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		
	Total Operating Accounts		$ 124,372.81	
RESERVES				
10205	CAB M/M	$ 24,985.82		
	Total Reserves		$ 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		
	Total Accounts Receivable		$ 2,227,762.99	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,377,121.62
	TOTAL ASSETS			$ 2,377,121.62

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 28,247.53		
23110	Prepaid-Legal	4,311.79		
	Total Prepaids		$ 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

North East Pine Village HOA

Income/Expense Statement

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

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

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	
	TOTAL CURRENT ASSETS			$ 2,372,123.51
	TOTAL ASSETS			$ 2,372,123.51

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
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

North East Pine Village HOA

Income/Expense Statement

Period: 02/01/22 to 02/28/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
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 Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
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

Income/Expense Statement

Period: 02/01/22 to 02/28/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	Current Year Net Income/(loss	19,485.11	8,595.00	10,890.11	22,692.48	16,490.00	6,202.48	(160,000.00)

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		
	Total Operating Accounts		$ 140,452.96	
RESERVES				
10205	CAB M/M	$ 9,668.33		
	Total Reserves		$ 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		
	Total Accounts Receivable		$ 2,264,346.86	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,414,468.15
	TOTAL ASSETS			$ 2,414,468.15

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 28,719.11		
	Total Prepaids		$ 28,719.11	
	TOTAL CURRENT LIABILITIES			$ 28,719.11

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 Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
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 Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
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

Income/Expense Statement

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

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	Current Year Net Income/(loss	(3,404.96)	(3,740.00)	335.04	19,287.52	12,750.00	6,537.52	.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	
	TOTAL CURRENT ASSETS			$ 2,464,786.35
	TOTAL ASSETS			$ 2,464,786.35

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 30,584.31		
	Total Prepaids		$ 30,584.31	
	TOTAL CURRENT LIABILITIES			$ 30,584.31

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)		
	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		
	Total Homeowners Capital	$ 2,401,233.84		
	Current Year Net Income/(Loss)	$ 20,715.82		
	Total Member's Equity			$ 2,421,949.66
	TOTAL LIABILITIES & EQUITY			$ 2,464,786.35

North East Pine Village HOA

Income/Expense Statement

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

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
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 Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
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	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date 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				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,464,857.45
	TOTAL ASSETS			$ 2,464,857.45

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 28,183.74		
	Total Prepaids		$ 28,183.74	
	TOTAL CURRENT LIABILITIES			$ 28,183.74

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 Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
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 Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
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

North East Pine Village HOA

Income/Expense Statement

Period: 05/01/22 to 05/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	Current Year Net Income/(loss	(6,560.71)	(33,062.00)	26,501.29	14,155.11	(20,707.00)	34,862.11	.00

North East Pine Village HOA

Balance Sheet
As of 06/30/22

ASSETS

CURRENT ASSETS				
10050	Petty Cash	$ 500.00		
10105	CAB Checking	160,923.79		
	Total Operating Accounts		$ 161,423.79	
RESERVES				
10205	CAB M/M	$ 60,509.04		
	Total Reserves		$ 60,509.04	
ACCOUNTS RECEIVABLE				
10405	A/R Assessments	$ 609,904.64		
10480	A/R Late Charges	100,327.32		
10490	A/R Legal Fees	333,048.24		
10515	A/R Other	6,576.90		
10520	A/R Opening Balance	561,690.82		
10545	A/R Rent	604,886.40		
10550	A/R Repairs	16,515.55		
	Total Accounts Receivable		$ 2,232,949.87	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,454,882.70
	TOTAL ASSETS			$ 2,454,882.70

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 26,504.84		
23110	Prepaid-Legal	7,252.00		
	Total Prepaids		$ 33,756.84	

North East Pine Village HOA

Balance Sheet
As of 06/30/22

	TOTAL CURRENT LIABILITIES			$ 33,756.84
RESERVES:				
28100	Beginning YR Balance	$ 34,961.39		
28200	2022 Reserves	77,766.00		
28250	Reserve Transfers	100,000.00		
28300	Interest Income	13.15		
28400	Capital Expenses	(152,231.50)		
	Total Reserves		$ 60,509.04	
	TOTAL RESERVES			$ 60,509.04
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	$ 21,165.44		
30466	Accrual Basis Equity	2,199,193.03		
	Total Homeowners Capital	$ 2,220,358.47		
	Current Year Net Income/(Loss)	$ 140,258.35		
	Total Member's Equity			$ 2,360,616.82
	TOTAL LIABILITIES & EQUITY			$ 2,454,882.70

North East Pine Village HOA

Income/Expense Statement

Period: 06/01/22 to 06/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
41001	Assessments	158,323.52	85,191.00	73,132.52	519,386.66	511,146.00	8,240.66	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(75,000.00)	75,000.00	(150,000.00)
41065	Opening Balances	.00	3,000.00	(3,000.00)	5,405.21	18,000.00	(12,594.79)	36,000.00
42030	Deed Enforcement	607.70	.00	607.70	1,487.70	.00	1,487.70	.00
43100	Interest - Checking	6.46	5.00	1.46	37.49	30.00	7.49	60.00
43200	Late Fees	1,045.64	1,800.00	(754.36)	6,674.82	10,800.00	(4,125.18)	21,600.00
43400	Legal Fees	44,641.64	5,000.00	39,641.64	121,649.71	30,000.00	91,649.71	60,000.00
43500	Misc Income	.00	.00	.00	(750.00)	.00	(750.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	25.00	150.00	(125.00)	300.00
43700	Repairs	7,937.45	.00	7,937.45	10,752.47	.00	10,752.47	.00
43860	Transfer Fees	.30	.00	.30	501.80	.00	501.80	.00
51000	Rental Income	1,062.50	1,700.00	(637.50)	4,250.00	10,200.00	(5,950.00)	20,400.00
	Subtotal Income	213,625.21	84,221.00	129,404.21	669,420.86	505,326.00	164,094.86	1,010,652.00
	EXPENSES							
Administrative								
62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	.00	.00	.00	30.00	30.00	.00	240.00
62120	Copies	39.50	40.00	.50	367.30	380.00	12.70	3,600.00
62140	Legal	30,734.64	30,735.00	.36	173,472.52	173,485.00	12.48	240,000.00
62145	Legal - Corporate	1,393.29	1,395.00	1.71	9,766.64	9,780.00	13.36	30,000.00
62150	License/Fees/Permits	5.00	.00	(5.00)	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	40,050.00	40,050.00	.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	581.23	585.00	3.77	4,155.02	4,170.00	14.98	18,000.00
62285	Postage	441.79	445.00	3.21	2,328.06	2,355.00	26.94	6,000.00
62300	Website	.00	.00	.00	143.88	145.00	1.12	300.00
	Administrative	39,870.45	39,875.00	4.55	231,429.42	231,430.00	.58	387,960.00
Utilities								
63100	Gas	23.87	25.00	1.13	286.75	300.00	13.25	480.00
63200	Electricity	1,484.26	1,485.00	.74	8,549.77	8,610.00	60.23	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.34	260.00	1.66	1,550.89	1,550.00	(.89)	3,000.00
	Utilities	1,766.47	1,770.00	3.53	10,387.41	10,460.00	72.59	21,780.00
Contracts								
64050	Alarm/Cameras	135.71	140.00	4.29	874.84	895.00	20.16	1,620.00

