

# North East Pine Village Home Owners Association

## Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of	As of	As of
	05/31/2023	05/31/2023	05/31/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	27,912	0	27,912
Petty Cash	500	0	500
Cash - Replacement Fund	0	1,097	1,097
Accounts Receivable	1,175,725	0	1,175,725
Accounts Receivable - Other	676,191	0	676,191
Total Current Assets	<u>1,880,327</u>	<u>1,097</u>	<u>1,881,425</u>
<b>TOTAL ASSETS</b>	<b><u>1,880,327</u></b>	<b><u>1,097</u></b>	<b><u>1,881,425</u></b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	8,571	0	8,571
Prepaid Assessments	23,529	0	23,529
Client Payables Collection Notice	(25)	0	(25)
Client Payables NSF	100	0	100
Total Current Liabilities	<u>32,175</u>	<u>0</u>	<u>32,175</u>
TOTAL LIABILITIES	<u>32,175</u>	<u>0</u>	<u>32,175</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(81,999)	(39,414)	(121,413)
TOTAL FUND BALANCES	<u>1,848,153</u>	<u>1,097</u>	<u>1,849,250</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>1,880,327</u></b>	<b><u>1,097</u></b>	<b><u>1,881,425</u></b>

# North East Pine Village Home Owners Association

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

### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	82,341	85,191	(2,850)	(3%)	411,704	425,955	(14,252)	(3%)	1,022,292	610,589	60%
<b>TOTAL Regular Assessments</b>	82,341	85,191	(2,850)	(3%)	411,704	425,955	(14,252)	(3%)	1,022,292	610,589	60%
<b>Other Assessments</b>											
Initial Assessment	0	0	0	0%	1,150	0	1,150	100%	0	(1,150)	0%
<b>TOTAL Other Assessments</b>	0	0	0	0%	1,150	0	1,150	100%	0	(1,150)	0%
<b>Assessment Allocation</b>											
Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(350,355)	140,142	(40%)	(840,852)	(630,639)	75%
<b>TOTAL Assessment Allocation</b>	0	(70,071)	70,071	(100%)	(210,213)	(350,355)	140,142	(40%)	(840,852)	(630,639)	75%
<b>TOTAL Assessments</b>	82,341	15,120	67,221	445%	202,641	75,600	127,041	168%	181,440	(21,201)	(12%)
<b>Other Income</b>											
Late Payment Charges	0	1,800	(1,800)	(100%)	9,107	9,000	107	1%	21,600	12,493	58%
Legal Fees	0	10,000	(10,000)	(100%)	50,993	50,000	993	2%	120,000	69,007	58%
Miscellaneous Income	0	0	0	0%	(1,250)	0	(1,250)	(100%)	0	1,250	100%
Opening Balances	0	3,000	(3,000)	(100%)	0	15,000	(15,000)	(100%)	36,000	36,000	100%
Reimbursements	0	0	0	0%	1,494	0	1,494	100%	0	(1,494)	0%
Rental Income	0	1,700	(1,700)	(100%)	0	8,500	(8,500)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	333,500	(333,500)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	125	(100)	(80%)	300	275	92%
Interest Income	0	5	(5)	(95%)	14	25	(11)	(44%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
<b>TOTAL Other Income</b>	0	83,230	(83,230)	(100%)	61,383	416,150	(354,767)	(85%)	998,760	937,377	94%
<b>TOTAL Revenues</b>	82,341	98,350	(16,009)	(16%)	264,024	491,750	(227,726)	(46%)	1,180,200	916,176	78%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Contract	6,490	6,500	10	0%	32,450	32,500	50	0%	78,000	45,550	58%
Landscape - Other	0	2,400	2,400	100%	508	12,000	11,493	96%	28,800	28,293	98%
<b>TOTAL Landscape Maintenance</b>	6,490	8,900	2,410	27%	32,958	44,500	11,543	26%	106,800	73,843	69%
<b>Common Area Expenses</b>											
Building Repair & Maintenance	4,150	1,000	(3,150)	(315%)	36,554	5,000	(31,554)	(631%)	12,000	(24,554)	(205%)

