

Pinon Creek

Balance Sheet

Period 12/31/2018

	Operating	Reserve	Total
Assets			
Operating Account			
11000 Operating Checking	16,756.15		16,756.15
Total Operating Account	<u>16,756.15</u>		<u>16,756.15</u>
Reserve Account			
11500 Reserve Fund Savings		54,535.61	54,535.61
Total Reserve Account		<u>54,535.61</u>	<u>54,535.61</u>
Total Assets	<u>16,756.15</u>	<u>54,535.61</u>	<u>71,291.76</u>
Liabilities & Equity			
Liability			
22000 Prepaid Assessments	8,703.35		8,703.35
Total Liability	<u>8,703.35</u>		<u>8,703.35</u>
Equity			
35101 Members' Equity-Prior Years	1,693.58		1,693.58
35201 Reserve Members' Equity-Prior Years		52,301.51	52,301.51
Current Year Surplus/(Deficit)	6,359.22	2,234.10	8,593.32
Total Equity	<u>8,052.80</u>	<u>54,535.61</u>	<u>62,588.41</u>
Total Liabilities & Equity	<u>16,756.15</u>	<u>54,535.61</u>	<u>71,291.76</u>

Pinon Creek

Budget Comparison Statement

Period 12/1/2018 To 12/31/2018 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Assessment Revenue</u>							
40005 Assessments	0.00	0.00	0.00	41,635.22	43,000.00	(1,364.78)	43,000.00
Total Assessment Revenue	0.00	0.00	0.00	41,635.22	43,000.00	(1,364.78)	43,000.00
<u>Other Operating Income</u>							
42001 Late Fee	0.00	20.00	(20.00)	154.25	610.00	(455.75)	610.00
42002 Late Fee Interest	0.00	0.00	0.00	80.18	0.00	80.18	0.00
42003 Legal Fee Reimbursement	188.79	0.00	188.79	4,316.02	200.00	4,116.02	200.00
42004 Collection Fees	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00
42005 CC&R Violation	253.00	0.00	253.00	328.00	0.00	328.00	0.00
43002 Miscellaneous Income	0.00	0.00	0.00	0.00	30.00	(30.00)	30.00
49001 Transfers to Reserve Fund	(175.00)	(175.00)	0.00	(2,100.00)	(2,100.00)	0.00	(2,100.00)
Total Other Operating Income	266.79	(155.00)	421.79	2,778.45	(1,010.00)	3,788.45	(1,010.00)
Total Income	266.79	(155.00)	421.79	44,413.67	41,990.00	2,423.67	41,990.00
Expense							
<u>Contracted Services</u>							
55009 Cable & Internet Contract	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
55025 Landscape Contract	828.47	823.00	(5.47)	9,941.64	9,942.00	0.36	9,942.00
55035 Management Contract	863.00	782.00	(81.00)	10,281.00	9,450.00	(831.00)	9,450.00
Total Contracted Services	1,691.47	1,730.00	38.53	20,222.64	20,892.00	669.36	20,892.00
<u>General & Administrative</u>							

Pinon Creek

Budget Comparison Statement

Period 12/1/2018 To 12/31/2018 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
51035 Postage & Copies	672.50	245.00	(427.50)	1,706.35	2,940.00	1,233.65	2,940.00
51045 Office Supplies	35.00	0.00	(35.00)	420.00	0.00	(420.00)	0.00
51065 Insurance	0.00	0.00	0.00	4,466.88	4,000.00	(466.88)	4,000.00
51095 Misc Expense	0.00	60.00	60.00	0.00	770.00	770.00	770.00
51125 Meeting & Community	0.00	300.00	300.00	412.50	500.00	87.50	500.00
51128 Newsletter/Communication	0.00	0.00	0.00	0.00	500.00	500.00	500.00
51155 Legal Fees - General	0.00	0.00	0.00	180.00	1,000.00	820.00	1,000.00
51156 Legal Fees - Collections	174.63	150.00	(24.63)	3,627.21	1,500.00	(2,127.21)	1,500.00
51166 Property Taxes	11.05	0.00	(11.05)	40.21	25.00	(15.21)	25.00
51175 Bank Charges	0.00	10.00	10.00	0.00	120.00	120.00	120.00
51185 Website Expense	16.72	0.00	(16.72)	220.60	0.00	(220.60)	0.00
51195 CPA Services	900.00	0.00	(900.00)	900.00	900.00	0.00	900.00
51225 Social Expense	(1.43)	0.00	1.43	165.54	800.00	634.46	800.00
Total General & Administrative	1,808.47	765.00	(1,043.47)	12,139.29	13,055.00	915.71	13,055.00
<u>Repairs & Maintenance</u>							
53018 Retention Basin Preventative Maint	0.00	0.00	0.00	54.13	3,500.00	3,445.87	3,500.00
53305 Landscape - Other	0.00	0.00	0.00	3,071.98	300.00	(2,771.98)	300.00
53315 Sprinkler Repairs	0.00	0.00	0.00	329.09	200.00	(129.09)	200.00
53406 Fence Repairs	0.00	0.00	0.00	257.80	1,850.00	1,592.20	1,850.00
53420 Miscellaneous Parts & Supplies	0.00	0.00	0.00	47.38	100.00	52.62	100.00
53421 Miscellaneous Repairs & Maint	0.00	0.00	0.00	50.00	180.00	130.00	180.00

Pinon Creek

Budget Comparison Statement

Period 12/1/2018 To 12/31/2018 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Repairs & Maintenance	0.00	0.00	0.00	3,810.38	6,130.00	2,319.62	6,130.00
Utilities							
52005 Electricity	0.00	15.00	15.00	155.96	180.00	24.04	180.00
52025 Water & Sewer	183.79	119.00	(64.79)	1,726.18	1,769.00	42.82	1,769.00
Total Utilities	183.79	134.00	(49.79)	1,882.14	1,949.00	66.86	1,949.00
Total Expense	3,683.73	2,629.00	(1,054.73)	38,054.45	42,026.00	3,971.55	42,026.00
Current Year Surplus / (Deficit)	(3,416.94)	(2,784.00)	(632.94)	6,359.22	(36.00)	6,395.22	(36.00)

Pinon Creek

Budget Comparison Statement

Period 12/1/2018 To 12/31/2018 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
85001 Reserve Interest	18.47	3.00	15.47	134.10	36.00	98.10	36.00
89001 Transfers from Operating Fund	175.00	175.00	0.00	2,100.00	2,100.00	0.00	2,100.00
Total Reserve Income	193.47	178.00	15.47	2,234.10	2,136.00	98.10	2,136.00
Total Income	193.47	178.00	15.47	2,234.10	2,136.00	98.10	2,136.00
Current Year Surplus / (Deficit)	193.47	178.00	15.47	2,234.10	2,136.00	98.10	2,136.00