



**Income Statement - Operating**

Pleasant View Village

12/31/2021

Date: 1/11/2022

Time: 12:16 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
41000-00 Association Fees	\$10,219.34	\$10,437.34	(\$218.00)	\$107,762.95	\$125,248.52	(\$17,485.57)	\$125,248.52
41001-00 Common Property Fee	1,251.10	942.00	309.10	13,776.15	11,304.00	2,472.15	11,304.00
41002-00 Management Fee	1,209.49	912.00	297.49	13,313.19	10,944.00	2,369.19	10,944.00
41003-00 Garbage Collection	2,801.93	2,039.00	762.93	30,799.56	24,468.00	6,331.56	24,468.00
41100-00 Late Fee Income	(29.14)	-	(29.14)	1,785.86	-	1,785.86	-
41102-00 Legal Fees Reimbursement	-	-	-	13.10	-	13.10	-
41104-00 Transfer Fee	1,200.00	450.00	750.00	8,400.00	5,400.00	3,000.00	5,400.00
41105-00 NSF Fees	-	-	-	75.00	-	75.00	-
41110-00 Fine Revenue	-	3.00	(3.00)	-	36.00	(36.00)	36.00
<b>Total Income</b>	<b>\$16,652.72</b>	<b>\$14,783.34</b>	<b>\$1,869.38</b>	<b>\$175,925.81</b>	<b>\$177,400.52</b>	<b>(\$1,474.71)</b>	<b>\$177,400.52</b>
<b>Total OPERATING INCOME</b>	<b>\$16,652.72</b>	<b>\$14,783.34</b>	<b>\$1,869.38</b>	<b>\$175,925.81</b>	<b>\$177,400.52</b>	<b>(\$1,474.71)</b>	<b>\$177,400.52</b>
<b>OPERATING EXPENSE</b>							
<b>Operating Expenses</b>							
51000-00 Electricity - Street Lights	311.05	313.00	1.95	4,026.56	3,756.00	(270.56)	3,756.00
51001-00 Electricity Account 2	73.25	-	(73.25)	120.15	-	(120.15)	-
51002-00 Electricity Account 3	40.94	-	(40.94)	171.63	-	(171.63)	-
53000-00 Lawncare/Landscape	9,411.67	11,166.63	1,754.96	112,935.69	134,000.00	21,064.31	134,000.00
53010-00 Tree Trimming/Removal	-	291.63	291.63	-	3,500.00	3,500.00	3,500.00
53015-00 Holiday Decorations	-	-	-	10,269.50	-	(10,269.50)	-
53060-00 Garbage Collection - Regular	1,442.75	1,317.00	(125.75)	18,175.10	15,804.00	(2,371.10)	15,804.00
53071-00 Pet Waste Cleanup Expense	1,157.48	-	(1,157.48)	1,553.80	-	(1,553.80)	-
53100-00 Recreational Equipment	940.20	116.63	(823.57)	940.20	1,400.00	459.80	1,400.00
53150-00 Repairs/Maint Supplies Expense	1,259.06	83.37	(1,175.69)	1,259.06	1,000.00	(259.06)	1,000.00
53300-00 Community Improvement	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
54200-00 Electrical Repairs/Maintenance	-	176.00	176.00	-	2,112.00	2,112.00	2,112.00
54210-00 Replace Bulbs/Light Repairs	-	125.00	125.00	2,985.77	1,500.00	(1,485.77)	1,500.00