Unaudited

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Clubhouse	0	250	250	100%	9,973	1,250	(8,723)	(698%)	3,000	(6,973)	(232%)
Electrical	0	135	135	100%	0	675	675	100%	1,620	1,620	100%
Fence & Gate Repairs	0	675	675	100%	1,247	3,375	2,128	63%	8,100	6,853	85%
Fire Systems/Safety Maint	0	20	20	100%	0	100	100	100%	240	240	100%
General	0	100	100	100%	488	500	13	3%	1,200	713	59%
HVAC Maintenance	0	100	100	100%	0	500	500	100%	1,200	1,200	100%
Janitorial	0	265	265	100%	0	1,325	1,325	100%	3,180	3,180	100%
Maint/Repair Supplies	0	1,150	1,150	100%	10,888	5,750	(5,138)	(89%)	13,800	2,912	21%
Plumbing	636	900	264	29%	5,911	4,500	(1,411)	(31%)	10,800	4,889	45%
Portering	4,620	2,100	(2,520)	(120%)	22,590	10,500	(12,090)	(115%)	25,200	2,610	10%
Roof Repairs	4,165	1,000	(3,165)	(317%)	19,065	5,000	(14,065)	(281%)	12,000	(7,065)	(59%)
Streets and Sidewalks	0	250	250	100%	0	1,250	1,250	100%	3,000	3,000	100%
<b>TOTAL Common Area Expenses</b>	<b>13,571</b>	<b>7,945</b>	<b>(5,626)</b>	<b>(71%)</b>	<b>106,715</b>	<b>39,725</b>	<b>(66,990)</b>	<b>(169%)</b>	<b>95,340</b>	<b>(11,375)</b>	<b>(12%)</b>
<b>Security and Patrols</b>											
Security and Patrols	6,467	6,820	353	5%	25,868	34,100	8,232	24%	81,840	55,972	68%
Security System	0	145	145	100%	572	725	153	21%	1,740	1,168	67%
<b>TOTAL Security and Patrols</b>	<b>6,467</b>	<b>6,965</b>	<b>498</b>	<b>7%</b>	<b>26,440</b>	<b>34,825</b>	<b>8,385</b>	<b>24%</b>	<b>83,580</b>	<b>57,140</b>	<b>68%</b>
<b>Exterminating</b>											
Exterminating	0	170	170	100%	0	850	850	100%	2,040	2,040	100%
<b>TOTAL Exterminating</b>	<b>0</b>	<b>170</b>	<b>170</b>	<b>100%</b>	<b>0</b>	<b>850</b>	<b>850</b>	<b>100%</b>	<b>2,040</b>	<b>2,040</b>	<b>100%</b>
<b>Taxes - Real Property</b>											
Real PropertyTax	0	0	0	0%	31,914	0	(31,914)	(100%)	36,000	4,086	11%
<b>TOTAL Taxes - Real Property</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>31,914</b>	<b>0</b>	<b>(31,914)</b>	<b>(100%)</b>	<b>36,000</b>	<b>4,086</b>	<b>11%</b>
<b>Utilities</b>											
Electricity - General	1,515	1,500	(15)	(1%)	8,134	7,500	(634)	(8%)	18,000	9,866	55%
Gas	0	45	45	100%	471	225	(246)	(109%)	540	69	13%
Telephone	482	260	(222)	(85%)	1,447	1,300	(147)	(11%)	3,120	1,673	54%
Heavy Trash Removal	1,540	7,000	5,460	78%	21,818	35,000	13,183	38%	84,000	62,183	74%
Trash Removal	0	7,500	7,500	100%	36,848	37,500	652	2%	90,000	53,152	59%
Water and Wastewater	0	25	25	100%	333	125	(208)	(166%)	300	(33)	(11%)
<b>TOTAL Utilities</b>	<b>3,536</b>	<b>16,330</b>	<b>12,794</b>	<b>78%</b>	<b>69,050</b>	<b>81,650</b>	<b>12,600</b>	<b>15%</b>	<b>195,960</b>	<b>126,910</b>	<b>65%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>30,064</b>	<b>40,310</b>	<b>10,246</b>	<b>25%</b>	<b>267,076</b>	<b>201,550</b>	<b>(65,526)</b>	<b>(33%)</b>	<b>519,720</b>	<b>252,644</b>	<b>49%</b>
<b>General and Administrative Expenses</b>											

