

**PINEWOOD VILLAGE
OPERATING STATEMENT OF INCOME
2020-2021 YEAR END REPORT TO OWNERS**

		BUDGET	ACTUALS
INCOME			
4010	Condominium Fees	<u>149,172.00</u>	<u>148,703.00</u>
TOTAL INCOME		149,172.00	148,703.00
OPERATING EXPENSES			
5015	Office Supplies	600.00	859.04
5017	Social Events	0.00	48.00
5055	Management Fees	18,000.00	18,164.28
5077	Federal/State Taxes/Fees	660.00	1,222.00
5185	Insurance	22,732.00	23,465.83
5190	Misc Expense	200.00	0.00
5195	Legal/Accounting	1,300.00	315.00
5020	Electricity	180.00	181.90
5030	Hydrant Rental	1,440.00	1,440.00
5125	Trash Removal	5,500.00	5,134.41
5090	Building Maintenance	15,000.00	6,583.36
5125	Extermination	2,000.00	538.00
5133	Chimney Inspections	1,200.00	2,260.00
5070	Mow/Trim	19,250.00	27,400.00
5069	Oak Ridge Expenses	1,800.00	600.00
5070	Other Grounds	15,000.00	0.00
5080	Snow Contract	21,750.00	21,050.00
5082	Other Snow Expenses	5,000.00	2,486.00
5071	Landscape Committee	8,560.00	0.00
5072	Pruning	4,000.00	135.00
5073	Tree Maintenance	<u>5,000.00</u>	<u>500.00</u>
TOTAL OPERATING EXPENSES		149,172.00	112,382.82
OPERATING SURPLUS FOR RESERVES & CAPITAL PROJECTS		\$0.00	\$36,320.18

**PINEWOOD VILLAGE
CAPITAL STATEMENT OF INCOME
2020-2021 YEAR END REPORT TO OWNERS**

	BUDGET	ACTUALS
RESERVE INCOME		
4020 Interest	0.00	641.85
4030 Reserve Fees	0.00	18,189.00
4050 Siding Assessments	0.00	265,048.94
4055 Buyer's Fees	0.00	15,142.50
4060 Insurance Claim	0.00	6,015.10
TOTAL RESERVE INCOME	0.00	305,037.39
CAPITAL NEEDS PLAN EXPENSES		
5301 Siding Project	0.00	353,512.49
5305 Siding Project Oversight	0.00	2,843.75
5306 Garage Doors	0.00	2,840.70
5307 Steps/Rails	0.00	1,400.00
5308 Drainage	0.00	1,700.00
5312 Landscaping	0.00	1,200.00
5313 Foundations	0.00	12,239.38
5316 Structural Integrity	0.00	3,006.25
5350 Contingency	0.00	5,374.00
TOTAL RESERVE EXPENSES	0.00	384,116.57
RESERVE FUNDS USED	\$0.00	(\$79,079.18)
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2020-2021 CASH FLOWS	OPERATING	RESERVES
BEGINNING CASH BALANCES	\$1,500.00	\$265,122.36
Income	148,703.00	305,037.39
Expenses	(112,382.82)	(384,116.57)
Operating Surplus to Reserves	(36,320.18)	36,320.18
ENDING CASH BALANCES	\$1,500.00	\$222,363.36
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TOTAL CASH ON HAND	\$223,863.36	
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