

# North East Pine Village Home Owners Association

## Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of	As of	As of
	12/31/2023	12/31/2023	12/31/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	85,312	0	85,312
Petty Cash	500	0	500
Cash - Replacement Fund	0	1,102	1,102
Accounts Receivable	1,097,119	0	1,097,119
Accounts Receivable - Other	669,894	0	669,894
Interfund Assets (Liabilities)	(630,639)	630,639	0
Total Current Assets	<u>1,222,186</u>	<u>631,741</u>	<u>1,853,927</u>
<b>TOTAL ASSETS</b>	<b><u>1,222,186</u></b>	<b><u>631,741</u></b>	<b><u>1,853,927</u></b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	17,720	0	17,720
Prepaid Assessments	23,317	0	23,317
Other Current Liabilities	49,667	0	49,667
Client Payables Collection Notice	(25)	0	(25)
Client Payables NSF	100	0	100
Total Current Liabilities	<u>90,779</u>	<u>0</u>	<u>90,779</u>
TOTAL LIABILITIES	<u>90,779</u>	<u>0</u>	<u>90,779</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(798,745)	591,230	(207,514)
TOTAL FUND BALANCES	<u>1,131,407</u>	<u>631,741</u>	<u>1,763,148</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>1,222,186</u></b>	<b><u>631,741</u></b>	<b><u>1,853,927</u></b>

# North East Pine Village Home Owners Association

## Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 12/31/2023				YTD 12/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	81,734	85,191	(3,457)	(4%)	977,137	1,022,292	(45,155)	(4%)	1,022,292	45,155	4%
<b>TOTAL Regular Assessments</b>	81,734	85,191	(3,457)	(4%)	977,137	1,022,292	(45,155)	(4%)	1,022,292	45,155	4%
<b>Other Assessments</b>											
Initial Assessment	0	0	0	0%	1,150	0	1,150	100%	0	(1,150)	0%
<b>TOTAL Other Assessments</b>	0	0	0	0%	1,150	0	1,150	100%	0	(1,150)	0%
<b>Assessment Allocation</b>											
Assessment Allocation	(630,639)	(70,071)	(560,568)	800%	(840,852)	(840,852)	0	0%	(840,852)	0	0%
<b>TOTAL Assessment Allocation</b>	(630,639)	(70,071)	(560,568)	800%	(840,852)	(840,852)	0	0%	(840,852)	0	0%
<b>TOTAL Assessments</b>	(548,905)	15,120	(564,025)	(>999%)	137,435	181,440	(44,005)	(24%)	181,440	44,005	24%
<b>Other Income</b>											
Late Payment Charges	6,800	1,800	5,000	278%	54,957	21,600	33,357	154%	21,600	(33,357)	(154%)
Legal Fees	8,901	10,000	(1,099)	(11%)	169,655	120,000	49,655	41%	120,000	(49,655)	(41%)
Late Payment Charges Waived	(300)	0	(300)	(100%)	(2,775)	0	(2,775)	(100%)	0	2,775	100%
Miscellaneous Income	(119,296)	0	(119,296)	(100%)	2,912	0	2,912	100%	0	(2,912)	0%
Opening Balances	0	3,000	(3,000)	(100%)	0	36,000	(36,000)	(100%)	36,000	36,000	100%
Reimbursements	0	0	0	0%	1,494	0	1,494	100%	0	(1,494)	0%
Rental Income	0	1,700	(1,700)	(100%)	0	20,400	(20,400)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	800,400	(800,400)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	300	(275)	(92%)	300	275	92%
Finance Fees	1,729	0	1,729	100%	7,601	0	7,601	100%	0	(7,601)	0%
Interest Income	0	5	(5)	(100%)	14	60	(46)	(77%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
<b>TOTAL Other Income</b>	(102,166)	83,230	(185,396)	(223%)	234,883	998,760	(763,877)	(76%)	998,760	763,877	76%
<b>TOTAL Revenues</b>	(651,071)	98,350	(749,421)	(762%)	372,317	1,180,200	(807,883)	(68%)	1,180,200	807,883	68%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Contract	6,490	6,500	10	0%	77,880	78,000	120	0%	78,000	120	0%
Landscape - Other	0	2,400	2,400	100%	508	28,800	28,293	98%	28,800	28,293	98%
Tree Removal	6,630	0	(6,630)	(100%)	22,784	0	(22,784)	(100%)	0	(22,784)	0%

