

North East Pine Village HOA

Balance Sheet
As of 12/31/19

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$ 500.00	
10105	CAB Checking	(51,391.53)	
	Total Operating Accounts		\$ (50,891.53)

RESERVES

10205	CAB M/M	\$ 35,894.03	
	Total Reserves		\$ 35,894.03

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$ 427,055.02	
10480	A/R Late Charges	64,798.03	
10490	A/R Legal Fees	153,267.86	
10515	A/R Other	7,350.00	
10520	A/R Opening Balance	740,394.08	
10550	A/R Repairs	965.86	
	Total Accounts Receivable		\$ 1,393,830.85

OTHER ASSETS

10620	Prepaid Insurance	\$ 3,923.87	
	Total Other Assets		\$ 3,923.87

		\$ 1,382,757.22
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		\$ 1,382,757.22
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

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PREPAIDS-HOA

23100	Prepaid-Assessments	\$ 25,328.80	
23110	Prepaid-Legal	1,299.13	
23130	Prepaid-Other	1,650.00	
	Total Prepaids		\$ 28,277.93

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Balance Sheet
As of 12/31/19

TOTAL CURRENT LIABILITIES			\$ 28,277.93
RESERVES:			
28100	Beginning YR Balance	\$ 8,008.33	
28200	2019 Reserves	257,148.00	
28255	Reserve Loan to Checking	(1,000.00)	
28300	Interest Income	88.49	
28400	Capital Expenses	(228,350.79)	
	Total Reserves	\$ 35,894.03	
	TOTAL RESERVES		\$ 35,894.03
MEMBER'S EQUITY:			
HOMEOWNERS CAPITAL			
30405	Prior Years Equity	\$ 65,582.48	
30466	Accrual Basis Equity	(62,045.69)	
30475	Homeowners Equity	3,336.65	
30485	Reserve Loans	1,000.00	
30499	Unrestricted Net Assets	1,406,430.59	
	Total Homeowners Capital	\$ 1,414,304.03	
	Current Year Net Income/(Loss)	\$ (95,718.77)	
	Total Member's Equity		\$ 1,318,585.26
	TOTAL LIABILITIES & EQUITY		\$ 1,382,757.22

North East Pine Village HOA

Income/Expense Statement Period: 12/01/19 to 12/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	59,486.28	85,359.00	(25,872.72)	725,616.07	1,024,308.00	(298,691.93)	1,024,308.00
41002	Allowance-Uncollectable/Defer	.00	(8,535.00)	8,535.00	.00	(102,420.00)	102,420.00	(102,420.00)
41065	Opening Balances	586.50	15,000.00	(14,413.50)	49,697.46	180,000.00	(130,302.54)	180,000.00
43100	Interest - Checking	1.57	5.00	(3.43)	29.54	60.00	(30.46)	60.00
43200	Late Fees	1,245.30	500.00	745.30	10,367.17	6,000.00	4,367.17	6,000.00
43400	Legal Fees	2,045.00	5,845.00	(3,800.00)	12,121.05	70,140.00	(58,018.95)	70,140.00
43500	Misc Income	(200.00)	.00	(200.00)	(5,400.00)	.00	(5,400.00)	.00
43510	NSF Check Fees	50.00	25.00	25.00	225.00	300.00	(75.00)	300.00
43700	Repairs	250.00	.00	250.00	1,604.96	.00	1,604.96	.00
43860	Transfer Fees	.00	.00	.00	600.00	.00	600.00	.00
51000	Rental Income	850.00	.00	850.00	8,400.00	.00	8,400.00	.00
	Subtotal Income	64,314.65	98,199.00	(33,884.35)	803,261.25	1,178,388.00	(375,126.75)	1,178,388.00
EXPENSES								
Administrative								
62015	Audit	.00	4,240.00	4,240.00	860.00	5,100.00	4,240.00	5,100.00
62020	Bank Charges	10.00	70.00	60.00	190.00	240.00	50.00	240.00
62120	Copies	14.90	1,145.00	1,130.10	2,404.10	3,600.00	1,195.90	3,600.00
62140	Legal	9,103.23	204,590.00	195,486.77	105,874.23	318,240.00	212,365.77	318,240.00
62145	Legal - Corporate	1,485.45	.00	(1,485.45)	27,113.87	11,100.00	(16,013.87)	11,100.00
62150	License/Fees/Permits	.00	60.00	60.00	.00	60.00	60.00	60.00
62160	Management Fee	6,675.00	6,675.00	.00	80,100.00	80,100.00	.00	80,100.00
62165	Meetings	.00	700.00	700.00	198.00	900.00	702.00	900.00
62200	Office-Miscellaneous	3,588.70	12,755.00	9,166.30	8,740.37	18,000.00	9,259.63	18,000.00
62285	Postage	446.45	2,880.00	2,433.55	3,520.54	6,000.00	2,479.46	6,000.00
62300	Website	.00	.00	.00	189.72	.00	(189.72)	.00
	Administrative	21,323.73	233,115.00	211,791.27	229,190.83	443,340.00	214,149.17	443,340.00
Utilities								
63100	Gas	45.60	.00	(45.60)	385.25	240.00	(145.25)	240.00
63200	Electricity	1,578.68	3,110.00	1,531.32	18,063.06	21,000.00	2,936.94	21,000.00
63300	Sewer & Water	.00	215.00	215.00	12.27	300.00	287.73	300.00
63400	Telephone	341.24	.00	(341.24)	1,860.72	1,380.00	(480.72)	1,380.00
	Utilities	1,965.52	3,325.00	1,359.48	20,321.30	22,920.00	2,598.70	22,920.00
Contracts								
64050	Alarm/Cameras	129.44	175.00	45.56	1,125.50	1,200.00	74.50	1,200.00
64120	Landscape	6,490.00	6,405.00	(85.00)	82,529.58	80,400.00	(2,129.58)	80,400.00
64130	Trash Service	4,576.10	4,280.00	(296.10)	54,015.40	52,800.00	(1,215.40)	52,800.00

North East Pine Village HOA

Income/Expense Statement
 Period: 12/01/19 to 12/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Reserves								
70000	Reserves	21,429.00	21,429.00	.00	257,148.00	257,148.00	.00	257,148.00
	Reserves	21,429.00	21,429.00	.00	257,148.00	257,148.00	.00	257,148.00
	TOTAL EXPENSES	78,923.96	389,369.00	310,445.04	898,980.02	1,178,388.00	279,407.98	1,178,388.00
	Current Year Net Income/(loss)	(14,609.31)	(291,170.00)	276,560.69	(95,718.77)	.00	(95,718.77)	.00