



Income Statement - Operating

Pleasant View Village

02/28/2022

Date: 3/7/2022

Time: 3:36 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
41000-00 Association Fees	\$10,345.22	\$10,833.33	(\$488.11)	\$20,432.52	\$21,666.66	(\$1,234.14)	\$130,000.00
41001-00 Common Property Fee	3,786.09	3,500.00	286.09	7,511.09	7,000.00	511.09	42,000.00
41002-00 Management Fee	1,219.55	1,120.00	99.55	2,419.55	2,240.00	179.55	13,440.00
41003-00 Garbage Collection	2,868.87	2,800.00	68.87	5,558.87	5,600.00	(41.13)	33,600.00
41100-00 Late Fee Income	165.00	-	165.00	375.00	-	375.00	-
41104-00 Transfer Fee	1,500.00	1,458.33	41.67	1,500.00	2,916.66	(1,416.66)	17,500.00
Total Income	\$19,884.73	\$19,711.66	\$173.07	\$37,797.03	\$39,423.32	(\$1,626.29)	\$236,540.00
Total OPERATING INCOME	\$19,884.73	\$19,711.66	\$173.07	\$37,797.03	\$39,423.32	(\$1,626.29)	\$236,540.00
OPERATING EXPENSE							
Operating Expenses							
51000-00 Electricity - Street Lights	326.09	885.61	559.52	648.52	1,771.22	1,122.70	10,627.30
51001-00 Electricity Account 2	39.32	-	(39.32)	128.87	-	(128.87)	-
51002-00 Electricity Account 3	40.94	-	(40.94)	81.88	-	(81.88)	-
53000-00 Lawn care/Landscape	9,411.66	10,833.33	1,421.67	18,823.33	21,666.66	2,843.33	130,000.00
53010-00 Tree Trimming/Removal	-	291.67	291.67	-	583.34	583.34	3,500.00
53060-00 Garbage Collection - Regular	1,492.50	2,083.33	590.83	2,955.15	4,166.66	1,211.51	25,000.00
53065-00 Garbage Collection - Add'l	390.00	-	(390.00)	910.00	-	(910.00)	-
53071-00 Pet Waste Cleanup Expense	-	83.33	83.33	-	166.66	166.66	1,000.00
53100-00 Recreational Equipment	-	41.67	41.67	-	83.34	83.34	500.00
53150-00 Repairs/Maint Supplies Expense	-	87.50	87.50	-	175.00	175.00	1,050.00
53300-00 Community Improvement	-	83.33	83.33	-	166.66	166.66	1,000.00
54200-00 Electrical Repairs/Maintenance	-	125.00	125.00	-	250.00	250.00	1,500.00
54210-00 Replace Bulbs/Light Repairs	-	131.25	131.25	-	262.50	262.50	1,575.00
54280-00 Signage Expenses	-	41.67	41.67	-	83.34	83.34	500.00
54400-00 General Repairs and Maint	-	41.67	41.67	-	83.34	83.34	500.00
56010-00 Dog Park	-	41.67	41.67	-	83.34	83.34	500.00
56020-00 Amenity Area	-	250.00	250.00	-	500.00	500.00	3,000.00
56025-00 Community Garden	-	150.00	150.00	-	300.00	300.00	1,800.00
Total Operating Expenses	\$11,700.51	\$15,171.03	\$3,470.52	\$23,547.75	\$30,342.06	\$6,794.31	\$182,052.30
Management & General Expenses							
60000-00 Insurance - General	-	333.33	333.33	-	666.66	666.66	4,000.00
60100-00 Association Management Fee	1,331.20	1,023.75	(307.45)	2,662.40	2,047.50	(614.90)	12,285.00
60120-00 Office Expense - Copies & Printing	-	16.67	16.67	-	33.34	33.34	200.00
60125-00 Office Expense - Postage	-	35.00	35.00	-	70.00	70.00	420.00
60130-00 Office Expense - Supplies	-	4.17	4.17	-	8.34	8.34	50.00
60131-00 Office Expense - Other	96.08	70.83	(25.25)	290.14	141.66	(148.48)	850.00
60160-00 Accounting & Audit Fees	-	16.67	16.67	-	33.34	33.34	200.00
60170-00 Legal Fees	-	41.67	41.67	-	83.34	83.34	500.00
60190-00 Community Relations/Special Events	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Management & General Expenses	\$1,427.28	\$1,958.76	\$531.48	\$2,952.54	\$3,917.52	\$964.98	\$23,505.00
Other Income							
70000-00 Interest Income	(2.47)	-	2.47	(5.10)	-	5.10	-
Total Other Income	(\$2.47)	\$-	\$2.47	(\$5.10)	\$-	\$5.10	\$-
Other Expenses							
80015-00 TN Annual Report Filing Fee	20.00	1.67	(18.33)	20.00	3.34	(16.66)	20.00
Total Other Expenses	\$20.00	\$1.67	(\$18.33)	\$20.00	\$3.34	(\$16.66)	\$20.00
Total OPERATING EXPENSE	\$13,145.32	\$17,131.46	\$3,986.14	\$26,515.19	\$34,262.92	\$7,747.73	\$205,577.30
Net Income:	\$6,739.41	\$2,580.20	\$4,159.21	\$11,281.84	\$5,160.40	\$6,121.44	\$30,962.70



