

Pinebrook Homeowners Association
Balance Sheet w/ Prior Year Comparison
As of December 31, 2020

	Dec 31, 20	Dec 31, 19	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1000 · Chase - Operating	10,032.78	31,560.36	-21,527.58
1010 · AFCU - Savings	50,019.04	24,274.38	25,744.66
1020 · Chase - Reserve Savings	3,416.61	82,200.00	-78,783.39
1024 · US Bank - Reserve Savings	135,907.49	0.00	135,907.49
1052 · Chase - ACC Deposits	35,500.00	65,500.00	-30,000.00
Total Checking/Savings	234,875.92	203,534.74	31,341.18
Accounts Receivable			
1200 · Accounts Receivable	6,929.96	4,803.01	2,126.95
Total Accounts Receivable	6,929.96	4,803.01	2,126.95
Other Current Assets			
1460 · Prepaid Insurance	2,275.01	2,327.26	-52.25
Total Other Current Assets	2,275.01	2,327.26	-52.25
Total Current Assets	244,080.89	210,665.01	33,415.88
Fixed Assets			
1514 · Bus Stop Lighting	18,987.36	18,987.36	0.00
1516 · Ecker Hill Monument	3,099.36	3,099.36	0.00
1520 · Ecker Hill Park Improvements	55,323.18	55,323.18	0.00
1530 · Pinebrook Entry Sign	22,969.49	22,969.49	0.00
1532 · Playground Equipment	2,852.74	2,852.74	0.00
1534 · Stagecoach Pickleball Court	145,256.15	145,256.15	0.00
1540 · Tennis Court	54,724.28	54,724.28	0.00
1550 · Equipment	37,320.46	37,320.46	0.00
Total Fixed Assets	340,533.02	340,533.02	0.00
Other Assets			
1650 · Investment in Storage Garage	13,080.00	13,080.00	0.00
1660 · Investment in Rec Center	20,099.48	20,099.48	0.00
Total Other Assets	33,179.48	33,179.48	0.00
TOTAL ASSETS	<u>617,793.39</u>	<u>584,377.51</u>	<u>33,415.88</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	6,816.95	2,999.00	3,817.95
Total Accounts Payable	6,816.95	2,999.00	3,817.95
Total Current Liabilities	6,816.95	2,999.00	3,817.95
Long Term Liabilities			
2500 · ACC Security Deposits	35,500.00	65,500.00	-30,000.00
Total Long Term Liabilities	35,500.00	65,500.00	-30,000.00
Total Liabilities	42,316.95	68,499.00	-26,182.05
Equity			
3050 · Capital Reserve Fund	139,324.10	82,200.00	57,124.10
3090 · Unrestricted Net Assets	15,847.05	72,971.15	-57,124.10
3100 · Retained Earnings	360,707.36	293,577.97	67,129.39
Net Income	59,597.93	67,129.39	-7,531.46
Total Equity	575,476.44	515,878.51	59,597.93
TOTAL LIABILITIES & EQUITY	<u>617,793.39</u>	<u>584,377.51</u>	<u>33,415.88</u>

Pinebrook Homeowners Association
Profit & Loss YTD w/ Prior YTD Comparison
January through December 2020