North East Pine Village HOA

Income/Expense Statement

Period: 06/01/22 to 06/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
64120	Landscape	6,490.00	6,490.00	.00	35,240.00	35,250.00	10.00	78,000.00
64130	Trash Service	7,369.65	7,370.00	.35	32,390.80	32,410.00	19.20	59,580.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	37,185.00	37,195.00	10.00	81,840.00
	Contracts	20,192.36	20,200.00	7.64	105,690.64	105,750.00	59.36	221,040.00
Maintenance								
65015	A/C Repairs	125.00	125.00	.00	125.00	125.00	.00	1,200.00
65100	Building Maintenance	.00	.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	2,970.89	2,990.00	19.11	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	3,800.00	1,200.00	(2,600.00)	3,800.00	1,200.00	(2,600.00)	1,200.00
65485	Heavy Trash Removal	3,200.00	3,200.00	.00	40,565.00	40,565.00	.00	88,800.00
65510	Landscape Extras	2,100.00	2,100.00	.00	3,450.00	3,450.00	.00	28,800.00
65750	Plumbing Repairs	582.50	585.00	2.50	4,626.92	4,645.00	18.08	10,800.00
65800	Roof Repairs	425.00	425.00	.00	1,650.00	1,650.00	.00	6,000.00
65900	Supplies	1,728.21	1,730.00	1.79	6,344.55	6,355.00	10.45	13,800.00
	Maintenance	12,387.21	9,795.00	(2,592.21)	75,217.36	72,677.00	(2,540.36)	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	344.48	345.00	.52	13,167.22	13,170.00	2.78	26,940.00
	Taxes & Other Fees	344.48	345.00	.52	13,167.22	13,170.00	2.78	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	77,766.00	77,766.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	77,766.00	77,766.00	.00	155,532.00
	TOTAL EXPENSES	87,521.97	84,946.00	(2,575.97)	529,162.51	526,758.00	(2,404.51)	1,010,652.00

North East Pine Village HOA

Income/Expense Statement

Period: 06/01/22 to 06/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	Current Year Net Income/(loss	126,103.24	(725.00)	126,828.24	140,258.35	(21,432.00)	161,690.35	.00

North East Pine Village HOA

Balance Sheet
As of 07/31/22

ASSETS

CURRENT ASSETS				
10050	Petty Cash	$ 500.00		
10105	CIT Checking	156,642.34		
	Total Operating Accounts		$ 157,142.34	
RESERVES				
10205	CIT M/M	$ 15,822.69		
	Total Reserves		$ 15,822.69	
ACCOUNTS RECEIVABLE				
10405	A/R Assessments	$ 608,486.06		
10480	A/R Late Charges	100,934.22		
10490	A/R Legal Fees	355,456.03		
10515	A/R Other	6,329.30		
10520	A/R Opening Balance	550,789.53		
10545	A/R Rent	616,801.40		
10550	A/R Repairs	15,570.49		
	Total Accounts Receivable		$ 2,254,367.03	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,427,332.06
	TOTAL ASSETS			$ 2,427,332.06

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 29,756.53		
23110	Prepaid-Legal	4,591.48		
	Total Prepaids		$ 34,348.01	

North East Pine Village HOA

Balance Sheet
As of 07/31/22

	TOTAL CURRENT LIABILITIES			$ 34,348.01
RESERVES:				
28100	Beginning YR Balance	$ 34,961.39		
28200	2022 Reserves	90,727.00		
28250	Reserve Transfers	252,163.59		
28300	Interest Income	38.33		
28400	Capital Expenses	(362,067.62)		
	Total Reserves		$ 15,822.69	
	TOTAL RESERVES			$ 15,822.69
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	$ 21,165.44		
30466	Accrual Basis Equity	2,220,019.02		
	Total Homeowners Capital	$ 2,241,184.46		
	Current Year Net Income/(Loss)	$ 135,976.90		
	Total Member's Equity			$ 2,377,161.36
	TOTAL LIABILITIES & EQUITY			$ 2,427,332.06

North East Pine Village HOA

Income/Expense Statement

Period: 07/01/22 to 07/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
41001	Assessments	75,295.85	85,191.00	(9,895.15)	594,682.51	596,337.00	(1,654.49)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(87,500.00)	87,500.00	(150,000.00)
41065	Opening Balances	2.55	3,000.00	(2,997.45)	5,407.76	21,000.00	(15,592.24)	36,000.00
42030	Deed Enforcement	272.30	.00	272.30	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	7.67	5.00	2.67	45.16	35.00	10.16	60.00
43200	Late Fees	2,174.73	1,800.00	374.73	8,849.55	12,600.00	(3,750.45)	21,600.00
43400	Legal Fees	14,519.65	5,000.00	9,519.65	136,169.36	35,000.00	101,169.36	60,000.00
43500	Misc Income	(323.53)	.00	(323.53)	(1,073.53)	.00	(1,073.53)	.00
43510	NSF Check Fees	25.00	25.00	.00	50.00	175.00	(125.00)	300.00
43700	Repairs	945.06	.00	945.06	11,697.53	.00	11,697.53	.00
43750	Sale of Assoc Units	152,163.59	.00	152,163.59	152,163.59	.00	152,163.59	.00
43860	Transfer Fees	200.30	.00	200.30	702.10	.00	702.10	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	11,900.00	(7,650.00)	20,400.00
	Subtotal Income	245,283.17	84,221.00	161,062.17	914,704.03	589,547.00	325,157.03	1,010,652.00
				EXPENSES				
Administrative								
62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	.00	.00	.00	30.00	30.00	.00	240.00
62120	Copies	30.30	35.00	4.70	397.60	415.00	17.40	3,600.00
62140	Legal	40,993.49	40,995.00	1.51	214,466.01	214,480.00	13.99	240,000.00
62145	Legal - Corporate	1,447.89	1,450.00	2.11	11,214.53	11,230.00	15.47	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	46,725.00	46,725.00	.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	279.72	280.00	.28	4,434.74	4,450.00	15.26	18,000.00
62285	Postage	231.60	235.00	3.40	2,559.66	2,590.00	30.34	6,000.00
62300	Website	.00	.00	.00	143.88	145.00	1.12	300.00
	Administrative	49,658.00	49,670.00	12.00	281,087.42	281,100.00	12.58	387,960.00
Utilities								
63100	Gas	26.13	30.00	3.87	312.88	330.00	17.12	480.00
63200	Electricity	1,542.09	1,545.00	2.91	10,091.86	10,155.00	63.14	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	259.27	260.00	.73	1,810.16	1,810.00	(.16)	3,000.00
	Utilities	1,827.49	1,835.00	7.51	12,214.90	12,295.00	80.10	21,780.00
Contracts								

North East Pine Village HOA

Income/Expense Statement

Period: 07/01/22 to 07/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
64050	Alarm/Cameras	135.51	140.00	4.49	1,010.35	1,035.00	24.65	1,620.00
64120	Landscape	6,490.00	6,500.00	10.00	41,730.00	41,750.00	20.00	78,000.00
64130	Trash Service	7,369.65	4,965.00	(2,404.65)	39,760.45	37,375.00	(2,385.45)	59,580.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	43,382.00	43,395.00	13.00	81,840.00
	Contracts	20,192.16	17,805.00	(2,387.16)	125,882.80	123,555.00	(2,327.80)	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	125.00	125.00	.00	1,200.00
65100	Building Maintenance	.00	.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	3,397.39	3,420.00	22.61	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	8,000.00	.00	(8,000.00)	11,800.00	1,200.00	(10,600.00)	1,200.00
65485	Heavy Trash Removal	2,800.00	3,000.00	200.00	43,365.00	43,565.00	200.00	88,800.00
65510	Landscape Extras	.00	.00	.00	3,450.00	3,450.00	.00	28,800.00
65750	Plumbing Repairs	.00	.00	.00	4,626.92	4,645.00	18.08	10,800.00
65800	Roof Repairs	.00	.00	.00	1,650.00	1,650.00	.00	6,000.00
65900	Supplies	1,535.88	1,540.00	4.12	7,880.43	7,895.00	14.57	13,800.00
	Maintenance	12,762.38	4,970.00	(7,792.38)	87,979.74	77,647.00	(10,332.74)	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	13,167.22	13,170.00	2.78	26,940.00
	Taxes & Other Fees	.00	.00	.00	13,167.22	13,170.00	2.78	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	90,727.00	90,727.00	.00	155,532.00
70001	Additional Capital Transfers	152,163.59	.00	(152,163.59)	152,163.59	.00	(152,163.59)	.00
	Reserves	165,124.59	12,961.00	(152,163.59)	242,890.59	90,727.00	(152,163.59)	155,532.00

