

North East Pine Village HOA

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Balance Sheet
As of 01/31/21**ASSETS****CURRENT ASSETS**

10050	Petty Cash	\$	500.00	
10105	CAB Checking		(13,597.90)	
Total Operating Accounts				\$ (13,097.90)

RESERVES

10205	CAB M/M	\$	66,663.01	
Total Reserves				\$ 66,663.01

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	625,466.42	
10480	A/R Late Charges		93,946.55	
10490	A/R Legal Fees		245,353.81	
10515	A/R Other		7,425.00	
10520	A/R Opening Balance		702,825.61	
10550	A/R Repairs		24,491.05	
Total Accounts Receivable				\$ 1,699,508.44

OTHER ASSETS

10620	Prepaid Insurance	\$	575.97	
Total Other Assets				\$ 575.97

TOTAL CURRENT ASSETS \$ 1,753,649.52**TOTAL ASSETS** \$ 1,753,649.52
=====**LIABILITIES & EQUITY****CURRENT LIABILITIES****ACCOUNTS PAYABLE**

Total Accounts Payable \$.00

PREPAIDS-HOA

23100	Prepaid-Assessments	\$	23,990.46	
23130	Prepaid-Other		140.70	
Total Prepaids				\$ 24,131.16

North East Pine Village HOA

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Balance Sheet
As of 01/31/21

TOTAL CURRENT LIABILITIES \$ 24,131.16

RESERVES:

28100	Beginning YR Balance	\$ 90,510.35	
28200	2021 Reserves	9,231.00	
28300	Interest Income	8.69	
28400	Capital Expenses	(33,087.03)	
	Total Reserves	\$ 66,663.01	
	TOTAL RESERVES		\$ 66,663.01

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 5,272.95	
30466	Accrual Basis Equity	1,675,377.28	
	Total Homeowners Capital	\$ 1,680,650.23	
	Current Year Net Income/(Loss)	\$ (17,794.88)	
	Total Member's Equity		\$ 1,662,855.35
	TOTAL LIABILITIES & EQUITY		\$ 1,753,649.52

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North East Pine Village HOA

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Income/Expense Statement

Period: 01/01/21 to 01/31/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
41001	Assessments	67,400.68	85,191.00	(17,790.32)	67,400.68	85,191.00	(17,790.32)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(15,000.00)	15,000.00	.00	(15,000.00)	15,000.00	(180,000.00)
41065	Opening Balances	104.84	5,000.00	(4,895.16)	104.84	5,000.00	(4,895.16)	60,000.00
43100	Interest - Checking	1.46	5.00	(3.54)	1.46	5.00	(3.54)	60.00
43200	Late Fees	795.07	1,200.00	(404.93)	795.07	1,200.00	(404.93)	14,400.00
43400	Legal Fees	4,779.39	1,500.00	3,279.39	4,779.39	1,500.00	3,279.39	18,000.00
43510	NSF Check Fees	25.00	25.00	.00	25.00	25.00	.00	300.00
43570	Rental Income	.00	850.00	(850.00)	.00	850.00	(850.00)	10,200.00
43700	Repairs	1,029.68	.00	1,029.68	1,029.68	.00	1,029.68	.00
51000	Rental Income	850.00	.00	850.00	850.00	.00	850.00	.00
	Subtotal Income	74,986.12	78,771.00	(3,784.88)	74,986.12	78,771.00	(3,784.88)	945,252.00
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	64.80	65.00	.20	64.80	65.00	.20	3,600.00
62140	Legal	19,580.00	19,580.00	.00	19,580.00	19,580.00	.00	240,000.00
62145	Legal - Corporate	498.00	500.00	2.00	498.00	500.00	2.00	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	60.00
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	3,110.21	3,115.00	4.79	3,110.21	3,115.00	4.79	18,000.00
62285	Postage	1,116.14	1,120.00	3.86	1,116.14	1,120.00	3.86	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	31,054.15	31,065.00	10.85	31,054.15	31,065.00	10.85	387,900.00
Utilities								
63100	Gas	43.93	45.00	1.07	43.93	45.00	1.07	420.00
63200	Electricity	1,387.64	1,450.00	62.36	1,387.64	1,450.00	62.36	18,000.00
63300	Sewer & Water	.00	25.00	25.00	.00	25.00	25.00	300.00
63400	Telephone	246.56	225.00	(21.56)	246.56	225.00	(21.56)	2,700.00
	Utilities	1,678.13	1,745.00	66.87	1,678.13	1,745.00	66.87	21,420.00
Contracts								
64050	Alarm/Cameras	128.44	135.00	6.56	128.44	135.00	6.56	1,620.00
64120	Landscape	6,490.00	6,500.00	10.00	6,490.00	6,500.00	10.00	78,000.00
64130	Trash Service	4,736.90	4,800.00	63.10	4,736.90	4,800.00	63.10	57,600.00

North East Pine Village HOA

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Income/Expense Statement

Period: 01/01/21 to 01/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64160	Security-Courtesy Patrol	6,047.00	6,050.00	3.00	6,047.00	6,050.00	3.00	74,400.00
	Contracts	17,402.34	17,485.00	82.66	17,402.34	17,485.00	82.66	211,620.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	5,105.00	5,105.00	.00	5,105.00	5,105.00	.00	9,600.00
65150	Clubhouse	200.00	200.00	.00	200.00	200.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	120.00	120.00	.00	120.00	120.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	634.64	635.00	.36	634.64	635.00	.36	4,500.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	50.00	50.00	.00	50.00	50.00	.00	1,200.00
65485	Heavy Trash Removal	2,135.00	2,135.00	.00	2,135.00	2,135.00	.00	88,800.00
65510	Landscape Extras	2,820.00	2,820.00	.00	2,820.00	2,820.00	.00	28,800.00
65750	Plumbing Repairs	713.93	715.00	1.07	713.93	715.00	1.07	10,800.00
65800	Roof Repairs	.00	.00	.00	.00	.00	.00	6,000.00
65900	Supplies	1,169.23	1,170.00	.77	1,169.23	1,170.00	.77	6,000.00
	Maintenance	12,947.80	12,950.00	2.20	12,947.80	12,950.00	2.20	166,800.00
Insurance								
66100	Insurance	1,250.21	1,255.00	4.79	1,250.21	1,255.00	4.79	19,800.00
	Insurance	1,250.21	1,255.00	4.79	1,250.21	1,255.00	4.79	19,800.00
Taxes & Other Fees								
67200	Payroll Processing	152.39	.00	(152.39)	152.39	.00	(152.39)	.00
67260	Taxes - Property	19,064.98	19,065.00	.02	19,064.98	19,065.00	.02	26,940.00
	Taxes & Other Fees	19,217.37	19,065.00	(152.37)	19,217.37	19,065.00	(152.37)	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	9,231.00	9,231.00	.00	9,231.00	9,231.00	.00	110,772.00
	Reserves	9,231.00	9,231.00	.00	9,231.00	9,231.00	.00	110,772.00
	TOTAL EXPENSES	92,781.00	92,796.00	15.00	92,781.00	92,796.00	15.00	945,252.00

