



Income Statement - Operating

Pleasant View Village

12/31/2023

Date: 1/16/2024

Time: 9:23 am

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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	\$12,729.86	\$12,083.37	\$646.49	\$144,107.08	\$145,000.00	(\$892.92)	\$145,000.00
41001-00 Common Property Fee	4,750.00	4,166.63	583.37	53,853.23	50,000.00	3,853.23	50,000.00
41002-00 Management Fee	1,528.00	1,416.63	111.37	17,329.03	17,000.00	329.03	17,000.00
41003-00 Garbage Collection	3,660.00	3,166.63	493.37	41,029.68	38,000.00	3,029.68	38,000.00
41100-00 Late Fee Income	390.00	-	390.00	2,775.00	-	2,775.00	-
41104-00 Transfer Fee	600.00	416.63	183.37	11,700.00	5,000.00	6,700.00	5,000.00
41105-00 NSF Fees	-	-	-	100.00	-	100.00	-
41110-00 Fine Revenue	-	-	-	25.00	-	25.00	-
41300-00 Miscellaneous Income	66.00	-	66.00	660.00	-	660.00	-
Total Income	\$23,723.86	\$21,249.89	\$2,473.97	\$271,579.02	\$255,000.00	\$16,579.02	\$255,000.00
Total OPERATING INCOME	\$23,723.86	\$21,249.89	\$2,473.97	\$271,579.02	\$255,000.00	\$16,579.02	\$255,000.00
OPERATING EXPENSE							
Operating Expenses							
50000-00 Water Account 10377	22.59	-	(22.59)	552.81	-	(552.81)	-
50001-00 Water Account 10688	26.92	-	(26.92)	212.72	-	(212.72)	-
50002-00 Water Account 17676	38.92	16.63	(22.29)	993.98	200.00	(793.98)	200.00
50003-00 Water Account 4	-	4.13	4.13	-	50.00	50.00	50.00
51000-00 Electricity - Street Lights	332.19	583.37	251.18	3,977.36	7,000.00	3,022.64	7,000.00
51001-00 Electricity Account 2	94.40	33.37	(61.03)	622.82	400.00	(222.82)	400.00
51002-00 Electricity Account 3	50.31	25.00	(25.31)	572.83	300.00	(272.83)	300.00
53000-00 Lawncare/Landscape	10,465.55	11,666.63	1,201.08	148,447.87	140,000.00	(8,447.87)	140,000.00
53010-00 Tree Trimming/Removal	1,000.00	250.00	(750.00)	1,000.00	3,000.00	2,000.00	3,000.00
53060-00 Garbage Collection - Regular	-	2,187.50	2,187.50	17,372.70	26,250.00	8,877.30	26,250.00
53065-00 Garbage Collection - Addtl	401.70	250.00	(151.70)	5,891.60	3,000.00	(2,891.60)	3,000.00
53071-00 Pet Waste Cleanup Expense	-	83.37	83.37	746.52	1,000.00	253.48	1,000.00
53100-00 Recreational Equipment	-	83.37	83.37	1,473.03	1,000.00	(473.03)	1,000.00