North East Pine Village HOA

Income/Expense Statement

Period: 07/01/22 to 07/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES	249,564.62	87,241.00	(162,323.62)	778,727.13	613,999.00	(164,728.13)	1,010,652.00
	Current Year Net Income/(loss	(4,281.45)	(3,020.00)	(1,261.45)	135,976.90	(24,452.00)	160,428.90	.00

North East Pine Village HOA

Balance Sheet
As of 08/31/22

ASSETS

CURRENT ASSETS				
10050	Petty Cash	$ 500.00		
10105	CIT Checking	(5,985.83)		
	Total Operating Accounts		$ (5,485.83)	
RESERVES				
10205	CIT M/M	$ 2,932.32		
	Total Reserves		$ 2,932.32	
ACCOUNTS RECEIVABLE				
10405	A/R Assessments	$ 609,041.74		
10480	A/R Late Charges	100,300.23		
10490	A/R Legal Fees	363,088.70		
10515	A/R Other	6,325.00		
10520	A/R Opening Balance	507,393.71		
10545	A/R Rent	628,716.40		
10550	A/R Repairs	16,096.50		
	Total Accounts Receivable		$ 2,230,962.28	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,228,408.77
	TOTAL ASSETS			$ 2,228,408.77

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 27,877.40		
23110	Prepaid-Legal	2,812.69		
	Total Prepaids		$ 30,690.09	

North East Pine Village HOA

Balance Sheet
As of 08/31/22

	TOTAL CURRENT LIABILITIES			$ 30,690.09
RESERVES:				
28100	Beginning YR Balance	$ 34,961.39		
28200	2022 Reserves	103,688.00		
28250	Reserve Transfers	252,163.59		
28300	Interest Income	46.96		
28400	Capital Expenses	(387,927.62)		
	Total Reserves		$ 2,932.32	
	TOTAL RESERVES			$ 2,932.32
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	$ 21,165.44		
30466	Accrual Basis Equity	2,200,272.19		
	Total Homeowners Capital	$ 2,221,437.63		
	Current Year Net Income/(Loss)	$ (26,651.27)		
	Total Member's Equity			$ 2,194,786.36
	TOTAL LIABILITIES & EQUITY			$ 2,228,408.77

North East Pine Village HOA

Income/Expense Statement

Period: 08/01/22 to 08/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
41001	Assessments	62,008.39	85,191.00	(23,182.61)	656,690.90	681,528.00	(24,837.10)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(100,000.00)	100,000.00	(150,000.00)
41065	Opening Balances	1,011.90	3,000.00	(1,988.10)	6,419.66	24,000.00	(17,580.34)	36,000.00
42030	Deed Enforcement	.00	.00	.00	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	4.74	5.00	(.26)	49.90	40.00	9.90	60.00
43200	Late Fees	471.68	1,800.00	(1,328.32)	9,321.23	14,400.00	(5,078.77)	21,600.00
43400	Legal Fees	6,435.21	5,000.00	1,435.21	142,604.57	40,000.00	102,604.57	60,000.00
43500	Misc Income	(1,000.00)	.00	(1,000.00)	(2,073.53)	.00	(2,073.53)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	50.00	200.00	(150.00)	300.00
43700	Repairs	638.39	.00	638.39	12,335.92	.00	12,335.92	.00
43750	Sale of Assoc Units	.00	.00	.00	152,163.59	.00	152,163.59	.00
43860	Transfer Fees	500.30	.00	500.30	1,202.40	.00	1,202.40	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	13,600.00	(9,350.00)	20,400.00
	Subtotal Income	70,070.61	84,221.00	(14,150.39)	984,774.64	673,768.00	311,006.64	1,010,652.00

EXPENSES

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
Administrative								
62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	40.00	40.00	.00	240.00
62120	Copies	38.20	40.00	1.80	435.80	455.00	19.20	3,600.00
62140	Legal	33,482.41	25,520.00	(7,962.41)	247,948.42	240,000.00	(7,948.42)	240,000.00
62145	Legal - Corporate	2,048.32	2,050.00	1.68	13,262.85	13,280.00	17.15	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	53,400.00	53,400.00	.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	607.08	610.00	2.92	5,041.82	5,060.00	18.18	18,000.00
62285	Postage	409.58	410.00	.42	2,969.24	3,000.00	30.76	6,000.00
62300	Website	.00	.00	.00	143.88	145.00	1.12	300.00
	Administrative	43,270.59	35,315.00	(7,955.59)	324,358.01	316,415.00	(7,943.01)	387,960.00
Utilities								
63100	Gas	26.13	30.00	3.87	339.01	360.00	20.99	480.00
63200	Electricity	1,564.11	1,565.00	.89	11,655.97	11,720.00	64.03	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	256.98	260.00	3.02	2,067.14	2,070.00	2.86	3,000.00
	Utilities	1,847.22	1,855.00	7.78	14,062.12	14,150.00	87.88	21,780.00

Contracts

North East Pine Village HOA

Income/Expense Statement

Period: 08/01/22 to 08/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
64050	Alarm/Cameras	139.70	140.00	.30	1,150.05	1,175.00	24.95	1,620.00
64120	Landscape	6,490.00	6,490.00	.00	48,220.00	48,240.00	20.00	78,000.00
64130	Trash Service	11,590.69	4,965.00	(6,625.69)	51,351.14	42,340.00	(9,011.14)	59,580.00
64160	Security-Courtesy Patrol	6,199.00	6,200.00	1.00	49,581.00	49,595.00	14.00	81,840.00
	Contracts	24,419.39	17,795.00	(6,624.39)	150,302.19	141,350.00	(8,952.19)	221,040.00
Maintenance								
65015	A/C Repairs	180.00	180.00	.00	305.00	305.00	.00	1,200.00
65100	Building Maintenance	86,233.33	408.00	(85,825.33)	97,813.33	12,000.00	(85,813.33)	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	477.73	480.00	2.27	477.73	480.00	2.27	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	3,823.89	3,850.00	26.11	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	5,275.00	.00	(5,275.00)	17,075.00	1,200.00	(15,875.00)	1,200.00
65485	Heavy Trash Removal	2,400.00	2,400.00	.00	45,765.00	45,965.00	200.00	88,800.00
65510	Landscape Extras	.00	.00	.00	3,450.00	3,450.00	.00	28,800.00
65750	Plumbing Repairs	1,405.38	1,410.00	4.62	6,032.30	6,055.00	22.70	10,800.00
65800	Roof Repairs	42,251.00	4,350.00	(37,901.00)	43,901.00	6,000.00	(37,901.00)	6,000.00
65900	Supplies	1,278.66	1,280.00	1.34	9,159.09	9,175.00	15.91	13,800.00
	Maintenance	139,927.60	10,938.00	(128,989.60)	227,907.34	88,585.00	(139,322.34)	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	10,272.98	10,275.00	2.02	23,440.20	23,445.00	4.80	26,940.00
	Taxes & Other Fees	10,272.98	10,275.00	2.02	23,440.20	23,445.00	4.80	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	103,688.00	103,688.00	.00	155,532.00
70001	Additional Capital Transfers	.00	.00	.00	152,163.59	.00	(152,163.59)	.00
	Reserves	12,961.00	12,961.00	.00	255,851.59	103,688.00	(152,163.59)	155,532.00

North East Pine Village HOA

Income/Expense Statement

Period: 08/01/22 to 08/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES	232,698.78	89,139.00	(143,559.78)	1,011,425.91	703,138.00	(308,287.91)	1,010,652.00
	Current Year Net Income/(loss	(162,628.17)	(4,918.00)	(157,710.17)	(26,651.27)	(29,370.00)	2,718.73	.00