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Income/Expense Statement

Period: 01/01/21 to 01/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Current Year Net Income/(loss)	(17,794.88)	(14,025.00)	(3,769.88)	(17,794.88)	(14,025.00)	(3,769.88)	.00

North East Pine Village HOA

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Balance Sheet
As of 02/28/21

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		(1,453.94)	
Total Operating Accounts				\$ (953.94)

RESERVES

10205	CAB M/M	\$	58,453.95	
Total Reserves				\$ 58,453.95

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	628,557.27	
10480	A/R Late Charges		94,217.05	
10490	A/R Legal Fees		256,861.82	
10515	A/R Other		8,225.00	
10520	A/R Opening Balance		690,887.39	
10550	A/R Repairs		24,408.45	
Total Accounts Receivable				\$ 1,703,156.98

OTHER ASSETS

10620	Prepaid Insurance	\$	383.98	
Total Other Assets				\$ 383.98

TOTAL CURRENT ASSETS \$ 1,761,040.97

TOTAL ASSETS \$ 1,761,040.97

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable \$.00

PREPAIDS-HOA

23100	Prepaid-Assessments	\$	21,236.99	
23130	Prepaid-Other		140.70	
Total Prepaids				\$ 21,377.69

North East Pine Village HOA

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Balance Sheet
As of 02/28/21

TOTAL CURRENT LIABILITIES

\$ 21,377.69

RESERVES:

28100	Beginning YR Balance	\$ 90,510.35
28200	2021 Reserves	9,231.00
28300	Interest Income	15.94
28400	Capital Expenses	(41,303.34)

Total Reserves

\$ 58,453.95

TOTAL RESERVES

\$ 58,453.95

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 5,272.95
30466	Accrual Basis Equity	1,681,779.29

Total Homeowners Capital

\$ 1,687,052.24

Current Year Net Income/(Loss)

\$ (5,842.91)

Total Member's Equity

\$ 1,681,209.33

TOTAL LIABILITIES & EQUITY

\$ 1,761,040.97

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North East Pine Village HOA

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Income/Expense Statement

Period: 02/01/21 to 02/28/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	73,416.88	85,191.00	(11,774.12)	140,817.56	170,382.00	(29,564.44)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(15,000.00)	15,000.00	.00	(30,000.00)	30,000.00	(180,000.00)
41065	Opening Balances	4,864.86	5,000.00	(135.14)	4,969.70	10,000.00	(5,030.30)	60,000.00
43100	Interest - Checking	.68	5.00	(4.32)	2.14	10.00	(7.86)	60.00
43200	Late Fees	708.57	1,200.00	(491.43)	1,503.64	2,400.00	(896.36)	14,400.00
43400	Legal Fees	1,854.90	1,500.00	354.90	6,634.29	3,000.00	3,634.29	18,000.00
43510	NSF Check Fees	.00	25.00	(25.00)	25.00	50.00	(25.00)	300.00
43570	Rental Income	.00	850.00	(850.00)	.00	1,700.00	(1,700.00)	10,200.00
43700	Repairs	82.60	.00	82.60	1,112.28	.00	1,112.28	.00
51000	Rental Income	850.00	.00	850.00	1,700.00	.00	1,700.00	.00
	Subtotal Income	81,778.49	78,771.00	3,007.49	156,764.61	157,542.00	(777.39)	945,252.00

EXPENSES

Administrative

62015	Audit	.00	.00	.00	.00	.00	.00	5,100.00
62020	Bank Charges	.00	.00	.00	10.00	10.00	.00	240.00
62120	Copies	58.40	60.00	1.60	123.20	125.00	1.80	3,600.00
62140	Legal	32,090.18	32,095.00	4.82	51,670.18	51,675.00	4.82	240,000.00
62145	Legal - Corporate	1,868.95	1,870.00	1.05	2,366.95	2,370.00	3.05	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	60.00
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	626.70	630.00	3.30	3,736.91	3,745.00	8.09	18,000.00
62285	Postage	488.15	490.00	1.85	1,604.29	1,610.00	5.71	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	41,807.38	41,820.00	12.62	72,861.53	72,885.00	23.47	387,900.00

Utilities

63100	Gas	57.14	60.00	2.86	101.07	105.00	3.93	420.00
63200	Electricity	1,429.21	1,430.00	.79	2,816.85	2,880.00	63.15	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	25.00	25.00	300.00
63400	Telephone	246.56	250.00	3.44	493.12	475.00	(18.12)	2,700.00
	Utilities	1,732.91	1,740.00	7.09	3,411.04	3,485.00	73.96	21,420.00

Contracts

64050	Alarm/Cameras	128.44	130.00	1.56	256.88	265.00	8.12	1,620.00
64120	Landscape	6,490.00	6,490.00	.00	12,980.00	12,990.00	10.00	78,000.00
64130	Trash Service	4,736.90	4,740.00	3.10	9,473.80	9,540.00	66.20	57,600.00

North East Pine Village HOA

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Income/Expense Statement

Period: 02/01/21 to 02/28/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	12,244.00	12,250.00	6.00	74,400.00
	Contracts	17,552.34	17,560.00	7.66	34,954.68	35,045.00	90.32	211,620.00
Maintenance								
65015	A/C Repairs	290.00	290.00	.00	290.00	290.00	.00	1,200.00
65100	Building Maintenance	.00	.00	.00	5,105.00	5,105.00	.00	9,600.00
65150	Clubhouse	.00	.00	.00	200.00	200.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	120.00	120.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	.00	.00	.00	634.64	635.00	.36	4,500.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	.00	.00	.00	50.00	50.00	.00	1,200.00
65485	Heavy Trash Removal	6,600.00	6,600.00	.00	8,735.00	8,735.00	.00	88,800.00
65510	Landscape Extras	120.00	120.00	.00	2,940.00	2,940.00	.00	28,800.00
65750	Plumbing Repairs	509.80	510.00	.20	1,223.73	1,225.00	1.27	10,800.00
65800	Roof Repairs	.00	.00	.00	.00	.00	.00	6,000.00
65900	Supplies	1,022.10	1,025.00	2.90	2,191.33	2,195.00	3.67	6,000.00
	Maintenance	8,541.90	8,545.00	3.10	21,489.70	21,495.00	5.30	166,800.00
Insurance								
66100	Insurance	191.99	195.00	3.01	1,442.20	1,450.00	7.80	19,800.00
	Insurance	191.99	195.00	3.01	1,442.20	1,450.00	7.80	19,800.00
Taxes & Other Fees								
67200	Payroll Processing	.00	.00	.00	152.39	.00	(152.39)	.00
67260	Taxes - Property	.00	.00	.00	19,064.98	19,065.00	.02	26,940.00
	Taxes & Other Fees	.00	.00	.00	19,217.37	19,065.00	(152.37)	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	.00	9,231.00	9,231.00	9,231.00	18,462.00	9,231.00	110,772.00
	Reserves	.00	9,231.00	9,231.00	9,231.00	18,462.00	9,231.00	110,772.00
	TOTAL EXPENSES	69,826.52	79,091.00	9,264.48	162,607.52	171,887.00	9,279.48	945,252.00