54280-00 Signage Expenses	-	62.50	62.50	508.56	750.00	241.44	750.00
54400-00 General Repairs and Maint	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
56010-00 Dog Park	274.29	83.37	(190.92)	274.29	1,000.00	725.71	1,000.00
56020-00 Amenity Area	3,624.52	166.63	(3,457.89)	3,624.52	2,000.00	(1,624.52)	2,000.00
56025-00 Community Garden	97.23	138.00	40.77	966.01	1,656.00	689.99	1,656.00
<b>Total Operating Expenses</b>	<b>\$18,632.44</b>	<b>\$14,248.13</b>	<b>(\$4,384.31)</b>	<b>\$157,810.84</b>	<b>\$170,978.00</b>	<b>\$13,167.16</b>	<b>\$170,978.00</b>
<b>Management &amp; General Expenses</b>							
60000-00 Insurance - General	-	166.63	166.63	3,431.00	2,000.00	(1,431.00)	2,000.00
60100-00 Association Management Fee	1,068.38	975.00	(93.38)	12,820.56	11,700.00	(1,120.56)	11,700.00
60120-00 Office Expense - Copies & Printing	-	7.00	7.00	54.60	84.00	29.40	84.00
60125-00 Office Expense - Postage	-	33.00	33.00	142.01	396.00	253.99	396.00
60130-00 Office Expense - Supplies	-	4.00	4.00	-	48.00	48.00	48.00
60131-00 Office Expense - Other	95.12	67.00	(28.12)	1,034.71	804.00	(230.71)	804.00
60132-00 Web Hosting Service	47.70	-	(47.70)	47.70	-	(47.70)	-
60160-00 Accounting & Audit Fees	-	17.00	17.00	200.00	204.00	4.00	204.00
60170-00 Legal Fees	577.50	-	(577.50)	590.60	-	(590.60)	-
60190-00 Community Relations/Special Events	2,098.32	208.37	(1,889.95)	2,098.32	2,500.00	401.68	2,500.00
<b>Total Management &amp; General Expenses</b>	<b>\$3,887.02</b>	<b>\$1,478.00</b>	<b>(\$2,409.02)</b>	<b>\$20,419.50</b>	<b>\$17,736.00</b>	<b>(\$2,683.50)</b>	<b>\$17,736.00</b>
<b>Other Income</b>							
70000-00 Interest Income	(2.54)	-	2.54	(31.97)	-	31.97	-
<b>Total Other Income</b>	<b>(\$2.54)</b>	<b>\$-</b>	<b>\$2.54</b>	<b>(\$31.97)</b>	<b>\$-</b>	<b>\$31.97</b>	<b>\$-</b>
<b>Other Expenses</b>							
80002-00 Property Taxes	-	-	-	1,057.00	-	(1,057.00)	-
80015-00 TN Annual Report Filing Fee	-	1.63	1.63	20.00	20.00	-	20.00
<b>Total Other Expenses</b>	<b>\$-</b>	<b>\$1.63</b>	<b>\$1.63</b>	<b>\$1,077.00</b>	<b>\$20.00</b>	<b>(\$1,057.00)</b>	<b>\$20.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$22,516.92</b>	<b>\$15,727.76</b>	<b>(\$6,789.16)</b>	<b>\$179,275.37</b>	<b>\$188,734.00</b>	<b>\$9,458.63</b>	<b>\$188,734.00</b>