Unaudited

**North East Pine Village Home Owners Association**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 12/31/2023				YTD 12/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Landscape Maintenance</b>	13,120	8,900	(4,220)	(47%)	101,171	106,800	5,629	5%	106,800	5,629	5%
<b>Common Area Maintenance</b>											
Building Repair & Maintenance	0	1,000	1,000	100%	79,332	12,000	(67,332)	(561%)	12,000	(67,332)	(561%)
Clubhouse	8,295	250	(8,045)	(>999%)	33,948	3,000	(30,948)	(>999%)	3,000	(30,948)	(>999%)
Contract - Repairs/Maintenance	0	0	0	0%	16,183	0	(16,183)	(100%)	0	(16,183)	0%
Electrical	0	135	135	100%	0	1,620	1,620	100%	1,620	1,620	100%
Fence & Gate Repairs	0	675	675	100%	6,492	8,100	1,608	20%	8,100	1,608	20%
Fire Systems/Safety Maint	0	20	20	100%	0	240	240	100%	240	240	100%
General Repairs/Maintenance	1,877	100	(1,777)	(>999%)	12,026	1,200	(10,826)	(902%)	1,200	(10,826)	(902%)
HVAC Maintenance	0	100	100	100%	2,900	1,200	(1,700)	(142%)	1,200	(1,700)	(142%)
Janitorial	0	265	265	100%	579	3,180	2,601	82%	3,180	2,601	82%
Maint/Repair Supplies	0	1,150	1,150	100%	13,742	13,800	58	0%	13,800	58	0%
Plumbing	700	900	200	22%	12,216	10,800	(1,416)	(13%)	10,800	(1,416)	(13%)
Portering	6,240	2,100	(4,140)	(197%)	40,030	25,200	(14,830)	(59%)	25,200	(14,830)	(59%)
Roof Repairs	6,460	1,000	(5,460)	(546%)	169,528	12,000	(157,528)	(>999%)	12,000	(157,528)	(>999%)
Streets and Sidewalks	0	250	250	100%	0	3,000	3,000	100%	3,000	3,000	100%
<b>TOTAL Common Area Maintenance</b>	23,571	7,945	(15,626)	(197%)	386,976	95,340	(291,636)	(306%)	95,340	(291,636)	(306%)
<b>Security and Patrols</b>											
Security and Patrols	0	6,820	6,820	100%	51,736	81,840	30,104	37%	81,840	30,104	37%
Security System	0	145	145	100%	572	1,740	1,168	67%	1,740	1,168	67%
<b>TOTAL Security and Patrols</b>	0	6,965	6,965	100%	52,308	83,580	31,272	37%	83,580	31,272	37%
<b>Exterminating</b>											
Exterminating	0	170	170	100%	0	2,040	2,040	100%	2,040	2,040	100%
<b>TOTAL Exterminating</b>	0	170	170	100%	0	2,040	2,040	100%	2,040	2,040	100%
<b>Taxes - Real Property</b>											
Real PropertyTax	0	0	0	0%	30,908	36,000	5,092	14%	36,000	5,092	14%
<b>TOTAL Taxes - Real Property</b>	0	0	0	0%	30,908	36,000	5,092	14%	36,000	5,092	14%
<b>Utilities</b>											
Electricity - General	1,790	1,500	(290)	(19%)	20,429	18,000	(2,429)	(13%)	18,000	(2,429)	(13%)
Gas	0	45	45	100%	471	540	69	13%	540	69	13%
Telephone	273	260	(13)	(5%)	3,176	3,120	(56)	(2%)	3,120	(56)	(2%)
Heavy Trash Removal	3,760	7,000	3,240	46%	80,497	84,000	3,503	4%	84,000	3,503	4%
Trash Removal	7,866	7,500	(366)	(5%)	91,908	90,000	(1,908)	(2%)	90,000	(1,908)	(2%)