North East Pine Village HOA

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Income/Expense Statement

Period: 02/01/21 to 02/28/21

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North East Pine Village HOA

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Balance Sheet
As of 03/31/21**ASSETS****CURRENT ASSETS**

10050	Petty Cash	\$	500.00	
10105	CAB Checking		7,257.79	
Total Operating Accounts				\$ 7,757.79

RESERVES

10205	CAB M/M	\$	20,892.05	
Total Reserves				\$ 20,892.05

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	633,170.95	
10480	A/R Late Charges		94,323.75	
10490	A/R Legal Fees		264,863.98	
10515	A/R Other		8,250.00	
10520	A/R Opening Balance		652,793.92	
10550	A/R Repairs		23,885.22	
Total Accounts Receivable				\$ 1,677,287.82

OTHER ASSETS

10620	Prepaid Insurance	\$	191.99	
Total Other Assets				\$ 191.99

TOTAL CURRENT ASSETS	\$ 1,706,129.65
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TOTAL ASSETS	\$ 1,706,129.65
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LIABILITIES & EQUITY**CURRENT LIABILITIES****ACCOUNTS PAYABLE**

Total Accounts Payable	\$.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	27,933.18	
23130	Prepaid-Other		140.70	
Total Prepaids				\$ 28,073.88

North East Pine Village HOA

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Balance Sheet
As of 03/31/21

TOTAL CURRENT LIABILITIES			\$ 28,073.88
RESERVES:			
28100	Beginning YR Balance	\$ 90,510.35	
28200	2021 Reserves	18,462.00	
28300	Interest Income	20.82	
28400	Capital Expenses	(88,101.12)	
Total Reserves			\$ 20,892.05
TOTAL RESERVES			\$ 20,892.05
MEMBER'S EQUITY:			
HOMEOWNERS CAPITAL			
30405	Prior Years Equity	\$ 5,272.95	
30466	Accrual Basis Equity	1,649,213.94	
Total Homeowners Capital		\$ 1,654,486.89	
Current Year Net Income/(Loss)		\$ 2,676.83	
Total Member's Equity			\$ 1,657,163.72
TOTAL LIABILITIES & EQUITY			\$ 1,706,129.65
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North East Pine Village HOA

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Income/Expense Statement

Period: 03/01/21 to 03/31/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
41001	Assessments	74,820.91	85,191.00	(10,370.09)	215,638.47	255,573.00	(39,934.53)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(15,000.00)	15,000.00	.00	(45,000.00)	45,000.00	(180,000.00)
41065	Opening Balances	32.30	5,000.00	(4,967.70)	5,002.00	15,000.00	(9,998.00)	60,000.00
43100	Interest - Checking	2.51	5.00	(2.49)	4.65	15.00	(10.35)	60.00
43200	Late Fees	1,508.60	1,200.00	308.60	3,012.24	3,600.00	(587.76)	14,400.00
43400	Legal Fees	.00	1,500.00	(1,500.00)	6,634.29	4,500.00	2,134.29	18,000.00
43500	Misc Income	(1,400.00)	.00	(1,400.00)	(1,400.00)	.00	(1,400.00)	.00
43510	NSF Check Fees	75.00	25.00	50.00	100.00	75.00	25.00	300.00
43570	Rental Income	.00	850.00	(850.00)	.00	2,550.00	(2,550.00)	10,200.00
43700	Repairs	523.23	.00	523.23	1,635.51	.00	1,635.51	.00
51000	Rental Income	850.00	.00	850.00	2,550.00	.00	2,550.00	.00
	Subtotal Income	76,412.55	78,771.00	(2,358.45)	233,177.16	236,313.00	(3,135.84)	945,252.00

North East Pine Village HOA

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Income/Expense Statement

Period: 03/01/21 to 03/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
64130	Trash Service	4,736.90	4,740.00	3.10	14,210.70	14,280.00	69.30	57,600.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	18,441.00	18,450.00	9.00	74,400.00
	Contracts	17,552.34	17,560.00	7.66	52,507.02	52,605.00	97.98	211,620.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	290.00	290.00	.00	1,200.00
65100	Building Maintenance	2,149.76	2,150.00	.24	7,254.76	7,255.00	.24	9,600.00
65150	Clubhouse	190.00	190.00	.00	390.00	390.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	120.00	120.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	1,987.32	1,990.00	2.68	2,621.96	2,625.00	3.04	4,500.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	.00	.00	.00	50.00	50.00	.00	1,200.00
65485	Heavy Trash Removal	3,500.00	3,500.00	.00	12,235.00	12,235.00	.00	88,800.00
65510	Landscape Extras	400.00	400.00	.00	3,340.00	3,340.00	.00	28,800.00
65750	Plumbing Repairs	.00	.00	.00	1,223.73	1,225.00	1.27	10,800.00
65800	Roof Repairs	315.00	315.00	.00	315.00	315.00	.00	6,000.00
65900	Supplies	1,435.89	1,440.00	4.11	3,627.22	3,635.00	7.78	6,000.00
	Maintenance	9,977.97	9,985.00	7.03	31,467.67	31,480.00	12.33	166,800.00
Insurance								
66100	Insurance	191.99	195.00	3.01	1,634.19	1,645.00	10.81	19,800.00
	Insurance	191.99	195.00	3.01	1,634.19	1,645.00	10.81	19,800.00
Taxes & Other Fees								
67200	Payroll Processing	.00	.00	.00	152.39	.00	(152.39)	.00
67260	Taxes - Property	2,093.59	2,095.00	1.41	21,158.57	21,160.00	1.43	26,940.00
	Taxes & Other Fees	2,093.59	2,095.00	1.41	21,310.96	21,160.00	(150.96)	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	9,231.00	9,231.00	.00	18,462.00	27,693.00	9,231.00	110,772.00
	Reserves	9,231.00	9,231.00	.00	18,462.00	27,693.00	9,231.00	110,772.00
	TOTAL EXPENSES	67,892.81	67,936.00	43.19	230,500.33	239,823.00	9,322.67	945,252.00

North East Pine Village HOA

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Income/Expense Statement

Period: 03/01/21 to 03/31/21

PERIOD: 06/01/2018 TO 05/31/2019								
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
	Current Year Net Income/(loss)	8,519.74	10,835.00	(2,315.26)	2,676.83	(3,510.00)	6,186.83	.00

North East Pine Village HOA

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Balance Sheet
As of 04/30/21

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		24,783.04	
Total Operating Accounts				\$ 25,283.04

RESERVES

10205	CAB M/M	\$	57,569.41	
Total Reserves				\$ 57,569.41

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	610,492.99	
10480	A/R Late Charges		90,481.40	
10490	A/R Legal Fees		260,596.85	
10515	A/R Other		7,475.00	
10520	A/R Opening Balance		648,638.63	
10550	A/R Repairs		20,239.19	
Total Accounts Receivable				\$ 1,637,924.06

OTHER ASSETS

Total Other Assets		\$	.00
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TOTAL CURRENT ASSETS \$ 1,720,776.51