North East Pine Village HOA

Balance Sheet
As of 09/30/22

ASSETS

CURRENT ASSETS				
10050	Petty Cash	$ 500.00		
10105	CIT Checking	18,163.29		
	Total Operating Accounts		$ 18,663.29	
RESERVES				
10205	CIT M/M	$ 110,877.56		
	Total Reserves		$ 110,877.56	
ACCOUNTS RECEIVABLE				
10405	A/R Assessments	$ 620,385.26		
10480	A/R Late Charges	98,745.92		
10490	A/R Legal Fees	371,749.99		
10515	A/R Other	8,075.00		
10520	A/R Opening Balance	462,085.55		
10545	A/R Rent	603,231.40		
10550	A/R Repairs	15,759.80		
	Total Accounts Receivable		$ 2,180,032.92	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,309,573.77
	TOTAL ASSETS			$ 2,309,573.77

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 29,788.02		
	Total Prepaids		$ 29,788.02	
	TOTAL CURRENT LIABILITIES			$ 29,788.02

North East Pine Village HOA

Balance Sheet
As of 09/30/22

RESERVES:				
28100	Beginning YR Balance	$ 34,961.39		
28200	2022 Reserves	116,649.00		
28250	Reserve Transfers	387,697.76		
28300	Interest Income	50.88		
28400	Capital Expenses	(428,481.47)		
	Total Reserves		$ 110,877.56	
	TOTAL RESERVES			$ 110,877.56
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	$ 21,165.44		
30466	Accrual Basis Equity	2,150,244.90		
	Total Homeowners Capital	$ 2,171,410.34		
	Current Year Net Income/(Loss)	$ (2,502.15)		
	Total Member's Equity			$ 2,168,908.19
	TOTAL LIABILITIES & EQUITY			$ 2,309,573.77

North East Pine Village HOA

Income/Expense Statement

Period: 09/01/22 to 09/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
41001	Assessments	70,265.88	85,191.00	(14,925.12)	726,956.78	766,719.00	(39,762.22)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(112,500.00)	112,500.00	(150,000.00)
41065	Opening Balances	21,019.52	3,000.00	18,019.52	27,439.18	27,000.00	439.18	36,000.00
42030	Deed Enforcement	.00	.00	.00	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	3.92	5.00	(1.08)	53.82	45.00	8.82	60.00
43200	Late Fees	1,249.11	1,800.00	(550.89)	10,570.34	16,200.00	(5,629.66)	21,600.00
43400	Legal Fees	10,901.99	5,000.00	5,901.99	153,506.56	45,000.00	108,506.56	60,000.00
43500	Misc Income	(1,750.00)	.00	(1,750.00)	(3,823.53)	.00	(3,823.53)	.00
43510	NSF Check Fees	25.00	25.00	.00	75.00	225.00	(150.00)	300.00
43700	Repairs	336.70	.00	336.70	12,672.62	.00	12,672.62	.00
43750	Sale of Assoc Units	135,534.17	.00	135,534.17	287,697.76	.00	287,697.76	.00
43860	Transfer Fees	.00	.00	.00	1,202.40	.00	1,202.40	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	15,300.00	(11,050.00)	20,400.00
	Subtotal Income	237,586.29	84,221.00	153,365.29	1,222,360.93	757,989.00	464,371.93	1,010,652.00
				EXPENSES				
Administrative								
62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	50.00	50.00	.00	240.00
62120	Copies	41.60	45.00	3.40	477.40	500.00	22.60	3,600.00
62140	Legal	35,593.67	.00	(35,593.67)	283,542.09	240,000.00	(43,542.09)	240,000.00
62145	Legal - Corporate	1,623.50	1,625.00	1.50	14,886.35	14,905.00	18.65	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	60,075.00	60,075.00	.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	931.36	935.00	3.64	5,973.18	5,995.00	21.82	18,000.00
62285	Postage	517.96	520.00	2.04	3,487.20	3,520.00	32.80	6,000.00
62300	Website	.00	.00	.00	143.88	145.00	1.12	300.00
	Administrative	45,393.09	9,810.00	(35,583.09)	369,751.10	326,225.00	(43,526.10)	387,960.00
Utilities								
63100	Gas	26.13	30.00	3.87	365.14	390.00	24.86	480.00
63200	Electricity	1,668.18	1,670.00	1.82	13,324.15	13,390.00	65.85	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	256.98	260.00	3.02	2,324.12	2,330.00	5.88	3,000.00
	Utilities	1,951.29	1,960.00	8.71	16,013.41	16,110.00	96.59	21,780.00
Contracts								

North East Pine Village HOA

Income/Expense Statement

Period: 09/01/22 to 09/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
64050	Alarm/Cameras	139.70	140.00	.30	1,289.75	1,315.00	25.25	1,620.00
64120	Landscape	6,490.00	6,500.00	10.00	54,710.00	54,740.00	30.00	78,000.00
64130	Trash Service	7,369.65	4,965.00	(2,404.65)	58,720.79	47,305.00	(11,415.79)	59,580.00
64160	Security-Courtesy Patrol	6,463.00	6,465.00	2.00	56,044.00	56,060.00	16.00	81,840.00
	Contracts	20,462.35	18,070.00	(2,392.35)	170,764.54	159,420.00	(11,344.54)	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	305.00	305.00	.00	1,200.00
65100	Building Maintenance	280.00	.00	(280.00)	98,093.33	12,000.00	(86,093.33)	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	477.73	480.00	2.27	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	951.50	955.00	3.50	4,775.39	4,805.00	29.61	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	5,175.00	.00	(5,175.00)	22,250.00	1,200.00	(21,050.00)	1,200.00
65485	Heavy Trash Removal	1,600.00	8,000.00	6,400.00	47,365.00	53,965.00	6,600.00	88,800.00
65510	Landscape Extras	400.00	400.00	.00	3,850.00	3,850.00	.00	28,800.00
65750	Plumbing Repairs	1,693.35	1,695.00	1.65	7,725.65	7,750.00	24.35	10,800.00
65800	Roof Repairs	(15,500.00)	.00	15,500.00	28,401.00	6,000.00	(22,401.00)	6,000.00
65900	Supplies	2,535.42	2,540.00	4.58	11,694.51	11,715.00	20.49	13,800.00
	Maintenance	(2,864.73)	13,590.00	16,454.73	225,042.61	102,175.00	(122,867.61)	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
	Taxes & Other Fees	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	116,649.00	116,649.00	.00	155,532.00
70001	Additional Capital Transfers	135,534.17	.00	(135,534.17)	287,697.76	.00	(287,697.76)	.00
	Reserves	148,495.17	12,961.00	(135,534.17)	404,346.76	116,649.00	(287,697.76)	155,532.00

North East Pine Village HOA

Income/Expense Statement

Period: 09/01/22 to 09/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES	213,437.17	56,391.00	(157,046.17)	1,224,863.08	759,529.00	(465,334.08)	1,010,652.00
	Current Year Net Income/(loss	24,149.12	27,830.00	(3,680.88)	(2,502.15)	(1,540.00)	(962.15)	.00

North East Pine Village HOA

Balance Sheet
As of 10/31/22

ASSETS

CURRENT ASSETS				
10050	Petty Cash	$ 500.00		
10105	CIT Checking	135,500.24		
	Total Operating Accounts		$ 136,000.24	
RESERVES				
10205	CIT M/M	$ 55,163.38		
	Total Reserves		$ 55,163.38	
ACCOUNTS RECEIVABLE				
10405	A/R Assessments	$ 563,205.92		
10480	A/R Late Charges	89,190.74		
10490	A/R Legal Fees	362,434.97		
10515	A/R Other	8,275.00		
10520	A/R Opening Balance	388,325.30		
10545	A/R Rent	615,146.40		
10550	A/R Repairs	13,646.69		
	Total Accounts Receivable		$ 2,040,225.02	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,231,388.64
	TOTAL ASSETS			$ 2,231,388.64

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 22,667.96		
	Total Prepaids		$ 22,667.96	
	TOTAL CURRENT LIABILITIES			$ 22,667.96

