

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

**Village in the Pines Owners Association, inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
 As of November 30, 2018

	Nov 30, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
102 · Cad Checking -9262	214,745.89
104 · Cad Res M/M-9270	202,437.29
<b>Total Checking/Savings</b>	417,183.18
<b>Accounts Receivable</b>	
108 · Accounts Receivable	(10,527.38)
<b>Total Accounts Receivable</b>	(10,527.38)
<b>Other Current Assets</b>	
110 · Prepaid Insurance	30,975.19
<b>Total Other Current Assets</b>	30,975.19
<b>Total Current Assets</b>	437,630.99
<b>TOTAL ASSETS</b>	<b>437,630.99</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200 · Accounts Payable	8,931.57
<b>Total Accounts Payable</b>	8,931.57
<b>Total Current Liabilities</b>	8,931.57
<b>Total Liabilities</b>	8,931.57
<b>Equity</b>	
<b>Reserves</b>	
302 · Pool	34,391.60
303 · Solar Panel	8,127.65
304 · Clubhouse Roof	20,778.40
305 · Clubhouse A/C	4,726.76
306 · Paving	76,556.29
307 · Clubhouse Painting	7,214.69
308 · Insurance Deductible	362.00
309 · Underground Utilities	40,157.70
310 · Landscaping Trees	3,953.61
311 · Capital Improvements	5,558.87
315 · Reserve Interest	609.72
<b>Total Reserves</b>	202,437.29
301 · General Fund	228,393.52
<b>Net Income</b>	(2,131.39)
<b>Total Equity</b>	428,699.42
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>437,630.99</b>

