

VILLAGE IN THE PINES OWNERS ASSOC., INC.
FINANCIAL REPORTS
October 31, 2018

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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.

11/07/18

Village in the Pines Owners Association, inc.
Statement of Assets, Liabilities & Fund Balance
As of October 31, 2018

	Oct 31, 18
ASSETS	
Current Assets	
Checking/Savings	
102 · Cad Checking -9262	217,541.68
104 · Cad Res M/M-9270	197,881.26
Total Checking/Savings	415,422.94
Accounts Receivable	
108 · Accounts Receivable	(13,202.38)
Total Accounts Receivable	(13,202.38)
Other Current Assets	
110 · Prepaid Insurance	41,339.98
149 · Undeposited Funds	1,215.00
Total Other Current Assets	42,554.98
Total Current Assets	444,775.54
TOTAL ASSETS	444,775.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	23,091.90
Total Accounts Payable	23,091.90
Total Current Liabilities	23,091.90
Total Liabilities	23,091.90
Equity	
Reserves	
302 · Pool	33,699.48
303 · Solar Panel	7,987.40
304 · Clubhouse Roof	20,488.16
305 · Clubhouse A/C	4,570.60
306 · Paving	75,423.78
307 · Clubhouse Painting	7,143.28
308 · Insurance Deductible	362.00
309 · Underground Utilities	39,400.92
310 · Landscaping Trees	2,694.66
311 · Capital Improvements	5,558.87
315 · Reserve Interest	552.11
Total Reserves	197,881.26
301 · General Fund	228,393.52
Net Income	(4,591.14)
Total Equity	421,683.64
TOTAL LIABILITIES & EQUITY	444,775.54

Village in the Pines Owners Association, inc.
Revenue & Expense Budget vs. Actual
October 2018

11/07/18

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
401 · Maintenance Fee	40,451.58	40,463.17	(11.59)	404,515.84	404,631.66	(115.82)	485,558.00
403 · Misc. Income	255.13	0.00	255.13	1,255.13	0.00	1,255.13	0.00
404 · Reserves Income	4,498.42	4,498.42	0.00	44,984.16	44,984.16	0.00	53,981.00
405 · Reserve Interest	58.20	0.00	58.20	552.11	0.00	552.11	0.00
406 · VIP North W&S Reimbursements	1,934.14	2,180.25	(246.11)	20,926.85	21,802.50	(875.65)	26,163.00
Total Income	47,197.47	47,141.84	55.63	472,234.09	471,418.32	815.77	565,702.00
Gross Profit	47,197.47	47,141.84	55.63	472,234.09	471,418.32	815.77	565,702.00
Expense							
Administrative Expense							
604 · Property Insurance	10,364.79	11,537.33	(1,172.54)	105,993.83	115,373.34	(9,379.51)	138,448.00
605 · Bad Debt	0.00	310.00	(310.00)	0.00	3,100.00	(3,100.00)	3,720.00
606 · State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	580.00
607 · Corporate Fee	0.00	0.00	0.00	61.25	61.00	0.25	61.00
608 · Licenses	0.00	41.67	(41.67)	400.35	416.66	(16.31)	500.00
609 · Bank Charges	0.00	33.33	(33.33)	335.14	333.34	1.80	400.00
610 · Legal Fees	5,159.64	416.67	4,742.97	15,919.64	4,166.66	11,752.98	5,000.00
612 · Accounting Fees	(100.00)	441.67	(541.67)	2,775.00	4,416.66	(1,641.66)	5,300.00
613 · Taxes	100.00	0.00	100.00	100.00	250.00	(150.00)	250.00
616 · Postage and Printing	309.16	208.33	100.83	3,148.04	2,083.34	1,064.70	2,500.00
618 · Management Contract	1,800.00	1,800.00	0.00	18,000.00	18,000.00	0.00	21,600.00
619 · Security Company	242.89	227.00	15.89	2,428.90	2,270.00	158.90	2,724.00
Total Administrative Expense	17,876.48	15,016.00	2,860.48	149,162.15	150,471.00	(1,308.85)	181,083.00
Utilities							
620 · Cable	6,124.47	5,759.33	365.14	59,161.36	57,593.34	1,568.02	69,112.00
622 · Electric	716.92	714.92	2.00	7,369.03	7,149.16	219.87	8,579.00
624 · Water/Sewer	8,456.81	9,532.25	(1,075.44)	91,492.29	95,322.50	(3,830.21)	114,387.00
Total Utilities	15,298.20	16,006.50	(708.30)	158,022.68	160,065.00	(2,042.32)	192,078.00
Building Expense							
630 · Building Repair/Materials	2,362.41	2,083.33	279.08	19,557.19	20,833.34	(1,276.15)	25,000.00
631 · Contingency	0.00	166.67	(166.67)	2,634.26	1,666.66	967.60	2,000.00
632 · Pest Control	0.00	740.00	(740.00)	5,985.00	7,400.00	(1,415.00)	8,880.00
633 · Plumbing Repairs	223.50	833.33	(609.83)	1,543.50	8,333.34	(6,789.84)	10,000.00
634 · Electrical Repairs	0.00	416.67	(416.67)	1,053.95	4,166.66	(3,112.71)	5,000.00
636 · Cleaning Services	1,698.70	300.00	1,398.70	4,587.70	3,000.00	1,587.70	3,600.00
Total Building Expense	4,284.61	4,540.00	(255.39)	35,361.60	45,400.00	(10,038.40)	54,480.00
Grounds Expense							
642 · Lawn Service Contract	3,475.00	3,541.67	(66.67)	34,750.00	35,416.66	(666.66)	42,500.00
644 · Landscape Other	9,540.00	416.67	9,123.33	21,150.62	4,166.66	16,983.96	5,000.00
648 · Tree Service	0.00	1,833.33	(1,833.33)	17,140.00	18,333.34	(1,193.34)	22,000.00
Total Grounds Expense	13,015.00	5,791.67	7,223.33	73,040.62	57,916.66	15,123.96	69,500.00
Pool Expense							
650 · Pool Contract	450.00	340.00	110.00	4,390.00	3,400.00	990.00	4,080.00
651 · Pool Heat	58.23	583.33	(525.10)	5,627.56	5,833.34	(205.78)	7,000.00
652 · Pool Equipment & Repairs	596.24	291.67	304.57	5,684.35	2,916.66	2,767.69	3,500.00
Total Pool Expense	1,104.47	1,215.00	(110.53)	15,701.91	12,150.00	3,551.91	14,580.00
Reserves Expense							
664 · Reserve Expense	4,062.71	4,498.42	(435.71)	45,042.36	44,984.16	58.20	53,981.00

11/07/18

Village in the Pines Owners Association, inc.
Revenue & Expense Budget vs. Actual
October 2018

	<u>Oct 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
665 - Reserve Interest Transfer	493.91	0.00	493.91	493.91	0.00	493.91	0.00
Total Reserves Expense	4,556.62	4,498.42	58.20	45,536.27	44,984.16	552.11	53,981.00
Total Expense	56,135.38	47,067.59	9,067.79	476,825.23	470,986.82	5,838.41	565,702.00
Net Income	<u>(8,937.91)</u>	<u>74.25</u>	<u>(9,012.16)</u>	<u>(4,591.14)</u>	<u>431.50</u>	<u>(5,022.64)</u>	<u>0.00</u>