



Income Statement - Operating

Pleasant View Village

01/31/2026

Date: 2/9/2026

Time: 1:46 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	\$ 15,954.94	\$ 16,650.00	(\$ 695.06)	\$ 15,954.94	\$ 16,650.00	(\$ 695.06)	\$199,800.00
41001-00 Common Property Fee	5,725.00	5,983.33	(258.33)	5,725.00	5,983.33	(258.33)	71,800.00
41002-00 Management Fee	1,840.00	1,950.00	(110.00)	1,840.00	1,950.00	(110.00)	23,400.00
41003-00 Garbage Collection	4,482.58	4,666.67	(184.09)	4,482.58	4,666.67	(184.09)	56,000.00
41100-00 Late Fee Income	225.00	-	225.00	225.00	-	225.00	-
41104-00 Transfer Fee	3,100.00	250.00	2,850.00	3,100.00	250.00	2,850.00	3,000.00
Total Income	\$ 31,327.52	\$ 29,500.00	\$ 1,827.52	\$ 31,327.52	\$ 29,500.00	\$1,827.52	\$354,000.00
Total OPERATING INCOME	\$ 31,327.52	\$ 29,500.00	\$ 1,827.52	\$ 31,327.52	\$ 29,500.00	\$ 1,827.52	\$354,000.00
OPERATING EXPENSE							
Operating Expenses							
50000-00 Water Account 23071	27.60	25.00	(2.60)	27.60	25.00	(2.60)	300.00
50001-00 Water Account 23053	-	4.17	4.17	-	4.17	4.17	50.00
50002-00 Water Account 17676	39.60	58.33	18.73	39.60	58.33	18.73	700.00
50003-00 Water Account 21365	27.60	25.00	(2.60)	27.60	25.00	(2.60)	300.00
50004-00 Water Account 23070	55.20	37.50	(17.70)	55.20	37.50	(17.70)	450.00
50005-00 Water Account 23978	31.60	33.33	1.73	31.60	33.33	1.73	400.00
51000-00 Electricity - Street Lights	410.82	458.33	47.51	410.82	458.33	47.51	5,500.00
51001-00 Electricity Account 2	77.47	58.33	(19.14)	77.47	58.33	(19.14)	700.00
51002-00 Electricity Account 3	54.53	58.33	3.80	54.53	58.33	3.80	700.00
53000-00 Lawncare/Landscape	15,421.20	19,583.33	4,162.13	15,421.20	19,583.33	4,162.13	235,000.00
53010-00 Tree Trimming/Removal	-	62.50	62.50	-	62.50	62.50	750.00
53060-00 Garbage Collection - Regular	2,253.51	2,083.33	(170.18)	2,253.51	2,083.33	(170.18)	25,000.00
53065-00 Garbage Collection - Add'l	-	55.00	55.00	-	55.00	55.00	660.00
53071-00 Pet Waste Cleanup Expense	-	16.67	16.67	-	16.67	16.67	200.00
53100-00 Recreational Equipment	-	83.33	83.33	-	83.33	83.33	1,000.00
53150-00 Repairs/Maint Supplies Expense	-	83.33	83.33	-	83.33	83.33	1,000.00
53300-00 Community Improvement	-	383.33	383.33	-	383.33	383.33	4,600.00
54200-00 Electrical Repairs/Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
54210-00 Replace Bulbs/Light Repairs	-	100.00	100.00	-	100.00	100.00	1,200.00
54280-00 Signage Expenses	-	41.67	41.67	-	41.67	41.67	500.00
54350-00 Fencing Expense	-	41.67	41.67	-	41.67	41.67	500.00
54400-00 General Repairs and Maint	1,600.00	125.00	(1,475.00)	1,600.00	125.00	(1,475.00)	1,500.00
54500-00 Pest Control	-	200.00	200.00	-	200.00	200.00	2,400.00
56010-00 Dog Park	-	33.33	33.33	-	33.33	33.33	400.00
56020-00 Amenity Area	-	166.67	166.67	-	166.67	166.67	2,000.00
56025-00 Community Garden	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Operating Expenses	\$ 19,999.13	\$ 23,942.48	\$ 3,943.35	\$ 19,999.13	\$ 23,942.48	\$3,943.35	\$287,310.00
Management & General Expenses							
60000-00 Insurance - General	-	916.67	916.67	-	916.67	916.67	11,000.00
60100-00 Association Management Fee	2,078.80	1,833.33	(245.47)	2,078.80	1,833.33	(245.47)	22,000.00
60120-00 Office Expense - Copies & Printing	-	8.33	8.33	-	8.33	8.33	100.00
60125-00 Office Expense - Postage	-	8.33	8.33	-	8.33	8.33	100.00
60130-00 Office Expense - Supplies	-	8.33	8.33	-	8.33	8.33	100.00
60131-00 Office Expense - Other	155.17	166.67	11.50	155.17	166.67	11.50	2,000.00
60132-00 Web Hosting Service	-	41.67	41.67	-	41.67	41.67	500.00
60160-00 Accounting & Audit Fees	-	83.33	83.33	-	83.33	83.33	1,000.00
60170-00 Legal Fees	-	83.33	83.33	-	83.33	83.33	1,000.00
60190-00 Community Relations/Special Events	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
60191-00 Community Relations Manager	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
67000-00 Reserve Contribution	166.67	166.67	-	166.67	166.67	-	2,000.00
Total Management & General Expenses	\$ 3,400.64	\$ 5,566.66	\$ 2,166.02	\$ 3,400.64	\$ 5,566.66	\$2,166.02	\$ 66,800.00
Other Income							
70000-00 Interest Income	(14.15)	(164.49)	(150.34)	(14.15)	(164.49)	(150.34)	(1,973.91)
70010-00 Other Income	21.93	3.33	(18.60)	21.93	3.33	(18.60)	40.00
Total Other Income	\$ 7.78	(\$ 161.16)	(\$ 168.94)	\$ 7.78	(\$ 161.16)	(\$168.94)	(\$ 1,933.91)
Other Expenses							