TOTAL ASSETS \$ 1,720,776.51

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable		\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	30,532.79	
23110	Prepaid-Legal		2,391.15	
23130	Prepaid-Other		140.70	
Total Prepaids				\$ 33,064.64

North East Pine Village HOA

Balance Sheet
As of 04/30/21

Page: 2

TOTAL CURRENT LIABILITIES

\$ 33,064.64

RESERVES:

28100	Beginning YR Balance	\$ 90,510.35
28200	2021 Reserves	36,924.00
28250	Reserve Transfers	43,110.61
28300	Interest Income	23.02
28400	Capital Expenses	(112,998.57)

Total Reserves

\$ 57,569.41

TOTAL RESERVES

\$ 57,569.41

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ (37,837.66)
30466	Accrual Basis Equity	1,604,859.42

Total Homeowners Capital

\$ 1,567,021.76

Current Year Net Income/(Loss)

\$ 63,120.70

Total Member's Equity

\$ 1,630,142.46

TOTAL LIABILITIES & EQUITY

\$ 1,720,776.51

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North East Pine Village HOA

Page: 1

Income/Expense Statement

Period: 04/01/21 to 04/30/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
41001	Assessments	109,848.83	85,191.00	24,657.83	325,487.30	340,764.00	(15,276.70)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(15,000.00)	15,000.00	.00	(60,000.00)	60,000.00	(180,000.00)
41065	Opening Balances	4,155.29	5,000.00	(844.71)	9,157.29	20,000.00	(10,842.71)	60,000.00
43100	Interest - Checking	2.03	5.00	(2.97)	6.68	20.00	(13.32)	60.00
43200	Late Fees	6,645.65	1,200.00	5,445.65	9,657.89	4,800.00	4,857.89	14,400.00
43400	Legal Fees	16,495.69	1,500.00	14,995.69	23,129.98	6,000.00	17,129.98	18,000.00
43500	Misc Income	(150.00)	.00	(150.00)	(1,550.00)	.00	(1,550.00)	.00
43510	NSF Check Fees	50.00	25.00	25.00	150.00	100.00	50.00	300.00
43570	Rental Income	.00	850.00	(850.00)	.00	3,400.00	(3,400.00)	10,200.00
43700	Repairs	3,646.03	.00	3,646.03	5,281.54	.00	5,281.54	.00
43860	Transfer Fees	950.00	.00	950.00	950.00	.00	950.00	.00
51000	Rental Income	3,400.00	.00	3,400.00	5,950.00	.00	5,950.00	.00
	Subtotal Income	145,043.52	78,771.00	66,272.52	378,220.68	315,084.00	63,136.68	945,252.00

North East Pine Village HOA

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Income/Expense Statement

Period: 04/01/21 to 04/30/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64120	Landscape	6,490.00	6,510.00	20.00	25,960.00	25,990.00	30.00	78,000.00
64130	Trash Service	4,736.90	4,860.00	123.10	18,947.60	19,140.00	192.40	57,600.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	24,638.00	24,650.00	12.00	74,400.00
	Contracts	17,552.34	17,710.00	157.66	70,059.36	70,315.00	255.64	211,620.00
Maintenance								
65015	A/C Repairs	160.00	160.00	.00	450.00	450.00	.00	1,200.00
65100	Building Maintenance	180.00	180.00	.00	7,434.76	7,435.00	.24	9,600.00
65150	Clubhouse	.00	.00	.00	390.00	390.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	120.00	120.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	666.16	670.00	3.84	3,288.12	3,295.00	6.88	4,500.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	433.00	435.00	2.00	483.00	485.00	2.00	1,200.00
65485	Heavy Trash Removal	10,580.00	10,580.00	.00	22,815.00	22,815.00	.00	88,800.00
65510	Landscape Extras	2,650.00	2,650.00	.00	5,990.00	5,990.00	.00	28,800.00
65750	Plumbing Repairs	809.54	810.00	.46	2,033.27	2,035.00	1.73	10,800.00
65800	Roof Repairs	1,360.00	1,360.00	.00	1,675.00	1,675.00	.00	6,000.00
65900	Supplies	2,020.30	2,025.00	4.70	5,647.52	5,660.00	12.48	6,000.00
	Maintenance	18,859.00	18,870.00	11.00	50,326.67	50,350.00	23.33	166,800.00
Insurance								
66100	Insurance	191.99	195.00	3.01	1,826.18	1,840.00	13.82	19,800.00
	Insurance	191.99	195.00	3.01	1,826.18	1,840.00	13.82	19,800.00
Taxes & Other Fees								
67200	Payroll Processing	.00	.00	.00	152.39	.00	(152.39)	.00
67260	Taxes - Property	.00	.00	.00	21,158.57	21,160.00	1.43	26,940.00
	Taxes & Other Fees	.00	.00	.00	21,310.96	21,160.00	(150.96)	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	18,462.00	9,231.00	(9,231.00)	36,924.00	36,924.00	.00	110,772.00
	Reserves	18,462.00	9,231.00	(9,231.00)	36,924.00	36,924.00	.00	110,772.00
	TOTAL EXPENSES	84,599.65	75,516.00	(9,083.65)	315,099.98	315,339.00	239.02	945,252.00

North East Pine Village HOA

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Income/Expense Statement

Period: 04/01/21 to 04/30/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Current Year Net Income/(loss)	60,443.87	3,255.00	57,188.87	63,120.70	(255.00)	63,375.70	.00

North East Pine Village HOA

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Balance Sheet
As of 05/31/21

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		11,418.67	
Total Operating Accounts				\$ 11,918.67

RESERVES

10205	CAB M/M	\$	32,563.46	
Total Reserves				\$ 32,563.46

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	630,597.27	
10480	A/R Late Charges		101,658.62	
10490	A/R Legal Fees		262,135.99	
10515	A/R Other		7,500.00	
10520	A/R Opening Balance		647,857.97	
10550	A/R Repairs		23,091.86	
Total Accounts Receivable				\$ 1,672,841.71

OTHER ASSETS

Total Other Assets		\$	.00
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TOTAL CURRENT ASSETS \$ 1,717,323.84

TOTAL ASSETS \$ 1,717,323.84

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable		\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	25,996.02	
23110	Prepaid-Legal		2,560.89	
23130	Prepaid-Other		140.70	
Total Prepaids				\$ 28,697.61

North East Pine Village HOA

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Balance Sheet
As of 05/31/21

TOTAL CURRENT LIABILITIES \$ 28,697.61

RESERVES:

28100	Beginning YR Balance	\$ 90,510.35
28200	2021 Reserves	46,155.00
28250	Reserve Transfers	43,110.61
28300	Interest Income	26.35
28400	Capital Expenses	(147,238.85)

Total Reserves \$ 32,563.46

TOTAL RESERVES \$ 32,563.46

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ (37,837.66)
30466	Accrual Basis Equity	1,644,144.10

