

PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For October 2020

Operating Asset

CURRENT ASSETS

100005 OPERATING CHECKING - PACIFIC PREMIER	\$35,185.05
101000 US BANK	\$21,480.14
102005 OPERATING RESERVE CD - PACIFIC PREMIER	\$15,126.07
140000 ACCOUNTS RECEIVABLE-OWNERS	\$15,225.76
140099 ACCOUNTS RECEIVABLE-CLEARING	(\$2,721.52)
146000 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(\$6,400.00)

Total CURRENT ASSETS

\$77,895.50

OTHER ASSETS

181000 DEPOSITS	\$500.00
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Total OTHER ASSETS

\$500.00

Total Asset

\$78,395.50

Operating Liability / Equity

CURRENT LIABILITIES

200003 ACCOUNTS PAY-OTHER	\$1,369.20
201000 PREPAID ASSESSMENTS	\$71,631.73
204024 OTHER PAYABLE - COLO PAYBACK DUE 2024	\$364.28
210000 ACCRUED EXPENSES	\$14,050.00

Total CURRENT LIABILITIES

\$87,415.21

EQUITY

300000 OPERATING FUND EQUITY	(\$106,403.46)
310000 WORKING CAPITAL FUND EQUITY	\$6,836.00
399999 NET INCOME (LOSS)	\$90,547.75

Total EQUITY

(\$9,019.71)

Total Liability / Equity

\$78,395.50

PINE CREEK VILLAGE ASSOCIATION

Balance Sheet For October 2020

Reserve Asset

CURRENT ASSETS

120005 RESERVES - PACIFIC PREMIER	\$122,266.89
120010 RESERVES - AMERIPRISE	\$169,689.87
120013 RESERVES - PAC PREM - CCD PVT DR	\$5,059.55
120014 RESERVES - PAC PREM - GAD PVT DR	\$4,272.02
120015 RESERVES - PAC PREM - WGC PVT DR	\$5,861.59
122010 RESERVE CD - USB 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

	<u>\$516,881.54</u>
Total Asset	<u><u>\$516,881.54</u></u>

Reserve Liability / Equity

EQUITY

320000 RESERVE FUND EQUITY	\$528,832.46
399999 NET INCOME (LOSS)	<u>(\$11,950.92)</u>

Total EQUITY

	<u>\$516,881.54</u>
Total Liability / Equity	<u><u>\$516,881.54</u></u>

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 10/1/2020 - 10/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
REVENUE							
400000 - ASSESSMENTS	110,916.00	110,916.00	-	1,109,160.00	1,109,160.00	-	1,330,992.00
400005 - ASSESSMENTS - APARTMENTS	13,330.27	13,330.25	.02	53,321.08	53,321.00	.08	53,321.00
400010 - ASSESSMENTS - COMMERCIAL	8,357.91	9,413.75	(1,055.84)	33,431.64	37,655.00	(4,223.36)	37,655.00
405010 - LATE FEE INCOME	(75.00)	416.67	(491.67)	6,653.90	4,166.70	2,487.20	5,000.00
405015 - LATE FEE INTEREST INCOME	114.34	-	114.34	709.88	-	709.88	-
405020 - LEGAL FEES-COLLECTION INCOME	573.00	500.00	73.00	5,127.55	5,000.00	127.55	6,000.00
405030 - FINES/VIOLATIONS INCOME	300.00	-	300.00	695.00	-	695.00	-
405040 - ATTORNEY PACKET INCOME	-	-	-	1,000.00	-	1,000.00	-
405055 - NSF CHECK FEES	60.00	-	60.00	200.00	-	200.00	-
405060 - LIEN FILING FEES	250.00	-	250.00	1,250.00	-	1,250.00	-
470005 - DISTRICT 20 PLAYFIELD UTILITIES	-	1,916.67	(1,916.67)	50,844.64	19,166.70	31,677.94	23,000.00
480000 - OTHER INCOME	-	-	-	1,543.00	-	1,543.00	-
490000 - INTEREST-OPERATING	1.28	-	1.28	16.56	-	16.56	-
Total REVENUE	133,827.80	136,493.34	(2,665.54)	1,263,953.25	1,228,469.40	35,483.85	1,455,968.00
Total Income	133,827.80	136,493.34	(2,665.54)	1,263,953.25	1,228,469.40	35,483.85	1,455,968.00

