

**VILLAGE IN THE PINES OWNERS ASSOC., INC.**  
**FINANCIAL REPORTS**  
**February 29, 2020**

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REVENUES AND EXPENSE  
MONTHLY COMPARISON

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

**Village in the Pines Owners Association, inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of February 29, 2020

	Feb 29, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
102 · Cad OP 9262	169,562.61
106 · Cad OP CD 1267 6/28/20 2.61%	102,563.47
Total Operating	272,126.08
Reserve Accts	
105 · Cad MM 4977	223,217.04
Total Reserve Accts	223,217.04
Total Checking/Savings	495,343.12
Accounts Receivable	
108 · Accounts Receivable	(12,818.94)
Total Accounts Receivable	(12,818.94)
Other Current Assets	
110 · Prepaid Insurance	8,397.96
149 · Undeposited Funds	2,159.05
Total Other Current Assets	10,557.01
Total Current Assets	493,081.19
<b>TOTAL ASSETS</b>	<b>493,081.19</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	14,402.19
Total Accounts Payable	14,402.19
Other Current Liabilities	
203 · Suspense	25.00
Total Other Current Liabilities	25.00
Total Current Liabilities	14,427.19
Total Liabilities	14,427.19
Equity	
Reserves	223,217.04
Retained Earnings	35,882.93
301 · General Fund	220,954.45
350 · Prior Period Adjustment	(1,967.67)
Net Income	567.25
Total Equity	478,654.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>493,081.19</b>

**Village in the Pines Owners Association, inc.**  
**Revenue & Expense Budget vs. Actual**  
**February 2020**

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	39,243.58	39,301.67	(58.09)	78,177.16	78,603.30	(426.14)	471,620.00
403 · Misc. Income	966.71	0.00	966.71	1,066.71	0.00	1,066.71	0.00
404 · Reserves Income	5,706.42	5,706.42	0.00	11,412.84	11,412.84	0.00	68,477.00
405 · Reserve Interest	60.63	0.00	60.63	124.67	0.00	124.67	0.00
406 · VIP North W&S Reimbursements	2,309.10	1,906.00	403.10	4,327.95	3,812.00	515.95	22,872.00
410 · Operating Interest Income	664.08	0.00	664.08	664.08	0.00	664.08	0.00
<b>Total Income</b>	<b>48,950.52</b>	<b>46,914.09</b>	<b>2,036.43</b>	<b>95,773.41</b>	<b>93,828.14</b>	<b>1,945.27</b>	<b>562,969.00</b>
<b>Gross Profit</b>	<b>48,950.52</b>	<b>46,914.09</b>	<b>2,036.43</b>	<b>95,773.41</b>	<b>93,828.14</b>	<b>1,945.27</b>	<b>562,969.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	10,815.75	12,069.25	(1,253.50)	21,631.50	24,138.50	(2,507.00)	144,831.00
605 · Bad Debt	0.00	310.00	(310.00)	0.00	620.00	(620.00)	3,720.00
606 · State Filing Fee	0.00	48.33	(48.33)	0.00	96.70	(96.70)	580.00
607 · Corporate Fee	0.00	5.08	(5.08)	0.00	10.20	(10.20)	61.00
608 · Licenses	0.00	33.33	(33.33)	0.00	66.70	(66.70)	400.00
609 · Bank Charges	302.47	2.50	299.97	302.47	5.00	297.47	30.00
610 · Legal Fees	0.00	458.33	(458.33)	0.00	916.70	(916.70)	5,500.00
612 · Accounting Fees	0.00	425.00	(425.00)	2,600.00	850.00	1,750.00	5,100.00
613 · Taxes	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
616 · Postage/ Printing/Office Svc	220.11	291.67	(71.56)	898.00	583.30	314.70	3,500.00
618 · Management Contract	1,800.00	1,800.00	0.00	3,600.00	3,600.00	0.00	21,600.00
619 · Security Company	242.89	242.92	(0.03)	485.78	485.80	(0.02)	2,915.00
<b>Total Administrative Expense</b>	<b>13,381.22</b>	<b>15,698.91</b>	<b>(2,317.69)</b>	<b>29,517.75</b>	<b>31,397.90</b>	<b>(1,880.15)</b>	<b>188,387.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	2,575.25	1,250.00	1,325.25	5,214.70	2,500.00	2,714.70	15,000.00
631 · Contingency	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
632 · Pest Control	250.00	665.00	(415.00)	2,245.00	1,330.00	915.00	7,980.00
633 · Plumbing Repairs	555.00	250.00	305.00	555.00	500.00	55.00	3,000.00
634 · Electrical Repairs	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
636 · Cleaning Services	568.25	330.58	237.67	857.15	661.20	195.95	3,967.00
<b>Total Building Expense</b>	<b>3,948.50</b>	<b>2,787.25</b>	<b>1,161.25</b>	<b>8,871.85</b>	<b>5,574.50</b>	<b>3,297.35</b>	<b>33,447.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	3,475.00	3,475.00	0.00	6,950.00	6,950.00	0.00	41,700.00
644 · Landscape Other	165.00	583.33	(418.33)	165.00	1,166.70	(1,001.70)	7,000.00
648 · Tree Service	700.00	1,041.67	(341.67)	700.00	2,083.30	(1,383.30)	12,500.00
<b>Total Grounds Expense</b>	<b>4,340.00</b>	<b>5,100.00</b>	<b>(760.00)</b>	<b>7,815.00</b>	<b>10,200.00</b>	<b>(2,385.00)</b>	<b>61,200.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	750.00	450.00	300.00	1,200.00	900.00	300.00	5,400.00
651 · Pool Heat	1,547.72	879.83	667.89	2,676.03	1,759.70	916.33	10,558.00
652 · Pool Equipment & Repairs	0.00	291.67	(291.67)	185.00	583.30	(398.30)	3,500.00
<b>Total Pool Expense</b>	<b>2,297.72</b>	<b>1,621.50</b>	<b>676.22</b>	<b>4,061.03</b>	<b>3,243.00</b>	<b>818.03</b>	<b>19,458.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	5,767.05	5,706.42	60.63	11,537.51	11,412.80	124.71	68,477.00
<b>Total Reserves Expense</b>	<b>5,767.05</b>	<b>5,706.42</b>	<b>60.63</b>	<b>11,537.51</b>	<b>11,412.80</b>	<b>124.71</b>	<b>68,477.00</b>