Total Homeowners Capital \$ 1,606,306.44

Current Year Net Income/(Loss) \$ 49,756.33

Total Member's Equity \$ 1,656,062.77

TOTAL LIABILITIES & EQUITY \$ 1,717,323.84

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North East Pine Village HOA

Page: 1

Income/Expense Statement

Period: 05/01/21 to 05/31/21

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
41001	Assessments	56,796.47	85,191.00	(28,394.53)	382,283.77	425,955.00	(43,671.23)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(15,000.00)	15,000.00	.00	(75,000.00)	75,000.00	(180,000.00)
41065	Opening Balances	780.66	5,000.00	(4,219.34)	9,937.95	25,000.00	(15,062.05)	60,000.00
43100	Interest - Checking	2.06	5.00	(2.94)	8.74	25.00	(16.26)	60.00
43200	Late Fees	1,856.85	1,200.00	656.85	11,514.74	6,000.00	5,514.74	14,400.00
43400	Legal Fees	6,227.71	1,500.00	4,727.71	29,357.69	7,500.00	21,857.69	18,000.00
43500	Misc Income	.00	.00	.00	(1,550.00)	.00	(1,550.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	150.00	125.00	25.00	300.00
43570	Rental Income	.00	850.00	(850.00)	.00	4,250.00	(4,250.00)	10,200.00
43700	Repairs	778.39	.00	778.39	6,059.93	.00	6,059.93	.00
43860	Transfer Fees	.00	.00	.00	950.00	.00	950.00	.00
51000	Rental Income	1,700.00	.00	1,700.00	7,650.00	.00	7,650.00	.00
	Subtotal Income	68,142.14	78,771.00	(10,628.86)	446,362.82	393,855.00	52,507.82	945,252.00
EXPENSES								
Administrative								
62015	Audit	.00	.00	.00	350.00	350.00	.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	90.00	90.00	.00	240.00
62120	Copies	130.70	135.00	4.30	417.10	430.00	12.90	3,600.00
62140	Legal	17,766.82	17,770.00	3.18	105,440.97	105,455.00	14.03	240,000.00
62145	Legal - Corporate	580.00	580.00	.00	5,098.85	5,105.00	6.15	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	60.00
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	557.59	560.00	2.41	6,043.40	6,060.00	16.60	18,000.00
62285	Postage	482.28	485.00	2.72	3,203.34	3,215.00	11.66	6,000.00
62300	Website	.00	.00	.00	38.34	40.00	1.66	300.00
	Administrative	26,202.39	26,215.00	12.61	154,057.00	154,120.00	63.00	387,900.00
Utilities								
63100	Gas	23.02	25.00	1.98	231.89	245.00	13.11	420.00
63200	Electricity	1,358.02	1,400.00	41.98	6,887.64	6,995.00	107.36	18,000.00
63300	Sewer & Water	16.20	20.00	3.80	89.68	125.00	35.32	300.00
63400	Telephone	246.77	250.00	3.23	1,233.00	1,175.00	(58.00)	2,700.00
	Utilities	1,644.01	1,695.00	50.99	8,442.21	8,540.00	97.79	21,420.00
Contracts								
64050	Alarm/Cameras	128.44	130.00	1.56	642.20	665.00	22.80	1,620.00

North East Pine Village HOA

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Income/Expense Statement

Period: 05/01/21 to 05/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64120	Landscape	6,490.00	6,490.00	.00	32,450.00	32,480.00	30.00	78,000.00
64130	Trash Service	4,961.35	4,965.00	3.65	23,908.95	24,105.00	196.05	57,600.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	30,835.00	30,850.00	15.00	74,400.00
	Contracts	17,776.79	17,785.00	8.21	87,836.15	88,100.00	263.85	211,620.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	450.00	450.00	.00	1,200.00
65100	Building Maintenance	980.00	980.00	.00	8,414.76	8,415.00	.24	9,600.00
65150	Clubhouse	.00	.00	.00	390.00	390.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	120.00	120.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	1,228.08	1,205.00	(23.08)	4,516.20	4,500.00	(16.20)	4,500.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	.00	100.00	100.00	483.00	585.00	102.00	1,200.00
65485	Heavy Trash Removal	6,190.00	6,190.00	.00	29,005.00	29,005.00	.00	88,800.00
65510	Landscape Extras	.00	500.00	500.00	5,990.00	10,100.00	4,110.00	28,800.00
65750	Plumbing Repairs	1,068.29	1,070.00	1.71	3,101.56	3,105.00	3.44	10,800.00
65800	Roof Repairs	975.00	975.00	.00	2,650.00	2,650.00	.00	6,000.00
65900	Supplies	1,614.43	340.00	(1,274.43)	7,261.95	6,000.00	(1,261.95)	6,000.00
	Maintenance	12,055.80	11,360.00	(695.80)	62,382.47	65,320.00	2,937.53	166,800.00
Insurance								
66100	Insurance	13,797.32	13,800.00	2.68	15,623.50	15,640.00	16.50	19,800.00
	Insurance	13,797.32	13,800.00	2.68	15,623.50	15,640.00	16.50	19,800.00
Taxes & Other Fees								
67200	Payroll Processing	.00	.00	.00	152.39	.00	(152.39)	.00
67260	Taxes - Property	799.20	800.00	.80	21,957.77	21,960.00	2.23	26,940.00
	Taxes & Other Fees	799.20	800.00	.80	22,110.16	21,960.00	(150.16)	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	9,231.00	9,231.00	.00	46,155.00	46,155.00	.00	110,772.00
	Reserves	9,231.00	9,231.00	.00	46,155.00	46,155.00	.00	110,772.00
	TOTAL EXPENSES	81,506.51	80,886.00	(620.51)	396,606.49	399,835.00	3,228.51	945,252.00

North East Pine Village HOA

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Balance Sheet
As of 06/30/21

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		61,178.54	
Total Operating Accounts				\$ 61,678.54

RESERVES

10205	CAB M/M	\$	21,429.07	
Total Reserves				\$ 21,429.07

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	621,500.59	
10480	A/R Late Charges		91,256.05	
10490	A/R Legal Fees		273,280.93	
10515	A/R Other		8,725.00	
10520	A/R Opening Balance		611,826.01	
10550	A/R Repairs		24,943.28	
Total Accounts Receivable				\$ 1,631,531.86

OTHER ASSETS

Total Other Assets	\$	.00
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TOTAL CURRENT ASSETS \$ 1,714,639.47

TOTAL ASSETS \$ 1,714,639.47

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable	\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	25,199.31	
23110	Prepaid-Legal		1,987.05	
23130	Prepaid-Other		140.70	
Total Prepays		\$	27,327.06	

North East Pine Village HOA

Balance Sheet
As of 06/30/21

Page: 2

TOTAL CURRENT LIABILITIES \$ 27,327.06

RESERVES:

28100	Beginning YR Balance	\$ 90,510.35
28200	2021 Reserves	55,386.00
28250	Reserve Transfers	43,110.61
28300	Interest Income	29.75
28400	Capital Expenses	(167,607.64)

Total Reserves \$ 21,429.07

TOTAL RESERVES \$ 21,429.07

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ (37,837.66)
30466	Accrual Basis Equity	1,604,204.80

Total Homeowners Capital \$ 1,566,367.14

Current Year Net Income/(Loss) \$ 99,516.20

Total Member's Equity \$ 1,665,883.34

TOTAL LIABILITIES & EQUITY \$ 1,714,639.47

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North East Pine Village HOA

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Income/Expense Statement
Period: 06/01/21 to 06/30/21

