

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

Prepared By: Sunstate Association Management Group, Inc.

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

	Apr 30, 17
ASSETS	
Current Assets	
Checking/Savings	
102 · Cad Checking -9262	136,763.54
Due to/from Operating	35,521.20
104 · Cad Res M/M-9270	211,212.38
Due to/from Reserves	(35,521.20)
Total Checking/Savings	347,975.92
Accounts Receivable	
108 · Accounts Receivable	(11,722.51)
Total Accounts Receivable	(11,722.51)
Other Current Assets	
110 · Prepaid Insurance	105,635.55
Total Other Current Assets	105,635.55
Total Current Assets	441,888.96
TOTAL ASSETS	441,888.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	18,806.25
Total Accounts Payable	18,806.25
Total Current Liabilities	18,806.25
Total Liabilities	18,806.25
Equity	
Reserves	
302 · Pool	24,224.64
303 · Solar Panel	5,462.90
304 · Clubhouse Roof	15,263.84
305 · Clubhouse A/C	1,759.72
306 · Paving	55,038.68
307 · Clubhouse Painting	5,857.98
308 · Insurance Deductible	362.00
309 · Underground Utilities	33,964.72
310 · Landscaping Trees	19,380.28
311 · Capital Improvements	14,160.92
315 · Reserve Interest	215.50
Total Reserves	175,691.18
301 · General Fund	242,341.62
Net Income	5,049.91
Total Equity	423,082.71
TOTAL LIABILITIES & EQUITY	441,888.96

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

	Apr 17	Budget	\$ Over Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
401 · Maintenance Fee	41,739.83	41,430.50	309.33	166,029.36	165,722.00	307.36	497,166.00
403 · Misc. Income	100.00			300.00			
404 · Reserves Income	3,520.17	3,520.17	0.00	14,080.64	14,080.64	0.00	42,242.00
405 · Reserve Interest	63.44			215.50			
406 · VIP North W&S Reimbursements	2,178.81	2,103.33	75.48	8,654.18	8,413.36	240.82	25,240.00
Total Income	47,602.25	47,054.00	548.25	189,279.68	188,216.00	1,063.68	564,648.00
Expense							
Administrative Expense							
604 · Property Insurance	10,578.65	12,410.42	(1,831.77)	43,999.20	49,641.64	(5,642.44)	148,925.00
605 · Bad Debt	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
606 · State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	580.00
607 · Corporate Fee	61.25	0.00	61.25	61.25	61.00	0.25	61.00
608 · Licenses	0.00	33.33	(33.33)	0.00	133.36	(133.36)	400.00
609 · Bank Charges	0.00	66.67	(66.67)	367.26	266.64	100.62	800.00
610 · Legal Fees	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
612 · Accounting Fees	0.00	458.33	(458.33)	2,450.00	1,833.36	616.64	5,500.00
613 · Taxes	0.00	250.00	(250.00)	0.00	250.00	(250.00)	250.00
616 · Postage and Printing	288.67	333.33	(44.66)	970.17	1,333.36	(363.19)	4,000.00
618 · Management Contract	1,800.00	2,030.00	(230.00)	7,200.00	8,120.00	(920.00)	24,360.00
619 · Security Company	0.00	125.00	(125.00)	280.46	500.00	(219.54)	1,500.00
Total Administrative Expense	12,728.57	16,540.42	(3,811.85)	55,328.34	65,472.64	(10,144.30)	196,376.00
Utilities							
620 · Cable	5,513.14	5,398.50	114.64	21,985.19	21,594.00	391.19	64,782.00
622 · Electric	657.56	676.50	(18.94)	2,590.32	2,706.00	(115.68)	8,118.00
624 · Water/Sewer	9,526.51	9,195.83	330.68	37,838.30	36,783.36	1,054.94	110,350.00
Total Utilities	15,697.21	15,270.83	426.38	62,413.81	61,083.36	1,330.45	183,250.00
Building Expense							
630 · Building Repair/Materials	182.32	2,083.33	(1,901.01)	8,981.84	8,333.36	648.48	25,000.00
631 · Contingency	0.00	541.67	(541.67)	0.00	2,166.64	(2,166.64)	6,500.00
632 · Pest Control	2,070.00	740.00	1,330.00	4,940.00	2,960.00	1,980.00	8,880.00
633 · Plumbing Repairs	0.00	833.33	(833.33)	267.00	3,333.36	(3,066.36)	10,000.00
634 · Electrical Repairs	0.00	833.33	(833.33)	0.00	3,333.36	(3,333.36)	10,000.00
636 · Cleaning Services	578.87	300.00	278.87	1,445.57	1,200.00	245.57	3,600.00
Total Building Expense	2,831.19	5,331.66	(2,500.47)	15,634.41	21,326.72	(5,692.31)	63,980.00
Grounds Expense							
642 · Lawn Service Contract	3,475.00	3,475.00	0.00	13,900.00	13,900.00	0.00	41,700.00
644 · Landscape Other	556.42	416.67	139.75	2,811.99	1,666.64	1,145.35	5,000.00
648 · Tree Service	0.00	1,558.33	(1,558.33)	11,890.00	6,233.36	5,656.64	18,700.00
Total Grounds Expense	4,031.42	5,450.00	(1,418.58)	28,601.99	21,800.00	6,801.99	65,400.00
Pool Expense							
650 · Pool Contract	340.00	366.67	(26.67)	1,360.00	1,466.64	(106.64)	4,400.00
651 · Pool Heat	617.11	583.33	33.78	3,789.68	2,333.36	1,456.32	7,000.00
652 · Pool Equipment & Repairs	185.40	166.67	18.73	2,805.40	666.64	2,138.76	2,000.00
Total Pool Expense	1,142.51	1,116.67	25.84	7,955.08	4,466.64	3,488.44	13,400.00
Reserves Expense							
664 · Reserve Expense	3,583.61	3,520.17	63.44	14,296.14	14,080.64	215.50	42,242.00
Total Reserves Expense	3,583.61	3,520.17	63.44	14,296.14	14,080.64	215.50	42,242.00
Total Expense	40,014.51	47,229.75	(7,215.24)	184,229.77	188,230.00	(4,000.23)	564,648.00
Net Income	7,587.74	(175.75)	7,763.49	5,049.91	(14.00)	5,063.91	0.00