53150-00 Repairs/Maint Supplies Expense	117.49	125.00	7.51	929.05	1,500.00	570.95	1,500.00
53300-00 Community Improvement	4,648.20	166.63	(4,481.57)	6,942.89	2,000.00	(4,942.89)	2,000.00
54132-00 Fountain Expenses	1,346.17	416.63	(929.54)	1,346.17	5,000.00	3,653.83	5,000.00
54200-00 Electrical Repairs/Maintenance	-	133.37	133.37	550.00	1,600.00	1,050.00	1,600.00
54210-00 Replace Bulbs/Light Repairs	-	166.63	166.63	2,849.01	2,000.00	(849.01)	2,000.00
54280-00 Signage Expenses	212.25	83.37	(128.88)	910.09	1,000.00	89.91	1,000.00
54350-00 Fencing Expense	-	-	-	10,780.00	-	(10,780.00)	-
54400-00 General Repairs and Maint	-	83.37	83.37	3,648.96	1,000.00	(2,648.96)	1,000.00
56010-00 Dog Park	-	333.37	333.37	351.30	4,000.00	3,648.70	4,000.00
56020-00 Amenity Area	-	833.37	833.37	2,518.46	10,000.00	7,481.54	10,000.00
56025-00 Community Garden	161.28	83.37	(77.91)	1,696.97	1,000.00	(696.97)	1,000.00
Total Operating Expenses	\$18,917.97	\$17,608.48	(\$1,309.49)	\$214,387.14	\$211,300.00	(\$3,087.14)	\$211,300.00
Management & General Expenses							
60000-00 Insurance - General	-	416.63	416.63	4,143.00	5,000.00	857.00	5,000.00
60010-00 Insurance - D&O	6,708.00	-	(6,708.00)	6,708.00	-	(6,708.00)	-
60100-00 Association Management Fee	1,384.45	1,291.63	(92.82)	16,613.40	15,500.00	(1,113.40)	15,500.00
60120-00 Office Expense - Copies & Printing	-	20.87	20.87	15.90	250.00	234.10	250.00
60125-00 Office Expense - Postage	-	41.63	41.63	95.40	500.00	404.60	500.00
60130-00 Office Expense - Supplies	-	8.37	8.37	15.90	100.00	84.10	100.00
60131-00 Office Expense - Other	36.40	108.37	71.97	1,306.18	1,300.00	(6.18)	1,300.00
60132-00 Web Hosting Service	467.22	-	(467.22)	514.92	-	(514.92)	-
60160-00 Accounting & Audit Fees	-	25.00	25.00	250.00	300.00	50.00	300.00
60170-00 Legal Fees	-	45.87	45.87	-	550.00	550.00	550.00
60190-00 Community Relations/Special Events	4,799.23	833.37	(3,965.86)	12,311.90	10,000.00	(2,311.90)	10,000.00
Total Management & General Expenses	\$13,395.30	\$2,791.74	(\$10,603.56)	\$41,974.60	\$33,500.00	(\$8,474.60)	\$33,500.00
Other Income							
70000-00 Interest Income	(16.00)	(1.25)	14.75	(187.09)	(15.00)	172.09	(15.00)
Total Other Income	(\$16.00)	(\$1.25)	\$14.75	(\$187.09)	(\$15.00)	\$172.09	(\$15.00)