Period: 03/01/21 to 03/31/21								
Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	77,712.16	85,191.00	(7,478.84)	459,995.93	511,146.00	(51,150.07)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(15,000.00)	15,000.00	.00	(90,000.00)	90,000.00	(180,000.00)
41065	Opening Balances	13,990.78	5,000.00	8,990.78	23,928.73	30,000.00	(6,071.27)	60,000.00
43100	Interest - Checking	1.71	5.00	(3.29)	10.45	30.00	(19.55)	60.00
43200	Late Fees	2,652.60	1,200.00	1,452.60	14,167.34	7,200.00	6,967.34	14,400.00
43400	Legal Fees	13,526.96	1,500.00	12,026.96	42,884.65	9,000.00	33,884.65	18,000.00
43500	Misc Income	(400.00)	.00	(400.00)	(1,950.00)	.00	(1,950.00)	.00
43510	NSF Check Fees	(25.00)	25.00	(50.00)	125.00	150.00	(25.00)	300.00
43570	Rental Income	.00	850.00	(850.00)	.00	5,100.00	(5,100.00)	10,200.00
43700	Repairs	2,481.92	.00	2,481.92	8,541.85	.00	8,541.85	.00
43860	Transfer Fees	200.00	.00	200.00	1,150.00	.00	1,150.00	.00
51000	Rental Income	850.00	.00	850.00	8,500.00	.00	8,500.00	.00
	Subtotal Income	110,991.13	78,771.00	32,220.13	557,353.95	472,626.00	84,727.95	945,252.00
EXPENSES								
Administrative								
62015	Audit	360.00	360.00	.00	710.00	710.00	.00	5,100.00
62020	Bank Charges	.00	.00	.00	90.00	90.00	.00	240.00
62120	Copies	42.90	45.00	2.10	460.00	475.00	15.00	3,600.00
62140	Legal	14,986.39	14,990.00	3.61	120,427.36	120,445.00	17.64	240,000.00
62145	Legal - Corporate	952.11	955.00	2.89	6,050.96	6,060.00	9.04	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	60.00
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	395.75	400.00	4.25	6,439.15	6,460.00	20.85	18,000.00
62285	Postage	330.44	355.00	24.56	3,533.78	3,570.00	36.22	6,000.00
62300	Website	.00	.00	.00	38.34	40.00	1.66	300.00
	Administrative	23,742.59	23,780.00	37.41	177,799.59	177,900.00	100.41	387,900.00
Utilities								
63100	Gas	22.00	25.00	3.00	253.89	270.00	16.11	420.00
63200	Electricity	1,399.12	1,500.00	100.88	8,286.76	8,495.00	208.24	18,000.00
63300	Sewer & Water	3.24	5.00	1.76	92.92	130.00	37.08	300.00
63400	Telephone	246.77	250.00	3.23	1,479.77	1,425.00	(54.77)	2,700.00
	Utilities	1,671.13	1,780.00	108.87	10,113.34	10,320.00	206.66	21,420.00
Contracts								
64050	Alarm/Cameras	128.44	130.00	1.56	770.64	795.00	24.36	1,620.00

North East Pine Village HOA

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Income/Expense Statement

Period: 06/01/21 to 06/30/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64120	Landscape	6,490.00	6,490.00	.00	38,940.00	38,970.00	30.00	78,000.00
64130	Trash Service	4,961.35	4,695.00	(266.35)	28,870.30	28,800.00	(70.30)	57,600.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	37,032.00	37,050.00	18.00	74,400.00
	Contracts	17,776.79	17,515.00	(261.79)	105,612.94	105,615.00	2.06	211,620.00
Maintenance								
65015	A/C Repairs	160.00	160.00	.00	610.00	610.00	.00	1,200.00
65100	Building Maintenance	300.00	300.00	.00	8,714.76	8,715.00	.24	9,600.00
65150	Clubhouse	.00	.00	.00	390.00	390.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	120.00	120.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	533.08	.00	(533.08)	5,049.28	4,500.00	(549.28)	4,500.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	.00	.00	.00	483.00	585.00	102.00	1,200.00
65485	Heavy Trash Removal	6,840.00	6,840.00	.00	35,845.00	35,845.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	5,990.00	10,100.00	4,110.00	28,800.00
65750	Plumbing Repairs	.00	.00	.00	3,101.56	3,105.00	3.44	10,800.00
65800	Roof Repairs	.00	.00	.00	2,650.00	2,650.00	.00	6,000.00
65900	Supplies	976.67	.00	(976.67)	8,238.62	6,000.00	(2,238.62)	6,000.00
	Maintenance	8,809.75	7,300.00	(1,509.75)	71,192.22	72,620.00	1,427.78	166,800.00
Insurance								
66100	Insurance	.00	.00	.00	15,623.50	15,640.00	16.50	19,800.00
	Insurance	.00	.00	.00	15,623.50	15,640.00	16.50	19,800.00
Taxes & Other Fees								
67200	Payroll Processing	.00	.00	.00	152.39	.00	(152.39)	.00
67260	Taxes - Property	.00	.00	.00	21,957.77	21,960.00	2.23	26,940.00
	Taxes & Other Fees	.00	.00	.00	22,110.16	21,960.00	(150.16)	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	9,231.00	9,231.00	.00	55,386.00	55,386.00	.00	110,772.00
	Reserves	9,231.00	9,231.00	.00	55,386.00	55,386.00	.00	110,772.00
	TOTAL EXPENSES	61,231.26	59,606.00	(1,625.26)	457,837.75	459,441.00	1,603.25	945,252.00

North East Pine Village HOA

Income/Expense Statement

Period: 06/01/21 to 06/30/21

Income/Expense Statement

Period: 06/01/21 to 06/30/21

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North East Pine Village HOA

Balance Sheet
As of 07/31/21

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ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		96,096.93	
Total Operating Accounts				\$ 96,596.93

RESERVES

10205	CAB M/M	\$	28,283.74	
Total Reserves				\$ 28,283.74

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	616,508.71	
10480	A/R Late Charges		89,084.85	
10490	A/R Legal Fees		267,511.70	
10515	A/R Other		9,725.00	
10520	A/R Opening Balance		606,712.31	
10550	A/R Repairs		24,515.74	
Total Accounts Receivable				\$ 1,614,058.31

OTHER ASSETS

Total Other Assets		\$	.00
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TOTAL CURRENT ASSETS	\$ 1,738,938.98
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TOTAL ASSETS	\$ 1,738,938.98
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable	\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	25,693.62	
23110	Prepaid-Legal		4,284.16	
23130	Prepaid-Other		140.70	
Total Prepaids		\$	30,118.48	

North East Pine Village HOA

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Balance Sheet
As of 07/31/21

TOTAL CURRENT LIABILITIES \$ 30,118.48

RESERVES:

28100	Beginning YR Balance	\$ 90,510.35
28200	2021 Reserves	64,617.00
28250	Reserve Transfers	43,110.61
28300	Interest Income	33.42
28400	Capital Expenses	(169,987.64)

