

VILLAGE IN THE PINES OWNERS ASSOC., INC.
FINANCIAL REPORTS
September 30, 2019

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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 September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
Due to/from Operating	3,664.80
102 · Cad OP 9262	97,289.27
106 · Cad OP CD 1267 6/28/20 2.61%	100,000.00
Total Operating	200,954.07
Reserve Accts	
Due to/from Reserves	(3,664.80)
105 · Cad MM 4977	213,299.09
Total Reserve Accts	209,634.29
Total Checking/Savings	410,588.36
Accounts Receivable	
108 · Accounts Receivable	(10,214.50)
Total Accounts Receivable	(10,214.50)
Other Current Assets	
110 · Prepaid Insurance	54,078.71
149 · Undeposited Funds	620.00
Total Other Current Assets	54,698.71
Total Current Assets	455,072.57
TOTAL ASSETS	455,072.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	4,214.24
Total Accounts Payable	4,214.24
Total Current Liabilities	4,214.24
Total Liabilities	4,214.24
Equity	
Reserves	209,634.29
301 · General Fund	220,954.45
350 · Prior Period Adjustment	(475.02)
Net Income	20,744.61
Total Equity	450,858.33
TOTAL LIABILITIES & EQUITY	455,072.57

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

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
401 · Maintenance Fee	40,852.42	40,867.42	(15.00)	367,671.74	367,806.74	(135.00)	490,409.00
403 · Misc. Income	229.65	0.00	229.65	1,925.16	0.00	1,925.16	0.00
404 · Reserves Income	4,097.58	4,097.58	0.00	36,878.26	36,878.26	0.00	49,171.00
405 · Reserve Interest	60.60	0.00	60.60	529.35	0.00	529.35	0.00
406 · VIP North W&S Reimbursements	2,131.94	2,173.58	(41.64)	18,584.93	19,562.26	(977.33)	26,083.00
Total Income	47,372.19	47,138.58	233.61	425,589.44	424,247.26	1,342.18	565,663.00
Gross Profit	47,372.19	47,138.58	233.61	425,589.44	424,247.26	1,342.18	565,663.00
Expense							
Administrative Expense							
604 · Property Insurance	10,815.75	11,250.00	(434.25)	96,320.65	101,250.00	(4,929.35)	135,000.00
605 · Bad Debt	0.00	310.00	(310.00)	25.00	2,790.00	(2,765.00)	3,720.00
606 · State Filing Fee	0.00	48.33	(48.33)	0.00	435.01	(435.01)	580.00
607 · Corporate Fee	0.00	5.08	(5.08)	61.25	45.76	15.49	61.00
608 · Licenses	0.00	33.33	(33.33)	400.00	300.01	99.99	400.00
609 · Bank Charges	0.00	33.33	(33.33)	20.00	300.01	(280.01)	400.00
610 · Legal Fees	337.50	458.33	(120.83)	1,895.71	4,125.01	(2,229.30)	5,500.00
612 · Accounting Fees	0.00	441.67	(441.67)	250.00	3,974.99	(3,724.99)	5,300.00
613 · Taxes	0.00	12.50	(12.50)	0.00	112.50	(112.50)	150.00
616 · Postage/ Printing/Office Svc	190.15	291.67	(101.52)	3,389.53	2,624.99	764.54	3,500.00
618 · Management Contract	1,800.00	1,800.00	0.00	16,200.00	16,200.00	0.00	21,600.00
619 · Security Company	242.89	242.92	(0.03)	2,186.01	2,186.24	(0.23)	2,915.00
Total Administrative Expense	13,386.29	14,927.16	(1,540.87)	120,748.15	134,344.52	(13,596.37)	179,126.00
Building Expense							
630 · Building Repair/Materials	825.00	2,083.33	(1,258.33)	5,228.72	18,750.01	(13,521.29)	25,000.00
631 · Contingency	0.00	166.67	(166.67)	234.75	1,499.99	(1,265.24)	2,000.00
632 · Pest Control	0.00	665.00	(665.00)	5,985.00	5,985.00	0.00	7,980.00
633 · Plumbing Repairs	2,503.90	833.33	1,670.57	3,676.00	7,500.01	(3,824.01)	10,000.00
634 · Electrical Repairs	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
636 · Cleaning Services	288.90	330.58	(41.68)	2,916.43	2,975.26	(58.83)	3,967.00
Total Building Expense	3,617.80	4,495.58	(877.78)	18,040.90	40,460.26	(22,419.36)	53,947.00
Grounds Expense							
642 · Lawn Service Contract	3,475.00	3,475.00	0.00	31,275.00	31,275.00	0.00	41,700.00
644 · Landscape Other	0.00	583.33	(583.33)	31,600.00	5,250.01	26,349.99	7,000.00
648 · Tree Service	0.00	1,916.67	(1,916.67)	6,750.00	17,249.99	(10,499.99)	23,000.00
Total Grounds Expense	3,475.00	5,975.00	(2,500.00)	69,625.00	53,775.00	15,850.00	71,700.00
Pool Expense							
650 · Pool Contract	450.00	450.00	0.00	4,050.00	4,050.00	0.00	5,400.00
651 · Pool Heat	36.87	637.42	(600.55)	6,870.80	5,735.74	1,135.06	7,648.00
652 · Pool Equipment & Repairs	0.00	291.67	(291.67)	4,092.17	2,624.99	1,467.18	3,500.00
Total Pool Expense	486.87	1,379.09	(892.22)	15,012.97	12,410.73	2,602.24	16,548.00
Reserves Expense							
664 · Reserve Expense	4,158.18	4,097.58	60.60	37,407.61	36,878.26	529.35	49,171.00
Total Reserves Expense	4,158.18	4,097.58	60.60	37,407.61	36,878.26	529.35	49,171.00
Utilities							

10/03/19

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

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
620 · Cable	6,520.69	6,000.00	520.69	56,351.55	54,000.00	2,351.55	72,000.00
622 · Electric	673.86	761.33	(87.47)	6,402.83	6,852.01	(449.18)	9,136.00
624 · Water/Sewer	9,321.67	9,502.92	(181.25)	81,255.82	85,526.24	(4,270.42)	114,035.00
Total Utilities	<u>16,516.22</u>	<u>16,264.25</u>	<u>251.97</u>	<u>144,010.20</u>	<u>146,378.25</u>	<u>(2,368.05)</u>	<u>195,171.00</u>
Total Expense	<u>41,640.36</u>	<u>47,138.66</u>	<u>(5,498.30)</u>	<u>404,844.83</u>	<u>424,247.02</u>	<u>(19,402.19)</u>	<u>565,663.00</u>
Net Income	<u><u>5,731.83</u></u>	<u><u>(0.08)</u></u>	<u><u>5,731.91</u></u>	<u><u>20,744.61</u></u>	<u><u>0.24</u></u>	<u><u>20,744.37</u></u>	<u><u>0.00</u></u>