

Income and Expense Trend Report

Pine Village North Association

As of December 31, 2015

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget
Income														
4000 - Residential Assessments	69,716	68,884	68,884	68,884	68,884	68,884	68,884	71,518	69,023	69,161	69,023	69,023	830,768	836,590
4009 - Uncollected Assessments	(43,583)	10,251	(16,666)	(16,666)	(16,666)	(16,666)	(16,666)	(16,666)	(16,666)	(16,666)	(16,666)	(16,666)	(199,992)	(200,000)
4070 - Reimbursement	0	(369)	0	0	0	0	0	0	0	0	0	0	(369)	0
4710 - Late Fees & Interest	2,365	14,432	16,303	15,297	11,977	12,410	12,133	13,586	15,423	14,081	14,493	12,926	155,426	8,500
4720 - Legal Reimbursements	75	523	1,808	0	5,265	17,894	425	1,598	150	460	0	0	28,196	3,000
4835 - Miscellaneous Income	0	0	400	0	0	0	0	0	0	0	0	0	400	0
Total Income	28,573	93,720	70,728	67,515	69,461	82,522	64,776	70,035	67,930	67,036	66,850	65,283	814,430	648,090
Administrative														
5000 - General Administrative	0	430	0	200	0	4	11	92	(460)	0	163	635	1,076	4,575
5010 - Bad Debt	514	12,826	0	1,343	1,422	1,028	810	5,659	1,851	402	220	0	26,075	5,000
5015 - Bank Charges	0	0	0	60	0	240	540	0	90	0	30	0	960	600
5025 - Billing/Collections	0	0	0	3,420	0	0	0	0	65	0	2,598	0	6,083	10,000
5030 - Coupon Costs	0	0	0	23	0	38	121	0	23	0	91	0	296	0
5090 - Office Supplies	0	83	0	22	0	56	13	0	3	0	951	0	1,129	1,500
5095 - Payroll Services	263	60	120	186	63	126	63	188	63	188	126	126	1,571	6,000
5100 - Records Storage	0	35	0	69	0	35	104	0	35	0	35	0	311	0
5115 - Web Site Maintenance	0	0	0	0	0	0	0	0	40	0	0	0	40	720
5195 - Other Administrative Services	0	0	0	0	0	0	0	0	0	0	0	209	209	0
5210 - Printing & Copying	0	174	0	535	0	566	390	0	158	0	1,031	0	2,854	3,000
5215 - Postage	0	11	0	608	0	722	105	0	24	0	206	0	1,676	1,000
5300 - Salaries	3,461	3,749	3,751	3,637	3,533	3,672	5,219	4,221	3,537	3,467	3,788	5,599	47,635	40,000
5312 - Security Salaries	55	0	0	0	0	0	0	0	0	0	0	0	55	72,600
Total Administrative	4,294	17,368	3,872	10,103	5,018	6,486	7,375	10,160	5,428	4,057	9,239	6,569	89,969	144,995
Insurance														
5400 - Insurance Premiums	667	3,322	1,994	1,994	1,994	1,994	1,994	1,952	2,110	2,571	2,571	2,571	25,737	25,000
Total Insurance	667	3,322	1,994	1,994	1,994	1,994	1,994	1,952	2,110	2,571	2,571	2,571	25,737	25,000
Utilities														
6000 - Electric Service	549	728	1,356	1,402	1,478	1,450	1,814	1,741	1,561	2,374	601	1,055	16,109	21,600

