

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
	07/31/2023	07/31/2023	07/31/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	32,606	0	32,606
Petty Cash	500	0	500
Cash - Deposits in Transit	721	0	721
Cash - Replacement Fund	0	1,099	1,099
Accounts Receivable	1,219,628	0	1,219,628
Accounts Receivable - Other	669,894	0	669,894
Total Current Assets	<u>1,923,348</u>	<u>1,099</u>	<u>1,924,447</u>
TOTAL ASSETS	<u>1,923,348</u>	<u>1,099</u>	<u>1,924,447</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	13,746	0	13,746
Prepaid Assessments	24,491	0	24,491
Client Payables Collection Notice	(25)	0	(25)
Client Payables NSF	150	0	150
Total Current Liabilities	<u>38,362</u>	<u>0</u>	<u>38,362</u>
TOTAL LIABILITIES	<u>38,362</u>	<u>0</u>	<u>38,362</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(45,165)	(39,412)	(84,578)
TOTAL FUND BALANCES	<u>1,884,986</u>	<u>1,099</u>	<u>1,886,085</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,923,348</u>	<u>1,099</u>	<u>1,924,447</u>

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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	82,341	85,191	(2,850)	(3%)	576,385	596,337	(19,952)	(3%)	1,022,292	445,907	44%
TOTAL Regular Assessments	82,341	85,191	(2,850)	(3%)	576,385	596,337	(19,952)	(3%)	1,022,292	445,907	44%
Other Assessments											
Initial Assessment	0	0	0	0%	1,150	0	1,150	100%	0	(1,150)	0%
TOTAL Other Assessments	0	0	0	0%	1,150	0	1,150	100%	0	(1,150)	0%
Assessment Allocation											
Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(490,497)	280,284	(57%)	(840,852)	(630,639)	75%
TOTAL Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(490,497)	280,284	(57%)	(840,852)	(630,639)	75%
TOTAL Assessments	82,341	15,120	67,221	445%	367,322	105,840	261,482	247%	181,440	(185,882)	(102%)
Other Income											
Late Payment Charges	6,925	1,800	5,125	285%	23,182	12,600	10,582	84%	21,600	(1,582)	(7%)
Legal Fees	0	10,000	(10,000)	(100%)	50,993	70,000	(19,007)	(27%)	120,000	69,007	58%
Legal Reimbursements	31,091	0	31,091	100%	31,091	0	31,091	100%	0	(31,091)	0%
Late Payment Charges Waived	(175)	0	(175)	(100%)	(350)	0	(350)	(100%)	0	350	100%
Miscellaneous Income	0	0	0	0%	1,580	0	1,580	100%	0	(1,580)	0%
Opening Balances	0	3,000	(3,000)	(100%)	0	21,000	(21,000)	(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	11,900	(11,900)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	466,900	(466,900)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	175	(150)	(86%)	300	275	92%
Finance Fees	880	0	880	100%	880	0	880	100%	0	(880)	0%
Interest Income	0	5	(5)	(100%)	14	35	(21)	(60%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
TOTAL Other Income	38,721	83,230	(44,509)	(53%)	109,909	582,610	(472,701)	(81%)	998,760	888,851	89%
TOTAL Revenues	121,062	98,350	22,712	23%	477,231	688,450	(211,219)	(31%)	1,180,200	702,969	60%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Contract	6,490	6,500	10	0%	45,430	45,500	70	0%	78,000	32,570	42%
Landscape - Other	0	2,400	2,400	100%	508	16,800	16,293	97%	28,800	28,293	98%

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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Landscape Maintenance	6,490	8,900	2,410	27%	45,938	62,300	16,363	26%	106,800	60,863	57%
Common Area Maintenance											
Building Repair & Maintenance	0	1,000	1,000	100%	46,364	7,000	(39,364)	(562%)	12,000	(34,364)	(286%)
Clubhouse	0	250	250	100%	9,973	1,750	(8,223)	(470%)	3,000	(6,973)	(232%)
Electrical	0	135	135	100%	0	945	945	100%	1,620	1,620	100%
Fence & Gate Repairs	0	675	675	100%	1,247	4,725	3,478	74%	8,100	6,853	85%
Fire Systems/Safety Maint	0	20	20	100%	0	140	140	100%	240	240	100%
General	0	100	100	100%	488	700	213	30%	1,200	713	59%
HVAC Maintenance	0	100	100	100%	0	700	700	100%	1,200	1,200	100%
Janitorial	0	265	265	100%	0	1,855	1,855	100%	3,180	3,180	100%
Maint/Repair Supplies	0	1,150	1,150	100%	11,345	8,050	(3,295)	(41%)	13,800	2,455	18%
Plumbing	495	900	405	45%	7,930	6,300	(1,630)	(26%)	10,800	2,870	27%
Portering	0	2,100	2,100	100%	17,970	14,700	(3,270)	(22%)	25,200	7,230	29%
Roof Repairs	14,334	1,000	(13,334)	(>999%)	51,714	7,000	(44,714)	(639%)	12,000	(39,714)	(331%)
Streets and Sidewalks	0	250	250	100%	0	1,750	1,750	100%	3,000	3,000	100%
TOTAL Common Area Maintenance	14,829	7,945	(6,884)	(87%)	147,030	55,615	(91,415)	(164%)	95,340	(51,690)	(54%)
Security and Patrols											
Security and Patrols	6,467	6,820	353	5%	45,269	47,740	2,471	5%	81,840	36,571	45%
Security System	0	145	145	100%	572	1,015	443	44%	1,740	1,168	67%
TOTAL Security and Patrols	6,467	6,965	498	7%	45,841	48,755	2,914	6%	83,580	37,739	45%
Exterminating											
Exterminating	0	170	170	100%	0	1,190	1,190	100%	2,040	2,040	100%
TOTAL Exterminating	0	170	170	100%	0	1,190	1,190	100%	2,040	2,040	100%
Taxes - Real Property											
Real PropertyTax	0	0	0	0%	31,914	0	(31,914)	(100%)	36,000	4,086	11%
TOTAL Taxes - Real Property	0	0	0	0%	31,914	0	(31,914)	(100%)	36,000	4,086	11%
Utilities											
Electricity - General	1,592	1,500	(92)	(6%)	10,817	10,500	(317)	(3%)	18,000	7,183	40%
Gas	0	45	45	100%	471	315	(156)	(49%)	540	69	13%
Telephone	237	260	23	9%	1,919	1,820	(99)	(5%)	3,120	1,201	39%
Heavy Trash Removal	13,127	7,000	(6,127)	(88%)	51,684	49,000	(2,684)	(5%)	84,000	32,316	38%
Trash Removal	7,866	7,500	(366)	(5%)	52,580	52,500	(80)	0%	90,000	37,420	42%
Water and Wastewater	0	25	25	100%	419	175	(244)	(140%)	300	(119)	(40%)

