

VILLAGE IN THE PINES OWNERS ASSOC., INC.
FINANCIAL REPORTS
January 31, 2019

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

02/11/19

Village in the Pines Owners Association, inc.
Statement of Assets, Liabilities & Fund Balance
As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
102 · Cad Checking -9262	237,549.92
Due to/from Operating	(0.03)
104 · Cad Res M/M-9270	211,156.32
Due to/from Reserves	0.03
Total Checking/Savings	448,706.24
Accounts Receivable	
108 · Accounts Receivable	(14,457.38)
Total Accounts Receivable	(14,457.38)
Other Current Assets	
110 · Prepaid Insurance	10,949.19
Total Other Current Assets	10,949.19
Total Current Assets	445,198.05
TOTAL ASSETS	445,198.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	7,459.09
Total Accounts Payable	7,459.09
Total Current Liabilities	7,459.09
Total Liabilities	7,459.09
Equity	
Reserves	
302 · Pool	35,775.84
303 · Solar Panel	8,408.15
304 · Clubhouse Roof	21,358.89
305 · Clubhouse A/C	5,039.09
306 · Paving	78,821.31
307 · Clubhouse Painting	7,357.52
308 · Insurance Deductible	362.00
309 · Underground Utilities	41,832.90
310 · Landscaping Trees	5,825.64
311 · Capital Improvements	5,642.27
315 · Reserve Interest	732.74
Total Reserves	211,156.35
301 · General Fund	228,393.52
Retained Earnings	(5,982.30)
Net Income	4,171.39
Total Equity	437,738.96
TOTAL LIABILITIES & EQUITY	445,198.05

02/11/19

Village in the Pines Owners Association, inc.
Revenue & Expense Budget vs. Actual
 January 2019

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
401 · Maintenance Fee	40,852.38	40,867.38	(15.00)	40,852.38	40,867.38	(15.00)	490,409.00
403 · Misc. Income	100.00			100.00			
404 · Reserves Income	4,097.62	4,097.62	0.00	4,097.62	4,097.62	0.00	49,171.00
405 · Reserve Interest	62.20			62.20			
406 · VIP North W&S Reimbursements	1,961.23	2,173.62	(212.39)	1,961.23	2,173.62	(212.39)	26,083.00
Total Income	47,073.43	47,138.62	(65.19)	47,073.43	47,138.62	(65.19)	565,663.00
Gross Profit	47,073.43	47,138.62	(65.19)	47,073.43	47,138.62	(65.19)	565,663.00
Expense							
Administrative Expense							
604 · Property Insurance	10,305.21	11,250.00	(944.79)	10,305.21	11,250.00	(944.79)	135,000.00
605 · Bad Debt	25.00	310.00	(285.00)	25.00	310.00	(285.00)	3,720.00
606 · State Filing Fee	0.00	48.37	(48.37)	0.00	48.37	(48.37)	580.00
607 · Corporate Fee	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
608 · Licenses	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
609 · Bank Charges	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
610 · Legal Fees	320.71	458.37	(137.66)	320.71	458.37	(137.66)	5,500.00
612 · Accounting Fees	0.00	441.63	(441.63)	0.00	441.63	(441.63)	5,300.00
613 · Taxes	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
616 · Postage and Printing	1,553.94	291.63	1,262.31	1,553.94	291.63	1,262.31	3,500.00
618 · Management Contract	1,800.00	1,800.00	0.00	1,800.00	1,800.00	0.00	21,600.00
619 · Security Company	242.89	242.88	0.01	242.89	242.88	0.01	2,915.00
Total Administrative Expense	14,247.75	14,927.24	(679.49)	14,247.75	14,927.24	(679.49)	179,126.00
Utilities							
620 · Cable	6,131.59	6,000.00	131.59	6,131.59	6,000.00	131.59	72,000.00
622 · Electric	707.12	761.37	(54.25)	707.12	761.37	(54.25)	9,136.00
624 · Water/Sewer	8,574.00	9,502.88	(928.88)	8,574.00	9,502.88	(928.88)	114,035.00
Total Utilities	15,412.71	16,264.25	(851.54)	15,412.71	16,264.25	(851.54)	195,171.00
Building Expense							
630 · Building Repair/Materials	609.79	2,083.37	(1,473.58)	609.79	2,083.37	(1,473.58)	25,000.00
631 · Contingency	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
632 · Pest Control	1,995.00	665.00	1,330.00	1,995.00	665.00	1,330.00	7,980.00
633 · Plumbing Repairs	0.00	833.37	(833.37)	0.00	833.37	(833.37)	10,000.00
634 · Electrical Repairs	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
636 · Cleaning Services	272.85	330.62	(57.77)	272.85	330.62	(57.77)	3,967.00
Total Building Expense	2,877.64	4,495.62	(1,617.98)	2,877.64	4,495.62	(1,617.98)	53,947.00
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	438.00	583.37	(145.37)	438.00	583.37	(145.37)	7,000.00
648 · Tree Service	0.00	1,916.63	(1,916.63)	0.00	1,916.63	(1,916.63)	23,000.00
Total Grounds Expense	3,913.00	5,975.00	(2,062.00)	3,913.00	5,975.00	(2,062.00)	71,700.00
Pool Expense							
650 · Pool Contract	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
651 · Pool Heat	1,565.00	636.38	928.62	1,565.00	636.38	928.62	7,648.00
652 · Pool Equipment & Repairs	276.12	291.63	(15.51)	276.12	291.63	(15.51)	3,500.00
Total Pool Expense	2,291.12	1,378.01	913.11	2,291.12	1,378.01	913.11	16,548.00
Reserves Expense							
664 · Reserve Expense	4,159.82	4,097.62	62.20	4,159.82	4,097.62	62.20	49,171.00
Total Reserves Expense	4,159.82	4,097.62	62.20	4,159.82	4,097.62	62.20	49,171.00

02/11/19

Village in the Pines Owners Association, inc.
Revenue & Expense Budget vs. Actual
January 2019

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total Expense	<u>42,902.04</u>	<u>47,137.74</u>	<u>(4,235.70)</u>	<u>42,902.04</u>	<u>47,137.74</u>	<u>(4,235.70)</u>	<u>565,663.00</u>
Net Income	<u>4,171.39</u>	<u>0.88</u>	<u>4,170.51</u>	<u>4,171.39</u>	<u>0.88</u>	<u>4,170.51</u>	<u>0.00</u>