

**VILLAGE IN THE PINES CONDOMINIUM  
ASSOCIATION  
FINANCIAL REPORTS  
November 30, 2016**

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

12/14/16

**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 November 2016

	Nov 16	Budget	\$ Over Budget	Jan - Nov 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	41,696.67	41,696.67	0.00	458,663.37	458,663.37	0.00	500,360.00
403 · Misc. Income	225.00	0.00	225.00	1,101.29	0.00	1,101.29	0.00
404 · Reserves Income	3,253.33	3,253.33	0.00	35,758.88	35,786.63	(27.75)	39,040.00
405 · Reserve Interest	45.12			444.74			
<b>Total Income</b>	<b>45,220.12</b>	<b>44,950.00</b>	<b>270.12</b>	<b>495,968.28</b>	<b>494,450.00</b>	<b>1,518.28</b>	<b>539,400.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	11,383.21	13,333.33	(1,950.12)	116,190.22	146,666.67	(30,476.45)	160,000.00
605 · Bad Debt	0.00	569.92	(569.92)	0.00	6,269.08	(6,269.08)	6,839.00
606 · State Filing Fee	0.00	48.33	(48.33)	0.00	531.67	(531.67)	580.00
607 · Corporate Fee	0.00	5.08	(5.08)	61.25	55.92	5.33	61.00
608 · Licenses	0.00	34.00	(34.00)	400.00	374.00	26.00	408.00
609 · Bank Charges	0.00	66.67	(66.67)	469.92	733.33	(263.41)	800.00
610 · Legal Fees	2,497.50	416.67	2,080.83	3,672.00	4,583.33	(911.33)	5,000.00
612 · Accounting Fees	0.00	497.92	(497.92)	6,050.00	5,477.08	572.92	5,975.00
613 · Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
616 · Postage and Printing	252.41	333.33	(80.92)	2,150.80	3,666.67	(1,515.87)	4,000.00
618 · Management Contract	1,800.00	2,030.00	(230.00)	19,800.00	22,330.00	(2,530.00)	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>15,933.12</b>	<b>17,335.25</b>	<b>(1,402.13)</b>	<b>149,346.83</b>	<b>190,687.75</b>	<b>(41,340.92)</b>	<b>208,023.00</b>
<b>Utilities</b>							
620 · Cable	5,441.74	5,183.33	258.41	57,600.85	57,016.67	584.18	62,200.00
622 · Electric	626.18	708.33	(82.15)	7,216.97	7,791.67	(574.70)	8,500.00
624 · Water/Sewer	8,080.38	7,500.00	580.38	98,974.94	82,500.00	16,474.94	90,000.00
626 · Water Reimb by VIPNorth	(1,848.14)			(20,512.42)			
<b>Total Utilities</b>	<b>12,300.16</b>	<b>13,391.66</b>	<b>(1,091.50)</b>	<b>143,280.34</b>	<b>147,308.34</b>	<b>(4,028.00)</b>	<b>160,700.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	3,962.12	833.33	3,128.79	18,371.39	9,166.67	9,204.72	10,000.00
631 · Contingency	0.00	288.08	(288.08)	4,430.80	3,168.92	1,261.88	3,457.00
632 · Pest Control	75.00	665.00	(590.00)	6,735.00	7,315.00	(580.00)	7,980.00
633 · Plumbing Repairs	1,567.85	1,558.33	9.52	2,004.85	17,141.67	(15,136.82)	18,700.00
634 · Electrical Repairs	0.00	833.33	(833.33)	547.00	9,166.67	(8,619.67)	10,000.00
636 · Cleaning Services	1,409.80	300.00	1,109.80	3,470.69	3,300.00	170.69	3,600.00
<b>Total Building Expense</b>	<b>7,014.77</b>	<b>4,478.07</b>	<b>2,536.70</b>	<b>35,559.73</b>	<b>49,258.93</b>	<b>(13,699.20)</b>	<b>53,737.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	3,515.00	3,475.00	40.00	38,265.00	38,225.00	40.00	41,700.00
644 · Landscape Other	600.00	416.67	183.33	1,100.00	4,583.33	(3,483.33)	5,000.00
648 · Tree Service	0.00	1,558.33	(1,558.33)	7,510.00	17,141.67	(9,631.67)	18,700.00
<b>Total Grounds Expense</b>	<b>4,115.00</b>	<b>5,450.00</b>	<b>(1,335.00)</b>	<b>46,875.00</b>	<b>59,950.00</b>	<b>(13,075.00)</b>	<b>65,400.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	330.00	333.33	(3.33)	3,960.00	3,666.67	293.33	4,000.00
651 · Pool Heat	138.63	583.33	(444.70)	4,162.09	6,416.67	(2,254.58)	7,000.00
652 · Pool Equipment & Repairs	0.00	125.00	(125.00)	1,202.79	1,375.00	(172.21)	1,500.00
<b>Total Pool Expense</b>	<b>468.63</b>	<b>1,041.66</b>	<b>(573.03)</b>	<b>9,324.88</b>	<b>11,458.34</b>	<b>(2,133.46)</b>	<b>12,500.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	3,298.45	3,253.33	45.12	36,203.65	35,786.67	416.98	39,040.00
<b>Total Reserves Expense</b>	<b>3,298.45</b>	<b>3,253.33</b>	<b>45.12</b>	<b>36,203.65</b>	<b>35,786.67</b>	<b>416.98</b>	<b>39,040.00</b>
<b>Total Expense</b>	<b>43,130.13</b>	<b>44,949.97</b>	<b>(1,819.84)</b>	<b>420,590.43</b>	<b>494,450.03</b>	<b>(73,859.60)</b>	<b>539,400.00</b>
<b>Net Income</b>	<b>2,089.99</b>	<b>0.03</b>	<b>2,089.96</b>	<b>75,377.85</b>	<b>(0.03)</b>	<b>75,377.88</b>	<b>0.00</b>