITAL FUND EQUITY	$7,856.00	
399999 NET INCOME (LOSS)	$731.19	
Total EQUITY		**$24,896.62**
	Total Liability / Equity	**$24,591.48**

PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For September 2020

PCV-La Bellezza Reserve Asset

CURRENT ASSETS		
120005 RESERVES - PACIFIC PREMIER	$103,979.29	
120010 RESERVES - AMERIPRISE	$25,315.13	
120011 RESERVES - ROAD / DRIVEWAY	$10,031.16	
Total CURRENT ASSETS		**$139,325.58**
	Total Asset	**$139,325.58**

PCV-La Bellezza Reserve Liability / Equity

EQUITY		
320000 RESERVE FUND EQUITY	$147,575.88	
399999 NET INCOME (LOSS)	($8,250.30)	
Total EQUITY		**$139,325.58**
	Total Liability / Equity	**$139,325.58**

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 9/1/2020 - 9/30/2020

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
PCV-La Bellezza Operating Income							
REVENUE							
400000 - ASSESSMENTS	9,552.00	9,552.00	-	85,968.00	85,968.00	-	114,624.00
Total REVENUE	**9,552.00**	**9,552.00**	**-**	**85,968.00**	**85,968.00**	**-**	**114,624.00**
Total Income	**9,552.00**	**9,552.00**	**-**	**85,968.00**	**85,968.00**	**-**	**114,624.00**
PCV-La Bellezza Operating Expense							
ADMINISTRATIVE EXPENSE							
500000 - MANAGEMENT	319.17	328.75	9.58	2,872.53	2,958.75	86.22	3,945.00
510000 - SOCIAL	-	100.00	100.00	-	900.00	900.00	1,200.00
545000 - MISCELLANEOUS EXPENSE	-	8.33	8.33	-	74.97	74.97	100.00
Total ADMINISTRATIVE EXPENSE	**319.17**	**437.08**	**117.91**	**2,872.53**	**3,933.72**	**1,061.19**	**5,245.00**
GROUNDS MAINTENANCE							
700005 - GROUNDS REPAIRS - OTHER	96.43	-	(96.43)	1,464.05	-	(1,464.05)	-
701000 - LANDSCAPE MAINTENANCE	2,622.00	2,667.50	45.50	26,170.00	24,007.50	(2,162.50)	32,010.00
701030 - GROUNDS IMPROVEMENTS	125.00	416.67	291.67	1,350.24	3,750.03	2,399.79	5,000.00
702000 - PEST CONTROL	-	33.33	33.33	-	299.97	299.97	400.00
703000 - SPRINKLER SATELLITE MONITORING	-	56.25	56.25	1,434.00	506.25	(927.75)	675.00
703010 - SPRINKLER REPAIRS	65.00	333.33	268.33	2,374.48	2,999.97	625.49	4,000.00
704005 - TREE/SHRUB FERTILIZATION	-	333.33	333.33	2,565.00	2,999.97	434.97	4,000.00
704045 - TREE & SHRUB REPLACEMENT	-	333.33	333.33	525.00	2,999.97	2,474.97	4,000.00
704050 - WINTER WATERING	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
704070 - MULCHING	-	541.67	541.67	-	4,875.03	4,875.03	6,500.00
706000 - SNOW REMOVAL	-	875.00	875.00	12,536.50	7,875.00	(4,661.50)	10,500.00
707580 - ROAD EXPENSE - OTHER 1	-	41.67	41.67	-	375.03	375.03	500.00
737010 - LIGHTING REPAIR	-	118.75	118.75	-	1,068.75	1,068.75	1,425.00
750060 - MISC EQUIPMENT REPAIR & MAINTENANCE	-	25.00	25.00	1,104.69	225.00	(879.69)	300.00
Total GROUNDS MAINTENANCE	**2,908.43**	**6,025.83**	**3,117.40**	**49,523.96**	**54,232.47**	**4,708.51**	**72,310.00**
UTILITIES							
900020 - ELECTRICITY	16.65	41.67	25.02	155.84	375.03	219.19	500.00
901010 - WATER	4,804.89	1,777.42	(3,027.47)	20,946.88	15,996.78	(4,950.10)	21,329.00
901030 - STORMWATER FEES	-	64.25	64.25	852.60	578.25	(274.35)	771.00
Total UTILITIES	**4,821.54**	**1,883.34**	**(2,938.20)**	**21,955.32**	**16,950.06**	**(5,005.26)**	**22,600.00**
RESERVE ADDITIONS							
970000 - TRANSFERS TO RESERVES	1,206.00	1,205.75	(.25)	10,885.00	10,851.75	(33.25)	14,469.00
Total RESERVE ADDITIONS	**1,206.00**	**1,205.75**	**(.25)**	**10,885.00**	**10,851.75**	**(33.25)**	**14,469.00**

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 9/1/2020 - 9/30/2020

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
PCV-La Bellezza Operating Expense							
Total Expense	**9,255.14**	**9,552.00**	**296.86**	**85,236.81**	**85,968.00**	**731.19**	**114,624.00**
PCV-La Bellezza Operating Net Total	**296.86**	**-**	**296.86**	**731.19**	**-**	**731.19**	**-**

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 9/1/2020 - 9/30/2020

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
PCV-La Bellezza Reserve Income							
RESERVE REVENUE							
987010 - INTEREST INCOME - RESERVES	15.91	-	15.91	202.70	-	202.70	-
988000 - TRANSFERS FROM OPERATING	1,206.00	-	1,206.00	10,885.00	-	10,885.00	-
Total RESERVE REVENUE	**1,221.91**	**-**	**1,221.91**	**11,087.70**	**-**	**11,087.70**	**-**
Total Income	**1,221.91**	**-**	**1,221.91**	**11,087.70**	**-**	**11,087.70**	**-**
PCV-La Bellezza Reserve Expense							
RESERVE EXPENSES							
991000 - RES EXP-STREETS / SIDEWALKS	6,864.00	-	(6,864.00)	16,488.00	-	(16,488.00)	-
995010 - RES EXP-RESERVE STUDY	-	-	-	2,850.00	-	(2,850.00)	-
Total RESERVE EXPENSES	**6,864.00**	**-**	**(6,864.00)**	**19,338.00**	**-**	**(19,338.00)**	**-**
Total Expense	**6,864.00**	**-**	**(6,864.00)**	**19,338.00**	**-**	**(19,338.00)**	**-**
PCV-La Bellezza Reserve Net Total	**(5,642.09)**	**-**	**(5,642.09)**	**(8,250.30)**	**-**	**(8,250.30)**	**-**