**Village in the Pines Owners Association, inc.**  
**Revenue & Expense Budget vs. Actual**  
February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Utilities</b>							
620 · Cable	6,531.12	7,000.00	(468.88)	13,062.69	14,000.00	(937.31)	84,000.00
622 · Electric	733.61	666.67	66.94	1,417.32	1,333.30	84.02	8,000.00
624 · Water/Sewer	10,097.02	8,333.33	1,763.69	18,923.01	16,666.70	2,256.31	100,000.00
<b>Total Utilities</b>	<b>17,361.75</b>	<b>16,000.00</b>	<b>1,361.75</b>	<b>33,403.02</b>	<b>32,000.00</b>	<b>1,403.02</b>	<b>192,000.00</b>
<b>Total Expense</b>	<b>47,096.24</b>	<b>46,914.08</b>	<b>182.16</b>	<b>95,206.16</b>	<b>93,828.20</b>	<b>1,377.96</b>	<b>562,969.00</b>
<b>Net Income</b>	<b>1,854.28</b>	<b>0.01</b>	<b>1,854.27</b>	<b>567.25</b>	<b>(0.06)</b>	<b>567.31</b>	<b>0.00</b>

03/03/20

**Village in the Pines Owners Association, inc.**  
**Revenue & Expense Monthly Comparison**  
**January through February 2020**

	Jan 20	Feb 20	TOTAL
<b>Income</b>			
401 · Maintenance Fee	38,933.58	39,243.58	78,177.16
403 · Misc. Income	100.00	966.71	1,066.71
404 · Reserves Income	5,706.42	5,706.42	11,412.84
405 · Reserve Interest	64.04	60.63	124.67
406 · VIP North W&S Reimbursements	2,018.85	2,309.10	4,327.95
410- · Operating Interest Income	0.00	664.08	664.08
<b>Total Income</b>	<b>46,822.89</b>	<b>48,950.52</b>	<b>95,773.41</b>
<b>Gross Profit</b>	<b>46,822.89</b>	<b>48,950.52</b>	<b>95,773.41</b>
<b>Expense</b>			
<b>Administrative Expense</b>			
604 · Property Insurance	10,815.75	10,815.75	21,631.50
609 · Bank Charges	0.00	302.47	302.47
612 · Accounting Fees	2,600.00	0.00	2,600.00
616 · Postage/ Printing/Office Svc	677.89	220.11	898.00
618 · Management Contract	1,800.00	1,800.00	3,600.00
619 · Security Company	242.89	242.89	485.78
<b>Total Administrative Expense</b>	<b>16,136.53</b>	<b>13,381.22</b>	<b>29,517.75</b>
<b>Building Expense</b>			
630 · Building Repair/Materials	2,639.45	2,575.25	5,214.70
632 · Pest Control	1,995.00	250.00	2,245.00
633 · Plumbing Repairs	0.00	555.00	555.00
636 · Cleaning Services	288.90	568.25	857.15
<b>Total Building Expense</b>	<b>4,923.35</b>	<b>3,948.50</b>	<b>8,871.85</b>
<b>Grounds Expense</b>			
642 · Lawn Service Contract	3,475.00	3,475.00	6,950.00
644 · Landscape Other	0.00	165.00	165.00
648 · Tree Service	0.00	700.00	700.00
<b>Total Grounds Expense</b>	<b>3,475.00</b>	<b>4,340.00</b>	<b>7,815.00</b>
<b>Pool Expense</b>			
650 · Pool Contract	450.00	750.00	1,200.00
651 · Pool Heat	1,128.31	1,547.72	2,676.03
652 · Pool Equipment & Repairs	185.00	0.00	185.00
<b>Total Pool Expense</b>	<b>1,763.31</b>	<b>2,297.72</b>	<b>4,061.03</b>
<b>Reserves Expense</b>			
664 · Reserve Expense	5,770.46	5,767.05	11,537.51
<b>Total Reserves Expense</b>	<b>5,770.46</b>	<b>5,767.05</b>	<b>11,537.51</b>
<b>Utilities</b>			
620 · Cable	6,531.57	6,531.12	13,062.69
622 · Electric	683.71	733.61	1,417.32
624 · Water/Sewer	8,825.99	10,097.02	18,923.01
<b>Total Utilities</b>	<b>16,041.27</b>	<b>17,361.75</b>	<b>33,403.02</b>
<b>Total Expense</b>	<b>48,109.92</b>	<b>47,096.24</b>	<b>95,206.16</b>
<b>Net Income</b>	<b>(1,287.03)</b>	<b>1,854.28</b>	<b>567.25</b>