Income and Expense Trend Report

Pine Village North Association

As of December 31, 2015

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
Utilities														
6005 - Gas Service	0	0	314	19	0	19	117	(66)	(51)	0	0	19	370	0
6035 - Trash and Recycling Service	5,000	12,011	10,899	2,774	2,453	17,452	27,725	15,115	(5,727)	21,067	16,822	9,071	134,663	99,600
6040 - Bundled Telecom Services	194	194	203	0	0	0	0	0	0	0	0	0	590	2,263
6045 - Cable Service	0	0	0	0	0	982	0	0	0	0	206	0	1,188	0
6050 - Telephone Service	0	0	0	0	0	0	0	0	0	0	137	0	137	0
6055 - Internet Service	0	0	0	0	0	0	0	0	0	0	54	0	54	0
Total Utilities	5,743	12,933	12,772	4,195	3,931	19,903	29,655	16,790	(4,218)	23,441	17,819	10,145	153,110	123,463
Landscaping														
6100 - Grounds & Landscaping - Contract	4,519	4,519	4,519	5,385	5,385	5,385	5,385	3,870	4,628	5,385	(758)	4,500	52,725	54,000
6160 - Tree Maintenance	0	1,440	292	0	0	0	0	0	0	0	0	0	1,732	0
6165 - Tree Removal	0	1,028	0	0	0	4,000	0	0	0	0	0	0	5,028	25,000
6199 - Landscape Other	0	0	383	0	0	0	0	0	0	0	0	0	383	10,000
Total Landscaping	4,519	6,988	5,194	5,385	5,385	9,385	5,385	3,870	4,628	5,385	(758)	4,500	59,869	89,000
Contracted Services														
6430 - Janitorial Services	0	0	0	0	0	0	1,360	0	0	0	0	0	1,360	0
6440 - Safety & Security	5,329	5,863	5,866	56	5,788	5,596	5,596	5,596	5,729	5,596	5,596	5,652	62,264	0
Total Contracted Services	5,329	5,863	5,866	56	5,788	5,596	6,956	5,596	5,729	5,596	5,596	5,652	63,624	0
Repair & Maintenance														
6515 - Building Repair & Maintenance	2,249	0	0	0	870	0	0	0	2,273	0	0	0	5,392	100,000
6530 - Common Areas Repair & Maintenance	536	0	0	0	749	0	0	0	0	0	0	0	1,285	6,000
6540 - Driveway/Parking Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000
6545 - Electrical Supplies/Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000
6560 - Fence Repair & Maintenance	0	0	487	0	0	1,093	0	0	0	0	0	0	1,581	0
6575 - Flooring/Carpet Supply/Rpr & Maint	0	0	0	0	146	0	260	0	0	0	0	0	406	0
6600 - General Repair & Maintenance	3,853	21,793	23,216	4,359	6,044	10,108	13,438	18,974	14,613	20,430	4,355	0	141,182	0
6620 - Gutter Repair & Maintenance	0	0	1,298	4,990	812	0	0	0	0	0	0	0	7,100	8,500
6635 - Janitorial Supplies & Maintenance	610	0	0	0	0	0	0	0	0	0	0	0	610	0
6645 - Locks & Keys Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	47	0	47	0
6685 - Playground Maintenance/Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000

Income and Expense Trend Report

Pine Village North Association

As of December 31, 2015

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget
Repair & Maintenance														
6695 - Plumbing Supplies/Repair & Mainte	2,450	0	0	0	2,977	7,074	5,858	0	0	0	990	0	19,349	20,000
6725 - Roof Repair & Maintenance	2,252	0	8,235	29,791	3,775	5,258	1,350	0	0	859	0	0	51,521	100,000
6735 - Siding/Wood Repair & Maintenance	3,265	3,250	0	2,165	0	0	0	0	0	1,243	0	0	9,923	0
6745 - Signage Repair & Maintenance	0	0	0	2,421	0	0	0	0	0	0	0	0	2,421	0
6765 - Tennis Court Repair & Maintenance	0	0	0	0	0	0	(4,750)	0	0	0	0	0	(4,750)	0
6775 - Vehicle Gas & Maintenance	0	0	0	0	0	0	13	0	0	0	0	0	13	750
6795 - Other Supplies/Repair & Maintenance	0	0	0	0	1,001	0	0	0	707	0	0	0	1,709	10,000
Total Repair & Maintenance	15,214	25,043	33,236	43,727	16,374	23,534	15,909	19,234	17,593	22,532	5,392	0	237,787	265,250
Professional Services														
7000 - Audit & Tax Services	0	330	0	0	0	200	0	0	0	0	0	0	530	750
7020 - Legal Services	825	7,687	8,738	9,729	8,518	20,110	17,726	2,225	3,900	2,400	3,983	8,310	94,150	50,000
7025 - Legal Services - Collections	0	0	645	0	555	0	0	2,078	1,965	0	75	2,658	7,976	0
7040 - Management Fees	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	49,200	49,200
7095 - Other Professional Services	0	0	0	0	0	0	3,700	27	7,500	0	350	5,000	16,577	0
Total Professional Services	4,925	12,117	13,483	13,829	13,173	24,410	25,526	8,430	17,465	6,500	8,508	20,068	168,433	99,950
Taxes														
9015 - Property/Real Estate Tax	724	944	1,252	(163)	7	0	116	1,006	166	350	2,044	0	6,446	4,800
9095 - Other Taxes	465	0	0	0	0	0	0	0	0	0	0	0	465	0
Total Taxes	1,189	944	1,252	(163)	7	0	116	1,006	166	350	2,044	0	6,911	4,800
Reserve Expenses														
9908 - Misc Expenses	0	0	0	0	0	(12,316)	0	0	0	0	0	0	(12,316)	0
Total Reserve Expenses	0	0	0	0	0	(12,316)	0	0	0	0	0	0	(12,316)	0
Total Expense														
Total Expense	41,880	84,577	77,670	79,127	51,671	78,994	92,918	67,038	48,902	70,432	50,410	49,505	793,124	752,458
Association Summary	(13,307)	9,143	(6,942)	(11,612)	17,789	3,529	(28,142)	2,997	19,028	(3,396)	16,439	15,779	21,306	(104,368)

