

**VILLAGE IN THE PINES OWNERS ASSOC., INC.**  
**FINANCIAL REPORTS**  
**April 30, 2020**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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

**Village in the Pines Owners Association, inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of April 30, 2020

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	Apr 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
Due to/from Operating	4,580.00
102 · Cad OP 9262	121,814.96
106 · Cad OP CD 1267 6/28/20 2.61%	102,563.47
<b>Total Operating</b>	228,958.43
<b>Reserve Accts</b>	
Due to/from Reserves	(4,580.00)
105 · Cad MM 4977	176,789.66
<b>Total Reserve Accts</b>	172,209.66
<b>Total Checking/Savings</b>	401,168.09
<b>Accounts Receivable</b>	
108 · Accounts Receivable	(15,881.86)
<b>Total Accounts Receivable</b>	(15,881.86)
<b>Other Current Assets</b>	
110 · Prepaid Insurance	139,814.60
<b>Total Other Current Assets</b>	139,814.60
<b>Total Current Assets</b>	525,100.83
<b>TOTAL ASSETS</b>	<b>525,100.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200 · Accounts Payable	5,934.02
<b>Total Accounts Payable</b>	5,934.02
<b>Other Current Liabilities</b>	
220 · Loan Payable-Insurance	132,816.30
<b>Total Other Current Liabilities</b>	132,816.30
<b>Total Current Liabilities</b>	138,750.32
<b>Total Liabilities</b>	138,750.32
<b>Equity</b>	
<b>Reserves</b>	172,209.66
<b>Retained Earnings</b>	35,882.93
301 · General Fund	220,954.45
350 · Prior Period Adjustment	(1,967.67)
Net Income	(40,728.86)
<b>Total Equity</b>	386,350.51
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>525,100.83</b>