Income Statement - Operating
 Pleasant View Village
 12/31/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Other Expenses							
80002-00 Property Taxes	\$-	\$-	\$-	\$1,109.00	\$-	(\$1,109.00)	\$-
80015-00 TN Annual Report Filing Fee	-	2.12	2.12	20.00	25.00	5.00	25.00
Total Other Expenses	<u>\$-</u>	<u>\$2.12</u>	<u>\$2.12</u>	<u>\$1,129.00</u>	<u>\$25.00</u>	<u>(\$1,104.00)</u>	<u>\$25.00</u>
Total OPERATING EXPENSE	\$32,297.27	\$20,401.09	(\$11,896.18)	\$257,303.65	\$244,810.00	(\$12,493.65)	\$244,810.00
Net Income:	<u><u>(\$8,573.41)</u></u>	<u><u>\$848.80</u></u>	<u><u>(\$9,422.21)</u></u>	<u><u>\$14,275.37</u></u>	<u><u>\$10,190.00</u></u>	<u><u>\$4,085.37</u></u>	<u><u>\$10,190.00</u></u>



Income Statement Summary - Operating

Pleasant View Village
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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	\$11,203.89	\$11,304.43	\$11,536.33	\$11,657.21	\$11,930.21	\$12,008.21	\$12,047.21	\$12,261.74	\$12,425.28	\$12,375.85	\$12,626.86	\$12,729.86	\$144,107.08
41001-00 Common Property Fee	4,150.00	4,175.00	4,250.00	4,300.00	4,475.00	4,525.00	4,550.00	4,616.94	4,675.00	4,661.29	4,725.00	4,750.00	53,853.23
41002-00 Management Fee	1,336.00	1,344.00	1,368.00	1,384.00	1,440.00	1,456.00	1,464.00	1,485.42	1,504.00	1,499.61	1,520.00	1,528.00	17,329.03
41003-00 Garbage Collection	3,147.10	3,180.00	3,180.00	3,220.00	3,400.00	3,440.00	3,460.00	3,513.55	3,600.00	3,589.03	3,640.00	3,660.00	41,029.68
41100-00 Late Fee Income	270.00	405.00	285.00	240.00	225.00	195.00	210.00	165.00	225.00	165.00	-	390.00	2,775.00
41104-00 Transfer Fee	900.00	-	2,400.00	600.00	2,700.00	-	1,500.00	900.00	900.00	900.00	300.00	600.00	11,700.00
41105-00 NSF Fees	-	-	-	-	-	-	25.00	25.00	25.00	25.00	-	-	100.00
41110-00 Fine Revenue	-	-	-	-	-	-	25.00	-	-	-	-	-	25.00
41300-00 Miscellaneous Income	22.00	22.00	22.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	660.00
Total Income	21,028.99	20,430.43	23,041.33	21,467.21	24,236.21	21,690.21	23,347.21	23,033.65	23,420.28	23,281.78	22,877.86	23,723.86	271,579.02
Total OPERATING INCOME	21,028.99	20,430.43	23,041.33	21,467.21	24,236.21	21,690.21	23,347.21	23,033.65	23,420.28	23,281.78	22,877.86	23,723.86	271,579.02
OPERATING EXPENSE													
Operating Expenses													
50000-00 Water Account 10377	28.99	26.92	-	26.92	-	-	49.24	-	27.92	347.64	22.59	22.59	552.81
50001-00 Water Account 10688	-	-	26.92	-	-	40.20	-	25.92	38.92	26.92	26.92	26.92	212.72
50002-00 Water Account 17676	66.59	128.77	38.92	38.92	82.63	97.35	148.63	39.11	125.30	138.13	50.71	38.92	993.98
51000-00 Electricity - Street Lights	331.38	338.29	352.52	330.57	308.20	317.55	334.63	336.26	334.63	325.69	335.45	332.19	3,977.36
51001-00 Electricity Account 2	77.52	44.20	44.73	45.89	44.73	44.91	45.73	45.65	42.36	45.31	47.39	94.40	622.82
51002-00 Electricity Account 3	39.85	44.73	39.85	44.62	39.85	45.66	47.29	44.69	68.42	54.41	53.15	50.31	572.83
53000-00 Lawncare/Landscape	10,209.99	10,210.01	10,619.54	11,415.54	12,215.55	11,415.54	21,165.55	10,465.54	10,465.53	17,069.00	12,730.53	10,465.55	148,447.87
53010-00 Tree Trimming/Removal	-	-	-	-	-	-	-	-	-	-	-	1,000.00	1,000.00
53060-00 Garbage Collection - Regular	1,601.95	1,601.95	1,641.75	1,641.75	1,701.45	1,771.10	1,830.80	1,830.80	-	1,870.60	1,880.55	-	17,372.70
53065-00 Garbage Collection - Addtl	535.60	669.50	535.60	401.70	669.50	535.60	535.60	267.80	401.70	401.70	535.60	401.70	5,891.60
53071-00 Pet Waste Cleanup Expense	-	-	-	-	-	746.52	-	-	-	-	-	-	746.52
53100-00 Recreational Equipment	-	-	-	-	-	1,473.03	-	-	-	-	-	-	1,473.03
53150-00 Repairs/Maint Supplies Expense	-	-	-	-	-	-	-	-	811.56	-	-	117.49	929.05



