

**VILLAGE IN THE PINES CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2017**

Prepared By: Sunstate Association Management Group, Inc.

07/21/17

Village in the Pines
Statement of Assets, Liabilities & Fund Balance
As of June 30, 2017

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
102 · Cad Checking -9262	183,917.40
Due to/from Operating	1,292.34
104 · Cad Res M/M-9270	181,093.53
Due to/from Reserves	(1,292.34)
Total Checking/Savings	365,010.93
Accounts Receivable	
108 · Accounts Receivable	(14,802.51)
Total Accounts Receivable	(14,802.51)
Other Current Assets	
110 · Prepaid Insurance	84,478.25
149 · Undeposited Funds	930.00
Total Other Current Assets	85,408.25
Total Current Assets	435,616.67
TOTAL ASSETS	435,616.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	8,154.81
Total Accounts Payable	8,154.81
Total Current Liabilities	8,154.81
Total Liabilities	8,154.81
Equity	
Reserves	179,801.19
301 · General Fund	242,341.62
Net Income	5,319.05
Total Equity	427,461.86
TOTAL LIABILITIES & EQUITY	435,616.67

Village in the Pines
Revenue & Expense Budget vs. Actual
 June 2017

	Jun 17	Budget	\$ Over Budget	Jan - Jun 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
401 · Maintenance Fee	41,429.83	41,430.50	(0.67)	248,889.02	248,583.00	306.02	497,166.00
403 · Misc. Income	200.00			500.00			
404 · Reserves Income	3,520.17	3,520.17	0.00	21,120.98	21,120.98	0.00	42,242.00
405 · Reserve Interest	51.93			322.51			
406 · VIP North W&S Reimbursements	2,041.21	2,103.33	(62.12)	13,315.81	12,620.02	695.79	25,240.00
Total Income	47,243.14	47,054.00	189.14	284,148.32	282,324.00	1,824.32	564,648.00
Expense							
Administrative Expense							
604 · Property Insurance	10,578.65	12,410.42	(1,831.77)	65,156.50	74,462.48	(9,305.98)	148,925.00
605 · Bad Debt	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
606 · State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	580.00
607 · Corporate Fee	0.00	0.00	0.00	61.25	61.00	0.25	61.00
608 · Licenses	0.00	33.33	(33.33)	0.00	200.02	(200.02)	400.00
609 · Bank Charges	0.00	66.67	(66.67)	367.26	399.98	(32.72)	800.00
610 · Legal Fees	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
612 · Accounting Fees	0.00	458.33	(458.33)	2,450.00	2,750.02	(300.02)	5,500.00
613 · Taxes	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00
616 · Postage and Printing	188.39	333.33	(144.94)	1,311.16	2,000.02	(688.86)	4,000.00
618 · Management Contract	1,800.00	2,030.00	(230.00)	10,800.00	12,180.00	(1,380.00)	24,360.00
619 · Security Company	809.64	125.00	684.64	1,090.10	750.00	340.10	1,500.00
Total Administrative Expense	13,376.68	16,290.42	(2,913.74)	81,236.27	98,053.48	(16,817.21)	196,376.00
Utilities							
620 · Cable	5,512.05	5,398.50	113.55	33,009.87	32,391.00	618.87	64,782.00
622 · Electric	723.06	676.50	46.56	4,010.30	4,059.00	(48.70)	8,118.00
624 · Water/Sewer	8,924.50	9,195.83	(271.33)	58,220.02	55,175.02	3,045.00	110,350.00
Total Utilities	15,159.61	15,270.83	(111.22)	95,240.19	91,625.02	3,615.17	183,250.00
Building Expense							
630 · Building Repair/Materials	57.63	2,083.33	(2,025.70)	10,258.73	12,500.02	(2,241.29)	25,000.00
631 · Contingency	200.37	541.67	(341.30)	200.37	3,249.98	(3,049.61)	6,500.00
632 · Pest Control	75.00	740.00	(665.00)	5,090.00	4,440.00	650.00	8,880.00
633 · Plumbing Repairs	14,790.00	833.33	13,956.67	17,457.00	5,000.02	12,456.98	10,000.00
634 · Electrical Repairs	0.00	833.33	(833.33)	0.00	5,000.02	(5,000.02)	10,000.00
636 · Cleaning Services	288.90	300.00	(11.10)	1,838.26	1,800.00	38.26	3,600.00
Total Building Expense	15,411.90	5,331.66	10,080.24	34,844.36	31,990.04	2,854.32	63,980.00
Grounds Expense							
642 · Lawn Service Contract	3,475.00	3,475.00	0.00	20,850.00	20,850.00	0.00	41,700.00
644 · Landscape Other	140.00	416.67	(276.67)	2,987.54	2,499.98	487.56	5,000.00
648 · Tree Service	1,200.00	1,558.33	(358.33)	13,090.00	9,350.02	3,739.98	18,700.00
Total Grounds Expense	4,815.00	5,450.00	(635.00)	36,927.54	32,700.00	4,227.54	65,400.00
Pool Expense							
650 · Pool Contract	340.00	366.67	(26.67)	2,040.00	2,199.98	(159.98)	4,400.00
651 · Pool Heat	124.01	583.33	(459.32)	4,213.41	3,500.02	713.39	7,000.00
652 · Pool Equipment & Repairs	48.29	166.67	(118.38)	2,884.01	999.98	1,884.03	2,000.00
Total Pool Expense	512.30	1,116.67	(604.37)	9,137.42	6,699.98	2,437.44	13,400.00
Reserves Expense							
664 · Reserve Expense	3,572.10	3,520.17	51.93	21,443.49	21,120.98	322.51	42,242.00
Total Reserves Expense	3,572.10	3,520.17	51.93	21,443.49	21,120.98	322.51	42,242.00
Total Expense	52,847.59	46,979.75	5,867.84	278,829.27	282,189.50	(3,360.23)	564,648.00
Net Income	(5,604.45)	74.25	(5,678.70)	5,319.05	134.50	5,184.55	0.00