

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
	10/31/2023	10/31/2023	10/31/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	79,897	0	79,897
Petty Cash	500	0	500
Cash - Replacement Fund	0	1,101	1,101
Accounts Receivable	1,150,072	0	1,150,072
Accounts Receivable - Other	669,894	0	669,894
Total Current Assets	<u>1,900,362</u>	<u>1,101</u>	<u>1,901,463</u>
TOTAL ASSETS	<u>1,900,362</u>	<u>1,101</u>	<u>1,901,463</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	66,194	0	66,194
Prepaid Assessments	22,448	0	22,448
Other Current Liabilities	25,827	0	25,827
Management Company Clearance Account	325	0	325
Client Payables Collection Notice	(25)	0	(25)
Client Payables NSF	100	0	100
Total Current Liabilities	<u>114,869</u>	<u>0</u>	<u>114,869</u>
TOTAL LIABILITIES	<u>114,869</u>	<u>0</u>	<u>114,869</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(144,658)	(39,410)	(184,068)
TOTAL FUND BALANCES	<u>1,785,493</u>	<u>1,101</u>	<u>1,786,594</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,900,362</u>	<u>1,101</u>	<u>1,901,463</u>

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 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	82,341	85,191	(2,850)	(3%)	823,407	851,910	(28,503)	(3%)	1,022,292	198,885	19%
TOTAL Regular Assessments	82,341	85,191	(2,850)	(3%)	823,407	851,910	(28,503)	(3%)	1,022,292	198,885	19%
Other Assessments											
Initial Assessment	0	0	0	0%	1,150	0	1,150	100%	0	(1,150)	0%
TOTAL Other Assessments	0	0	0	0%	1,150	0	1,150	100%	0	(1,150)	0%
Assessment Allocation											
Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(700,710)	490,497	(70%)	(840,852)	(630,639)	75%
TOTAL Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(700,710)	490,497	(70%)	(840,852)	(630,639)	75%
TOTAL Assessments	82,341	15,120	67,221	445%	614,344	151,200	463,144	306%	181,440	(432,904)	(239%)
Other Income											
Late Payment Charges	6,025	1,800	4,225	235%	41,782	18,000	23,782	132%	21,600	(20,182)	(93%)
Legal Fees	16,761	10,000	6,761	68%	104,360	100,000	4,360	4%	120,000	15,640	13%
Legal Reimbursements	0	0	0	0%	31,091	0	31,091	100%	0	(31,091)	0%
Late Payment Charges Waived	(125)	0	(125)	(100%)	(2,125)	0	(2,125)	(100%)	0	2,125	100%
Miscellaneous Income	0	0	0	0%	1,782	0	1,782	100%	0	(1,782)	0%
Opening Balances	0	3,000	(3,000)	(100%)	0	30,000	(30,000)	(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	17,000	(17,000)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	667,000	(667,000)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	250	(225)	(90%)	300	275	92%
Finance Fees	1,322	0	1,322	100%	4,368	0	4,368	100%	0	(4,368)	0%
Interest Income	0	5	(5)	(100%)	14	50	(36)	(72%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
TOTAL Other Income	23,983	83,230	(59,247)	(71%)	183,791	832,300	(648,509)	(78%)	998,760	814,969	82%
TOTAL Revenues	106,323	98,350	7,973	8%	798,135	983,500	(185,365)	(19%)	1,180,200	382,065	32%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Contract	6,490	6,500	10	0%	64,900	65,000	100	0%	78,000	13,100	17%
Landscape - Other	0	2,400	2,400	100%	508	24,000	23,493	98%	28,800	28,293	98%