Total Reserves \$ 28,283.74

TOTAL RESERVES \$ 28,283.74

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ (37,837.66)
30466	Accrual Basis Equity	1,583,939.83

Total Homeowners Capital \$ 1,546,102.17

Current Year Net Income/(Loss) \$ 134,434.59

Total Member's Equity \$ 1,680,536.76

TOTAL LIABILITIES & EQUITY \$ 1,738,938.98

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North East Pine Village HOA

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Income/Expense Statement

Period: 07/01/21 to 07/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
41001	Assessments	76,738.83	85,191.00	(8,452.17)	536,734.76	596,337.00	(59,602.24)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(15,000.00)	15,000.00	.00	(105,000.00)	105,000.00	(180,000.00)
41065	Opening Balances	332.30	5,000.00	(4,667.70)	24,261.03	35,000.00	(10,738.97)	60,000.00
43100	Interest - Checking	3.65	5.00	(1.35)	14.10	35.00	(20.90)	60.00
43200	Late Fees	4,046.90	1,200.00	2,846.90	18,214.24	8,400.00	9,814.24	14,400.00
43400	Legal Fees	15,382.09	1,500.00	13,882.09	58,266.74	10,500.00	47,766.74	18,000.00
43500	Misc Income	(1,737.58)	.00	(1,737.58)	(3,687.58)	.00	(3,687.58)	.00
43510	NSF Check Fees	25.00	25.00	.00	150.00	175.00	(25.00)	300.00
43570	Rental Income	.00	850.00	(850.00)	.00	5,950.00	(5,950.00)	10,200.00
43700	Repairs	870.06	.00	870.06	9,411.91	.00	9,411.91	.00
43860	Transfer Fees	400.00	.00	400.00	1,550.00	.00	1,550.00	.00
51000	Rental Income	1,700.00	.00	1,700.00	10,200.00	.00	10,200.00	.00
	Subtotal Income	97,761.25	78,771.00	18,990.25	655,115.20	551,397.00	103,718.20	945,252.00
EXPENSES								
Administrative								
62015	Audit	.00	.00	.00	710.00	710.00	.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	100.00	100.00	.00	240.00
62120	Copies	15.80	50.00	34.20	475.80	525.00	49.20	3,600.00
62140	Legal	13,233.62	13,235.00	1.38	133,660.98	133,680.00	19.02	240,000.00
62145	Legal - Corporate	735.00	750.00	15.00	6,785.96	6,810.00	24.04	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	60.00
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	.00	.00	.00	6,439.15	6,460.00	20.85	18,000.00
62285	Postage	14.00	30.00	16.00	3,547.78	3,600.00	52.22	6,000.00
62300	Website	.00	.00	.00	38.34	40.00	1.66	300.00
	Administrative	20,683.42	20,750.00	66.58	198,483.01	198,650.00	166.99	387,900.00
Utilities								
63100	Gas	23.68	25.00	1.32	277.57	295.00	17.43	420.00
63200	Electricity	1,527.75	1,550.00	22.25	9,814.51	10,045.00	230.49	18,000.00
63300	Sewer & Water	3.24	35.00	31.76	96.16	165.00	68.84	300.00
63400	Telephone	244.43	245.00	.57	1,724.20	1,670.00	(54.20)	2,700.00
	Utilities	1,799.10	1,855.00	55.90	11,912.44	12,175.00	262.56	21,420.00
Contracts								
64050	Alarm/Cameras	128.44	130.00	1.56	899.08	925.00	25.92	1,620.00

North East Pine Village HOA

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Income/Expense Statement Period: 07/01/21 to 07/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
64120	Landscape	6,490.00	6,500.00	10.00	45,430.00	45,470.00	40.00	78,000.00
64130	Trash Service	4,961.35	4,800.00	(161.35)	33,831.65	33,600.00	(231.65)	57,600.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	43,229.00	43,250.00	21.00	74,400.00
	Contracts	17,776.79	17,630.00	(146.79)	123,389.73	123,245.00	(144.73)	211,620.00
Maintenance								
65015	A/C Repairs	.00	100.00	100.00	610.00	710.00	100.00	1,200.00
65100	Building Maintenance	.00	200.00	200.00	8,714.76	8,915.00	200.24	9,600.00
65150	Clubhouse	6.50	100.00	93.50	396.50	490.00	93.50	3,000.00
65200	Driveways/Sidewalks	.00	200.00	200.00	.00	200.00	200.00	3,000.00
65300	Electrical	.00	200.00	200.00	120.00	320.00	200.00	1,620.00
65400	Exterminating/Pest Control	.00	100.00	100.00	.00	100.00	100.00	2,040.00
65450	Fence & Gate Repairs	378.98	.00	(378.98)	5,428.26	4,500.00	(928.26)	4,500.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	.00	200.00	200.00	483.00	785.00	302.00	1,200.00
65485	Heavy Trash Removal	7,580.00	7,600.00	20.00	43,425.00	43,445.00	20.00	88,800.00
65510	Landscape Extras	3,320.00	3,400.00	80.00	9,310.00	13,500.00	4,190.00	28,800.00
65750	Plumbing Repairs	1,280.33	1,300.00	19.67	4,381.89	4,405.00	23.11	10,800.00
65800	Roof Repairs	.00	.00	.00	2,650.00	2,650.00	.00	6,000.00
65900	Supplies	786.74	.00	(786.74)	9,025.36	6,000.00	(3,025.36)	6,000.00
	Maintenance	13,352.55	13,400.00	47.45	84,544.77	86,020.00	1,475.23	166,800.00
Insurance								
66100	Insurance	.00	.00	.00	15,623.50	15,640.00	16.50	19,800.00
	Insurance	.00	.00	.00	15,623.50	15,640.00	16.50	19,800.00
Taxes & Other Fees								
67200	Payroll Processing	.00	.00	.00	152.39	.00	(152.39)	.00
67260	Taxes - Property	.00	.00	.00	21,957.77	21,960.00	2.23	26,940.00
	Taxes & Other Fees	.00	.00	.00	22,110.16	21,960.00	(150.16)	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	9,231.00	9,231.00	.00	64,617.00	64,617.00	.00	110,772.00
	Reserves	9,231.00	9,231.00	.00	64,617.00	64,617.00	.00	110,772.00
	TOTAL EXPENSES	62,842.86	62,866.00	23.14	520,680.61	522,307.00	1,626.39	945,252.00

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Income/Expense Statement
Period: 07/01/21 to 07/31/21

		Period: 07/01/21 to 07/31/21			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	Current Year Net Income/(loss)	34,918.39	15,905.00	19,013.39	134,434.59	29,090.00	105,344.59	.00

North East Pine Village HOA

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Balance Sheet
As of 08/31/21

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		91,119.05	
Total Operating Accounts				\$ 91,619.05

RESERVES

10205	CAB M/M	\$	10,713.44	
Total Reserves				\$ 10,713.44

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	636,331.89	
10480	A/R Late Charges		93,741.55	
10490	A/R Legal Fees		286,682.69	
10515	A/R Other		11,065.00	
10520	A/R Opening Balance		606,306.63	
10550	A/R Repairs		24,825.27	
Total Accounts Receivable				\$ 1,658,953.03

