

North East Pine Village HOA

Balance Sheet
As of 01/31/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00
10105	CAB Checking		123,872.81
			\$ 124,372.81

RESERVES

10205	CAB M/M	\$	24,985.82
			\$ 24,985.82

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	675,921.82
10480	A/R Late Charges		101,273.82
10490	A/R Legal Fees		304,356.91
10515	A/R Other		8,441.10
10520	A/R Opening Balance		572,113.90
10545	A/R Rent		541,061.40
10550	A/R Repairs		24,594.04
			\$ 2,227,762.99

OTHER ASSETS

Total Other Assets	\$.00
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TOTAL CURRENT ASSETS	\$	2,377,121.62
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TOTAL ASSETS	\$	2,377,121.62
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable	\$.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	28,247.53
23110	Prepaid-Legal		4,311.79
			\$ 32,559.32

North East Pine Village HOA

Balance Sheet
As of 01/31/22

TOTAL CURRENT LIABILITIES \$ 32,559.32

RESERVES:

28100	Beginning YR Balance	\$ 34,961.39
28200	2022 Reserves	12,961.00
28300	Interest Income	2.68
28400	Capital Expenses	(22,939.25)

Total Reserves \$ 24,985.82

TOTAL RESERVES \$ 24,985.82

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 121,165.44
30466	Accrual Basis Equity	2,195,203.67

Total Homeowners Capital \$ 2,316,369.11

Current Year Net Income/(Loss) \$ 3,207.37

Total Member's Equity \$ 2,319,576.48

TOTAL LIABILITIES & EQUITY \$ 2,377,121.62

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North East Pine Village HOA

Income/Expense Statement Period: 01/01/22 to 01/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	61,915.25	85,191.00	(23,275.75)	61,915.25	85,191.00	(23,275.75)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(12,500.00)	12,500.00	(150,000.00)
41065	Opening Balances	(1,516.31)	3,000.00	(4,516.31)	(1,516.31)	3,000.00	(4,516.31)	36,000.00
43100	Interest - Checking	6.14	5.00	1.14	6.14	5.00	1.14	60.00
43200	Late Fees	1,783.35	1,800.00	(16.65)	1,783.35	1,800.00	(16.65)	21,600.00
43400	Legal Fees	17,496.54	5,000.00	12,496.54	17,496.54	5,000.00	12,496.54	60,000.00
43500	Misc Income	(250.00)	.00	(250.00)	(250.00)	.00	(250.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	.00	25.00	(25.00)	300.00
43700	Repairs	53.88	.00	53.88	53.88	.00	53.88	.00
43860	Transfer Fees	.30	.00	.30	.30	.00	.30	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	.00	1,700.00	(1,700.00)	20,400.00
	Subtotal Income	79,489.15	84,221.00	(4,731.85)	79,489.15	84,221.00	(4,731.85)	1,010,652.00
EXPENSES								
Administrative								
62015	Audit	.00	.00	.00	.00	.00	.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	10.00	10.00	.00	240.00
62120	Copies	47.30	50.00	2.70	47.30	50.00	2.70	3,600.00
62140	Legal	10,718.02	10,720.00	1.98	10,718.02	10,720.00	1.98	240,000.00
62145	Legal - Corporate	1,941.38	1,945.00	3.62	1,941.38	1,945.00	3.62	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	120.00
62160	Management Fee	6,675.00	6,675.00	.00	6,675.00	6,675.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	527.88	530.00	2.12	527.88	530.00	2.12	18,000.00
62285	Postage	400.34	405.00	4.66	400.34	405.00	4.66	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	20,319.92	20,335.00	15.08	20,319.92	20,335.00	15.08	387,960.00
Utilities								
63100	Gas	27.36	30.00	2.64	27.36	30.00	2.64	480.00
63200	Electricity	1,425.70	1,430.00	4.30	1,425.70	1,430.00	4.30	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.48	250.00	(8.48)	258.48	250.00	(8.48)	3,000.00
	Utilities	1,711.54	1,710.00	(1.54)	1,711.54	1,710.00	(1.54)	21,780.00
Contracts								
64050	Alarm/Cameras	135.51	135.00	(.51)	135.51	135.00	(.51)	1,620.00
64120	Landscape	6,490.00	6,500.00	10.00	6,490.00	6,500.00	10.00	78,000.00