Unaudited

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Professional Fees</b>											
Accounting	0	425	425	100%	480	2,125	1,645	77%	5,100	4,620	91%
Legal	13,393	30,000	16,607	55%	17,006	150,000	132,994	89%	360,000	342,994	95%
Legal Administrative	0	2,500	2,500	100%	4,452	12,500	8,048	64%	30,000	25,548	85%
<b>TOTAL Professional Fees</b>	<b>13,393</b>	<b>32,925</b>	<b>19,532</b>	<b>59%</b>	<b>21,938</b>	<b>164,625</b>	<b>142,687</b>	<b>87%</b>	<b>395,100</b>	<b>373,162</b>	<b>94%</b>
<b>Bad Debts</b>											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	50,000	50,000	100%	120,000	120,000	100%
Bad Debts	743	0	(743)	(100%)	743	0	(743)	(100%)	0	(743)	0%
<b>TOTAL Bad Debts</b>	<b>743</b>	<b>10,000</b>	<b>9,257</b>	<b>93%</b>	<b>743</b>	<b>50,000</b>	<b>49,257</b>	<b>99%</b>	<b>120,000</b>	<b>119,257</b>	<b>99%</b>
<b>Bank Charges</b>											
Bank Charges	0	20	20	100%	30	100	70	70%	240	210	88%
<b>TOTAL Bank Charges</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>100%</b>	<b>30</b>	<b>100</b>	<b>70</b>	<b>70%</b>	<b>240</b>	<b>210</b>	<b>88%</b>
<b>Homeowner Activities</b>											
Board Activities/Mtgs.	0	75	75	100%	0	375	375	100%	900	900	100%
<b>TOTAL Homeowner Activities</b>	<b>0</b>	<b>75</b>	<b>75</b>	<b>100%</b>	<b>0</b>	<b>375</b>	<b>375</b>	<b>100%</b>	<b>900</b>	<b>900</b>	<b>100%</b>
<b>Homeowner Communications</b>											
Website	0	25	25	100%	0	125	125	100%	300	300	100%
<b>TOTAL Homeowner Communications</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>100%</b>	<b>0</b>	<b>125</b>	<b>125</b>	<b>100%</b>	<b>300</b>	<b>300</b>	<b>100%</b>
<b>Insurance</b>											
General, Property & Liability	18,520	1,400	(17,120)	(>999%)	18,520	7,000	(11,520)	(165%)	16,800	(1,720)	(10%)
<b>TOTAL Insurance</b>	<b>18,520</b>	<b>1,400</b>	<b>(17,120)</b>	<b>(&gt;999%)</b>	<b>18,520</b>	<b>7,000</b>	<b>(11,520)</b>	<b>(165%)</b>	<b>16,800</b>	<b>(1,720)</b>	<b>(10%)</b>
<b>Management Fee</b>											
Management Contract	1,900	7,975	6,075	76%	27,725	39,875	12,150	30%	95,700	67,975	71%
Onsite	0	300	300	100%	0	1,500	1,500	100%	3,600	3,600	100%
Other	0	0	0	0%	1,900	0	(1,900)	(100%)	0	(1,900)	0%
<b>TOTAL Management Fee</b>	<b>1,900</b>	<b>8,275</b>	<b>6,375</b>	<b>77%</b>	<b>29,625</b>	<b>41,375</b>	<b>11,750</b>	<b>28%</b>	<b>99,300</b>	<b>69,675</b>	<b>70%</b>
<b>Administration</b>											
Administration	1,200	0	(1,200)	(100%)	1,212	0	(1,212)	(100%)	0	(1,212)	0%
Licenses, Permits and Filing Fees	0	20	20	100%	0	100	100	100%	240	240	100%
Miscellaneous Admin	1,393	1,500	107	7%	4,943	7,500	2,557	34%	18,000	13,057	73%
Postage	0	500	500	100%	1,610	2,500	890	36%	6,000	4,390	73%
Printing and Copying	0	300	300	100%	326	1,500	1,175	78%	3,600	3,275	91%
<b>TOTAL Administration</b>	<b>2,593</b>	<b>2,320</b>	<b>(273)</b>	<b>(12%)</b>	<b>8,090</b>	<b>11,600</b>	<b>3,510</b>	<b>30%</b>	<b>27,840</b>	<b>19,750</b>	<b>71%</b>

Unaudited

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

*Operating Fund*

*(Amounts rounded to nearest dollar)*

	Month Ending 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL General and Administrative Expenses</b>	37,148	55,040	17,892	33%	78,946	275,200	196,254	71%	660,480	581,534	88%
<b>TOTAL Operating Expenses</b>	67,212	95,350	28,138	30%	346,023	476,750	130,727	27%	1,180,200	834,177	71%
<b>TOTAL Expenses</b>	67,212	95,350	28,138	30%	346,023	476,750	130,727	27%	1,180,200	834,177	71%
<b>NET SURPLUS (DEFICIT)</b>	15,129	3,000	12,129	404%	(81,999)	15,000	(96,999)	(647%)	0	81,999	100%

# North East Pine Village Home Owners Association

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

### Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	350,355	(140,142)	(40%)	840,852	630,639	75%
<b>TOTAL Assessment Allocation</b>	0	70,071	(70,071)	(100%)	210,213	350,355	(140,142)	(40%)	840,852	630,639	75%
<b>TOTAL Assessments</b>	0	70,071	(70,071)	(100%)	210,213	350,355	(140,142)	(40%)	840,852	630,639	75%
<b>Other Income</b>											
Interest Income	2	0	2	100%	26	0	26	100%	0	(26)	0%
<b>TOTAL Other Income</b>	2	0	2	100%	26	0	26	100%	0	(26)	0%
<b>TOTAL Revenues</b>	2	70,071	(70,069)	(100%)	210,239	350,355	(140,116)	(40%)	840,852	630,613	75%
<b>Expenses</b>											
<b>Capital Expenditures (Non-capitalized)</b>											
<b>Capital Expenditures</b>											
Capital Expenditures	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
<b>TOTAL Capital Expenditures</b>	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
<b>TOTAL Capital Expenditures (Non-capitalized)</b>	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
<b>TOTAL Expenses</b>	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
<b>NET SURPLUS (DEFICIT)</b>	2	70,071	(70,069)	(100%)	(39,414)	350,355	(389,769)	(111%)	840,852	880,266	105%