Unaudited

**North East Pine Village Home Owners Association**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 12/31/2023				YTD 12/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Water and Wastewater	(44)	25	69	277%	707	300	(407)	(136%)	300	(407)	(136%)
<b>TOTAL Utilities</b>	<b>13,645</b>	<b>16,330</b>	<b>2,685</b>	<b>16%</b>	<b>197,187</b>	<b>195,960</b>	<b>(1,227)</b>	<b>(1%)</b>	<b>195,960</b>	<b>(1,227)</b>	<b>(1%)</b>
<b>TOTAL Direct Operating Expenses</b>	<b>50,337</b>	<b>40,310</b>	<b>(10,027)</b>	<b>(25%)</b>	<b>768,551</b>	<b>519,720</b>	<b>(248,831)</b>	<b>(48%)</b>	<b>519,720</b>	<b>(248,831)</b>	<b>(48%)</b>
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Accounting	0	425	425	100%	480	5,100	4,620	91%	5,100	4,620	91%
Legal	0	30,000	30,000	100%	193,291	360,000	166,709	46%	360,000	166,709	46%
Legal Administrative	0	2,500	2,500	100%	4,452	30,000	25,548	85%	30,000	25,548	85%
<b>TOTAL Professional Fees</b>	<b>0</b>	<b>32,925</b>	<b>32,925</b>	<b>100%</b>	<b>198,222</b>	<b>395,100</b>	<b>196,878</b>	<b>50%</b>	<b>395,100</b>	<b>196,878</b>	<b>50%</b>
<b>Bad Debts</b>											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	120,000	120,000	100%	120,000	120,000	100%
Bad Debts	1,399	0	(1,399)	(100%)	57,858	0	(57,858)	(100%)	0	(57,858)	0%
<b>TOTAL Bad Debts</b>	<b>1,399</b>	<b>10,000</b>	<b>8,601</b>	<b>86%</b>	<b>57,858</b>	<b>120,000</b>	<b>62,142</b>	<b>52%</b>	<b>120,000</b>	<b>62,142</b>	<b>52%</b>
<b>Bank Charges</b>											
Bank Charges	0	20	20	100%	30	240	210	88%	240	210	88%
<b>TOTAL Bank Charges</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>100%</b>	<b>30</b>	<b>240</b>	<b>210</b>	<b>88%</b>	<b>240</b>	<b>210</b>	<b>88%</b>
<b>Homeowner Activities</b>											
Board Activities/Mtgs.	0	75	75	100%	0	900	900	100%	900	900	100%
<b>TOTAL Homeowner Activities</b>	<b>0</b>	<b>75</b>	<b>75</b>	<b>100%</b>	<b>0</b>	<b>900</b>	<b>900</b>	<b>100%</b>	<b>900</b>	<b>900</b>	<b>100%</b>
<b>Homeowner Communications</b>											
Website	0	25	25	100%	0	300	300	100%	300	300	100%
<b>TOTAL Homeowner Communications</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>100%</b>	<b>0</b>	<b>300</b>	<b>300</b>	<b>100%</b>	<b>300</b>	<b>300</b>	<b>100%</b>
<b>Insurance</b>											
General, Property & Liability	0	1,400	1,400	100%	18,520	16,800	(1,720)	(10%)	16,800	(1,720)	(10%)
<b>TOTAL Insurance</b>	<b>0</b>	<b>1,400</b>	<b>1,400</b>	<b>100%</b>	<b>18,520</b>	<b>16,800</b>	<b>(1,720)</b>	<b>(10%)</b>	<b>16,800</b>	<b>(1,720)</b>	<b>(10%)</b>
<b>Management Fee</b>											
Management Contract	1,900	7,975	6,075	76%	41,025	95,700	54,675	57%	95,700	54,675	57%
Onsite	0	300	300	100%	0	3,600	3,600	100%	3,600	3,600	100%
Other	0	0	0	0%	1,900	0	(1,900)	(100%)	0	(1,900)	0%
<b>TOTAL Management Fee</b>	<b>1,900</b>	<b>8,275</b>	<b>6,375</b>	<b>77%</b>	<b>42,925</b>	<b>99,300</b>	<b>56,375</b>	<b>57%</b>	<b>99,300</b>	<b>56,375</b>	<b>57%</b>
<b>Administrative Expenses</b>											
Licenses, Permits and Filing Fees	0	20	20	100%	10	240	230	96%	240	230	96%