North East Pine Village HOA

Income/Expense Statement Period: 01/01/22 to 01/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64130	Trash Service	4,961.35	4,965.00	3.65	4,961.35	4,965.00	3.65	59,580.00
64160	Security-Courtesy Patrol	6,200.00	6,200.00	.00	6,200.00	6,200.00	.00	81,840.00
	Contracts	17,786.86	17,800.00	13.14	17,786.86	17,800.00	13.14	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	990.00	1,000.00	10.00	990.00	1,000.00	10.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	421.63	425.00	3.37	421.63	425.00	3.37	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	7,000.00	7,000.00	.00	7,000.00	7,000.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	.00	.00	.00	28,800.00
65750	Plumbing Repairs	1,718.09	1,720.00	1.91	1,718.09	1,720.00	1.91	10,800.00
65800	Roof Repairs	550.00	550.00	.00	550.00	550.00	.00	6,000.00
65900	Supplies	.00	.00	.00	.00	.00	.00	13,800.00
	Maintenance	10,679.72	10,695.00	15.28	10,679.72	10,695.00	15.28	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	12,822.74	12,825.00	2.26	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	12,822.74	12,825.00	2.26	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	12,961.00	12,961.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	12,961.00	12,961.00	.00	155,532.00
	TOTAL EXPENSES	76,281.78	76,326.00	44.22	76,281.78	76,326.00	44.22	1,010,652.00

North East Pine Village HOA

Income/Expense Statement Period: 01/01/22 to 01/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Current Year Net Income/(loss)	3,207.37	7,895.00	(4,687.63)	3,207.37	7,895.00	(4,687.63)	.00
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North East Pine Village HOA

Balance Sheet
As of 02/28/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$ 500.00	
10105	CAB Checking	143,357.92	
	Total Operating Accounts		\$ 143,857.92

RESERVES

10205	CAB M/M	\$ 9,055.57	
	Total Reserves		\$ 9,055.57

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$ 665,392.66	
10480	A/R Late Charges	104,203.82	
10490	A/R Legal Fees	295,905.55	
10515	A/R Other	8,265.80	
10520	A/R Opening Balance	566,198.24	
10545	A/R Rent	554,676.40	
10550	A/R Repairs	24,567.55	
	Total Accounts Receivable		\$ 2,219,210.02

OTHER ASSETS

	Total Other Assets		\$.00
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	TOTAL CURRENT ASSETS		\$ 2,372,123.51
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	TOTAL ASSETS		\$ 2,372,123.51
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

	Total Accounts Payable		\$.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$ 27,348.21	
23110	Prepaid-Legal	4,081.64	
	Total Prepaids		\$ 31,429.85

North East Pine Village HOA

Balance Sheet
As of 02/28/22

TOTAL CURRENT LIABILITIES \$ 31,429.85

RESERVES:

28100	Beginning YR Balance	\$ 34,961.39
28200	2022 Reserves	25,922.00
28300	Interest Income	5.43
28400	Capital Expenses	(51,833.25)

Total Reserves \$ 9,055.57

TOTAL RESERVES \$ 9,055.57

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 121,165.44
30466	Accrual Basis Equity	2,187,780.17

