

**VILLAGE IN THE PINES CONDOMINIUM  
ASSOCIATION  
FINANCIAL REPORTS  
October 31, 2016**

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

11/10/16

**Village in the Pines**  
**Statement of Assets, Liabilities & Fund Balance**  
As of October 31, 2016

	Oct 31, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
102 · Cad Checking -9262	312,388.48
Due to/from Operating	(25,396.47)
103 · Cad Petty Cash-1021	53.01
104 · Cad Res M/M-9270	137,233.53
Due to/from Reserves	25,396.47
<b>Total Checking/Savings</b>	449,675.02
<b>Accounts Receivable</b>	
108 · Accounts Receivable	(12,519.94)
<b>Total Accounts Receivable</b>	(12,519.94)
<b>Other Current Assets</b>	
110 · Prepaid Insurance	45,532.82
149 · Undeposited Funds	620.00
<b>Total Other Current Assets</b>	46,152.82
<b>Total Current Assets</b>	483,307.90
<b>TOTAL ASSETS</b>	<b>483,307.90</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200 · Accounts Payable	5,048.42
<b>Total Accounts Payable</b>	5,048.42
<b>Total Current Liabilities</b>	5,048.42
<b>Total Liabilities</b>	5,048.42
<b>Equity</b>	
<b>Reserves</b>	
302 · Pool	40,205.00
303 · Solar Panel	4,901.90
304 · Clubhouse Roof	13,677.01
305 · Clubhouse A/C	909.24
306 · Paving	48,253.38
307 · Clubhouse Painting	5,417.84
308 · Insurance Deductible	362.00
309 · Underground Utilities	32,942.10
310 · Landscaping Trees	15,152.88
311 · Reserve Interest	808.65
<b>Total Reserves</b>	162,630.00
301 · General Fund	242,341.62
Net Income	73,287.86
<b>Total Equity</b>	478,259.48
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>483,307.90</b>

