

**VILLAGE IN THE PINES OWNERS ASSOC., INC.**  
**FINANCIAL REPORTS**  
**July 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.**

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

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
102 · Cad OP 9262	64,283.18
106 · Cad OP CD 1267 6/28/20 2.61%	100,000.00
<b>Total Operating</b>	164,283.18
<b>Reserve Accts</b>	
105 · Cad MM 4977	204,982.40
<b>Total Reserve Accts</b>	204,982.40
<b>Total Checking/Savings</b>	369,265.58
<b>Accounts Receivable</b>	
108 · Accounts Receivable	(14,654.90)
<b>Total Accounts Receivable</b>	(14,654.90)
<b>Other Current Assets</b>	
110 · Prepaid Insurance	75,710.21
149 · Undeposited Funds	1,860.00
<b>Total Other Current Assets</b>	77,570.21
<b>Total Current Assets</b>	432,180.89
<b>TOTAL ASSETS</b>	<b>432,180.89</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200 · Accounts Payable	350.00
<b>Total Accounts Payable</b>	350.00
<b>Other Current Liabilities</b>	
203 · Suspense	100.00
<b>Total Other Current Liabilities</b>	100.00
<b>Total Current Liabilities</b>	450.00
<b>Total Liabilities</b>	450.00
<b>Equity</b>	
<b>Reserves</b>	204,982.40
<b>Retained Earnings</b>	(7,439.07)
301 · General Fund	228,393.52
350 · Prior Period Adjustment	(625.02)
Net Income	6,419.06
<b>Total Equity</b>	431,730.89
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>432,180.89</b>