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

	Apr 20	Budget	\$ Over Budget	Jan - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	39,243.58	39,301.67	(58.09)	156,664.32	157,206.64	(542.32)	471,620.00
403 · Misc. Income	411.54	0.00	411.54	1,829.37	0.00	1,829.37	0.00
404 · Reserves Income	5,706.42	5,706.42	0.00	22,825.68	22,825.68	0.00	68,477.00
405 · Reserve Interest	60.12	0.00	60.12	251.45	0.00	251.45	0.00
406 · VIP North W&S Reimbursements	2,161.78	1,906.00	255.78	8,893.37	7,624.00	1,269.37	22,872.00
410 · Operating Interest Income	0.00	0.00	0.00	664.08	0.00	664.08	0.00
<b>Total Income</b>	<b>47,583.44</b>	<b>46,914.09</b>	<b>669.35</b>	<b>191,128.27</b>	<b>187,656.32</b>	<b>3,471.95</b>	<b>562,969.00</b>
<b>Gross Profit</b>	<b>47,583.44</b>	<b>46,914.09</b>	<b>669.35</b>	<b>191,128.27</b>	<b>187,656.32</b>	<b>3,471.95</b>	<b>562,969.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	13,981.46	12,069.25	1,912.21	49,594.42	48,277.00	1,317.42	144,831.00
605 · Bad Debt	0.00	310.00	(310.00)	0.00	1,240.00	(1,240.00)	3,720.00
606 · State Filing Fee	0.00	48.33	(48.33)	0.00	193.36	(193.36)	580.00
607 · Corporate Fee	61.25	5.08	56.17	61.25	20.36	40.89	61.00
608 · Licenses	0.00	33.33	(33.33)	0.00	133.36	(133.36)	400.00
609 · Bank Charges	0.00	2.50	(2.50)	302.47	10.00	292.47	30.00
610 · Legal Fees	627.50	458.33	169.17	627.50	1,833.36	(1,205.86)	5,500.00
612 · Accounting Fees	2,600.00	425.00	2,175.00	5,200.00	1,700.00	3,500.00	5,100.00
613 · Taxes	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
616 · Postage/ Printing/Office Svc	560.61	291.67	268.94	1,877.33	1,166.64	710.69	3,500.00
618 · Management Contract	1,800.00	1,800.00	0.00	7,200.00	7,200.00	0.00	21,600.00
619 · Security Company	257.46	242.92	14.54	1,000.70	971.64	29.06	2,915.00
<b>Total Administrative Expense</b>	<b>19,888.28</b>	<b>15,698.91</b>	<b>4,189.37</b>	<b>65,863.67</b>	<b>62,795.72</b>	<b>3,067.95</b>	<b>188,387.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	13,003.89	1,250.00	11,753.89	38,474.37	5,000.00	33,474.37	15,000.00
631 · Contingency	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
632 · Pest Control	0.00	665.00	(665.00)	2,645.00	2,660.00	(15.00)	7,980.00
633 · Plumbing Repairs	2,027.25	250.00	1,777.25	2,792.25	1,000.00	1,792.25	3,000.00
634 · Electrical Repairs	1,275.00	125.00	1,150.00	1,275.00	500.00	775.00	1,500.00
636 · Cleaning Services	81.18	330.58	(249.40)	1,263.08	1,322.36	(59.28)	3,967.00
<b>Total Building Expense</b>	<b>16,387.32</b>	<b>2,787.25</b>	<b>13,600.07</b>	<b>46,449.70</b>	<b>11,149.00</b>	<b>35,300.70</b>	<b>33,447.00</b>
<b>Grounds Expense</b>							
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	0.00	583.33	(583.33)	302.09	2,333.36	(2,031.27)	7,000.00
648 · Tree Service	0.00	1,041.67	(1,041.67)	700.00	4,166.64	(3,466.64)	12,500.00
<b>Total Grounds Expense</b>	<b>3,475.00</b>	<b>5,100.00</b>	<b>(1,625.00)</b>	<b>14,902.09</b>	<b>20,400.00</b>	<b>(5,497.91)</b>	<b>61,200.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	500.00	450.00	50.00	2,200.00	1,800.00	400.00	5,400.00
651 · Pool Heat	916.56	879.83	36.73	4,767.97	3,519.36	1,248.61	10,558.00
652 · Pool Equipment & Repairs	0.00	291.67	(291.67)	6,685.00	1,166.64	5,518.36	3,500.00
<b>Total Pool Expense</b>	<b>1,416.56</b>	<b>1,621.50</b>	<b>(204.94)</b>	<b>13,652.97</b>	<b>6,486.00</b>	<b>7,166.97</b>	<b>19,458.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	5,766.54	5,706.42	60.12	23,077.13	22,825.64	251.49	68,477.00
<b>Total Reserves Expense</b>	<b>5,766.54</b>	<b>5,706.42</b>	<b>60.12</b>	<b>23,077.13</b>	<b>22,825.64</b>	<b>251.49</b>	<b>68,477.00</b>

05/05/20

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

	Apr 20	Budget	\$ Over Budget	Jan - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Utilities</b>							
<b>620 · Cable</b>	6,531.12	7,000.00	(468.88)	26,124.93	28,000.00	(1,875.07)	84,000.00
<b>622 · Electric</b>	697.18	666.67	30.51	2,903.17	2,666.64	236.53	8,000.00
<b>624 · Water/Sewer</b>	9,451.52	8,333.33	1,118.19	38,883.47	33,333.36	5,550.11	100,000.00
<b>Total Utilities</b>	16,679.82	16,000.00	679.82	67,911.57	64,000.00	3,911.57	192,000.00
<b>Total Expense</b>	63,613.52	46,914.08	16,699.44	231,857.13	187,656.36	44,200.77	562,969.00
<b>Net Income</b>	<b>(16,030.08)</b>	<b>0.01</b>	<b>(16,030.09)</b>	<b>(40,728.86)</b>	<b>(0.04)</b>	<b>(40,728.82)</b>	<b>0.00</b>