Income Statement - Operating
 Pleasant View Village
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
80002-00 Property Taxes	\$-	\$104.17	\$104.17	\$-	\$104.17	\$104.17	\$1,250.00
80015-00 TN Annual Report Filing Fee	-	3.33	3.33	-	3.33	3.33	40.00
Total Other Expenses	\$-	\$107.50	\$107.50	\$-	\$107.50	\$107.50	\$1,290.00
Total OPERATING EXPENSE	\$23,407.55	\$29,455.48	\$6,047.93	\$23,407.55	\$29,455.48	\$6,047.93	\$353,466.09
Net Income:	\$7,919.97	\$44.52	\$7,875.45	\$7,919.97	\$44.52	\$7,875.45	\$533.91



Income Statement Summary - Operating

Pleasant View Village
Fiscal Period: January 2026

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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	\$15,954.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,954.94
41001-00 Common Property Fee	5,725.00	-	-	-	-	-	-	-	-	-	-	-	5,725.00
41002-00 Management Fee	1,840.00	-	-	-	-	-	-	-	-	-	-	-	1,840.00
41003-00 Garbage Collection	4,482.58	-	-	-	-	-	-	-	-	-	-	-	4,482.58
41100-00 Late Fee Income	225.00	-	-	-	-	-	-	-	-	-	-	-	225.00
41104-00 Transfer Fee	3,100.00	-	-	-	-	-	-	-	-	-	-	-	3,100.00
Total Income	31,327.52	-	-	-	-	-	-	-	-	-	-	-	31,327.52
Total OPERATING INCOME	31,327.52	-	-	-	-	-	-	-	-	-	-	-	31,327.52
OPERATING EXPENSE													
Operating Expenses													
50000-00 Water Account 23071	27.60	-	-	-	-	-	-	-	-	-	-	-	27.60
50002-00 Water Account 17676	39.60	-	-	-	-	-	-	-	-	-	-	-	39.60
50003-00 Water Account 21365	27.60	-	-	-	-	-	-	-	-	-	-	-	27.60
50004-00 Water Account 23070	55.20	-	-	-	-	-	-	-	-	-	-	-	55.20
50005-00 Water Account 23978	31.60	-	-	-	-	-	-	-	-	-	-	-	31.60
51000-00 Electricity - Street Lights	410.82	-	-	-	-	-	-	-	-	-	-	-	410.82
51001-00 Electricity Account 2	77.47	-	-	-	-	-	-	-	-	-	-	-	77.47
51002-00 Electricity Account 3	54.53	-	-	-	-	-	-	-	-	-	-	-	54.53
53000-00 Lawn care/Landscape	15,421.20	-	-	-	-	-	-	-	-	-	-	-	15,421.20
53060-00 Garbage Collection - Regular	2,253.51	-	-	-	-	-	-	-	-	-	-	-	2,253.51
54400-00 General Repairs and Maint	1,600.00	-	-	-	-	-	-	-	-	-	-	-	1,600.00
Total Operating Expenses	19,999.13	-	-	-	-	-	-	-	-	-	-	-	19,999.13
Management & General Expenses													
60100-00 Association Management Fee	2,078.80	-	-	-	-	-	-	-	-	-	-	-	2,078.80
60131-00 Office Expense - Other	155.17	-	-	-	-	-	-	-	-	-	-	-	155.17
60191-00 Community Relations Manager	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1,000.00
67000-00 Reserve Contribution	166.67	-	-	-	-	-	-	-	-	-	-	-	166.67
Total Management & General Expenses	3,400.64	-	-	-	-	-	-	-	-	-	-	-	3,400.64



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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Other Income													
70000-00 Interest Income	(\$14.15)	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	(\$14.15)
70010-00 Other Income	21.93	-	-	-	-	-	-	-	-	-	-	-	21.93
Total Other Income	7.78	-	-	-	-	-	-	-	-	-	-	-	7.78
Total OPERATING EXPENSE	23,407.55	-	-	-	-	-	-	-	-	-	-	-	23,407.55
Net Income:	7,919.97	-	-	-	-	-	-	-	-	-	-	-	7,919.97

**Balance Sheet - Operating**Pleasant View Village
End Date: 01/31/2026

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Assets

10-1000-00 Popular Bank Operating Account	\$39,593.26
10-10100-00 Popular Bank Reserve Account	54,646.10
10-10200-00 United Community - 1125	952.47
10-10400-00 Pinnacle/Raymond James CD	51,653.78
10-11000-00 Accounts Receivable	5,888.37
10-11600-00 Electric Deposit	250.00
10-11610-00 Water Deposit	50.00

Total Assets:**\$153,033.98****Liabilities & Equity**

Liabilities

20-20050-00 Prepaid Owner Assessments	28,989.29
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Total Liabilities:

\$28,989.29

Equity

30-31000-00 Retained Earnings	115,612.09
30-39000-00 Offset Reserve Transfers	512.63

Total Equity:

\$116,124.72

Net Income Gain / Loss

7,919.97

\$7,919.97

Total Liabilities & Equity:**\$153,033.98**