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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
53300-00 Community Improvement	\$-	\$-	\$-	\$-	\$-	\$2,294.69	\$-	\$-	\$-	\$-	\$-	\$4,648.20	\$6,942.89
54132-00 Fountain Expenses	-	-	-	-	-	-	-	-	-	-	-	1,346.17	1,346.17
54200-00 Electrical Repairs/Maintenance	-	-	-	-	-	-	-	-	-	-	550.00	-	550.00
54210-00 Replace Bulbs/Light Repairs	-	-	-	2,849.01	-	-	-	-	-	-	-	-	2,849.01
54280-00 Signage Expenses	-	-	-	-	-	697.84	-	-	-	-	-	212.25	910.09
54350-00 Fencing Expense	-	-	-	-	10,780.00	-	-	-	-	-	-	-	10,780.00
54400-00 General Repairs and Maint	-	-	-	-	-	3,648.96	-	-	-	-	-	-	3,648.96
56010-00 Dog Park	-	-	-	-	-	351.30	-	-	-	-	-	-	351.30
56020-00 Amenity Area	-	-	-	-	-	343.06	-	-	-	2,175.40	-	-	2,518.46
56025-00 Community Garden	-	-	-	-	-	1,535.69	-	-	-	-	-	161.28	1,696.97
Total Operating Expenses	12,891.87	13,064.37	13,299.83	16,794.92	25,841.91	25,359.00	24,157.47	13,055.77	12,316.34	22,454.80	16,232.89	18,917.97	214,387.14
Management & General Expenses													
60000-00 Insurance - General	-	-	-	-	2,257.00	-	-	-	1,886.00	-	-	-	4,143.00
60010-00 Insurance - D&O	-	-	-	-	-	-	-	-	-	-	-	6,708.00	6,708.00
60100-00 Association Management Fee	1,384.45	1,384.45	1,384.45	1,384.45	1,384.45	1,384.45	1,384.45	1,384.45	1,384.45	1,384.45	1,384.45	1,384.45	16,613.40
60120-00 Office Expense - Copies & Printing	-	15.90	-	-	-	-	-	-	-	-	-	-	15.90
60125-00 Office Expense - Postage	-	95.40	-	-	-	-	-	-	-	-	-	-	95.40
60130-00 Office Expense - Supplies	-	15.90	-	-	-	-	-	-	-	-	-	-	15.90
60131-00 Office Expense - Other	248.16	109.93	-	106.48	107.57	217.37	116.09	118.37	125.17	120.64	-	36.40	1,306.18
60132-00 Web Hosting Service	-	-	-	-	-	47.70	-	-	-	-	-	467.22	514.92
60160-00 Accounting & Audit Fees	-	-	250.00	-	-	-	-	-	-	-	-	-	250.00
60190-00 Community Relations/Special Events	190.00	190.00	190.00	190.00	190.00	1,802.58	190.00	190.00	190.00	4,000.09	190.00	4,799.23	12,311.90
Total Management & General Expenses	1,822.61	1,811.58	1,824.45	1,680.93	3,939.02	3,452.10	1,690.54	1,692.82	3,585.62	5,505.18	1,574.45	13,395.30	41,974.60
Other Income													
70000-00 Interest Income	(12.72)	(11.21)	(12.58)	(15.22)	(18.25)	(16.58)	(17.06)	(17.01)	(16.06)	(17.79)	(16.61)	(16.00)	(187.09)
Total Other Income	(12.72)	(11.21)	(12.58)	(15.22)	(18.25)	(16.58)	(17.06)	(17.01)	(16.06)	(17.79)	(16.61)	(16.00)	(187.09)



Income Statement Summary - Operating

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Other Expenses													
80002-00 Property Taxes	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,109.00	\$-	\$-	\$-	\$1,109.00
80015-00 TN Annual Report	-	20.00	-	-	-	-	-	-	-	-	-	-	20.00
Filing Fee													
Total Other Expenses	-	20.00	-	-	-	-	-	-	1,109.00	-	-	-	1,129.00
Total OPERATING EXPENSE	14,701.76	14,884.74	15,111.70	18,460.63	29,762.68	28,794.52	25,830.95	14,731.58	16,994.90	27,942.19	17,790.73	32,297.27	257,303.65
Net Income:	6,327.23	5,545.69	7,929.63	3,006.58	(5,526.47)	(7,104.31)	(2,483.74)	8,302.07	6,425.38	(4,660.41)	5,087.13	(8,573.41)	14,275.37

**Balance Sheet - Operating**Pleasant View Village
End Date: 12/31/2023Date: 1/16/2024
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Assets		
10-10000-00	Popular Bank Operating Account	\$64,464.09
10-10100-00	Popular Bank Reserve Account	53,736.55
10-11000-00	Accounts Receivable	14,175.65
10-11600-00	Electric Deposit	250.00
10-11610-00	Water Deposit	50.00
Total Assets:		\$132,676.29
Liabilities & Equity		
Liabilities		
20-20000-00	Accounts Payable	8,435.13
20-20050-00	Prepaid Owner Assessments	16,078.32
Total Liabilities:		\$24,513.45
Equity		
30-31000-00	Retained Earnings	93,887.47
Total Equity:		\$93,887.47
Net Income Gain / Loss		14,275.37
Total Liabilities & Equity:		\$132,676.29