North East Pine Village HOA

Balance Sheet
As of 10/31/22

RESERVES:				
28100	Beginning YR Balance	$ 34,961.39		
28200	2022 Reserves	129,610.00		
28250	Reserve Transfers	387,697.76		
28300	Interest Income	81.24		
28400	Capital Expenses	(497,187.01)		
	Total Reserves		$ 55,163.38	
	TOTAL RESERVES			$ 55,163.38
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	$ 21,165.44		
30466	Accrual Basis Equity	2,017,557.06		
	Total Homeowners Capital	$ 2,038,722.50		
	Current Year Net Income/(Loss)	$ 114,834.80		
	Total Member's Equity			$ 2,153,557.30
	TOTAL LIABILITIES & EQUITY			$ 2,231,388.64

North East Pine Village HOA

Income/Expense Statement

Period: 10/01/22 to 10/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
41001	Assessments	103,773.50	85,191.00	18,582.50	830,730.28	851,910.00	(21,179.72)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(125,000.00)	125,000.00	(150,000.00)
41065	Opening Balances	53,063.34	3,000.00	50,063.34	80,502.52	30,000.00	50,502.52	36,000.00
42030	Deed Enforcement	.00	.00	.00	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	6.89	5.00	1.89	60.71	50.00	10.71	60.00
43200	Late Fees	6,895.57	1,800.00	5,095.57	17,465.91	18,000.00	(534.09)	21,600.00
43400	Legal Fees	42,691.14	5,000.00	37,691.14	196,197.70	50,000.00	146,197.70	60,000.00
43500	Misc Income	(500.00)	.00	(500.00)	(4,323.53)	.00	(4,323.53)	.00
43510	NSF Check Fees	50.00	25.00	25.00	125.00	250.00	(125.00)	300.00
43700	Repairs	691.28	.00	691.28	13,363.90	.00	13,363.90	.00
43750	Sale of Assoc Units	.00	.00	.00	287,697.76	.00	287,697.76	.00
43860	Transfer Fees	500.00	.00	500.00	1,702.40	.00	1,702.40	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	17,000.00	(12,750.00)	20,400.00
	Subtotal Income	207,171.72	84,221.00	122,950.72	1,429,532.65	842,210.00	587,322.65	1,010,652.00
				EXPENSES				
Administrative								
62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	.00	.00	.00	50.00	50.00	.00	240.00
62120	Copies	128.00	130.00	2.00	605.40	630.00	24.60	3,600.00
62140	Legal	30,716.41	.00	(30,716.41)	314,258.50	240,000.00	(74,258.50)	240,000.00
62145	Legal - Corporate	2,385.41	2,390.00	4.59	17,271.76	17,295.00	23.24	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	66,750.00	66,750.00	.00	80,100.00
62162	Management-Onsite	2,600.00	2,600.00	.00	2,600.00	2,600.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	1,057.55	1,060.00	2.45	7,030.73	7,055.00	24.27	18,000.00
62285	Postage	745.77	750.00	4.23	4,232.97	4,270.00	37.03	6,000.00
62300	Website	.00	.00	.00	143.88	145.00	1.12	300.00
	Administrative	44,308.14	13,605.00	(30,703.14)	414,059.24	339,830.00	(74,229.24)	387,960.00
Utilities								
63100	Gas	26.13	30.00	3.87	391.27	420.00	28.73	480.00
63200	Electricity	1,787.82	1,790.00	2.18	15,111.97	15,180.00	68.03	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	257.28	260.00	2.72	2,581.40	2,590.00	8.60	3,000.00
	Utilities	2,071.23	2,080.00	8.77	18,084.64	18,190.00	105.36	21,780.00
Contracts								

North East Pine Village HOA

Income/Expense Statement

Period: 10/01/22 to 10/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
64050	Alarm/Cameras	361.85	305.00	(56.85)	1,651.60	1,620.00	(31.60)	1,620.00
64120	Landscape	6,490.00	6,490.00	.00	61,200.00	61,230.00	30.00	78,000.00
64130	Trash Service	7,369.65	4,965.00	(2,404.65)	66,090.44	52,270.00	(13,820.44)	59,580.00
64160	Security-Courtesy Patrol	6,467.00	6,470.00	3.00	62,511.00	62,530.00	19.00	81,840.00
	Contracts	20,688.50	18,230.00	(2,458.50)	191,453.04	177,650.00	(13,803.04)	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	305.00	305.00	.00	1,200.00
65100	Building Maintenance	.00	.00	.00	98,093.33	12,000.00	(86,093.33)	12,000.00
65150	Clubhouse	335.58	340.00	4.42	335.58	340.00	4.42	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	477.73	480.00	2.27	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	623.52	625.00	1.48	5,398.91	5,430.00	31.09	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	4,000.00	.00	(4,000.00)	26,250.00	1,200.00	(25,050.00)	1,200.00
65485	Heavy Trash Removal	800.00	5,000.00	4,200.00	48,165.00	58,965.00	10,800.00	88,800.00
65510	Landscape Extras	1,550.00	1,550.00	.00	5,400.00	5,400.00	.00	28,800.00
65750	Plumbing Repairs	837.48	840.00	2.52	8,563.13	8,590.00	26.87	10,800.00
65800	Roof Repairs	.00	.00	.00	28,401.00	6,000.00	(22,401.00)	6,000.00
65900	Supplies	1,259.32	1,260.00	.68	12,953.83	12,975.00	21.17	13,800.00
	Maintenance	9,405.90	9,615.00	209.10	234,448.51	111,790.00	(122,658.51)	180,600.00
Insurance								
66100	Insurance	400.00	400.00	.00	15,904.46	15,905.00	.54	16,800.00
	Insurance	400.00	400.00	.00	15,904.46	15,905.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
	Taxes & Other Fees	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	129,610.00	129,610.00	.00	155,532.00
70001	Additional Capital Transfers	.00	.00	.00	287,697.76	.00	(287,697.76)	.00
	Reserves	12,961.00	12,961.00	.00	417,307.76	129,610.00	(287,697.76)	155,532.00

North East Pine Village HOA

Income/Expense Statement

Period: 10/01/22 to 10/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES	89,834.77	56,891.00	(32,943.77)	1,314,697.85	816,420.00	(498,277.85)	1,010,652.00
	Current Year Net Income/(loss	117,336.95	27,330.00	90,006.95	114,834.80	25,790.00	89,044.80	.00

North East Pine Village HOA

Balance Sheet
As of 11/30/22

ASSETS

CURRENT ASSETS				
10050	Petty Cash	$ 500.00		
10105	CIT Checking	82,350.87		
	Total Operating Accounts		$ 82,850.87	
RESERVES				
10205	CIT M/M	$ 59,874.35		
	Total Reserves		$ 59,874.35	
ACCOUNTS RECEIVABLE				
10405	A/R Assessments	$ 543,008.11		
10480	A/R Late Charges	91,171.02		
10490	A/R Legal Fees	355,589.18		
10515	A/R Other	7,275.00		
10520	A/R Opening Balance	375,150.72		
10545	A/R Rent	625,361.40		
10550	A/R Repairs	13,322.92		
	Total Accounts Receivable		$ 2,010,878.35	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,153,603.57
	TOTAL ASSETS			$ 2,153,603.57

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 22,097.04		
23110	Prepaid-Legal	1,522.50		
	Total Prepaids		$ 23,619.54	

North East Pine Village HOA

Balance Sheet
As of 11/30/22

	TOTAL CURRENT LIABILITIES			$ 23,619.54
RESERVES:				
28100	Beginning YR Balance	$ 34,961.39		
28200	2022 Reserves	142,571.00		
28250	Reserve Transfers	487,697.76		
28300	Interest Income	91.70		
28400	Capital Expenses	(605,447.50)		
	Total Reserves		$ 59,874.35	
	TOTAL RESERVES			$ 59,874.35
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	$ (78,834.56)		
30466	Accrual Basis Equity	1,987,258.81		
	Total Homeowners Capital	$ 1,908,424.25		
	Current Year Net Income/(Loss)	$ 161,685.43		
	Total Member's Equity			$ 2,070,109.68
	TOTAL LIABILITIES & EQUITY			$ 2,153,603.57

