

VILLAGE IN THE PINES OWNERS ASSOC., INC.
FINANCIAL REPORTS
November 30, 2020

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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, 2020

	Nov 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating	
102 · Cad OP 9262	172,135.09
Due to/from Operating	3,900.00
Total Operating	176,035.09
Reserve Accts	
105 · Cad MM 4977	204,729.78
Due to/from Reserves	(3,900.00)
Total Reserve Accts	200,829.78
Total Checking/Savings	376,864.87
Accounts Receivable	
108 · Accounts Receivable	(8,621.55)
Total Accounts Receivable	(8,621.55)
Other Current Assets	
110 · Prepaid Insurance	41,944.38
149 · Undeposited Funds	930.00
Total Other Current Assets	42,874.38
Total Current Assets	411,117.70
TOTAL ASSETS	411,117.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	5,007.47
Total Accounts Payable	5,007.47
Other Current Liabilities	
205 · Accrued Expense	350.00
220 · Loan Payable-Insurance	39,844.89
Total Other Current Liabilities	40,194.89
Total Current Liabilities	45,202.36
Total Liabilities	45,202.36
Equity	
Reserves	200,829.78
301 · General Fund	220,954.45
350 · Prior Period Adjustment	(654.67)
Net Income	(55,214.22)
Total Equity	365,915.34
TOTAL LIABILITIES & EQUITY	411,117.70

Village in the Pines Owners Association, inc.
Revenue & Expense Budget vs. Actual
November 2020

	Nov 20	Budget	\$ Over Budget	Jan - Nov 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
401 · Maintenance Fee	39,243.58	39,301.67	(58.09)	431,679.38	432,318.33	(638.95)	471,620.00
403 · Misc. Income	283.86	0.00	283.86	3,635.31	0.00	3,635.31	0.00
404 · Reserves Income	5,706.42	5,706.42	0.00	62,770.62	62,770.62	0.00	68,477.00
405 · Reserve Interest	25.08	0.00	25.08	472.70	0.00	472.70	0.00
406 · VIP North W&S Reimbursements	2,102.09	1,906.00	196.09	24,354.78	20,966.00	3,388.78	22,872.00
410 · Operating Interest Income	0.00	0.00	0.00	1,609.46	0.00	1,609.46	0.00
Total Income	47,361.03	46,914.09	446.94	524,522.25	516,054.95	8,467.30	562,969.00
Gross Profit	47,361.03	46,914.09	446.94	524,522.25	516,054.95	8,467.30	562,969.00
Expense							
Administrative Expense							
604 · Property Insurance	13,981.46	12,069.25	1,912.21	147,464.64	132,761.75	14,702.89	144,831.00
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	48.33	(48.33)	0.00	531.67	(531.67)	580.00
607 · Corporate Fee	0.00	5.08	(5.08)	81.25	55.92	25.33	61.00
608 · Licenses	0.00	33.33	(33.33)	400.00	366.67	33.33	400.00
609 · Bank Charges	0.00	2.50	(2.50)	302.47	27.50	274.97	30.00
610 · Legal Fees	7,387.28	458.33	6,928.95	18,203.54	5,041.67	13,161.87	5,500.00
612 · Accounting Fees	0.00	425.00	(425.00)	2,850.00	4,675.00	(1,825.00)	5,100.00
613 · Taxes	0.00	12.50	(12.50)	0.00	137.50	(137.50)	150.00
616 · Postage/ Printing/Office Svc	301.09	291.67	9.42	4,434.23	3,208.33	1,225.90	3,500.00
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	257.47	242.92	14.55	2,802.99	2,672.08	130.91	2,915.00
Total Administrative Expense	23,727.30	15,698.91	8,028.39	196,339.12	172,688.09	23,651.03	188,387.00
Building Expense							
630 · Building Repair/Materials	1,526.98	1,250.00	276.98	33,935.39	13,750.00	20,185.39	15,000.00
631 · Contingency	0.00	166.67	(166.67)	45.67	1,833.33	(1,787.66)	2,000.00
632 · Pest Control	428.00	665.00	(237.00)	15,055.31	7,315.00	7,740.31	7,980.00
633 · Plumbing Repairs	0.00	250.00	(250.00)	3,718.21	2,750.00	968.21	3,000.00
634 · Electrical Repairs	0.00	125.00	(125.00)	1,275.00	1,375.00	(100.00)	1,500.00
636 · Cleaning Services	350.00	330.58	19.42	3,714.58	3,636.42	78.16	3,967.00
Total Building Expense	2,304.98	2,787.25	(482.27)	57,744.16	30,659.75	27,084.41	33,447.00
Grounds Expense							
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	150.00	583.33	(433.33)	1,024.09	6,416.67	(5,392.58)	7,000.00
648 · Tree Service	0.00	1,041.67	(1,041.67)	9,739.99	11,458.33	(1,718.34)	12,500.00
Total Grounds Expense	3,625.00	5,100.00	(1,475.00)	48,989.08	56,100.00	(7,110.92)	61,200.00
Pool Expense							
650 · Pool Contract	500.00	450.00	50.00	5,700.00	4,950.00	750.00	5,400.00
651 · Pool Heat	171.63	879.83	(708.20)	5,307.68	9,678.17	(4,370.49)	10,558.00
652 · Pool Equipment & Repairs	0.00	291.67	(291.67)	13,677.00	3,208.33	10,468.67	3,500.00
Total Pool Expense	671.63	1,621.50	(949.87)	24,684.68	17,836.50	6,848.18	19,458.00
Reserves Expense							

Village in the Pines Owners Association, inc.
Revenue & Expense Budget vs. Actual
 November 2020

	<u>Nov 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
664 · Reserve Expense	5,731.50	5,706.42	25.08	63,243.32	62,770.58	472.74	68,477.00
Total Reserves Expense	5,731.50	5,706.42	25.08	63,243.32	62,770.58	472.74	68,477.00
Utilities							
620 · Cable	6,966.38	7,000.00	(33.62)	74,005.74	77,000.00	(2,994.26)	84,000.00
622 · Electric	764.28	666.67	97.61	8,248.11	7,333.33	914.78	8,000.00
624 · Water/Sewer	9,190.55	8,333.33	857.22	106,482.26	91,666.67	14,815.59	100,000.00
Total Utilities	16,921.21	16,000.00	921.21	188,736.11	176,000.00	12,736.11	192,000.00
Total Expense	52,981.62	46,914.08	6,067.54	579,736.47	516,054.92	63,681.55	562,969.00
Net Income	<u>(5,620.59)</u>	<u>0.01</u>	<u>(5,620.60)</u>	<u>(55,214.22)</u>	<u>0.03</u>	<u>(55,214.25)</u>	<u>0.00</u>