Operating Expense

ADMINISTRATIVE EXPENSE

500000 - MANAGEMENT	9,456.15	9,739.08	282.93	94,561.49	97,390.80	2,829.31	116,869.00
502000 - LEGAL-GENERAL	1,066.50	2,083.00	1,016.50	14,015.79	20,830.00	6,814.21	25,000.00
502010 - LEGAL-COLLECTION	220.00	-	(220.00)	2,924.00	-	(2,924.00)	-
502060 - LIEN FILING EXPENSE	-	-	-	1,625.00	-	(1,625.00)	-
502500 - LATE FEE EXPENSE	980.00	416.67	(563.33)	7,200.00	4,166.70	(3,033.30)	5,000.00
502520 - ATTORNEY PACKET EXPENSE	-	-	-	1,000.00	-	(1,000.00)	-
502540 - NSF & SHORT CHECK FEES	-	-	-	40.00	-	(40.00)	-
503000 - INSURANCE	-	3,083.33	3,083.33	31,349.91	30,833.30	(516.61)	37,000.00
504000 - AUDIT PREPARATION	-	208.33	208.33	7,362.00	2,083.30	(5,278.70)	2,500.00
504500 - BOARD EXPENSE	-	42.00	42.00	-	420.00	420.00	500.00
507000 - ADMINISTRATIVE EXPENSE	793.42	1,666.67	873.25	10,936.36	16,666.70	5,730.34	20,000.00
507010 - POSTAGE	166.29	417.00	250.71	5,527.71	4,170.00	(1,357.71)	5,000.00
509000 - SECURITY MONITORING	-	42.00	42.00	-	420.00	420.00	500.00
510000 - SOCIAL	-	1,000.00	1,000.00	1,400.00	10,000.00	8,600.00	12,000.00
545000 - MISCELLANEOUS EXPENSE	-	42.00	42.00	445.95	420.00	(25.95)	500.00
Total ADMINISTRATIVE EXPENSE	12,682.36	18,740.08	6,057.72	178,388.21	187,400.80	9,012.59	224,869.00