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

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fee	40,451.58	40,463.17	(11.59)	444,967.42	445,094.83	(127.41)	485,558.00
403 · Misc. Income	100.00	0.00	100.00	1,355.13	0.00	1,355.13	0.00
404 · Reserves Income	4,498.42	4,498.42	0.00	49,482.58	49,482.58	0.00	53,981.00
405 · Reserve Interest	57.61	0.00	57.61	609.72	0.00	609.72	0.00
406 · VIP North W&S Reimbursements	1,802.99	2,180.25	(377.26)	22,729.84	23,982.75	(1,252.91)	26,163.00
<b>Total Income</b>	<b>46,910.60</b>	<b>47,141.84</b>	<b>(231.24)</b>	<b>519,144.69</b>	<b>518,560.16</b>	<b>584.53</b>	<b>565,702.00</b>
<b>Gross Profit</b>	<b>46,910.60</b>	<b>47,141.84</b>	<b>(231.24)</b>	<b>519,144.69</b>	<b>518,560.16</b>	<b>584.53</b>	<b>565,702.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	10,364.79	11,537.33	(1,172.54)	116,358.62	126,910.67	(10,552.05)	138,448.00
605 · Bad Debt	0.00	310.00	(310.00)	0.00	3,410.00	(3,410.00)	3,720.00
606 · State Filing Fee	0.00	580.00	(580.00)	0.00	580.00	(580.00)	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	458.33	(57.98)	500.00
609 · Bank Charges	0.00	33.33	(33.33)	335.14	366.67	(31.53)	400.00
610 · Legal Fees	0.00	416.67	(416.67)	15,919.64	4,583.33	11,336.31	5,000.00
612 · Accounting Fees	0.00	441.67	(441.67)	2,775.00	4,858.33	(2,083.33)	5,300.00
613 · Taxes	0.00	0.00	0.00	100.00	250.00	(150.00)	250.00
616 · Postage and Printing	63.51	208.33	(144.82)	3,211.55	2,291.67	919.88	2,500.00
618 · Management Contract	1,800.00	1,800.00	0.00	19,800.00	19,800.00	0.00	21,600.00
619 · Security Company	242.89	227.00	15.89	2,671.79	2,497.00	174.79	2,724.00
<b>Total Administrative Expense</b>	<b>12,471.19</b>	<b>15,596.00</b>	<b>(3,124.81)</b>	<b>161,633.34</b>	<b>166,067.00</b>	<b>(4,433.66)</b>	<b>181,083.00</b>
<b>Utilities</b>							
620 · Cable	6,123.24	5,759.33	363.91	65,284.60	63,352.67	1,931.93	69,112.00
622 · Electric	708.03	714.92	(6.89)	8,077.06	7,864.08	212.98	8,579.00
624 · Water/Sewer	7,883.35	9,532.25	(1,648.90)	99,375.64	104,854.75	(5,479.11)	114,387.00
<b>Total Utilities</b>	<b>14,714.62</b>	<b>16,006.50</b>	<b>(1,291.88)</b>	<b>172,737.30</b>	<b>176,071.50</b>	<b>(3,334.20)</b>	<b>192,078.00</b>
<b>Building Expense</b>							
630 · Building Repair/Materials	3,633.24	2,083.33	1,549.91	23,190.43	22,916.67	273.76	25,000.00
631 · Contingency	265.31	166.67	98.64	2,899.57	1,833.33	1,066.24	2,000.00
632 · Pest Control	0.00	740.00	(740.00)	5,985.00	8,140.00	(2,155.00)	8,880.00
633 · Plumbing Repairs	400.00	833.33	(433.33)	1,943.50	9,166.67	(7,223.17)	10,000.00
634 · Electrical Repairs	0.00	416.67	(416.67)	1,053.95	4,583.33	(3,529.38)	5,000.00
636 · Cleaning Services	0.00	300.00	(300.00)	4,587.70	3,300.00	1,287.70	3,600.00
<b>Total Building Expense</b>	<b>4,298.55</b>	<b>4,540.00</b>	<b>(241.45)</b>	<b>39,660.15</b>	<b>49,940.00</b>	<b>(10,279.85)</b>	<b>54,480.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	3,475.00	3,541.67	(66.67)	38,225.00	38,958.33	(733.33)	42,500.00
644 · Landscape Other	2,732.00	416.67	2,315.33	23,882.62	4,583.33	19,299.29	5,000.00
648 · Tree Service	1,500.00	1,833.33	(333.33)	18,640.00	20,166.67	(1,526.67)	22,000.00
<b>Total Grounds Expense</b>	<b>7,707.00</b>	<b>5,791.67</b>	<b>1,915.33</b>	<b>80,747.62</b>	<b>63,708.33</b>	<b>17,039.29</b>	<b>69,500.00</b>
<b>Pool Expense</b>							
650 · Pool Contract	450.00	340.00	110.00	4,840.00	3,740.00	1,100.00	4,080.00
651 · Pool Heat	40.12	583.33	(543.21)	5,667.68	6,416.67	(748.99)	7,000.00
652 · Pool Equipment & Repairs	213.34	291.67	(78.33)	5,897.69	3,208.33	2,689.36	3,500.00
<b>Total Pool Expense</b>	<b>703.46</b>	<b>1,215.00</b>	<b>(511.54)</b>	<b>16,405.37</b>	<b>13,365.00</b>	<b>3,040.37</b>	<b>14,580.00</b>
<b>Reserves Expense</b>							
664 · Reserve Expense	4,556.03	4,498.42	57.61	49,598.39	49,482.58	115.81	53,981.00
665 · Reserve Interest Transfer	0.00	0.00	0.00	493.91	0.00	493.91	0.00

12/10/18

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

	<u>Nov 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Total Reserves Expense	4,556.03	4,498.42	57.61	50,092.30	49,482.58	609.72	53,981.00
Total Expense	44,450.85	47,647.59	(3,196.74)	521,276.08	518,634.41	2,641.67	565,702.00
Net Income	<u>2,459.75</u>	<u>(505.75)</u>	<u>2,965.50</u>	<u>(2,131.39)</u>	<u>(74.25)</u>	<u>(2,057.14)</u>	<u>0.00</u>