

**VILLAGE IN THE PINES CONDOMINIUM  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
October 31, 2017**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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

11/02/17

**Village in the Pines**  
**Statement of Assets, Liabilities & Fund Balance**  
As of October 31, 2017

	Oct 31, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
102 - Cad Checking -9262	228,373.33
Due to/from Operating	6,213.15
104 - Cad Res M/M-9270	180,847.57
Due to/from Reserves	(6,213.15)
Total Checking/Savings	409,220.90
Accounts Receivable	
108 - Accounts Receivable	(12,757.51)
Total Accounts Receivable	(12,757.51)
Other Current Assets	
110 - Prepaid Insurance	42,163.65
149 - Undeposited Funds	2,480.00
Total Other Current Assets	44,643.65
Total Current Assets	441,107.04
<b>TOTAL ASSETS</b>	<b>441,107.04</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
200 - Accounts Payable	7,999.64
Total Accounts Payable	7,999.64
Total Current Liabilities	7,999.64
Total Liabilities	7,999.64
Equity	
Reserves	
302 - Pool	26,139.90
303 - Solar Panel	6,304.40
304 - Clubhouse Roof	17,005.28
305 - Clubhouse A/C	2,696.68
306 - Paving	61,833.68
307 - Clubhouse Painting	6,286.38
308 - Insurance Deductible	362.00
309 - Underground Utilities	38,186.02
310 - Landscaping Trees	10,371.44
311 - Capital Improvements	4,910.43
315 - Reserve Interest	538.21
Total Reserves	174,634.42
301 - General Fund	248,151.30
350 - Prior Period Adjustment	(13,247.75)
Net Income	23,569.43
Total Equity	433,107.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>441,107.04</b>

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

	Oct 17	Budget	\$ Over Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	41,429.83	41,430.50	(0.67)	414,298.34	414,305.00	(6.66)	497,166.00
403 · Misc. Income	300.00			1,810.00			
404 · Reserves Income	3,520.17	3,520.17	0.00	35,201.66	35,201.66	0.00	42,242.00
405 · Reserve Interest	53.24			538.21			
406 · VIP North W&S Reimbursements	1,986.60	2,103.33	(116.73)	18,953.11	21,033.34	(2,080.23)	25,240.00
<b>Total Income</b>	<b>47,289.84</b>	<b>47,054.00</b>	<b>235.84</b>	<b>470,801.32</b>	<b>470,540.00</b>	<b>261.32</b>	<b>564,648.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	10,578.65	12,410.42	(1,831.77)	107,471.10	124,104.16	(16,633.06)	148,925.00
605 · Bad Debt	0.00	416.67	(416.67)	0.00	4,166.66	(4,166.66)	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)	500.35	333.34	167.01	400.00
609 · Bank Charges	0.00	66.67	(66.67)	367.26	666.66	(299.40)	800.00
610 · Legal Fees	4,365.00	416.67	3,948.33	4,365.00	4,166.66	198.34	5,000.00
612 · Accounting Fees	0.00	458.33	(458.33)	100.00	4,583.34	(4,483.34)	5,500.00
613 · Taxes	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00
616 · Postage and Printing	46.05	333.33	(287.28)	1,575.85	3,333.34	(1,757.49)	4,000.00
618 · Management Contract	1,800.00	2,030.00	(230.00)	18,000.00	20,300.00	(2,300.00)	24,360.00
619 · Security Company	242.89	125.00	117.89	2,061.66	1,250.00	811.66	1,500.00
<b>Total Administrative Expense</b>	<b>17,032.59</b>	<b>16,290.42</b>	<b>742.17</b>	<b>134,502.47</b>	<b>163,215.16</b>	<b>(28,712.69)</b>	<b>196,376.00</b>
<b>Utilities</b>							
620 · Cable	5,771.47	5,398.50	372.97	56,095.78	53,985.00	2,110.78	64,782.00
622 · Electric	703.69	676.50	27.19	6,330.29	6,765.00	(434.71)	8,118.00
624 · Water/Sewer	8,685.99	9,195.83	(509.84)	82,866.64	91,958.34	(9,091.70)	110,350.00
<b>Total Utilities</b>	<b>15,161.15</b>	<b>15,270.83</b>	<b>(109.68)</b>	<b>145,292.71</b>	<b>152,708.34</b>	<b>(7,415.63)</b>	<b>183,250.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	550.70	2,083.33	(1,532.63)	16,173.11	20,833.34	(4,660.23)	25,000.00
631 · Contingency	2,565.28	541.67	2,023.61	3,325.31	5,416.66	(2,091.35)	6,500.00
632 · Pest Control	2,070.00	740.00	1,330.00	9,305.00	7,400.00	1,905.00	8,880.00
633 · Plumbing Repairs	2,500.00	833.33	1,666.67	27,326.50	8,333.34	18,993.16	10,000.00
634 · Electrical Repairs	0.00	833.33	(833.33)	0.00	8,333.34	(8,333.34)	10,000.00
636 · Cleaning Services	288.90	300.00	(11.10)	2,993.86	3,000.00	(6.14)	3,600.00
<b>Total Building Expense</b>	<b>7,974.88</b>	<b>5,331.66</b>	<b>2,643.22</b>	<b>59,123.78</b>	<b>53,316.68</b>	<b>5,807.10</b>	<b>63,980.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	3,475.00	3,475.00	0.00	34,750.00	34,750.00	0.00	41,700.00
644 · Landscape Other	0.00	416.67	(416.67)	14,087.54	4,166.66	9,920.88	5,000.00
648 · Tree Service	0.00	1,558.33	(1,558.33)	13,090.00	15,583.34	(2,493.34)	18,700.00
<b>Total Grounds Expense</b>	<b>3,475.00</b>	<b>5,450.00</b>	<b>(1,975.00)</b>	<b>61,927.54</b>	<b>54,500.00</b>	<b>7,427.54</b>	<b>65,400.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	340.00	366.67	(26.67)	3,400.00	3,666.66	(266.66)	4,400.00
651 · Pool Heat	41.52	583.33	(541.81)	3,589.58	5,833.34	(2,243.76)	7,000.00
652 · Pool Equipment & Repairs	160.00	166.67	(6.67)	3,655.94	1,666.66	1,989.28	2,000.00
<b>Total Pool Expense</b>	<b>541.52</b>	<b>1,116.67</b>	<b>(575.15)</b>	<b>10,645.52</b>	<b>11,166.66</b>	<b>(521.14)</b>	<b>13,400.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	3,573.41	3,520.17	53.24	35,739.87	35,201.66	538.21	42,242.00
<b>Total Reserves Expense</b>	<b>3,573.41</b>	<b>3,520.17</b>	<b>53.24</b>	<b>35,739.87</b>	<b>35,201.66</b>	<b>538.21</b>	<b>42,242.00</b>
<b>Total Expense</b>	<b>47,758.55</b>	<b>46,979.75</b>	<b>778.80</b>	<b>447,231.89</b>	<b>470,108.50</b>	<b>(22,876.61)</b>	<b>564,648.00</b>
<b>Net Income</b>	<b>(468.71)</b>	<b>74.25</b>	<b>(542.96)</b>	<b>23,569.43</b>	<b>431.50</b>	<b>23,137.93</b>	<b>0.00</b>