

**VILLAGE IN THE PINES OWNERS ASSOC., INC.**  
**FINANCIAL REPORTS**  
**November 30, 2017**

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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 November 30, 2017

	Nov 30, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
102 · Cad Checking -9262	203,569.43
104 · Cad Res M/M-9270	191,457.33
Total Checking/Savings	395,026.76
Accounts Receivable	
108 · Accounts Receivable	(10,307.51)
Total Accounts Receivable	(10,307.51)
Other Current Assets	
110 · Prepaid Insurance	31,585.00
149 · Undeposited Funds	970.00
Total Other Current Assets	32,555.00
Total Current Assets	417,274.25
<b>TOTAL ASSETS</b>	<b>417,274.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	4,804.40
Total Accounts Payable	4,804.40
Total Current Liabilities	4,804.40
Total Liabilities	4,804.40
Equity	
Reserves	
302 · Pool	26,459.11
303 · Solar Panel	6,444.65
304 · Clubhouse Roof	17,295.52
305 · Clubhouse A/C	2,852.84
306 · Paving	62,966.18
307 · Clubhouse Painting	6,357.78
308 · Insurance Deductible	362.00
309 · Underground Utilities	38,889.57
310 · Landscaping Trees	24,328.30
311 · Capital Improvements	4,910.43
315 · Reserve Interest	590.95
Total Reserves	191,457.33
301 · General Fund	248,151.30
350 · Prior Period Adjustment	(13,247.75)
Net Income	(13,891.03)
Total Equity	412,469.85
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>417,274.25</b>

**Village in the Pines Owners Association, inc.**  
**Revenue & Expense Budget vs. Actual**  
**November 2017**

	Nov 17	Budget	\$ Over Budget	Jan - Nov 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	41,429.83	41,430.50	(0.67)	455,728.17	455,735.50	(7.33)	497,166.00
403 · Misc. Income	100.00			1,910.00			
404 · Reserves Income	3,520.17	3,520.17	0.00	38,721.83	38,721.83	0.00	42,242.00
405 · Reserve Interest	52.74			590.95			
406 · VIP North W&S Reimbursements	1,778.05	2,103.33	(325.28)	20,731.16	23,136.67	(2,405.51)	25,240.00
<b>Total Income</b>	<b>46,880.79</b>	<b>47,054.00</b>	<b>(173.21)</b>	<b>517,682.11</b>	<b>517,594.00</b>	<b>88.11</b>	<b>564,648.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	10,578.65	12,410.42	(1,831.77)	118,049.75	136,514.58	(18,464.83)	148,925.00
605 · Bad Debt	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	5,000.00
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	33.33	(33.33)	500.35	366.67	133.68	400.00
609 · Bank Charges	0.00	66.67	(66.67)	367.26	733.33	(366.07)	800.00
610 · Legal Fees	0.00	416.67	(416.67)	4,365.00	4,583.33	(218.33)	5,000.00
612 · Accounting Fees	2,550.00	458.33	2,091.67	2,650.00	5,041.67	(2,391.67)	5,500.00
613 · Taxes	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00
616 · Postage and Printing	239.72	333.33	(93.61)	1,815.57	3,666.67	(1,851.10)	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	871.22	125.00	746.22	2,932.88	1,375.00	1,557.88	1,500.00
<b>Total Administrative Expense</b>	<b>16,039.59</b>	<b>16,290.42</b>	<b>(250.83)</b>	<b>150,542.06</b>	<b>179,505.58</b>	<b>(28,963.52)</b>	<b>196,376.00</b>
<b>Utilities</b>							
620 · Cable	5,770.19	5,398.50	371.69	61,865.97	59,383.50	2,482.47	64,782.00
622 · Electric	696.99	676.50	20.49	7,027.28	7,441.50	(414.22)	8,118.00
624 · Water/Sewer	7,774.46	9,195.83	(1,421.37)	90,641.10	101,154.17	(10,513.07)	110,350.00
<b>Total Utilities</b>	<b>14,241.64</b>	<b>15,270.83</b>	<b>(1,029.19)</b>	<b>159,534.35</b>	<b>167,979.17</b>	<b>(8,444.82)</b>	<b>183,250.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	2,933.00	2,083.33	849.67	19,106.11	22,916.67	(3,810.56)	25,000.00
631 · Contingency	0.00	541.67	(541.67)	3,325.31	5,958.33	(2,633.02)	6,500.00
632 · Pest Control	75.00	740.00	(665.00)	9,380.00	8,140.00	1,240.00	8,880.00
633 · Plumbing Repairs	1,797.00	833.33	963.67	29,123.50	9,166.67	19,956.83	10,000.00
634 · Electrical Repairs	0.00	833.33	(833.33)	0.00	9,166.67	(9,166.67)	10,000.00
636 · Cleaning Services	1,788.90	300.00	1,488.90	4,782.76	3,300.00	1,482.76	3,600.00
<b>Total Building Expense</b>	<b>6,593.90</b>	<b>5,331.66</b>	<b>1,262.24</b>	<b>65,717.68</b>	<b>58,648.34</b>	<b>7,069.34</b>	<b>63,980.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	3,475.00	3,475.00	0.00	38,225.00	38,225.00	0.00	41,700.00
644 · Landscape Other	81.82	416.67	(334.85)	14,169.36	4,583.33	9,586.03	5,000.00
648 · Tree Service	39,390.00	1,558.33	37,831.67	52,480.00	17,141.67	35,338.33	18,700.00
<b>Total Grounds Expense</b>	<b>42,946.82</b>	<b>5,450.00</b>	<b>37,496.82</b>	<b>104,874.36</b>	<b>59,950.00</b>	<b>44,924.36</b>	<b>65,400.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	340.00	366.67	(26.67)	3,740.00	4,033.33	(293.33)	4,400.00
651 · Pool Heat	70.04	583.33	(513.29)	3,659.62	6,416.67	(2,757.05)	7,000.00
652 · Pool Equipment & Repairs	536.35	166.67	369.68	4,192.29	1,833.33	2,358.96	2,000.00
<b>Total Pool Expense</b>	<b>946.39</b>	<b>1,116.67</b>	<b>(170.28)</b>	<b>11,591.91</b>	<b>12,283.33</b>	<b>(691.42)</b>	<b>13,400.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	3,572.91	3,520.17	52.74	39,312.78	38,721.83	590.95	42,242.00
<b>Total Reserves Expense</b>	<b>3,572.91</b>	<b>3,520.17</b>	<b>52.74</b>	<b>39,312.78</b>	<b>38,721.83</b>	<b>590.95</b>	<b>42,242.00</b>
<b>Total Expense</b>	<b>84,341.25</b>	<b>46,979.75</b>	<b>37,361.50</b>	<b>531,573.14</b>	<b>517,088.25</b>	<b>14,484.89</b>	<b>564,648.00</b>
<b>Net Income</b>	<b>(37,460.46)</b>	<b>74.25</b>	<b>(37,534.71)</b>	<b>(13,891.03)</b>	<b>505.75</b>	<b>(14,396.78)</b>	<b>0.00</b>