Total Homeowners Capital \$ 2,308,945.61

Current Year Net Income/(Loss) \$ 22,692.48

Total Member's Equity \$ 2,331,638.09

TOTAL LIABILITIES & EQUITY \$ 2,372,123.51

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North East Pine Village HOA

Income/Expense Statement Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	70,067.09	85,191.00	(15,123.91)	131,982.34	170,382.00	(38,399.66)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(25,000.00)	25,000.00	(150,000.00)
41065	Opening Balances	2,590.65	3,000.00	(409.35)	1,074.34	6,000.00	(4,925.66)	36,000.00
43100	Interest - Checking	6.15	5.00	1.15	12.29	10.00	2.29	60.00
43200	Late Fees	834.20	1,800.00	(965.80)	2,617.55	3,600.00	(982.45)	21,600.00
43400	Legal Fees	21,238.43	5,000.00	16,238.43	38,734.97	10,000.00	28,734.97	60,000.00
43500	Misc Income	(250.00)	.00	(250.00)	(500.00)	.00	(500.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	.00	50.00	(50.00)	300.00
43700	Repairs	582.38	.00	582.38	636.26	.00	636.26	.00
43860	Transfer Fees	.30	.00	.30	.60	.00	.60	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	.00	3,400.00	(3,400.00)	20,400.00
	Subtotal Income	95,069.20	84,221.00	10,848.20	174,558.35	168,442.00	6,116.35	1,010,652.00
EXPENSES								
Administrative								
62015	Audit	201.00	205.00	4.00	201.00	205.00	4.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	20.00	20.00	.00	240.00
62120	Copies	153.80	155.00	1.20	201.10	205.00	3.90	3,600.00
62140	Legal	29,877.76	29,880.00	2.24	40,595.78	40,600.00	4.22	240,000.00
62145	Legal - Corporate	1,006.79	1,010.00	3.21	2,948.17	2,955.00	6.83	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	120.00
62160	Management Fee	6,675.00	6,675.00	.00	13,350.00	13,350.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	910.47	915.00	4.53	1,438.35	1,445.00	6.65	18,000.00
62285	Postage	588.43	590.00	1.57	988.77	995.00	6.23	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	39,423.25	39,440.00	16.75	59,743.17	59,775.00	31.83	387,960.00
Utilities								
63100	Gas	37.70	40.00	2.30	65.06	70.00	4.94	480.00
63200	Electricity	1,439.88	1,440.00	.12	2,865.58	2,870.00	4.42	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.65	260.00	1.35	517.13	510.00	(7.13)	3,000.00
	Utilities	1,736.23	1,740.00	3.77	3,447.77	3,450.00	2.23	21,780.00
Contracts								
64050	Alarm/Cameras	197.29	200.00	2.71	332.80	335.00	2.20	1,620.00
64120	Landscape	6,490.00	6,490.00	.00	12,980.00	12,990.00	10.00	78,000.00

North East Pine Village HOA

Income/Expense Statement Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64130	Trash Service	4,961.35	4,965.00	3.65	9,922.70	9,930.00	7.30	59,580.00
64160	Security-Courtesy Patrol	.00	.00	.00	6,200.00	6,200.00	.00	241,840.00
	Contracts	11,648.64	11,655.00	6.36	29,435.50	29,455.00	19.50	381,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	1,468.00	1,470.00	2.00	2,458.00	2,470.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	421.63	425.00	3.37	843.26	850.00	6.74	8,100.00
65455	Fire Systems/Safety Maint	105.00	105.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	5,320.00	5,320.00	.00	12,320.00	12,320.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	.00	.00	.00	28,800.00
65750	Plumbing Repairs	835.33	840.00	4.67	2,553.42	2,560.00	6.58	10,800.00
65800	Roof Repairs	.00	.00	.00	550.00	550.00	.00	6,000.00
65900	Supplies	1,665.01	1,670.00	4.99	1,665.01	1,670.00	4.99	13,800.00
	Maintenance	9,814.97	9,830.00	15.03	20,494.69	20,525.00	30.31	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	25,922.00	25,922.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	25,922.00	25,922.00	.00	155,532.00
	TOTAL EXPENSES	75,584.09	75,626.00	41.91	151,865.87	151,952.00	86.13	1,170,652.00

North East Pine Village HOA

Balance Sheet
As of 03/31/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00
10105	CAB Checking		139,952.96
			\$ 140,452.96

RESERVES

10205	CAB M/M	\$	9,668.33
			\$ 9,668.33

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	678,543.74
10480	A/R Late Charges		105,029.87
10490	A/R Legal Fees		315,692.01
10515	A/R Other		7,825.50
10520	A/R Opening Balance		566,021.69
10545	A/R Rent		567,016.40
10550	A/R Repairs		24,217.65
			\$ 2,264,346.86

OTHER ASSETS

	Total Other Assets	\$.00
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TOTAL CURRENT ASSETS	\$	2,414,468.15
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TOTAL ASSETS	\$	2,414,468.15
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

	Total Accounts Payable	\$.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	28,719.11
			\$ 28,719.11

TOTAL CURRENT LIABILITIES	\$	28,719.11
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North East Pine Village HOA

Balance Sheet
As of 03/31/22

RESERVES:

28100	Beginning YR Balance	\$	34,961.39		
28200	2022 Reserves		38,883.00		
28300	Interest Income		7.19		
28400	Capital Expenses		(64,183.25)		
	Total Reserves	\$	9,668.33		
	TOTAL RESERVES			\$	9,668.33