OTHER ASSETS

Total Other Assets		\$	.00
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TOTAL CURRENT ASSETS \$ 1,761,285.52

TOTAL ASSETS \$ 1,761,285.52

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable		\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	29,079.14	
23110	Prepaid-Legal		4,215.94	
23130	Prepaid-Other		140.70	
Total Prepaids				\$ 33,435.78

North East Pine Village HOA

Balance Sheet
As of 08/31/21

Page: 2

TOTAL CURRENT LIABILITIES			\$ 33,435.78
RESERVES:			
28100	Beginning YR Balance	\$ 90,510.35	
28200	2021 Reserves	73,848.00	
28250	Reserve Transfers	43,110.61	
28300	Interest Income	37.46	
28400	Capital Expenses	(196,792.98)	
Total Reserves			\$ 10,713.44
TOTAL RESERVES			\$ 10,713.44
MEMBER'S EQUITY:			
HOMEOWNERS CAPITAL			
30405	Prior Years Equity	\$ (37,837.66)	
30466	Accrual Basis Equity	1,625,517.25	
Total Homeowners Capital		\$ 1,587,679.59	
Current Year Net Income/(Loss)		\$ 129,456.71	
Total Member's Equity			\$ 1,717,136.30
TOTAL LIABILITIES & EQUITY			\$ 1,761,285.52
			=====

North East Pine Village HOA

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Income/Expense Statement

Period: 08/01/21 to 08/31/21

EXPENSES								
Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
41001	Assessments	65,485.95	85,191.00	(19,705.05)	602,388.41	681,528.00	(79,139.59)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(15,000.00)	15,000.00	.00	(120,000.00)	120,000.00	(180,000.00)
41065	Opening Balances	405.68	5,000.00	(4,594.32)	24,666.71	40,000.00	(15,333.29)	60,000.00
43100	Interest - Checking	3.80	5.00	(1.20)	17.90	40.00	(22.10)	60.00
43200	Late Fees	553.50	1,200.00	(646.50)	18,660.44	9,600.00	9,060.44	14,400.00
43400	Legal Fees	776.22	1,500.00	(723.78)	59,042.96	12,000.00	47,042.96	18,000.00
43500	Misc Income	(400.00)	.00	(400.00)	(4,087.58)	.00	(4,087.58)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	125.00	200.00	(75.00)	300.00
43570	Rental Income	.00	850.00	(850.00)	.00	6,800.00	(6,800.00)	10,200.00
43700	Repairs	(2,700.77)	.00	(2,700.77)	6,675.74	.00	6,675.74	.00
43860	Transfer Fees	600.00	.00	600.00	2,150.00	.00	2,150.00	.00
51000	Rental Income	850.00	.00	850.00	11,050.00	.00	11,050.00	.00
	Subtotal Income	65,574.38	78,771.00	(13,196.62)	720,689.58	630,168.00	90,521.58	945,252.00
EXPENSES								
Administrative								
62015	Audit	.00	.00	.00	710.00	710.00	.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	110.00	110.00	.00	240.00
62120	Copies	41.80	45.00	3.20	517.60	570.00	52.40	3,600.00
62140	Legal	23,452.62	23,455.00	2.38	157,113.60	157,135.00	21.40	240,000.00
62145	Legal - Corporate	1,139.55	1,140.00	.45	7,925.51	7,950.00	24.49	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	60.00
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	833.29	835.00	1.71	7,272.44	7,295.00	22.56	18,000.00
62285	Postage	453.17	455.00	1.83	4,000.95	4,055.00	54.05	6,000.00
62300	Website	.00	.00	.00	38.34	40.00	1.66	300.00
	Administrative	32,605.43	32,615.00	9.57	231,088.44	231,265.00	176.56	387,900.00
Utilities								
63100	Gas	23.68	25.00	1.32	301.25	320.00	18.75	420.00
63200	Electricity	1,467.47	1,500.00	32.53	11,281.98	11,545.00	263.02	18,000.00
63300	Sewer & Water	.00	.00	.00	96.16	165.00	68.84	300.00
63400	Telephone	244.01	245.00	.99	1,968.21	1,915.00	(53.21)	2,700.00
	Utilities	1,735.16	1,770.00	34.84	13,647.60	13,945.00	297.40	21,420.00
Contracts								
64050	Alarm/Cameras	128.44	130.00	1.56	1,027.52	1,055.00	27.48	1,620.00

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Income/Expense Statement

Period: 08/01/21 to 08/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
64120	Landscape	6,490.00	6,490.00	.00	51,920.00	51,960.00	40.00	78,000.00
64130	Trash Service	4,961.35	4,965.00	3.65	38,793.00	38,565.00	(228.00)	57,600.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	49,426.00	49,450.00	24.00	74,400.00
	Contracts	17,776.79	17,785.00	8.21	141,166.52	141,030.00	(136.52)	211,620.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	610.00	710.00	100.00	1,200.00
65100	Building Maintenance	.00	.00	.00	8,714.76	8,915.00	200.24	9,600.00
65150	Clubhouse	.00	.00	.00	396.50	490.00	93.50	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	200.00	200.00	3,000.00
65300	Electrical	.00	.00	.00	120.00	320.00	200.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	100.00	100.00	2,040.00
65450	Fence & Gate Repairs	.00	.00	.00	5,428.26	4,500.00	(928.26)	4,500.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	.00	.00	.00	483.00	785.00	302.00	1,200.00
65485	Heavy Trash Removal	7,700.00	7,700.00	.00	51,125.00	51,145.00	20.00	88,800.00
65510	Landscape Extras	.00	.00	.00	9,310.00	13,500.00	4,190.00	28,800.00
65750	Plumbing Repairs	1,470.02	1,475.00	4.98	5,851.91	5,880.00	28.09	10,800.00
65800	Roof Repairs	.00	.00	.00	2,650.00	2,650.00	.00	6,000.00
65900	Supplies	33.86	.00	(33.86)	9,059.22	6,000.00	(3,059.22)	6,000.00
	Maintenance	9,203.88	9,175.00	(28.88)	93,748.65	95,195.00	1,446.35	166,800.00
Insurance								
66100	Insurance	.00	.00	.00	15,623.50	15,640.00	16.50	19,800.00
	Insurance	.00	.00	.00	15,623.50	15,640.00	16.50	19,800.00
Taxes & Other Fees								
67200	Payroll Processing	.00	.00	.00	152.39	.00	(152.39)	.00
67260	Taxes - Property	.00	.00	.00	21,957.77	21,960.00	2.23	26,940.00
	Taxes & Other Fees	.00	.00	.00	22,110.16	21,960.00	(150.16)	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	9,231.00	9,231.00	.00	73,848.00	73,848.00	.00	110,772.00
	Reserves	9,231.00	9,231.00	.00	73,848.00	73,848.00	.00	110,772.00
	TOTAL EXPENSES	70,552.26	70,576.00	23.74	591,232.87	592,883.00	1,650.13	945,252.00

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Income/Expense Statement

Period: 08/01/21 to 08/31/21

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