North East Pine Village HOA

Income/Expense Statement

Period: 11/01/22 to 11/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
41001	Assessments	103,675.16	85,191.00	18,484.16	934,405.44	937,101.00	(2,695.56)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(137,500.00)	137,500.00	(150,000.00)
41065	Opening Balances	3,140.20	3,000.00	140.20	83,642.72	33,000.00	50,642.72	36,000.00
42030	Deed Enforcement	.00	.00	.00	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	6.22	5.00	1.22	66.93	55.00	11.93	60.00
43200	Late Fees	1,457.04	1,800.00	(342.96)	18,922.95	19,800.00	(877.05)	21,600.00
43400	Legal Fees	10,652.26	5,000.00	5,652.26	206,849.96	55,000.00	151,849.96	60,000.00
43500	Misc Income	(750.00)	.00	(750.00)	(5,073.53)	.00	(5,073.53)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	125.00	275.00	(150.00)	300.00
43700	Repairs	618.57	.00	618.57	13,982.47	.00	13,982.47	.00
43750	Sale of Assoc Units	.00	.00	.00	287,697.76	.00	287,697.76	.00
43860	Transfer Fees	1,250.00	.00	1,250.00	2,952.40	.00	2,952.40	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	18,700.00	(14,450.00)	20,400.00
	Subtotal Income	120,049.45	84,221.00	35,828.45	1,549,582.10	926,431.00	623,151.10	1,010,652.00
				EXPENSES				
Administrative								
62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	.00	100.00	100.00	50.00	150.00	100.00	240.00
62120	Copies	44.10	200.00	155.90	649.50	830.00	180.50	3,600.00
62140	Legal	14,181.13	.00	(14,181.13)	328,439.63	240,000.00	(88,439.63)	240,000.00
62145	Legal - Corporate	1,772.29	12,705.00	10,932.71	19,044.05	30,000.00	10,955.95	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	73,425.00	73,425.00	.00	80,100.00
62162	Management-Onsite	1,300.00	1,000.00	(300.00)	3,900.00	3,600.00	(300.00)	3,600.00
62165	Meetings	.00	500.00	500.00	.00	500.00	500.00	900.00
62200	Office-Miscellaneous	606.88	1,000.00	393.12	7,637.61	8,055.00	417.39	18,000.00
62285	Postage	386.33	390.00	3.67	4,619.30	4,660.00	40.70	6,000.00
62300	Website	.00	100.00	100.00	143.88	245.00	101.12	300.00
	Administrative	24,965.73	22,670.00	(2,295.73)	439,024.97	362,500.00	(76,524.97)	387,960.00
Utilities								
63100	Gas	26.13	30.00	3.87	417.40	450.00	32.60	480.00
63200	Electricity	1,648.71	1,650.00	1.29	16,760.68	16,830.00	69.32	18,000.00
63300	Sewer & Water	.00	300.00	300.00	.00	300.00	300.00	300.00
63400	Telephone	291.97	295.00	3.03	2,873.37	2,885.00	11.63	3,000.00
	Utilities	1,966.81	2,275.00	308.19	20,051.45	20,465.00	413.55	21,780.00
Contracts								

North East Pine Village HOA

Income/Expense Statement

Period: 11/01/22 to 11/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
64050	Alarm/Cameras	142.96	.00	(142.96)	1,794.56	1,620.00	(174.56)	1,620.00
64120	Landscape	6,490.00	7,000.00	510.00	67,690.00	68,230.00	540.00	78,000.00
64130	Trash Service	7,369.65	7,310.00	(59.65)	73,460.09	59,580.00	(13,880.09)	59,580.00
64160	Security-Courtesy Patrol	6,467.00	6,500.00	33.00	68,978.00	69,030.00	52.00	81,840.00
	Contracts	20,469.61	20,810.00	340.39	211,922.65	198,460.00	(13,462.65)	221,040.00
Maintenance								
65015	A/C Repairs	.00	500.00	500.00	305.00	805.00	500.00	1,200.00
65100	Building Maintenance	.00	.00	.00	98,093.33	12,000.00	(86,093.33)	12,000.00
65150	Clubhouse	.00	.00	.00	335.58	340.00	4.42	3,000.00
65200	Driveways/Sidewalks	.00	500.00	500.00	.00	500.00	500.00	3,000.00
65300	Electrical	.00	500.00	500.00	477.73	980.00	502.27	1,620.00
65400	Exterminating/Pest Control	.00	500.00	500.00	.00	500.00	500.00	2,040.00
65450	Fence & Gate Repairs	623.52	700.00	76.48	6,022.43	6,130.00	107.57	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	4,400.00	.00	(4,400.00)	30,650.00	1,200.00	(29,450.00)	1,200.00
65485	Heavy Trash Removal	1,600.00	6,000.00	4,400.00	49,765.00	64,965.00	15,200.00	88,800.00
65510	Landscape Extras	3,300.00	3,500.00	200.00	8,700.00	8,900.00	200.00	28,800.00
65750	Plumbing Repairs	1,491.90	1,500.00	8.10	10,055.03	10,090.00	34.97	10,800.00
65800	Roof Repairs	.00	.00	.00	28,401.00	6,000.00	(22,401.00)	6,000.00
65900	Supplies	1,420.25	825.00	(595.25)	14,374.08	13,800.00	(574.08)	13,800.00
	Maintenance	12,835.67	14,525.00	1,689.33	247,284.18	126,315.00	(120,969.18)	180,600.00
Insurance								
66100	Insurance	.00	200.00	200.00	15,904.46	16,105.00	200.54	16,800.00
	Insurance	.00	200.00	200.00	15,904.46	16,105.00	200.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
	Taxes & Other Fees	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	142,571.00	142,571.00	.00	155,532.00
70001	Additional Capital Transfers	.00	.00	.00	287,697.76	.00	(287,697.76)	.00
	Reserves	12,961.00	12,961.00	.00	430,268.76	142,571.00	(287,697.76)	155,532.00

North East Pine Village HOA

Income/Expense Statement

Period: 11/01/22 to 11/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES	73,198.82	73,441.00	242.18	1,387,896.67	889,861.00	(498,035.67)	1,010,652.00
	Current Year Net Income/(loss	46,850.63	10,780.00	36,070.63	161,685.43	36,570.00	125,115.43	.00

North East Pine Village HOA

Balance Sheet
As of 11/30/22

ASSETS

CURRENT ASSETS				
10050	Petty Cash	$ 500.00		
10105	CIT Checking	82,350.87		
	Total Operating Accounts		$ 82,850.87	
RESERVES				
10205	CIT M/M	$ 59,874.35		
	Total Reserves		$ 59,874.35	
ACCOUNTS RECEIVABLE				
10405	A/R Assessments	$ 543,008.11		
10480	A/R Late Charges	91,171.02		
10490	A/R Legal Fees	355,589.18		
10515	A/R Other	7,275.00		
10520	A/R Opening Balance	375,150.72		
10545	A/R Rent	625,361.40		
10550	A/R Repairs	13,322.92		
	Total Accounts Receivable		$ 2,010,878.35	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,153,603.57
	TOTAL ASSETS			$ 2,153,603.57

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 22,097.04		
23110	Prepaid-Legal	1,522.50		
	Total Prepaids		$ 23,619.54	