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$	121,165.44		
30466	Accrual Basis Equity		2,235,627.75		
	Total Homeowners Capital	\$	2,356,793.19		
	Current Year Net Income/(Loss)	\$	19,287.52		
	Total Member's Equity			\$	2,376,080.71
	TOTAL LIABILITIES & EQUITY			\$	2,414,468.15

North East Pine Village HOA

Income/Expense Statement Period: 03/01/22 to 03/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	72,083.68	85,191.00	(13,107.32)	204,066.02	255,573.00	(51,506.98)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(37,500.00)	37,500.00	(150,000.00)
41065	Opening Balances	.00	3,000.00	(3,000.00)	1,074.34	9,000.00	(7,925.66)	36,000.00
42030	Deed Enforcement	440.00	.00	440.00	440.00	.00	440.00	.00
43100	Interest - Checking	6.26	5.00	1.26	18.55	15.00	3.55	60.00
43200	Late Fees	1,859.79	1,800.00	59.79	4,477.34	5,400.00	(922.66)	21,600.00
43400	Legal Fees	7,520.05	5,000.00	2,520.05	46,255.02	15,000.00	31,255.02	60,000.00
43500	Misc Income	.00	.00	.00	(500.00)	.00	(500.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	.00	75.00	(75.00)	300.00
43700	Repairs	1,141.07	.00	1,141.07	1,777.33	.00	1,777.33	.00
43860	Transfer Fees	200.30	.00	200.30	200.90	.00	200.90	.00
51000	Rental Income	1,275.00	1,700.00	(425.00)	1,275.00	5,100.00	(3,825.00)	20,400.00
	Subtotal Income	84,526.15	84,221.00	305.15	259,084.50	252,663.00	6,421.50	1,010,652.00
EXPENSES								
Administrative								
62015	Audit	350.00	350.00	.00	551.00	555.00	4.00	5,100.00
62020	Bank Charges	.00	.00	.00	20.00	20.00	.00	240.00
62120	Copies	17.90	20.00	2.10	219.00	225.00	6.00	3,600.00
62140	Legal	28,118.56	28,120.00	1.44	68,714.34	68,720.00	5.66	240,000.00
62145	Legal - Corporate	1,734.61	1,735.00	.39	4,682.78	4,690.00	7.22	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	120.00
62160	Management Fee	6,675.00	6,675.00	.00	20,025.00	20,025.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	287.34	290.00	2.66	1,725.69	1,735.00	9.31	18,000.00
62285	Postage	36.21	40.00	3.79	1,024.98	1,035.00	10.02	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	37,219.62	37,230.00	10.38	96,962.79	97,005.00	42.21	387,960.00
Utilities								
63100	Gas	99.48	100.00	.52	164.54	170.00	5.46	480.00
63200	Electricity	1,402.96	1,405.00	2.04	4,268.54	4,275.00	6.46	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.65	260.00	1.35	775.78	770.00	(5.78)	3,000.00
	Utilities	1,761.09	1,765.00	3.91	5,208.86	5,215.00	6.14	21,780.00
Contracts								
64050	Alarm/Cameras	135.51	140.00	4.49	468.31	475.00	6.69	1,620.00

North East Pine Village HOA

Income/Expense Statement

Period: 03/01/22 to 03/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64120	Landscape	6,490.00	6,490.00	.00	19,470.00	19,480.00	10.00	78,000.00
64130	Trash Service	4,961.35	4,965.00	3.65	14,884.05	14,895.00	10.95	59,580.00
64160	Security-Courtesy Patrol	12,394.00	12,395.00	1.00	18,594.00	18,595.00	1.00	81,840.00
	Contracts	23,980.86	23,990.00	9.14	53,416.36	53,445.00	28.64	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	.00	.00	.00	2,458.00	2,470.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	848.13	850.00	1.87	1,691.39	1,700.00	8.61	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	9,080.00	9,080.00	.00	21,400.00	21,400.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	.00	.00	.00	28,800.00
65750	Plumbing Repairs	800.45	805.00	4.55	3,353.87	3,365.00	11.13	10,800.00
65800	Roof Repairs	.00	.00	.00	550.00	550.00	.00	6,000.00
65900	Supplies	1,279.96	1,280.00	.04	2,944.97	2,950.00	5.03	13,800.00
	Maintenance	12,008.54	12,015.00	6.46	32,503.23	32,540.00	36.77	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	38,883.00	38,883.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	38,883.00	38,883.00	.00	155,532.00
	TOTAL EXPENSES	87,931.11	87,961.00	29.89	239,796.98	239,913.00	116.02	1,010,652.00