## Village in the Pines Revenue & Expense Budget vs. Actual October 2016

	Oct 16	Budget	\$ Over Budget	Jan - Oct 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	41,696.67	41,696.67	0.00	416,966.70	416,966.70	0.00	500,360.00
403 · Misc. Income	(380.00)	0.00	(380.00)	876.29	0.00	876.29	0.00
404 · Reserves Income	3,253.33	3,253.33	0.00	32,505.55	32,533.30	(27.75)	39,040.00
405 · Reserve Interest	40.67			399.62			
<b>Total Income</b>	<b>44,610.67</b>	<b>44,950.00</b>	<b>(339.33)</b>	<b>450,748.16</b>	<b>449,500.00</b>	<b>1,248.16</b>	<b>539,400.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	0.00	13,333.33	(13,333.33)	104,807.01	133,333.34	(28,526.33)	160,000.00
605 · Bad Debt	0.00	569.92	(569.92)	0.00	5,699.16	(5,699.16)	6,839.00
606 · State Filing Fee	0.00	48.33	(48.33)	0.00	483.34	(483.34)	580.00
607 · Corporate Fee	0.00	5.09	(5.09)	61.25	50.84	10.41	61.00
608 · Licenses	0.00	34.00	(34.00)	400.00	340.00	60.00	408.00
609 · Bank Charges	0.00	66.67	(66.67)	469.92	666.66	(196.74)	800.00
610 · Legal Fees	0.00	416.67	(416.67)	1,174.50	4,166.66	(2,992.16)	5,000.00
612 · Accounting Fees	5,800.00	497.92	5,302.08	6,050.00	4,979.16	1,070.84	5,975.00
613 · Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
616 · Postage and Printing	399.17	333.33	65.84	1,898.39	3,333.34	(1,434.95)	4,000.00
618 · Management Contract	1,800.00	2,030.00	(230.00)	18,000.00	20,300.00	(2,300.00)	24,360.00
619 · Security Company	0.00	0.00	0.00	552.64	0.00	552.64	0.00
<b>Total Administrative Expense</b>	<b>7,999.17</b>	<b>17,335.26</b>	<b>(9,336.09)</b>	<b>133,413.71</b>	<b>173,352.50</b>	<b>(39,938.79)</b>	<b>208,023.00</b>
<b>Utilities</b>							
620 · Cable	5,441.80	5,183.33	258.47	52,159.11	51,833.34	325.77	62,200.00
622 · Electric	679.74	708.33	(28.59)	6,590.79	7,083.34	(492.55)	8,500.00
624 · Water/Sewer	8,074.16	7,500.00	574.16	90,894.56	75,000.00	15,894.56	90,000.00
626 · Water Reimb by VIPNorth	(1,846.85)			(18,664.28)			
<b>Total Utilities</b>	<b>12,348.85</b>	<b>13,391.66</b>	<b>(1,042.81)</b>	<b>130,980.18</b>	<b>133,916.68</b>	<b>(2,936.50)</b>	<b>160,700.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	1,451.00	833.33	617.67	14,409.27	8,333.34	6,075.93	10,000.00
631 · Contingency	0.00	288.09	(288.09)	4,430.80	2,880.84	1,549.96	3,457.00
632 · Pest Control	2,070.00	665.00	1,405.00	6,660.00	6,650.00	10.00	7,980.00
633 · Plumbing Repairs	0.00	1,558.33	(1,558.33)	437.00	15,583.34	(15,146.34)	18,700.00
634 · Electrical Repairs	114.00	833.33	(719.33)	547.00	8,333.34	(7,786.34)	10,000.00
636 · Cleaning Services	0.00	300.00	(300.00)	2,060.89	3,000.00	(939.11)	3,600.00
<b>Total Building Expense</b>	<b>3,635.00</b>	<b>4,478.08</b>	<b>(843.08)</b>	<b>28,544.96</b>	<b>44,780.86</b>	<b>(16,235.90)</b>	<b>53,737.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	3,475.00	3,475.00	0.00	34,750.00	34,750.00	0.00	41,700.00
644 · Landscape Other	0.00	416.67	(416.67)	500.00	4,166.66	(3,666.66)	5,000.00
648 · Tree Service	0.00	1,558.33	(1,558.33)	7,510.00	15,583.34	(8,073.34)	18,700.00
<b>Total Grounds Expense</b>	<b>3,475.00</b>	<b>5,450.00</b>	<b>(1,975.00)</b>	<b>42,760.00</b>	<b>54,500.00</b>	<b>(11,740.00)</b>	<b>65,400.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	330.00	333.33	(3.33)	3,630.00	3,333.34	296.66	4,000.00
651 · Pool Heat	47.31	583.33	(536.02)	4,023.46	5,833.34	(1,809.88)	7,000.00
652 · Pool Equipment & Repairs	146.81	125.00	21.81	1,202.79	1,250.00	(47.21)	1,500.00
<b>Total Pool Expense</b>	<b>524.12</b>	<b>1,041.66</b>	<b>(517.54)</b>	<b>8,856.25</b>	<b>10,416.68</b>	<b>(1,560.43)</b>	<b>12,500.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	3,652.98	3,253.34	399.64	32,905.20	32,533.34	371.86	39,040.00
<b>Total Reserves Expense</b>	<b>3,652.98</b>	<b>3,253.34</b>	<b>399.64</b>	<b>32,905.20</b>	<b>32,533.34</b>	<b>371.86</b>	<b>39,040.00</b>
<b>Total Expense</b>	<b>31,635.12</b>	<b>44,950.00</b>	<b>(13,314.88)</b>	<b>377,460.30</b>	<b>449,500.06</b>	<b>(72,039.76)</b>	<b>539,400.00</b>
<b>Net Income</b>	<b>12,975.55</b>	<b>0.00</b>	<b>12,975.55</b>	<b>73,287.86</b>	<b>(0.06)</b>	<b>73,287.92</b>	<b>0.00</b>