GROUNDS MAINTENANCE

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 10/1/2020 - 10/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
700005 - GROUNDS REPAIRS - OTHER	1,536.74	4,167.00	2,630.26	37,327.23	41,670.00	4,342.77	50,000.00
701000 - LANDSCAPE MAINTENANCE	20,611.33	20,611.33	-	206,113.30	206,113.30	-	247,336.00
701030 - GROUNDS IMPROVEMENTS	-	8,500.00	8,500.00	-	85,000.00	85,000.00	102,000.00
702000 - PEST CONTROL	-	42.00	42.00	300.00	420.00	120.00	500.00
703000 - SPRINKLER SATELLITE MONITORING	-	667.00	667.00	-	6,670.00	6,670.00	8,000.00
703010 - SPRINKLER REPAIRS	8,408.40	5,833.00	(2,575.40)	43,442.43	58,330.00	14,887.57	70,000.00
704005 - TREE/SHRUB FERTILIZATION	-	791.67	791.67	9,942.00	7,916.70	(2,025.30)	9,500.00
704030 - TREE & SHRUB PRUNING	-	833.00	833.00	4,000.00	8,330.00	4,330.00	10,000.00
704045 - TREE & SHRUB REPLACEMENT	-	1,500.00	1,500.00	13,770.00	15,000.00	1,230.00	18,000.00
704050 - WINTER WATERING	-	667.00	667.00	-	6,670.00	6,670.00	8,000.00
705000 - TRASH REMOVAL	15,716.77	17,346.33	1,629.56	159,652.55	173,463.30	13,810.75	208,156.00
706000 - SNOW REMOVAL	-	1,666.67	1,666.67	48,511.75	16,666.70	(31,845.05)	20,000.00
709000 - FENCE REPAIR & MAINTENANCE	5,331.77	10,833.33	5,501.56	109,122.47	108,333.30	(789.17)	130,000.00
737020 - ELECTRICAL REPAIRS & MAINTENANCE	742.67	750.00	7.33	3,672.29	7,500.00	3,827.71	9,000.00
739000 - HOLIDAY LIGHTING & DECORATIONS	-	625.00	625.00	3,150.00	6,250.00	3,100.00	7,500.00
740000 - MISCELLANEOUS GROUNDS EXPENSE	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00
Total GROUNDS MAINTENANCE	52,347.68	75,166.66	22,818.98	639,004.02	751,666.60	112,662.58	901,992.00
RECREATION FACILITIES							
800500 - PLAYFIELD UTILITIES	-	1,917.00	1,917.00	18,247.68	19,170.00	922.32	23,000.00
Total RECREATION FACILITIES	-	1,917.00	1,917.00	18,247.68	19,170.00	922.32	23,000.00
UTILITIES							
900020 - ELECTRICITY	731.39	833.33	101.94	11,153.16	8,333.30	(2,819.86)	10,000.00
901010 - WATER	53,053.80	16,666.67	(36,387.13)	245,355.13	166,666.70	(78,688.43)	200,000.00
901030 - STORMWATER FEES	-	984.00	984.00	11,007.30	9,840.00	(1,167.30)	11,808.00
Total UTILITIES	53,785.19	18,484.00	(35,301.19)	267,515.59	184,840.00	(82,675.59)	221,808.00
RESERVE ADDITIONS							
970000 - TRANSFERS TO RESERVES	7,025.00	7,024.92	(.08)	70,250.00	70,249.20	(.80)	84,299.00
Total RESERVE ADDITIONS	7,025.00	7,024.92	(.08)	70,250.00	70,249.20	(.80)	84,299.00
Total Expense	125,840.23	121,332.66	(4,507.57)	1,173,405.50	1,213,326.60	39,921.10	1,455,968.00
Operating Net Total	7,987.57	15,160.68	(7,173.11)	90,547.75	15,142.80	75,404.95	-

PINE CREEK VILLAGE ASSOCIATION

Statement of Revenues and Expenses 10/1/2020 - 10/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
RESERVE REVENUE							
987010 - INTEREST INCOME - RESERVES	17.16	-	17.16	256.08	-	256.08	-
988000 - TRANSFERS FROM OPERATING	7,025.00	-	7,025.00	70,250.00	-	70,250.00	-
Total RESERVE REVENUE	7,042.16	-	7,042.16	70,506.08	-	70,506.08	-
Total Income	7,042.16	-	7,042.16	70,506.08	-	70,506.08	-
Reserve Expense							
RESERVE EXPENSES							
991000 - RES EXP-STREETS / SIDEWALKS	-	-	-	27,105.00	-	(27,105.00)	-
995010 - RES EXP-RESERVE STUDY	-	-	-	3,376.00	-	(3,376.00)	-
998005 - RES EXP-FENCE/RAILING MAINT/REPLACE	-	-	-	37,721.00	-	(37,721.00)	-
998050 - RES EXP-IRRIGATION	9,400.00	-	(9,400.00)	14,255.00	-	(14,255.00)	-
Total RESERVE EXPENSES	9,400.00	-	(9,400.00)	82,457.00	-	(82,457.00)	-
Total Expense	9,400.00	-	(9,400.00)	82,457.00	-	(82,457.00)	-
Reserve Net Total	(2,357.84)	-	(2,357.84)	(11,950.92)	-	(11,950.92)	-