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

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	40,852.42	40,867.42	(15.00)	285,966.90	286,071.90	(105.00)	490,409.00
403 · Misc. Income	234.45	0.00	234.45	1,690.86	0.00	1,690.86	0.00
404 · Reserves Income	4,097.58	4,097.58	0.00	28,683.10	28,683.10	0.00	49,171.00
405 · Reserve Interest	60.09	0.00	60.09	407.82	0.00	407.82	0.00
406 · VIP North W&S Reimbursements	2,208.81	2,173.58	35.23	14,476.71	15,215.10	(738.39)	26,083.00
<b>Total Income</b>	<b>47,453.35</b>	<b>47,138.58</b>	<b>314.77</b>	<b>331,225.39</b>	<b>329,970.10</b>	<b>1,255.29</b>	<b>565,663.00</b>
<b>Gross Profit</b>	<b>47,453.35</b>	<b>47,138.58</b>	<b>314.77</b>	<b>331,225.39</b>	<b>329,970.10</b>	<b>1,255.29</b>	<b>565,663.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	10,815.75	11,250.00	(434.25)	74,689.15	78,750.00	(4,060.85)	135,000.00
605 · Bad Debt	0.00	310.00	(310.00)	25.00	2,170.00	(2,145.00)	3,720.00
606 · State Filing Fee	0.00	48.33	(48.33)	0.00	338.35	(338.35)	580.00
607 · Corporate Fee	0.00	5.08	(5.08)	61.25	35.60	25.65	61.00
608 · Licenses	0.00	33.33	(33.33)	400.00	233.35	166.65	400.00
609 · Bank Charges	10.00	33.33	(23.33)	30.00	233.35	(203.35)	400.00
610 · Legal Fees	0.00	458.33	(458.33)	1,558.21	3,208.35	(1,650.14)	5,500.00
612 · Accounting Fees	100.00	441.67	(341.67)	350.00	3,091.65	(2,741.65)	5,300.00
613 · Taxes	0.00	12.50	(12.50)	0.00	87.50	(87.50)	150.00
616 · Postage/ Printing/Office Svc	278.00	291.67	(13.67)	3,078.38	2,041.65	1,036.73	3,500.00
618 · Management Contract	1,800.00	1,800.00	0.00	12,600.00	12,600.00	0.00	21,600.00
619 · Security Company	242.89	242.92	(0.03)	1,700.23	1,700.40	(0.17)	2,915.00
<b>Total Administrative Expense</b>	<b>13,246.64</b>	<b>14,927.16</b>	<b>(1,680.52)</b>	<b>94,492.22</b>	<b>104,490.20</b>	<b>(9,997.98)</b>	<b>179,126.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	273.20	2,083.33	(1,810.13)	4,304.04	14,583.35	(10,279.31)	25,000.00
631 · Contingency	0.00	166.67	(166.67)	234.75	1,166.65	(931.90)	2,000.00
632 · Pest Control	1,995.00	665.00	1,330.00	5,985.00	4,655.00	1,330.00	7,980.00
633 · Plumbing Repairs	0.00	833.33	(833.33)	1,172.10	5,833.35	(4,661.25)	10,000.00
634 · Electrical Repairs	0.00	416.67	(416.67)	0.00	2,916.65	(2,916.65)	5,000.00
636 · Cleaning Services	0.00	330.58	(330.58)	1,760.83	2,314.10	(553.27)	3,967.00
<b>Total Building Expense</b>	<b>2,268.20</b>	<b>4,495.58</b>	<b>(2,227.38)</b>	<b>13,456.72</b>	<b>31,469.10</b>	<b>(18,012.38)</b>	<b>53,947.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	3,475.00	3,475.00	0.00	24,325.00	24,325.00	0.00	41,700.00
644 · Landscape Other	0.00	583.33	(583.33)	31,041.00	4,083.35	26,957.65	7,000.00
648 · Tree Service	0.00	1,916.67	(1,916.67)	6,750.00	13,416.65	(6,666.65)	23,000.00
<b>Total Grounds Expense</b>	<b>3,475.00</b>	<b>5,975.00</b>	<b>(2,500.00)</b>	<b>62,116.00</b>	<b>41,825.00</b>	<b>20,291.00</b>	<b>71,700.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	450.00	450.00	0.00	3,150.00	3,150.00	0.00	5,400.00
651 · Pool Heat	37.02	637.42	(600.40)	6,798.34	4,460.90	2,337.44	7,648.00
652 · Pool Equipment & Repairs	0.00	291.67	(291.67)	4,092.17	2,041.65	2,050.52	3,500.00
<b>Total Pool Expense</b>	<b>487.02</b>	<b>1,379.09</b>	<b>(892.07)</b>	<b>14,040.51</b>	<b>9,652.55</b>	<b>4,387.96</b>	<b>16,548.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	4,157.67	4,097.58	60.09	29,090.92	28,683.10	407.82	49,171.00
<b>Total Reserves Expense</b>	<b>4,157.67</b>	<b>4,097.58</b>	<b>60.09</b>	<b>29,090.92</b>	<b>28,683.10</b>	<b>407.82</b>	<b>49,171.00</b>

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

	<u>Jul 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
<b>620 · Cable</b>	6,520.05	6,000.00	520.05	43,310.17	42,000.00	1,310.17	72,000.00
<b>622 · Electric</b>	799.50	761.33	38.17	5,007.04	5,329.35	(322.31)	9,136.00
<b>624 · Water/Sewer</b>	9,657.13	9,502.92	154.21	63,292.75	66,520.40	(3,227.65)	114,035.00
<b>Total Utilities</b>	<u>16,976.68</u>	<u>16,264.25</u>	<u>712.43</u>	<u>111,609.96</u>	<u>113,849.75</u>	<u>(2,239.79)</u>	<u>195,171.00</u>
<b>Total Expense</b>	<u>40,611.21</u>	<u>47,138.66</u>	<u>(6,527.45)</u>	<u>324,806.33</u>	<u>329,969.70</u>	<u>(5,163.37)</u>	<u>565,663.00</u>
<b>Net Income</b>	<u><b>6,842.14</b></u>	<u><b>(0.08)</b></u>	<u><b>6,842.22</b></u>	<u><b>6,419.06</b></u>	<u><b>0.40</b></u>	<u><b>6,418.66</b></u>	<u><b>0.00</b></u>