North East Pine Village HOA

Balance Sheet As of 04/30/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		141,381.26	
	Total Operating Accounts			\$ 141,881.26

RESERVES

10205	CAB M/M	\$	12,252.38	
	Total Reserves			\$ 12,252.38

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	688,511.11	
10480	A/R Late Charges		107,670.47	
10490	A/R Legal Fees		337,071.24	
10515	A/R Other		7,500.20	
10520	A/R Opening Balance		566,021.69	
10545	A/R Rent		579,781.40	
10550	A/R Repairs		24,096.60	
	Total Accounts Receivable			\$ 2,310,652.71

OTHER ASSETS

	Total Other Assets	\$.00	
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	TOTAL CURRENT ASSETS			\$ 2,464,786.35
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	TOTAL ASSETS			\$ 2,464,786.35
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

	Total Accounts Payable	\$.00	
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	30,584.31	
	Total Prepays			\$ 30,584.31

	TOTAL CURRENT LIABILITIES			\$ 30,584.31
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North East Pine Village HOA

Balance Sheet
As of 04/30/22

RESERVES:

28100	Beginning YR Balance	\$ 34,961.39	
28200	2022 Reserves	51,844.00	
28300	Interest Income	9.24	
28400	Capital Expenses	(74,562.25)	
		<hr/>	
	Total Reserves		\$ 12,252.38
	TOTAL RESERVES		\$ 12,252.38

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 121,165.44	
30466	Accrual Basis Equity	2,280,068.40	
		<hr/>	
	Total Homeowners Capital		\$ 2,401,233.84
	Current Year Net Income/(Loss)	\$ 20,715.82	
		<hr/>	
	Total Member's Equity		\$ 2,421,949.66
			<hr/>
	TOTAL LIABILITIES & EQUITY		\$ 2,464,786.35
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North East Pine Village HOA

Income/Expense Statement

Period: 04/01/22 to 04/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	73,928.73	85,191.00	(11,262.27)	277,994.75	340,764.00	(62,769.25)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(50,000.00)	50,000.00	(150,000.00)
41065	Opening Balances	.00	3,000.00	(3,000.00)	1,074.34	12,000.00	(10,925.66)	36,000.00
42030	Deed Enforcement	.00	.00	.00	440.00	.00	440.00	.00
43100	Interest - Checking	5.96	5.00	.96	24.51	20.00	4.51	60.00
43200	Late Fees	482.26	1,800.00	(1,317.74)	4,959.60	7,200.00	(2,240.40)	21,600.00
43400	Legal Fees	9,961.41	5,000.00	4,961.41	56,216.43	20,000.00	36,216.43	60,000.00
43500	Misc Income	.00	.00	.00	(500.00)	.00	(500.00)	.00
43510	NSF Check Fees	25.00	25.00	.00	25.00	100.00	(75.00)	300.00
43700	Repairs	453.21	.00	453.21	2,230.54	.00	2,230.54	.00
43860	Transfer Fees	300.30	.00	300.30	501.20	.00	501.20	.00
51000	Rental Income	850.00	1,700.00	(850.00)	2,125.00	6,800.00	(4,675.00)	20,400.00
	Subtotal Income	86,006.87	84,221.00	1,785.87	345,091.37	336,884.00	8,207.37	1,010,652.00
EXPENSES								
Administrative								
62015	Audit/Tax Return	.00	.00	.00	551.00	555.00	4.00	5,100.00
62020	Bank Charges	.00	.00	.00	20.00	20.00	.00	240.00
62120	Copies	63.10	65.00	1.90	282.10	290.00	7.90	3,600.00
62140	Legal	33,483.46	33,485.00	1.54	102,197.80	102,205.00	7.20	240,000.00
62145	Legal - Corporate	1,495.95	1,500.00	4.05	6,178.73	6,190.00	11.27	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	120.00
62160	Management Fee	6,675.00	6,675.00	.00	26,700.00	26,700.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	634.26	635.00	.74	2,359.95	2,370.00	10.05	18,000.00
62285	Postage	422.23	425.00	2.77	1,447.21	1,460.00	12.79	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	42,774.00	42,785.00	11.00	139,736.79	139,790.00	53.21	387,960.00
Utilities								
63100	Gas	71.67	75.00	3.33	236.21	245.00	8.79	480.00
63200	Electricity	1,395.96	1,400.00	4.04	5,664.50	5,675.00	10.50	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.43	260.00	1.57	1,034.21	1,030.00	(4.21)	3,000.00
	Utilities	1,726.06	1,735.00	8.94	6,934.92	6,950.00	15.08	21,780.00
Contracts								
64050	Alarm/Cameras	135.51	140.00	4.49	603.82	615.00	11.18	1,620.00