Reviewed & Approved by:

Shannon Abernathy
Shannon Abernathy
Community Association Manager

Balance Sheet Report Pine Village North Association

As of December 31, 2015

	Balance Dec 31, 2015	Balance Nov 30, 2015	Change
Assets			
Operating Funds			
1000 - Pacific Premier Bank CK - 4352	20,288.38	27,402.16	(7,113.78)
1220 - Petty Cash	30.00	30.00	0.00
Total Operating Funds	20,318.38	27,432.16	(7,113.78)
Accounts Receivable			
1500 - Residential Assessments Receivable	1,119,700.28	1,098,191.57	21,508.71
1530 - Allowance for Doubtful accounts	(454,463.00)	(437,797.00)	(16,666.00)
Total Accounts Receivable	665,237.28	660,394.57	4,842.71
Other Current Assets			
1600 - Prepaid Insurance	21,734.28	24,305.55	(2,571.27)
1799 - Clearing Account	(223.55)	(23.55)	(200.00)
Total Other Current Assets	21,510.73	24,282.00	(2,771.27)
Fixed Assets			
1950 - Other Property & Equipment	38,773.49	38,773.49	0.00
1955 - Accum Depr - Other Property & Equipment	(18,143.11)	(18,143.11)	0.00
Total Fixed Assets	20,630.38	20,630.38	0.00
Total Assets	727,696.77	732,739.11	(5,042.34)
Liabilities			
Liabilities			
2025 - Transfer Fee Payable	1,535.00	1,305.00	230.00
2036 - PMG Collections	31,169.20	31,169.20	0.00
2037 - Payment Plan Fees	580.00	580.00	0.00
2050 - Resident Refunds	693.00	693.00	0.00
2060 - Insurance Payable	16,169.15	20,165.40	(3,996.25)
2395 - Other Accrued Expenses	5,500.00	25,995.30	(20,495.30)

Balance Sheet Report
Pine Village North Association
 As of December 31, 2015

	Balance Dec 31, 2015	Balance Nov 30, 2015	Change
<u>Liabilities</u>			
Liabilities			
2550 - Prepaid Assessments	25,916.44	22,475.78	3,440.66
Total Liabilities	81,562.79	102,383.68	(20,820.89)
Total Liabilities	81,562.79	102,383.68	(20,820.89)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	651,878.85	651,878.85	0.00
3005 - Equity Adjustments - Prior Periods	(27,050.38)	(27,050.38)	0.00
Total Owners Equity - Prior Years	624,828.47	624,828.47	0.00
Total Owners' Equity	624,828.47	624,828.47	0.00
Net Income / (Loss)	21,305.51	5,526.96	15,778.55
Total Liabilities and Equity	727,696.77	732,739.11	(5,042.34)

Reviewed & Approved by:

Shannon K. Kelly
 Shannon Abernathy
 Community Association Manager

Income Statement Report
Pine Village North Association
 December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
4000 - Residential Assessments	69,022.80	69,716.00	(693.20)	830,768.40	836,590.00	(5,821.60)	836,590.00	5,821.60
4009 - Uncollected Assessments	(16,666.00)	(16,667.00)	1.00	(199,992.00)	(200,000.00)	8.00	(200,000.00)	(8.00)
4070 - Reimbursement	0.00	0.00	0.00	(369.04)	0.00	(369.04)	0.00	369.04
4710 - Late Fees & Interest	12,926.33	708.00	12,218.33	155,425.87	8,500.00	146,925.87	8,500.00	(146,925.87)
4720 - Legal Reimbursements	0.00	250.00	(250.00)	28,196.40	3,000.00	25,196.40	3,000.00	(25,196.40)
4835 - Miscellaneous Income	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
Total Income	65,283.13	54,007.00	11,276.13	814,429.63	648,090.00	166,339.63	648,090.00	(166,339.63)
Expense								
Administrative								
5000 - General Administrative	635.00	381.00	254.00	1,076.12	4,575.00	(3,498.88)	4,575.00	3,498.88
5010 - Bad Debt	0.00	417.00	(417.00)	26,075.43	5,000.00	21,075.43	5,000.00	(21,075.43)
5015 - Bank Charges	0.00	50.00	(50.00)	960.00	600.00	360.00	600.00	(360.00)
5025 - Billing/Collections	0.00	833.00	(833.00)	6,082.95	10,000.00	(3,917.05)	10,000.00	3,917.05
5030 - Coupon Costs	0.00	0.00	0.00	295.53	0.00	295.53	0.00	(295.53)
5090 - Office Supplies	0.00	125.00	(125.00)	1,129.07	1,500.00	(370.93)	1,500.00	370.93
5095 - Payroll Services	125.56	500.00	(374.44)	1,571.04	6,000.00	(4,428.96)	6,000.00	4,428.96
5100 - Records Storage	0.00	0.00	0.00	310.50	0.00	310.50	0.00	(310.50)
5115 - Web Site Maintenance	0.00	60.00	(60.00)	40.00	720.00	(680.00)	720.00	680.00
5195 - Other Administrative Services	208.80	0.00	208.80	208.80	0.00	208.80	0.00	(208.80)
5210 - Printing & Copying	0.00	250.00	(250.00)	2,854.24	3,000.00	(145.76)	3,000.00	145.76
5215 - Postage	0.00	83.00	(83.00)	1,676.04	1,000.00	676.04	1,000.00	(676.04)
5300 - Salaries	5,599.32	3,333.00	2,266.32	47,634.66	40,000.00	7,634.66	40,000.00	(7,634.66)
5312 - Security Salaries	0.00	6,050.00	(6,050.00)	54.89	72,600.00	(72,545.11)	72,600.00	72,545.11
Total Administrative	6,568.68	12,082.00	(5,513.32)	89,969.27	144,995.00	(55,025.73)	144,995.00	55,025.73

Income Statement Report

Pine Village North Association

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5400 - Insurance Premiums	2,571.27	2,083.00	488.27	25,736.60	25,000.00	736.60	25,000.00	(736.60)
Total Insurance	2,571.27	2,083.00	488.27	25,736.60	25,000.00	736.60	25,000.00	(736.60)
Utilities								
6000 - Electric Service	1,054.71	1,800.00	(745.29)	16,109.00	21,600.00	(5,491.00)	21,600.00	5,491.00
6005 - Gas Service	18.66	0.00	18.66	370.06	0.00	370.06	0.00	(370.06)
6035 - Trash and Recycling Service	9,071.13	8,300.00	771.13	134,662.57	99,600.00	35,062.57	99,600.00	(35,062.57)
6040 - Bundled Telecom Services	0.00	189.00	(189.00)	589.98	2,263.00	(1,673.02)	2,263.00	1,673.02
6045 - Cable Service	0.00	0.00	0.00	1,187.87	0.00	1,187.87	0.00	(1,187.87)
6050 - Telephone Service	0.00	0.00	0.00	136.66	0.00	136.66	0.00	(136.66)
6055 - Internet Service	0.00	0.00	0.00	54.10	0.00	54.10	0.00	(54.10)
Total Utilities	10,144.50	10,289.00	(144.50)	153,110.24	123,463.00	29,647.24	123,463.00	(29,647.24)
Landscaping								
6100 - Grounds & Landscaping - Contract	4,500.00	4,500.00	0.00	52,725.40	54,000.00	(1,274.60)	54,000.00	1,274.60
6160 - Tree Maintenance	0.00	0.00	0.00	1,732.00	0.00	1,732.00	0.00	(1,732.00)
6165 - Tree Removal	0.00	2,083.00	(2,083.00)	5,028.38	25,000.00	(19,971.62)	25,000.00	19,971.62
6199 - Landscape Other	0.00	833.00	(833.00)	382.77	10,000.00	(9,617.23)	10,000.00	9,617.23
Total Landscaping	4,500.00	7,416.00	(2,916.00)	59,868.55	89,000.00	(29,131.45)	89,000.00	29,131.45
Contracted Services								
6430 - Janitorial Services	0.00	0.00	0.00	1,360.00	0.00	1,360.00	0.00	(1,360.00)
6440 - Safety & Security	5,652.01	0.00	5,652.01	62,263.69	0.00	62,263.69	0.00	(62,263.69)
Total Contracted Services	5,652.01	0.00	5,652.01	63,623.69	0.00	63,623.69	0.00	(63,623.69)
Repair & Maintenance								
6515 - Building Repair & Maintenance	0.00	8,333.00	(8,333.00)	5,392.14	100,000.00	(94,607.86)	100,000.00	94,607.86
6530 - Common Areas Repair & Maintenance	0.00	500.00	(500.00)	1,285.02	6,000.00	(4,714.98)	6,000.00	4,714.98
6540 - Driveway/Parking Repair & Maintenance	0.00	417.00	(417.00)	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
6545 - Electrical Supplies/Repair & Maintenance	0.00	833.00	(833.00)	0.00	10,000.00	(10,000.00)	10,000.00	10,000.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	1,580.51	0.00	1,580.51	0.00	(1,580.51)