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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL LIABILITIES	22,821	16,330	(6,491)	(40%)	117,889	114,310	(3,579)	(3%)	195,960	78,071	40%
TOTAL Direct Operating Expenses	50,607	40,310	(10,297)	(26%)	388,611	282,170	(106,441)	(38%)	519,720	131,109	25%
General and Administrative Expenses											
Professional Fees											
Accounting	0	425	425	100%	480	2,975	2,495	84%	5,100	4,620	91%
Legal	24,394	30,000	5,606	19%	55,928	210,000	154,072	73%	360,000	304,072	84%
Legal Administrative	0	2,500	2,500	100%	4,452	17,500	13,048	75%	30,000	25,548	85%
TOTAL Professional Fees	24,394	32,925	8,531	26%	60,860	230,475	169,615	74%	395,100	334,240	85%
Bad Debts											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	70,000	70,000	100%	120,000	120,000	100%
Bad Debts	5	0	(5)	(100%)	1,105	0	(1,105)	(100%)	0	(1,105)	0%
TOTAL Bad Debts	5	10,000	9,995	100%	1,105	70,000	68,895	98%	120,000	118,895	99%
Bank Charges											
Bank Charges	0	20	20	100%	30	140	110	79%	240	210	88%
TOTAL Bank Charges	0	20	20	100%	30	140	110	79%	240	210	88%
Homeowner Activities											
Board Activities/Mtgs.	0	75	75	100%	0	525	525	100%	900	900	100%
TOTAL Homeowner Activities	0	75	75	100%	0	525	525	100%	900	900	100%
Homeowner Communications											
Website	0	25	25	100%	0	175	175	100%	300	300	100%
TOTAL Homeowner Communications	0	25	25	100%	0	175	175	100%	300	300	100%
Insurance											
General, Property & Liability	0	1,400	1,400	100%	18,520	9,800	(8,720)	(89%)	16,800	(1,720)	(10%)
TOTAL Insurance	0	1,400	1,400	100%	18,520	9,800	(8,720)	(89%)	16,800	(1,720)	(10%)
Management Fee											
Management Contract	1,900	7,975	6,075	76%	31,525	55,825	24,300	44%	95,700	64,175	67%
Onsite	0	300	300	100%	0	2,100	2,100	100%	3,600	3,600	100%
Other	0	0	0	0%	1,900	0	(1,900)	(100%)	0	(1,900)	0%
TOTAL Management Fee	1,900	8,275	6,375	77%	33,425	57,925	24,500	42%	99,300	65,875	66%
Administration											
Licenses, Permits and Filing Fees	0	20	20	100%	10	140	130	93%	240	230	96%
Miscellaneous Admin	4,998	1,500	(3,498)	(233%)	17,900	10,500	(7,400)	(70%)	18,000	100	1%
Postage	0	500	500	100%	1,610	3,500	1,890	54%	6,000	4,390	73%

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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Printing and Copying	0	300	300	100%	326	2,100	1,775	85%	3,600	3,275	91%
TOTAL Administration	4,998	2,320	(2,678)	(115%)	19,846	16,240	(3,606)	(22%)	27,840	7,994	29%
TOTAL General and Administrative Expenses	31,297	55,040	23,743	43%	133,785	385,280	251,495	65%	660,480	526,695	80%
TOTAL Operating Expenses	81,904	95,350	13,446	14%	522,396	667,450	145,054	22%	1,180,200	657,804	56%
TOTAL Expenses	81,904	95,350	13,446	14%	522,396	667,450	145,054	22%	1,180,200	657,804	56%
NET SURPLUS (DEFICIT)	39,158	3,000	36,158	>999%	(45,165)	21,000	(66,165)	(315%)	0	45,165	100%

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 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	490,497	(280,284)	(57%)	840,852	630,639	75%
TOTAL Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	490,497	(280,284)	(57%)	840,852	630,639	75%
TOTAL Assessments	0	70,071	(70,071)	(100%)	210,213	490,497	(280,284)	(57%)	840,852	630,639	75%
Other Income											
Interest Income	1	0	1	100%	28	0	28	100%	0	(28)	0%
TOTAL Other Income	1	0	1	100%	28	0	28	100%	0	(28)	0%
TOTAL Revenues	1	70,071	(70,070)	(100%)	210,241	490,497	(280,256)	(57%)	840,852	630,611	75%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Expenditures	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
TOTAL Capital Expenditures	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
TOTAL Expenses	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
NET SURPLUS (DEFICIT)	1	70,071	(70,070)	(100%)	(39,412)	490,497	(529,909)	(108%)	840,852	880,264	105%