North East Pine Village HOA

Income/Expense Statement

Period: 04/01/22 to 04/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64120	Landscape	4,640.00	4,640.00	.00	24,110.00	24,120.00	10.00	78,000.00
64130	Trash Service	4,961.35	4,965.00	3.65	19,845.40	19,860.00	14.60	59,580.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	24,791.00	24,795.00	4.00	81,840.00
	Contracts	15,933.86	15,945.00	11.14	69,350.22	69,390.00	39.78	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	.00	.00	.00	2,458.00	2,470.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	426.50	430.00	3.50	2,117.89	2,130.00	12.11	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	8,400.00	8,400.00	.00	29,800.00	29,800.00	.00	88,800.00
65510	Landscape Extras	1,350.00	1,350.00	.00	1,350.00	1,350.00	.00	28,800.00
65750	Plumbing Repairs	332.15	335.00	2.85	3,686.02	3,700.00	13.98	10,800.00
65800	Roof Repairs	675.00	675.00	.00	1,225.00	1,225.00	.00	6,000.00
65900	Supplies	.00	.00	.00	2,944.97	2,950.00	5.03	13,800.00
	Maintenance	11,183.65	11,190.00	6.35	43,686.88	43,730.00	43.12	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	51,844.00	51,844.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	51,844.00	51,844.00	.00	155,532.00
	TOTAL EXPENSES	84,578.57	84,616.00	37.43	324,375.55	324,529.00	153.45	1,010,652.00

North East Pine Village HOA

Income/Expense Statement
 Period: 04/01/22 to 04/30/22

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	Current Year Net Income/(loss)	1,428.30	(395.00)	1,823.30	20,715.82	12,355.00	8,360.82	.00
		=====						

North East Pine Village HOA

Balance Sheet
As of 05/31/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$ 500.00	
10105	CAB Checking	134,820.55	
	Total Operating Accounts		\$ 135,320.55

RESERVES

10205	CAB M/M	\$ 2,725.21	
	Total Reserves		\$ 2,725.21

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$ 680,378.17	
10480	A/R Late Charges	109,052.41	
10490	A/R Legal Fees	352,550.97	
10515	A/R Other	6,934.90	
10520	A/R Opening Balance	561,690.82	
10545	A/R Rent	592,333.90	
10550	A/R Repairs	23,870.52	
	Total Accounts Receivable		\$ 2,326,811.69

OTHER ASSETS

	\$.00	
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	\$ 2,464,857.45	
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	\$ 2,464,857.45	
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

	\$.00	
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$ 28,183.74	
	Total Prepays		\$ 28,183.74

	\$ 28,183.74	
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North East Pine Village HOA

Balance Sheet
As of 05/31/22

RESERVES:

28100	Beginning YR Balance	\$ 34,961.39		
28200	2022 Reserves	64,805.00		
28300	Interest Income	11.07		
28400	Capital Expenses	(97,052.25)		
	Total Reserves		\$ 2,725.21	
	TOTAL RESERVES			\$ 2,725.21

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 121,165.44		
30466	Accrual Basis Equity	2,298,627.95		
	Total Homeowners Capital	\$ 2,419,793.39		
	Current Year Net Income/(Loss)	\$ 14,155.11		
	Total Member's Equity		\$ 2,433,948.50	
	TOTAL LIABILITIES & EQUITY		\$ 2,464,857.45	=====