North East Pine Village HOA

Balance Sheet
As of 11/30/22

	TOTAL CURRENT LIABILITIES			$ 23,619.54
RESERVES:				
28100	Beginning YR Balance	$ 34,961.39		
28200	2022 Reserves	142,571.00		
28250	Reserve Transfers	487,697.76		
28300	Interest Income	91.70		
28400	Capital Expenses	(605,447.50)		
	Total Reserves		$ 59,874.35	
	TOTAL RESERVES			$ 59,874.35
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	$ (78,834.56)		
30466	Accrual Basis Equity	1,987,258.81		
	Total Homeowners Capital	$ 1,908,424.25		
	Current Year Net Income/(Loss)	$ 161,685.43		
	Total Member's Equity			$ 2,070,109.68
	TOTAL LIABILITIES & EQUITY			$ 2,153,603.57

North East Pine Village HOA

Income/Expense Statement

Period: 11/01/22 to 11/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
41001	Assessments	103,675.16	85,191.00	18,484.16	934,405.44	937,101.00	(2,695.56)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(137,500.00)	137,500.00	(150,000.00)
41065	Opening Balances	3,140.20	3,000.00	140.20	83,642.72	33,000.00	50,642.72	36,000.00
42030	Deed Enforcement	.00	.00	.00	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	6.22	5.00	1.22	66.93	55.00	11.93	60.00
43200	Late Fees	1,457.04	1,800.00	(342.96)	18,922.95	19,800.00	(877.05)	21,600.00
43400	Legal Fees	10,652.26	5,000.00	5,652.26	206,849.96	55,000.00	151,849.96	60,000.00
43500	Misc Income	(750.00)	.00	(750.00)	(5,073.53)	.00	(5,073.53)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	125.00	275.00	(150.00)	300.00
43700	Repairs	618.57	.00	618.57	13,982.47	.00	13,982.47	.00
43750	Sale of Assoc Units	.00	.00	.00	287,697.76	.00	287,697.76	.00
43860	Transfer Fees	1,250.00	.00	1,250.00	2,952.40	.00	2,952.40	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	18,700.00	(14,450.00)	20,400.00
	Subtotal Income	120,049.45	84,221.00	35,828.45	1,549,582.10	926,431.00	623,151.10	1,010,652.00
				EXPENSES				
Administrative								
62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	.00	100.00	100.00	50.00	150.00	100.00	240.00
62120	Copies	44.10	200.00	155.90	649.50	830.00	180.50	3,600.00
62140	Legal	14,181.13	.00	(14,181.13)	328,439.63	240,000.00	(88,439.63)	240,000.00
62145	Legal - Corporate	1,772.29	12,705.00	10,932.71	19,044.05	30,000.00	10,955.95	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	73,425.00	73,425.00	.00	80,100.00
62162	Management-Onsite	1,300.00	1,000.00	(300.00)	3,900.00	3,600.00	(300.00)	3,600.00
62165	Meetings	.00	500.00	500.00	.00	500.00	500.00	900.00
62200	Office-Miscellaneous	606.88	1,000.00	393.12	7,637.61	8,055.00	417.39	18,000.00
62285	Postage	386.33	390.00	3.67	4,619.30	4,660.00	40.70	6,000.00
62300	Website	.00	100.00	100.00	143.88	245.00	101.12	300.00
	Administrative	24,965.73	22,670.00	(2,295.73)	439,024.97	362,500.00	(76,524.97)	387,960.00
Utilities								
63100	Gas	26.13	30.00	3.87	417.40	450.00	32.60	480.00
63200	Electricity	1,648.71	1,650.00	1.29	16,760.68	16,830.00	69.32	18,000.00
63300	Sewer & Water	.00	300.00	300.00	.00	300.00	300.00	300.00
63400	Telephone	291.97	295.00	3.03	2,873.37	2,885.00	11.63	3,000.00
	Utilities	1,966.81	2,275.00	308.19	20,051.45	20,465.00	413.55	21,780.00
Contracts								

North East Pine Village HOA

Income/Expense Statement

Period: 11/01/22 to 11/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
64050	Alarm/Cameras	142.96	.00	(142.96)	1,794.56	1,620.00	(174.56)	1,620.00
64120	Landscape	6,490.00	7,000.00	510.00	67,690.00	68,230.00	540.00	78,000.00
64130	Trash Service	7,369.65	7,310.00	(59.65)	73,460.09	59,580.00	(13,880.09)	59,580.00
64160	Security-Courtesy Patrol	6,467.00	6,500.00	33.00	68,978.00	69,030.00	52.00	81,840.00
	Contracts	20,469.61	20,810.00	340.39	211,922.65	198,460.00	(13,462.65)	221,040.00
Maintenance								
65015	A/C Repairs	.00	500.00	500.00	305.00	805.00	500.00	1,200.00
65100	Building Maintenance	.00	.00	.00	98,093.33	12,000.00	(86,093.33)	12,000.00
65150	Clubhouse	.00	.00	.00	335.58	340.00	4.42	3,000.00
65200	Driveways/Sidewalks	.00	500.00	500.00	.00	500.00	500.00	3,000.00
65300	Electrical	.00	500.00	500.00	477.73	980.00	502.27	1,620.00
65400	Exterminating/Pest Control	.00	500.00	500.00	.00	500.00	500.00	2,040.00
65450	Fence & Gate Repairs	623.52	700.00	76.48	6,022.43	6,130.00	107.57	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	4,400.00	.00	(4,400.00)	30,650.00	1,200.00	(29,450.00)	1,200.00
65485	Heavy Trash Removal	1,600.00	6,000.00	4,400.00	49,765.00	64,965.00	15,200.00	88,800.00
65510	Landscape Extras	3,300.00	3,500.00	200.00	8,700.00	8,900.00	200.00	28,800.00
65750	Plumbing Repairs	1,491.90	1,500.00	8.10	10,055.03	10,090.00	34.97	10,800.00
65800	Roof Repairs	.00	.00	.00	28,401.00	6,000.00	(22,401.00)	6,000.00
65900	Supplies	1,420.25	825.00	(595.25)	14,374.08	13,800.00	(574.08)	13,800.00
	Maintenance	12,835.67	14,525.00	1,689.33	247,284.18	126,315.00	(120,969.18)	180,600.00
Insurance								
66100	Insurance	.00	200.00	200.00	15,904.46	16,105.00	200.54	16,800.00
	Insurance	.00	200.00	200.00	15,904.46	16,105.00	200.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
	Taxes & Other Fees	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	142,571.00	142,571.00	.00	155,532.00
70001	Additional Capital Transfers	.00	.00	.00	287,697.76	.00	(287,697.76)	.00
	Reserves	12,961.00	12,961.00	.00	430,268.76	142,571.00	(287,697.76)	155,532.00

North East Pine Village HOA

Income/Expense Statement

Period: 11/01/22 to 11/30/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES	73,198.82	73,441.00	242.18	1,387,896.67	889,861.00	(498,035.67)	1,010,652.00
	Current Year Net Income/(loss	46,850.63	10,780.00	36,070.63	161,685.43	36,570.00	125,115.43	.00

North East Pine Village HOA

Balance Sheet
As of 12/31/22

ASSETS

CURRENT ASSETS				
10050	Petty Cash	$ 500.00		
10105	CIT Checking	80,651.69		
	Total Operating Accounts		$ 81,151.69	
RESERVES				
10205	CIT M/M	$ 40,511.22		
	Total Reserves		$ 40,511.22	
ACCOUNTS RECEIVABLE				
10405	A/R Assessments	$ 555,168.06		
10480	A/R Late Charges	94,332.83		
10490	A/R Legal Fees	344,767.62		
10515	A/R Other	7,228.10		
10520	A/R Opening Balance	361,054.43		
10545	A/R Rent	636,426.40		
10550	A/R Repairs	13,423.28		
	Total Accounts Receivable		$ 2,012,400.72	
OTHER ASSETS				
	Total Other Assets		$ .00	
	TOTAL CURRENT ASSETS			$ 2,134,063.63
	TOTAL ASSETS			$ 2,134,063.63

LIABILITIES & EQUITY

CURRENT LIABILITIES				
ACCOUNTS PAYABLE				
	Total Accounts Payable		$ .00	
PREPAIDS-HOA				
23100	Prepaid-Assessments	$ 23,023.28		
23110	Prepaid-Legal	1,522.50		
	Total Prepaids		$ 24,545.78	