	Jan - Dec 20	Jan - Dec 19	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · PBHOA Dues				
4002 · Operating Assessments	183,600.00	183,600.00	0.00	0.0%
Total 4000 · PBHOA Dues	183,600.00	183,600.00	0.00	0.0%
4004 · ACC Review Revenue	1,525.00	3,075.00	-1,550.00	-50.4%
4010 · Late Fees/Finance Charges	2,122.51	1,753.96	368.55	21.0%
4018 · Tennis Court Key Fees	800.00	150.00	650.00	433.3%
4020 · Certification Fees	7,050.00	6,150.00	900.00	14.6%
4050 · Interest Income	325.98	98.79	227.19	230.0%
Total Income	195,423.49	194,827.75	595.74	0.3%
Gross Profit	195,423.49	194,827.75	595.74	0.3%
Expense				
6004 · Bad Debt Expense	396.76	212.36	184.40	86.8%
6006 · ACC Enforcement & Review	4,800.00	4,800.00	0.00	0.0%
6030 · Bank Service Charges	50.22	235.03	-184.81	-78.6%
6100 · Common Area Expense				
6108 · Lighting Electricity Exp.	653.89	627.56	26.33	4.2%
6110 · Repairs & Maintenance	8,703.05	6,513.48	2,189.57	33.6%
6112 · Security Patrol	3,195.00	3,195.00	0.00	0.0%
6114 · Snow Removal	2,890.00	2,873.00	17.00	0.6%
6120 · Spring Clean-up	13,239.00	10,016.25	3,222.75	32.2%
6124 · Tree Removal	0.00	221.68	-221.68	-100.0%
Total 6100 · Common Area Expense	28,680.94	23,446.97	5,233.97	22.3%
6150 · Pickleball/BB Court Expense				
6154 · Landscape Maintenance	7,113.03	2,776.00	4,337.03	156.2%
6158 · Facility Maintenance	868.39	82.50	785.89	952.6%
Total 6150 · Pickleball/BB Court Expense	7,981.42	2,858.50	5,122.92	179.2%
6200 · Ecker Hill Park Expense				
6204 · Electricity Expense	132.64	132.45	0.19	0.1%
6210 · Repairs & Landscape Maintenance	7,510.90	7,004.26	506.64	7.2%
6216 · Restroom Rental	2,185.79	1,616.13	569.66	35.3%
6218 · Snow Removal	1,100.00	1,760.00	-660.00	-37.5%
6220 · Water Expense	5,327.75	4,044.15	1,283.60	31.7%
6222 · Tennis Court Expense	195.50	2,602.12	-2,406.62	-92.5%
Total 6200 · Ecker Hill Park Expense	16,452.58	17,159.11	-706.53	-4.1%
6226 · Equipment Repairs & Maintenance	590.00	1,139.93	-549.93	-48.2%
6230 · General & Admin Expense				
6231 · Collection Fees	40.00	102.00	-62.00	-60.8%
6232 · Supplies & Materials	111.74	0.00	111.74	100.0%
6234 · Postage & Delivery	922.99	587.05	335.94	57.2%
6236 · Printing & Reproduction	958.69	933.86	24.83	2.7%
6238 · Dues & Subscriptions	27.11	761.00	-733.89	-96.4%
Total 6230 · General & Admin Expense	2,060.53	2,383.91	-323.38	-13.6%
6240 · Insurance Expense	3,991.25	4,208.01	-216.76	-5.2%
6300 · Mail Box Facilities Expense				
6306 · Improvements & Landscaping	225.00	0.00	225.00	100.0%
6310 · Repairs & Maintenance	4,578.96	4,663.12	-84.16	-1.8%
6314 · Snow Removal	3,250.00	3,275.00	-25.00	-0.8%
Total 6300 · Mail Box Facilities Expense	8,053.96	7,938.12	115.84	1.5%
6340 · Event Expenses	1,207.71	0.00	1,207.71	100.0%
6400 · Newsletter Expense				
6406 · Printing & Reproduction	389.43	0.00	389.43	100.0%
6408 · Production	500.00	100.00	400.00	400.0%

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Accrual Basis

Pinebrook Homeowners Association
Profit & Loss YTD w/ Prior YTD Comparison
January through December 2020

	Jan - Dec 20	Jan - Dec 19	\$ Change	% Change
Total 6400 · Newsletter Expense	889.43	100.00	789.43	789.4%
6600 · PMA Membership Dues	68,544.00	59,823.00	8,721.00	14.6%
6700 · Professional Fees				
6704 · Accounting	10,699.25	9,675.75	1,023.50	10.6%
6706 · Legal Fees	8,487.75	21,080.12	-12,592.37	-59.7%
6708 · Property Management	15,982.00	13,606.75	2,375.25	17.5%
Total 6700 · Professional Fees	35,169.00	44,362.62	-9,193.62	-20.7%
6720 · Property Taxes	887.58	892.56	-4.98	-0.6%
6900 · Web Site Expense				
6904 · Enhancements & Maintenance	2,900.00	3,250.00	-350.00	-10.8%
Total 6900 · Web Site Expense	2,900.00	3,250.00	-350.00	-10.8%
Total Expense	182,655.38	172,810.12	9,845.26	5.7%
Net Ordinary Income	12,768.11	22,017.63	-9,249.52	-42.0%
Other Income/Expense				
Other Income				
7100 · Capital Reserve Assessments	61,204.68	61,200.00	4.68	0.0%
Total Other Income	61,204.68	61,200.00	4.68	0.0%
Other Expense				
8009 · Capital Reserve Disbursements				
8040 · Disbursements-Eagle Ridge Fence	0.00	10,946.44	-10,946.44	-100.0%
8060 · Disbursements-Fire Mitigation	8,500.00	5,141.80	3,358.20	65.3%
8070 · Disbursements-Mailboxes	0.00	0.00	0.00	0.0%
8090 · Disbursements-Traffic Control	5,874.86	0.00	5,874.86	100.0%
Total 8009 · Capital Reserve Disbursements	14,374.86	16,088.24	-1,713.38	-10.7%
Total Other Expense	14,374.86	16,088.24	-1,713.38	-10.7%
Net Other Income	46,829.82	45,111.76	1,718.06	3.8%
Net Income	59,597.93	67,129.39	-7,531.46	-11.2%