North East Pine Village HOA

Income/Expense Statement Period: 05/01/22 to 05/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	83,068.39	85,191.00	(2,122.61)	361,063.14	425,955.00	(64,891.86)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(62,500.00)	62,500.00	(150,000.00)
41065	Opening Balances	4,330.87	3,000.00	1,330.87	5,405.21	15,000.00	(9,594.79)	36,000.00
42030	Deed Enforcement	440.00	.00	440.00	880.00	.00	880.00	.00
43100	Interest - Checking	6.52	5.00	1.52	31.03	25.00	6.03	60.00
43200	Late Fees	669.58	1,800.00	(1,130.42)	5,629.18	9,000.00	(3,370.82)	21,600.00
43400	Legal Fees	20,791.64	5,000.00	15,791.64	77,008.07	25,000.00	52,008.07	60,000.00
43500	Misc Income	(250.00)	.00	(250.00)	(750.00)	.00	(750.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	25.00	125.00	(100.00)	300.00
43700	Repairs	584.48	.00	584.48	2,815.02	.00	2,815.02	.00
43860	Transfer Fees	.30	.00	.30	501.50	.00	501.50	.00
51000	Rental Income	1,062.50	1,700.00	(637.50)	3,187.50	8,500.00	(5,312.50)	20,400.00
	Subtotal Income	110,704.28	84,221.00	26,483.28	455,795.65	421,105.00	34,690.65	1,010,652.00
EXPENSES								
Administrative								
62015	Audit/Tax Return	360.00	360.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	30.00	30.00	.00	240.00
62120	Copies	45.70	50.00	4.30	327.80	340.00	12.20	3,600.00
62140	Legal	40,540.08	40,545.00	4.92	142,737.88	142,750.00	12.12	240,000.00
62145	Legal - Corporate	2,194.62	2,195.00	.38	8,373.35	8,385.00	11.65	30,000.00
62150	License/Fees/Permits	200.00	120.00	(80.00)	200.00	120.00	(80.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	33,375.00	33,375.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	1,213.84	1,215.00	1.16	3,573.79	3,585.00	11.21	18,000.00
62285	Postage	439.06	450.00	10.94	1,886.27	1,910.00	23.73	6,000.00
62300	Website	143.88	145.00	1.12	143.88	145.00	1.12	300.00
	Administrative	51,822.18	51,765.00	(57.18)	191,558.97	191,555.00	(3.97)	387,960.00
Utilities								
63100	Gas	26.67	30.00	3.33	262.88	275.00	12.12	480.00
63200	Electricity	1,401.01	1,450.00	48.99	7,065.51	7,125.00	59.49	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.34	260.00	1.66	1,292.55	1,290.00	(2.55)	3,000.00
	Utilities	1,686.02	1,740.00	53.98	8,620.94	8,690.00	69.06	21,780.00
Contracts								
64050	Alarm/Cameras	135.31	140.00	4.69	739.13	755.00	15.87	1,620.00

North East Pine Village HOA

Income/Expense Statement Period: 05/01/22 to 05/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64120	Landscape	4,640.00	4,640.00	.00	28,750.00	28,760.00	10.00	78,000.00
64130	Trash Service	5,175.75	5,180.00	4.25	25,021.15	25,040.00	18.85	59,580.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	30,988.00	30,995.00	7.00	81,840.00
	Contracts	16,148.06	16,160.00	11.94	85,498.28	85,550.00	51.72	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	9,122.00	9,122.00	.00	11,580.00	11,592.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	426.50	430.00	3.50	2,544.39	2,560.00	15.61	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	7,565.00	7,565.00	.00	37,365.00	37,365.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	1,350.00	1,350.00	.00	28,800.00
65750	Plumbing Repairs	358.40	360.00	1.60	4,044.42	4,060.00	15.58	10,800.00
65800	Roof Repairs	.00	.00	.00	1,225.00	1,225.00	.00	6,000.00
65900	Supplies	1,671.37	1,675.00	3.63	4,616.34	4,625.00	8.66	13,800.00
	Maintenance	19,143.27	19,152.00	8.73	62,830.15	62,882.00	51.85	180,600.00
Insurance								
66100	Insurance	15,504.46	15,505.00	.54	15,504.46	15,505.00	.54	16,800.00
	Insurance	15,504.46	15,505.00	.54	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	64,805.00	64,805.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	64,805.00	64,805.00	.00	155,532.00
	TOTAL EXPENSES	117,264.99	117,283.00	18.01	441,640.54	441,812.00	171.46	1,010,652.00