North East Pine Village HOA

Balance Sheet
As of 12/31/22

	TOTAL CURRENT LIABILITIES			$ 24,545.78
RESERVES:				
28100	Beginning YR Balance	$ 34,961.39		
28200	2022 Reserves	155,532.00		
28250	Reserve Transfers	487,697.76		
28300	Interest Income	106.20		
28400	Capital Expenses	(637,786.13)		
	Total Reserves		$ 40,511.22	
	TOTAL RESERVES			$ 40,511.22
MEMBER'S EQUITY:				
HOMEOWNERS CAPITAL				
30405	Prior Years Equity	$ (78,834.56)		
30466	Accrual Basis Equity	1,987,854.94		
	Total Homeowners Capital	$ 1,909,020.38		
	Current Year Net Income/(Loss)	$ 159,986.25		
	Total Member's Equity			$ 2,069,006.63
	TOTAL LIABILITIES & EQUITY			$ 2,134,063.63

North East Pine Village HOA

Income/Expense Statement

Period: 12/01/22 to 12/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
41001	Assessments	59,278.14	85,191.00	(25,912.86)	993,683.58	1,022,292.00	(28,608.42)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(150,000.00)	150,000.00	(150,000.00)
41065	Opening Balances	.00	3,000.00	(3,000.00)	83,642.72	36,000.00	47,642.72	36,000.00
42030	Deed Enforcement	.00	.00	.00	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	3.73	5.00	(1.27)	70.66	60.00	10.66	60.00
43200	Late Fees	525.87	1,800.00	(1,274.13)	19,448.82	21,600.00	(2,151.18)	21,600.00
43400	Legal Fees	340.63	5,000.00	(4,659.37)	207,190.59	60,000.00	147,190.59	60,000.00
43500	Misc Income	(250.00)	.00	(250.00)	(5,323.53)	.00	(5,323.53)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	125.00	300.00	(175.00)	300.00
43700	Repairs	224.75	.00	224.75	14,207.22	.00	14,207.22	.00
43750	Sale of Assoc Units	.00	.00	.00	287,697.76	.00	287,697.76	.00
43860	Transfer Fees	71.90	.00	71.90	3,024.30	.00	3,024.30	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	20,400.00	(16,150.00)	20,400.00
	Subtotal Income	60,195.02	84,221.00	(24,025.98)	1,609,777.12	1,010,652.00	599,125.12	1,010,652.00
				EXPENSES				
Administrative								
62015	Audit/Tax Return	.00	4,185.00	4,185.00	911.00	5,100.00	4,189.00	5,100.00
62020	Bank Charges	10.00	90.00	80.00	60.00	240.00	180.00	240.00
62120	Copies	495.40	2,770.00	2,274.60	1,144.90	3,600.00	2,455.10	3,600.00
62140	Legal	4,234.42	.00	(4,234.42)	332,674.05	240,000.00	(92,674.05)	240,000.00
62145	Legal - Corporate	1,522.89	.00	(1,522.89)	20,566.94	30,000.00	9,433.06	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	80,100.00	80,100.00	.00	80,100.00
62162	Management-Onsite	3,300.00	.00	(3,300.00)	7,200.00	3,600.00	(3,600.00)	3,600.00
62165	Meetings	.00	400.00	400.00	.00	900.00	900.00	900.00
62200	Office-Miscellaneous	3,286.35	9,945.00	6,658.65	10,923.96	18,000.00	7,076.04	18,000.00
62285	Postage	2,004.42	1,340.00	(664.42)	6,623.72	6,000.00	(623.72)	6,000.00
62300	Website	.00	55.00	55.00	143.88	300.00	156.12	300.00
	Administrative	21,528.48	25,460.00	3,931.52	460,553.45	387,960.00	(72,593.45)	387,960.00
Utilities								
63100	Gas	36.48	30.00	(6.48)	453.88	480.00	26.12	480.00
63200	Electricity	1,461.48	1,170.00	(291.48)	18,222.16	18,000.00	(222.16)	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	300.00	300.00	300.00
63400	Telephone	303.22	115.00	(188.22)	3,176.59	3,000.00	(176.59)	3,000.00
	Utilities	1,801.18	1,315.00	(486.18)	21,852.63	21,780.00	(72.63)	21,780.00
Contracts								

North East Pine Village HOA

Income/Expense Statement

Period: 12/01/22 to 12/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
64050	Alarm/Cameras	142.96	.00	(142.96)	1,937.52	1,620.00	(317.52)	1,620.00
64120	Landscape	6,490.00	9,770.00	3,280.00	74,180.00	78,000.00	3,820.00	78,000.00
64130	Trash Service	7,369.65	.00	(7,369.65)	80,829.74	59,580.00	(21,249.74)	59,580.00
64160	Security-Courtesy Patrol	6,467.00	12,810.00	6,343.00	75,445.00	81,840.00	6,395.00	81,840.00
	Contracts	20,469.61	22,580.00	2,110.39	232,392.26	221,040.00	(11,352.26)	221,040.00
Maintenance								
65015	A/C Repairs	.00	395.00	395.00	305.00	1,200.00	895.00	1,200.00
65100	Building Maintenance	.00	.00	.00	98,093.33	12,000.00	(86,093.33)	12,000.00
65150	Clubhouse	.00	2,660.00	2,660.00	335.58	3,000.00	2,664.42	3,000.00
65200	Driveways/Sidewalks	.00	2,500.00	2,500.00	.00	3,000.00	3,000.00	3,000.00
65300	Electrical	.00	640.00	640.00	477.73	1,620.00	1,142.27	1,620.00
65400	Exterminating/Pest Control	.00	1,540.00	1,540.00	.00	2,040.00	2,040.00	2,040.00
65450	Fence & Gate Repairs	.00	1,970.00	1,970.00	6,022.43	8,100.00	2,077.57	8,100.00
65455	Fire Systems/Safety Maint	97.00	135.00	38.00	202.00	240.00	38.00	240.00
65470	General Maintenance	.00	.00	.00	30,650.00	1,200.00	(29,450.00)	1,200.00
65485	Heavy Trash Removal	2,000.00	23,835.00	21,835.00	51,765.00	88,800.00	37,035.00	88,800.00
65510	Landscape Extras	.00	19,900.00	19,900.00	8,700.00	28,800.00	20,100.00	28,800.00
65750	Plumbing Repairs	619.31	710.00	90.69	10,674.34	10,800.00	125.66	10,800.00
65800	Roof Repairs	480.00	.00	(480.00)	28,881.00	6,000.00	(22,881.00)	6,000.00
65900	Supplies	1,937.62	.00	(1,937.62)	16,311.70	13,800.00	(2,511.70)	13,800.00
	Maintenance	5,133.93	54,285.00	49,151.07	252,418.11	180,600.00	(71,818.11)	180,600.00
Insurance								
66100	Insurance	.00	695.00	695.00	15,904.46	16,800.00	895.54	16,800.00
	Insurance	.00	695.00	695.00	15,904.46	16,800.00	895.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	3,495.00	3,495.00	23,440.20	26,940.00	3,499.80	26,940.00
	Taxes & Other Fees	.00	3,495.00	3,495.00	23,440.20	26,940.00	3,499.80	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	155,532.00	155,532.00	.00	155,532.00
70001	Additional Capital Transfers	.00	.00	.00	287,697.76	.00	(287,697.76)	.00
	Reserves	12,961.00	12,961.00	.00	443,229.76	155,532.00	(287,697.76)	155,532.00

North East Pine Village HOA

Income/Expense Statement

Period: 12/01/22 to 12/31/22

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL EXPENSES	61,894.20	120,791.00	58,896.80	1,449,790.87	1,010,652.00	(439,138.87)	1,010,652.00
	Current Year Net Income/(loss	(1,699.18)	(36,570.00)	34,870.82	159,986.25	.00	159,986.25	.00