

**VILLAGE IN THE PINES OWNERS ASSOC., INC.**  
**FINANCIAL REPORTS**  
**March 31, 2018**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

**Village in the Pines Owners Association, inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of March 31, 2018

	Mar 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
102 · Cad Checking -9262	130,440.82
104 · Cad Res M/M-9270	200,939.68
Total Checking/Savings	331,380.50
Accounts Receivable	
108 · Accounts Receivable	(16,767.51)
Total Accounts Receivable	(16,767.51)
Other Current Assets	
110 · Prepaid Insurance	113,893.51
149 · Undeposited Funds	620.00
Total Other Current Assets	114,513.51
Total Current Assets	429,126.50
<b>TOTAL ASSETS</b>	<b>429,126.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	16,579.03
Total Accounts Payable	16,579.03
Total Current Liabilities	16,579.03
Total Liabilities	16,579.03
Equity	
Reserves	
302 · Pool	28,854.64
303 · Solar Panel	7,005.65
304 · Clubhouse Roof	18,456.48
305 · Clubhouse A/C	3,477.48
306 · Paving	67,496.21
307 · Clubhouse Painting	6,643.41
308 · Insurance Deductible	362.00
309 · Underground Utilities	34,103.46
310 · Landscaping Trees	28,812.01
311 · Capital Improvements	4,910.43
315 · Reserve Interest	817.91
Total Reserves	200,939.68
301 · General Fund	248,151.30
350 · Prior Period Adjustment	(13,247.75)
Retained Earnings	(6,510.03)
Net Income	(16,785.73)
Total Equity	412,547.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>429,126.50</b>

04/04/18

**Village in the Pines Owners Association, inc.**  
**Revenue & Expense Budget vs. Actual**  
**March 2018**

	Mar 18	Budget	\$ Over Budget	Jan - Mar 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	40,451.58	40,463.17	(11.59)	121,354.78	121,389.47	(34.69)	485,558.00
403 · Misc. Income	200.00	0.00	200.00	400.00	0.00	400.00	0.00
404 · Reserves Income	4,498.42	4,498.42	0.00	13,495.22	13,495.22	0.00	53,981.00
405 · Reserve Interest	59.11	0.00	59.11	169.47	0.00	169.47	0.00
406 · VIP North W&S Reimbursements	2,083.39	2,180.25	(96.86)	6,204.08	6,540.75	(336.67)	26,163.00
<b>Total Income</b>	<b>47,292.50</b>	<b>47,141.84</b>	<b>150.66</b>	<b>141,623.55</b>	<b>141,425.44</b>	<b>198.11</b>	<b>565,702.00</b>
<b>Gross Profit</b>	<b>47,292.50</b>	<b>47,141.84</b>	<b>150.66</b>	<b>141,623.55</b>	<b>141,425.44</b>	<b>198.11</b>	<b>565,702.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	12,314.79	11,537.33	777.46	33,440.30	34,612.03	(1,171.73)	138,448.00
605 · Bad Debt	0.00	310.00	(310.00)	0.00	930.00	(930.00)	3,720.00
606 · State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	580.00
607 · Corporate Fee	61.25	61.00	0.25	61.25	61.00	0.25	61.00
608 · Licenses	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
609 · Bank Charges	0.00	33.33	(33.33)	335.14	100.03	235.11	400.00
610 · Legal Fees	2,407.50	416.67	1,990.83	4,297.50	1,249.97	3,047.53	5,000.00
612 · Accounting Fees	0.00	441.67	(441.67)	2,875.00	1,324.97	1,550.03	5,300.00
613 · Taxes	0.00	0.00	0.00	0.00	0.00	0.00	250.00
616 · Postage and Printing	143.99	208.33	(64.34)	1,183.16	625.03	558.13	2,500.00
618 · Management Contract	1,800.00	1,800.00	0.00	5,400.00	5,400.00	0.00	21,600.00
619 · Security Company	242.89	227.00	15.89	728.67	681.00	47.67	2,724.00
<b>Total Administrative Expense</b>	<b>16,970.42</b>	<b>15,077.00</b>	<b>1,893.42</b>	<b>48,321.02</b>	<b>45,109.00</b>	<b>3,212.02</b>	<b>181,083.00</b>
<b>Utilities</b>							
620 · Cable	5,777.39	5,759.33	18.06	17,332.09	17,278.03	54.06	69,112.00
622 · Electric	785.43	714.92	70.51	2,444.17	2,144.72	299.45	8,579.00
624 · Water/Sewer	9,108.05	9,532.25	(424.20)	27,124.01	28,596.75	(1,472.74)	114,387.00
<b>Total Utilities</b>	<b>15,670.87</b>	<b>16,006.50</b>	<b>(335.63)</b>	<b>46,900.27</b>	<b>48,019.50</b>	<b>(1,119.23)</b>	<b>192,078.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	1,650.00	2,083.33	(433.33)	2,706.38	6,250.03	(3,543.65)	25,000.00
631 · Contingency	225.70	166.67	59.03	359.81	499.97	(140.16)	2,000.00
632 · Pest Control	0.00	740.00	(740.00)	1,995.00	2,220.00	(225.00)	8,880.00
633 · Plumbing Repairs	0.00	833.33	(833.33)	525.00	2,500.03	(1,975.03)	10,000.00
634 · Electrical Repairs	683.95	416.67	267.28	683.95	1,249.97	(566.02)	5,000.00
636 · Cleaning Services	288.90	300.00	(11.10)	4,005.60	900.00	3,105.60	3,600.00
<b>Total Building Expense</b>	<b>2,848.55</b>	<b>4,540.00</b>	<b>(1,691.45)</b>	<b>10,275.74</b>	<b>13,620.00</b>	<b>(3,344.26)</b>	<b>54,480.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	3,475.00	3,541.67	(66.67)	10,425.00	10,624.97	(199.97)	42,500.00
644 · Landscape Other	8,522.89	416.67	8,106.22	8,522.89	1,249.97	7,272.92	5,000.00
648 · Tree Service	0.00	1,833.33	(1,833.33)	14,680.00	5,500.03	9,179.97	22,000.00
<b>Total Grounds Expense</b>	<b>11,997.89</b>	<b>5,791.67</b>	<b>6,206.22</b>	<b>33,627.89</b>	<b>17,374.97</b>	<b>16,252.92</b>	<b>69,500.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	0.00	340.00	(340.00)	889.38	1,020.00	(130.62)	4,080.00
651 · Pool Heat	984.96	583.33	401.63	3,249.64	1,750.03	1,499.61	7,000.00
652 · Pool Equipment & Repairs	559.14	291.67	267.47	1,480.65	874.97	605.68	3,500.00
<b>Total Pool Expense</b>	<b>1,544.10</b>	<b>1,215.00</b>	<b>329.10</b>	<b>5,619.67</b>	<b>3,645.00</b>	<b>1,974.67</b>	<b>14,580.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	4,557.53	4,498.42	59.11	13,664.69	13,495.22	169.47	53,981.00

04/04/18

Village in the Pines Owners Association, inc.  
Revenue & Expense Budget vs. Actual  
March 2018

	<u>Mar 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total Reserves Expense	4,557.53	4,498.42	59.11	13,664.69	13,495.22	169.47	53,981.00
Total Expense	53,589.36	47,128.59	6,460.77	158,409.28	141,263.69	17,145.59	565,702.00
Net Income	<u>(6,296.86)</u>	<u>13.25</u>	<u>(6,310.11)</u>	<u>(16,785.73)</u>	<u>161.75</u>	<u>(16,947.48)</u>	<u>0.00</u>