**Income Statement - Operating**  
Pleasant View Village  
12/31/2021

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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$5,864.20)</u>	<u>(\$944.42)</u>	<u>(\$4,919.78)</u>	<u>(\$3,349.56)</u>	<u>(\$11,333.48)</u>	<u>\$7,983.92</u>	<u>(\$11,333.48)</u>



### Income Statement Summary - Operating

Pleasant View Village  
Fiscal Period: December 2021

Date: 1/11/2022  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
<b>Income</b>													
41000-00 Association Fees	\$7,975.48	\$8,493.22	\$8,594.38	\$8,632.33	\$8,857.87	\$8,923.31	\$8,923.31	\$8,923.31	\$9,110.16	\$9,257.84	\$9,852.40	\$10,219.34	\$107,762.95
41001-00 Common Property Fee	1,009.14	1,092.54	1,107.07	1,109.22	1,134.24	1,142.58	1,200.96	1,150.92	1,170.27	1,182.13	1,225.98	1,251.10	13,776.15
41002-00 Management Fee	976.00	1,056.00	1,070.46	1,072.00	1,096.00	1,104.00	1,160.00	1,112.00	1,130.78	1,142.46	1,184.00	1,209.49	13,313.19
41003-00 Garbage Collection	2,380.00	2,420.00	2,455.48	2,460.00	2,520.00	2,540.00	2,680.00	2,560.00	2,606.67	2,635.48	2,740.00	2,801.93	30,799.56
41100-00 Late Fee Income	-	210.00	195.00	195.00	180.00	165.00	195.00	255.00	195.00	75.00	150.00	(29.14)	1,785.86
41102-00 Legal Fees	-	-	13.10	-	-	-	-	-	-	-	-	-	13.10
<b>Reimbursement</b>													
41104-00 Transfer Fee	800.00	400.00	600.00	1,000.00	200.00	400.00	800.00	200.00	1,400.00	400.00	1,000.00	1,200.00	8,400.00
41105-00 NSF Fees	-	-	-	25.00	-	-	-	-	25.00	25.00	-	-	75.00
<b>Total Income</b>	<b>13,140.62</b>	<b>13,671.76</b>	<b>14,035.49</b>	<b>14,493.55</b>	<b>13,988.11</b>	<b>14,274.89</b>	<b>14,959.27</b>	<b>14,201.23</b>	<b>15,637.88</b>	<b>14,717.91</b>	<b>16,152.38</b>	<b>16,652.72</b>	<b>175,925.81</b>
<b>Total OPERATING INCOME</b>	<b>13,140.62</b>	<b>13,671.76</b>	<b>14,035.49</b>	<b>14,493.55</b>	<b>13,988.11</b>	<b>14,274.89</b>	<b>14,959.27</b>	<b>14,201.23</b>	<b>15,637.88</b>	<b>14,717.91</b>	<b>16,152.38</b>	<b>16,652.72</b>	<b>175,925.81</b>
<b>OPERATING EXPENSE</b>													
<b>Operating Expenses</b>													
51000-00 Electricity - Street Lights	295.60	298.44	331.00	297.22	353.52	343.24	359.20	365.05	405.37	361.92	304.95	311.05	4,026.56
51001-00 Electricity Account 2	-	-	-	-	-	-	-	-	-	-	46.90	73.25	120.15
51002-00 Electricity Account 3	-	-	-	-	-	-	-	-	-	-	130.69	40.94	171.63
53000-00 Lawncare/Landscape	6,084.50	6,084.50	8,411.67	9,411.67	9,411.67	10,111.67	9,411.67	9,411.67	10,961.67	14,811.66	9,411.67	9,411.67	112,935.69
53015-00 Holiday Decorations	-	-	-	-	-	-	-	-	-	5,134.75	5,134.75	-	10,269.50
53060-00 Garbage Collection - Regular	1,510.40	1,510.40	1,522.20	1,534.00	1,616.60	1,616.60	1,616.60	1,616.60	1,343.25	1,353.20	1,492.50	1,442.75	18,175.10
53071-00 Pet Waste Cleanup Expense	-	-	96.91	-	-	-	-	105.60	-	-	193.81	1,157.48	1,553.80
53100-00 Recreational Equipment	-	-	-	-	-	-	-	-	-	-	-	940.20	940.20
53150-00 Repairs/Maint Supplies Expense	-	-	-	-	-	-	-	-	-	-	-	1,259.06	1,259.06
54210-00 Replace Bulbs/Light Repairs	-	725.07	-	-	-	753.66	-	-	-	1,507.04	-	-	2,985.77
54280-00 Signage Expenses	-	-	-	508.56	-	-	-	-	-	-	-	-	508.56
56010-00 Dog Park	-	-	-	-	-	-	-	-	-	-	-	274.29	274.29
56020-00 Amenity Area	-	-	-	-	-	-	-	-	-	-	-	3,624.52	3,624.52
56025-00 Community Garden	-	-	-	-	-	868.78	-	-	-	-	-	97.23	966.01
<b>Total Operating Expenses</b>	<b>7,890.50</b>	<b>8,618.41</b>	<b>10,361.78</b>	<b>11,751.45</b>	<b>11,381.79</b>	<b>13,693.95</b>	<b>11,387.47</b>	<b>11,498.92</b>	<b>12,710.29</b>	<b>23,168.57</b>	<b>16,715.27</b>	<b>18,632.44</b>	<b>157,810.84</b>
<b>Management &amp; General Expenses</b>													
60000-00 Insurance - General	36.00	-	-	-	-	-	143.00	734.00	1,822.00	696.00	-	-	3,431.00