Income Statement Summary - Operating

Pleasant View Village
Fiscal Period: February 2022

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
41000-00 Association Fees	\$10,087.30	\$10,345.22	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$20,432.52
41001-00 Common Property Fee	3,725.00	3,786.09	-	-	-	-	-	-	-	-	-	-	7,511.09
41002-00 Management Fee	1,200.00	1,219.55	-	-	-	-	-	-	-	-	-	-	2,419.55
41003-00 Garbage Collection	2,690.00	2,868.87	-	-	-	-	-	-	-	-	-	-	5,558.87
41100-00 Late Fee Income	210.00	165.00	-	-	-	-	-	-	-	-	-	-	375.00
41104-00 Transfer Fee	-	1,500.00	-	-	-	-	-	-	-	-	-	-	1,500.00
Total Income	17,912.30	19,884.73	-	-	-	-	-	-	-	-	-	-	37,797.03
TOTAL OPERATING INCOME													
17,912.30 19,884.73 - - - - - - - - - - - - - - 37,797.03													
OPERATING EXPENSE													
Operating Expenses													
51000-00 Electricity - Street Lights	322.43	326.09	-	-	-	-	-	-	-	-	-	-	648.52
51001-00 Electricity Account 2	89.55	39.32	-	-	-	-	-	-	-	-	-	-	128.87
51002-00 Electricity Account 3	40.94	40.94	-	-	-	-	-	-	-	-	-	-	81.88
53000-00 Lawncare/Landscape	9,411.67	9,411.66	-	-	-	-	-	-	-	-	-	-	18,823.33
53060-00 Garbage Collection - Regular	1,462.65	1,492.50	-	-	-	-	-	-	-	-	-	-	2,955.15
53065-00 Garbage Collection - Add'l	520.00	390.00	-	-	-	-	-	-	-	-	-	-	910.00
Total Operating Expenses	11,847.24	11,700.51	-	-	-	-	-	-	-	-	-	-	23,547.75
Expenses													
Management & General Expenses													
60100-00 Association Management Fee	1,331.20	1,331.20	-	-	-	-	-	-	-	-	-	-	2,662.40
60131-00 Office Expense - Other	194.06	96.08	-	-	-	-	-	-	-	-	-	-	290.14
Total Management & General Expenses	1,525.26	1,427.28	-	-	-	-	-	-	-	-	-	-	2,952.54
Other Income													
70000-00 Interest Income	(2.63)	(2.47)	-	-	-	-	-	-	-	-	-	-	(5.10)
Total Other Income	(2.63)	(2.47)	-	-	-	-	-	-	-	-	-	-	(5.10)
Other Expenses													
80015-00 TN Annual Report Filing Fee	-	20.00	-	-	-	-	-	-	-	-	-	-	20.00
Total Other Expenses	-	20.00	-	-	-	-	-	-	-	-	-	-	20.00
Total OPERATING EXPENSE	13,369.87	13,145.32	-	-	-	-	-	-	-	-	-	-	26,515.19
Net Income:	4,542.43	6,739.41	-	-	-	-	-	-	-	-	-	-	11,281.84

**Balance Sheet - Operating**Pleasant View Village
End Date: 02/28/2022

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Assets			
10-10000-00	Popular Bank Operating Account	\$15,388.08	
10-10100-00	Popular Bank Reserve Account	53,512.98	
10-11000-00	Accounts Receivable	4,266.73	
10-11600-00	Electric Deposit	250.00	
10-11610-00	Water Deposit	50.00	
Total Assets:			\$73,467.79
Liabilities & Equity			
Liabilities			
20-20050-00	Prepaid Owner Assessments	9,208.96	
Total Liabilities:			\$9,208.96
Equity			
30-31000-00	Retained Earnings	52,976.99	
Total Equity:			\$52,976.99
	Net Income Gain / Loss	11,281.84	
			\$11,281.84
Total Liabilities & Equity:			\$73,467.79