Income Statement Report

Pine Village North Association

December 01, 2015 thru December 31, 2015

Expense	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Repair & Maintenance								
6575 - Flooring/Carpet Supply/Rpr & Maintena	0.00	0.00	0.00	406.06	0.00	406.06	0.00	(406.06)
6600 - General Repair & Maintenance	0.00	0.00	0.00	141,182.31	0.00	141,182.31	0.00	(141,182.31)
6620 - Gutter Repair & Maintenance	0.00	708.00	(708.00)	7,100.05	8,500.00	(1,399.95)	8,500.00	1,399.95
6635 - Janitorial Supplies & Maintenance	0.00	0.00	0.00	609.57	0.00	609.57	0.00	(609.57)
6645 - Locks & Keys Repair & Maintenance	0.00	0.00	0.00	46.68	0.00	46.68	0.00	(46.68)
6685 - Playground Maintenance/Repairs	0.00	417.00	(417.00)	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
6695 - Plumbing Supplies/Repair & Maintenan	0.00	1,667.00	(1,667.00)	19,349.25	20,000.00	(650.75)	20,000.00	650.75
6725 - Roof Repair & Maintenance	0.00	8,333.00	(8,333.00)	51,520.54	100,000.00	(48,479.46)	100,000.00	48,479.46
6735 - Siding/Wood Repair & Maintenance	0.00	0.00	0.00	9,922.71	0.00	9,922.71	0.00	(9,922.71)
6745 - Signage Repair & Maintenance	0.00	0.00	0.00	2,421.05	0.00	2,421.05	0.00	(2,421.05)
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	(4,750.00)	0.00	(4,750.00)	0.00	4,750.00
6775 - Vehicle Gas & Maintenance	0.00	62.00	(62.00)	12.78	750.00	(737.22)	750.00	737.22
6795 - Other Supplies/Repair & Maintenance	0.00	833.00	(833.00)	1,708.76	10,000.00	(8,291.24)	10,000.00	8,291.24
Total Repair & Maintenance	0.00	22,103.00	(22,103.00)	237,787.43	265,250.00	(27,462.57)	265,250.00	27,462.57
Professional Services								
7000 - Audit & Tax Services	0.00	62.00	(62.00)	530.00	750.00	(220.00)	750.00	220.00
7020 - Legal Services	8,310.00	4,167.00	4,143.00	94,149.64	50,000.00	44,149.64	50,000.00	(44,149.64)
7025 - Legal Services - Collections	2,658.12	0.00	2,658.12	7,976.30	0.00	7,976.30	0.00	(7,976.30)
7040 - Management Fees	4,100.00	4,100.00	0.00	49,200.00	49,200.00	0.00	49,200.00	0.00
7095 - Other Professional Services	5,000.00	0.00	5,000.00	16,577.14	0.00	16,577.14	0.00	(16,577.14)
Total Professional Services	20,068.12	8,329.00	11,739.12	168,433.08	99,950.00	68,483.08	99,950.00	(68,483.08)
Taxes								
9015 - Property/Real Estate Tax	0.00	400.00	(400.00)	6,445.84	4,800.00	1,645.84	4,800.00	(1,645.84)
9095 - Other Taxes	0.00	0.00	0.00	465.26	0.00	465.26	0.00	(465.26)
Total Taxes	0.00	400.00	(400.00)	6,911.10	4,800.00	2,111.10	4,800.00	(2,111.10)

Income Statement Report
Pine Village North Association
December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Expenses								
9908 - Misc Expenses	0.00	0.00	0.00	(12,315.84)	0.00	(12,315.84)	0.00	12,315.84
Total Reserve Expenses	0.00	0.00	0.00	(12,315.84)	0.00	(12,315.84)	0.00	12,315.84
Total Expense	49,504.58	62,702.00	(13,197.42)	793,124.12	752,458.00	40,666.12	752,458.00	(40,666.12)
Net Income / (Loss)	15,778.55	(8,695.00)	24,473.55	21,305.51	(104,368.00)	125,673.51	(104,368.00)	(125,673.51)