**Income Statement Summary - Operating**

Pleasant View Village  
Fiscal Period: December 2021

Date: 1/11/2022  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
60100-00 Association Management Fee	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$1,068.38	\$12,820.56
60120-00 Office Expense - Copies & Printing	-	-	-	-	-	-	-	26.80	-	27.80	-	-	54.60
60125-00 Office Expense - Postage	-	-	-	-	-	-	-	68.34	-	73.67	-	-	142.01
60131-00 Office Expense - Other	85.40	79.25	81.50	169.30	-	173.60	85.10	83.80	90.34	91.30	-	95.12	1,034.71
60132-00 Web Hosting Service	-	-	-	-	-	-	-	-	-	-	-	47.70	47.70
60160-00 Accounting & Audit Fees	-	-	-	200.00	-	200.00	(200.00)	-	-	-	-	-	200.00
60170-00 Legal Fees	-	-	13.10	-	-	-	-	-	-	-	-	577.50	590.60
60190-00 Community Relations/Special Events	-	-	-	-	-	-	-	-	-	-	-	2,098.32	2,098.32
<b>Total Management &amp; General Expenses</b>	<b>1,189.78</b>	<b>1,147.63</b>	<b>1,162.98</b>	<b>1,437.68</b>	<b>1,068.38</b>	<b>1,441.98</b>	<b>1,096.48</b>	<b>1,981.32</b>	<b>2,980.72</b>	<b>1,957.15</b>	<b>1,068.38</b>	<b>3,887.02</b>	<b>20,419.50</b>
<b>Other Income</b>													
70000-00 Interest Income	(2.11)	(2.11)	(2.58)	(2.46)	(2.57)	(3.07)	(2.90)	(3.15)	(3.03)	(2.72)	(2.73)	(2.54)	(31.97)
<b>Total Other Income</b>	<b>(2.11)</b>	<b>(2.11)</b>	<b>(2.58)</b>	<b>(2.46)</b>	<b>(2.57)</b>	<b>(3.07)</b>	<b>(2.90)</b>	<b>(3.15)</b>	<b>(3.03)</b>	<b>(2.72)</b>	<b>(2.73)</b>	<b>(2.54)</b>	<b>(31.97)</b>
<b>Other Expenses</b>													
80002-00 Property Taxes	-	-	-	-	-	-	-	-	-	1,057.00	-	-	1,057.00
80015-00 TN Annual Report Filing Fee	-	20.00	-	-	-	-	-	-	-	-	-	-	20.00
<b>Total Other Expenses</b>	<b>-</b>	<b>20.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,057.00</b>	<b>-</b>	<b>-</b>	<b>1,077.00</b>
<b>Total OPERATING EXPENSE</b>	<b>9,078.17</b>	<b>9,783.93</b>	<b>11,522.18</b>	<b>13,186.67</b>	<b>12,447.60</b>	<b>15,132.86</b>	<b>12,481.05</b>	<b>13,477.09</b>	<b>15,687.98</b>	<b>26,180.00</b>	<b>17,780.92</b>	<b>22,516.92</b>	<b>179,275.37</b>
<b>Net Income:</b>	<b>4,062.45</b>	<b>3,887.83</b>	<b>2,513.31</b>	<b>1,306.88</b>	<b>1,540.51</b>	<b>(857.97)</b>	<b>2,478.22</b>	<b>724.14</b>	<b>(50.10)</b>	<b>(11,462.09)</b>	<b>(1,628.54)</b>	<b>(5,864.20)</b>	<b>(3,349.56)</b>

**Balance Sheet - Operating**Pleasant View Village  
End Date: 12/31/2021

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<b>Assets</b>			
10-10000-00	Popular Bank Operating Account	\$4,727.52	
10-10100-00	Popular Bank Reserve Account	53,508.65	
10-11000-00	Accounts Receivable	3,297.53	
10-11600-00	Electric Deposit	250.00	
10-11610-00	Water Deposit	50.00	
<b>Total Assets:</b>			<b>\$61,833.70</b>
<b>Liabilities &amp; Equity</b>			
Liabilities			
20-20050-00	Prepaid Owner Assessments	8,856.71	
<b>Total Liabilities:</b>			<b>\$8,856.71</b>
Equity			
30-31000-00	Retained Earnings	56,326.55	
<b>Total Equity:</b>			<b>\$56,326.55</b>
	Net Income Gain / Loss	(3,349.56)	
			<b>(\$3,349.56)</b>
<b>Total Liabilities &amp; Equity:</b>			<b>\$61,833.70</b>