Unaudited

**North East Pine Village Home Owners Association**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 12/31/2023				YTD 12/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous Admin	14,040	1,500	(12,540)	(836%)	62,868	18,000	(44,868)	(249%)	18,000	(44,868)	(249%)
Postage	0	500	500	100%	1,637	6,000	4,363	73%	6,000	4,363	73%
Printing and Copying	0	300	300	100%	326	3,600	3,275	91%	3,600	3,275	91%
<b>TOTAL Administrative Expenses</b>	<b>14,040</b>	<b>2,320</b>	<b>(11,720)</b>	<b>(505%)</b>	<b>64,841</b>	<b>27,840</b>	<b>(37,001)</b>	<b>(133%)</b>	<b>27,840</b>	<b>(37,001)</b>	<b>(133%)</b>
<b>Compensation</b>											
Payroll	4,346	0	(4,346)	(100%)	20,115	0	(20,115)	(100%)	0	(20,115)	0%
<b>TOTAL Compensation</b>	<b>4,346</b>	<b>0</b>	<b>(4,346)</b>	<b>(100%)</b>	<b>20,115</b>	<b>0</b>	<b>(20,115)</b>	<b>(100%)</b>	<b>0</b>	<b>(20,115)</b>	<b>0%</b>
<b>TOTAL General and Administrative Expenses</b>	<b>21,686</b>	<b>55,040</b>	<b>33,354</b>	<b>61%</b>	<b>402,512</b>	<b>660,480</b>	<b>257,969</b>	<b>39%</b>	<b>660,480</b>	<b>257,969</b>	<b>39%</b>
<b>TOTAL Operating Expenses</b>	<b>72,022</b>	<b>95,350</b>	<b>23,328</b>	<b>24%</b>	<b>1,171,062</b>	<b>1,180,200</b>	<b>9,138</b>	<b>1%</b>	<b>1,180,200</b>	<b>9,138</b>	<b>1%</b>
<b>TOTAL Expenses</b>	<b>72,022</b>	<b>95,350</b>	<b>23,328</b>	<b>24%</b>	<b>1,171,062</b>	<b>1,180,200</b>	<b>9,138</b>	<b>1%</b>	<b>1,180,200</b>	<b>9,138</b>	<b>1%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(723,094)</b>	<b>3,000</b>	<b>(726,094)</b>	<b>(&gt;999%)</b>	<b>(798,745)</b>	<b>0</b>	<b>(798,745)</b>	<b>(100%)</b>	<b>0</b>	<b>798,745</b>	<b>100%</b>

# North East Pine Village Home Owners Association

## Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

### Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending 12/31/2023				YTD 12/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	630,639	70,071	560,568	800%	840,852	840,852	0	0%	840,852	0	0%
<b>TOTAL Assessment Allocation</b>	630,639	70,071	560,568	800%	840,852	840,852	0	0%	840,852	0	0%
<b>TOTAL Assessments</b>	630,639	70,071	560,568	800%	840,852	840,852	0	0%	840,852	0	0%
<b>Other Income</b>											
Interest Income	1	0	1	100%	31	0	31	100%	0	(31)	0%
<b>TOTAL Other Income</b>	1	0	1	100%	31	0	31	100%	0	(31)	0%
<b>TOTAL Revenues</b>	630,640	70,071	560,569	800%	840,883	840,852	31	0%	840,852	(31)	0%
<b>Expenses</b>											
<b>Capital Expenditures (Non-capitalized)</b>											
<b>Capital Expenditures</b>											
Capital Expenditures	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
<b>TOTAL Capital Expenditures</b>	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
<b>TOTAL Capital Expenditures (Non-capitalized)</b>	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
<b>TOTAL Expenses</b>	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
<b>NET SURPLUS (DEFICIT)</b>	630,640	70,071	560,569	800%	591,230	840,852	(249,622)	(30%)	840,852	249,622	30%