

**VILLAGE IN THE PINES CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL REPORTS - REVISED 3/3/17
January 31, 2017**

Prepared By: Sunstate Association Management Group, Inc.

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

	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
102 · Cad Checking -9262	317,870.43
104 · Cad Res M/M-9270	172,802.08
Total Checking/Savings	490,672.51
Accounts Receivable	
108 · Accounts Receivable	(14,537.51)
Total Accounts Receivable	(14,537.51)
Other Current Assets	
110 · Prepaid Insurance	12,138.19
149 · Undeposited Funds	1,863.00
Total Other Current Assets	14,001.19
Total Current Assets	490,136.19
TOTAL ASSETS	490,136.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	50,845.93
Total Accounts Payable	50,845.93
Total Current Liabilities	50,845.93
Total Liabilities	50,845.93
Equity	
Reserves	
302 · Pool	41,167.01
303 · Solar Panel	5,042.15
304 · Clubhouse Roof	14,393.12
305 · Clubhouse A/C	1,291.24
306 · Paving	51,641.18
307 · Clubhouse Painting	5,643.78
308 · Insurance Deductible	362.00
309 · Underground Utilities	35,047.97
310 · Landscaping Trees	17,259.70
311 · Capital Improvements	903.59
315 · Reserve Interest	50.34
Total Reserves	172,802.08
Retained Earnings	32,170.87
301 · General Fund	242,341.62
Net Income	(8,024.31)
Total Equity	439,290.26
TOTAL LIABILITIES & EQUITY	490,136.19

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

	Jan 17	Budget	\$ Over Budget	Jan 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
401 - Maintenance Fee	41,429.87	41,430.50	(0.63)	41,429.87	41,430.50	(0.63)	497,166.00
404 - Reserves Income	3,520.13	3,520.13	0.00	3,520.13	3,520.13	0.00	42,242.00
405 - Reserve Interest	50.34			50.34			
406 - VIP North W&S Reimbursements	2,083.78	2,103.37	(19.59)	2,083.78	2,103.37	(19.59)	25,240.00
Total Income	47,084.12	47,054.00	30.12	47,084.12	47,054.00	30.12	564,648.00
Expense							
Administrative Expense							
604 - Property Insurance	11,458.71	12,410.38	(951.67)	11,458.71	12,410.38	(951.67)	148,925.00
605 - Bad Debt	0.00	416.63	(416.63)	0.00	416.63	(416.63)	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	0.00	0.00	0.00	61.00
608 - Licenses	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
609 - Bank Charges	0.00	66.63	(66.63)	0.00	66.63	(66.63)	800.00
610 - Legal Fees	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
612 - Accounting Fees	2,450.00	458.37	1,991.63	2,450.00	458.37	1,991.63	5,500.00
613 - Taxes	0.00	0.00	0.00	0.00	0.00	0.00	250.00
616 - Postage and Printing	61.75	333.37	(271.62)	61.75	333.37	(271.62)	4,000.00
618 - Management Contract	1,800.00	2,030.00	(230.00)	1,800.00	2,030.00	(230.00)	24,360.00
619 - Security Company	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
Total Administrative Expense	15,770.46	16,290.38	(519.92)	15,770.46	16,290.38	(519.92)	196,376.00
Utilities							
620 - Cable	5,479.50	5,398.50	81.00	5,479.50	5,398.50	81.00	64,782.00
622 - Electric	619.67	676.50	(56.83)	619.67	676.50	(56.83)	8,118.00
624 - Water/Sewer	9,111.16	9,195.87	(84.71)	9,111.16	9,195.87	(84.71)	110,350.00
Total Utilities	15,210.33	15,270.87	(60.54)	15,210.33	15,270.87	(60.54)	183,250.00
Building Expense							
630 - Building Repair/Materials	640.00	2,083.37	(1,443.37)	640.00	2,083.37	(1,443.37)	25,000.00
631 - Contingency	0.00	541.63	(541.63)	0.00	541.63	(541.63)	6,500.00
632 - Pest Control	2,070.00	740.00	1,330.00	2,070.00	740.00	1,330.00	8,880.00
633 - Plumbing Repairs	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
634 - Electrical Repairs	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
636 - Cleaning Services	288.90	300.00	(11.10)	288.90	300.00	(11.10)	3,600.00
Total Building Expense	2,998.90	5,331.74	(2,332.84)	2,998.90	5,331.74	(2,332.84)	63,980.00
Grounds Expense							
642 - Lawn Service Contract	3,475.00	3,475.00	0.00	3,475.00	3,475.00	0.00	41,700.00
644 - Landscape Other	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
648 - Tree Service	9,660.00	1,558.37	8,101.63	9,660.00	1,558.37	8,101.63	18,700.00
Total Grounds Expense	13,135.00	5,450.00	7,685.00	13,135.00	5,450.00	7,685.00	65,400.00
Pool Expense							
650 - Pool Contract	340.00	366.63	(26.63)	340.00	366.63	(26.63)	4,400.00
651 - Pool Heat	1,463.27	583.37	879.90	1,463.27	583.37	879.90	7,000.00
652 - Pool Equipment & Repairs	2,620.00	166.63	2,453.37	2,620.00	166.63	2,453.37	2,000.00
Total Pool Expense	4,423.27	1,116.63	3,306.64	4,423.27	1,116.63	3,306.64	13,400.00
Reserves Expense							
664 - Reserve Expense	3,570.47	3,520.13	50.34	3,570.47	3,520.13	50.34	42,242.00
Total Reserves Expense	3,570.47	3,520.13	50.34	3,570.47	3,520.13	50.34	42,242.00
Total Expense	55,108.43	46,979.75	8,128.68	55,108.43	46,979.75	8,128.68	564,648.00
Net Income	(8,024.31)	74.25	(8,098.56)	(8,024.31)	74.25	(8,098.56)	0.00