Unaudited

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Tree Removal	7,823	0	(7,823)	(100%)	9,523	0	(9,523)	(100%)	0	(9,523)	0%
TOTAL Landscape Maintenance	14,313	8,900	(5,413)	(61%)	74,930	89,000	14,070	16%	106,800	31,870	30%
Common Area Maintenance											
Building Repair & Maintenance	12,000	1,000	(11,000)	(>999%)	79,332	10,000	(69,332)	(693%)	12,000	(67,332)	(561%)
Clubhouse	0	250	250	100%	9,973	2,500	(7,473)	(299%)	3,000	(6,973)	(232%)
Electrical	0	135	135	100%	0	1,350	1,350	100%	1,620	1,620	100%
Fence & Gate Repairs	0	675	675	100%	6,492	6,750	258	4%	8,100	1,608	20%
Fire Systems/Safety Maint	0	20	20	100%	0	200	200	100%	240	240	100%
General	199	100	(99)	(99%)	686	1,000	314	31%	1,200	514	43%
HVAC Maintenance	2,500	100	(2,400)	(>999%)	2,500	1,000	(1,500)	(150%)	1,200	(1,300)	(108%)
Janitorial	0	265	265	100%	309	2,650	2,341	88%	3,180	2,871	90%
Maint/Repair Supplies	0	1,150	1,150	100%	13,742	11,500	(2,242)	(19%)	13,800	58	0%
Plumbing	2,334	900	(1,434)	(159%)	10,263	9,000	(1,263)	(14%)	10,800	537	5%
Portering	4,240	2,100	(2,140)	(102%)	32,250	21,000	(11,250)	(54%)	25,200	(7,050)	(28%)
Roof Repairs	42,012	1,000	(41,012)	(>999%)	117,659	10,000	(107,659)	(>999%)	12,000	(105,659)	(880%)
Streets and Sidewalks	0	250	250	100%	0	2,500	2,500	100%	3,000	3,000	100%
TOTAL Common Area Maintenance	63,285	7,945	(55,340)	(697%)	273,206	79,450	(193,756)	(244%)	95,340	(177,866)	(187%)
Security and Patrols											
Security and Patrols	6,467	6,820	353	5%	51,736	68,200	16,464	24%	81,840	30,104	37%
Security System	0	145	145	100%	572	1,450	878	61%	1,740	1,168	67%
TOTAL Security and Patrols	6,467	6,965	498	7%	52,308	69,650	17,342	25%	83,580	31,272	37%
Exterminating											
Exterminating	0	170	170	100%	0	1,700	1,700	100%	2,040	2,040	100%
TOTAL Exterminating	0	170	170	100%	0	1,700	1,700	100%	2,040	2,040	100%
Taxes - Real Property											
Real PropertyTax	0	36,000	36,000	100%	31,914	36,000	4,086	11%	36,000	4,086	11%
TOTAL Taxes - Real Property	0	36,000	36,000	100%	31,914	36,000	4,086	11%	36,000	4,086	11%
Utilities											
Electricity - General	2,255	1,500	(755)	(50%)	16,801	15,000	(1,801)	(12%)	18,000	1,199	7%
Gas	0	45	45	100%	471	450	(21)	(5%)	540	69	13%
Telephone	238	260	22	8%	2,630	2,600	(30)	(1%)	3,120	490	16%
Heavy Trash Removal	8,773	7,000	(1,773)	(25%)	76,737	70,000	(6,737)	(10%)	84,000	7,263	9%
Trash Removal	7,866	7,500	(366)	(5%)	76,177	75,000	(1,177)	(2%)	90,000	13,823	15%

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 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Water and Wastewater	40	25	(15)	(60%)	705	250	(455)	(182%)	300	(405)	(135%)
TOTAL Utilities	19,171	16,330	(2,841)	(17%)	173,520	163,300	(10,220)	(6%)	195,960	22,440	11%
TOTAL Direct Operating Expenses	103,236	76,310	(26,926)	(35%)	605,877	439,100	(166,777)	(38%)	519,720	(86,157)	(17%)
General and Administrative Expenses											
Professional Fees											
Accounting	0	425	425	100%	480	4,250	3,770	89%	5,100	4,620	91%
Legal	73,734	30,000	(43,734)	(146%)	159,463	300,000	140,537	47%	360,000	200,537	56%
Legal Administrative	0	2,500	2,500	100%	4,452	25,000	20,548	82%	30,000	25,548	85%
TOTAL Professional Fees	73,734	32,925	(40,809)	(124%)	164,394	329,250	164,856	50%	395,100	230,706	58%
Bad Debts											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	100,000	100,000	100%	120,000	120,000	100%
Bad Debts	43,116	0	(43,116)	(100%)	54,511	0	(54,511)	(100%)	0	(54,511)	0%
TOTAL Bad Debts	43,116	10,000	(33,116)	(331%)	54,511	100,000	45,489	45%	120,000	65,489	55%
Bank Charges											
Bank Charges	0	20	20	100%	30	200	170	85%	240	210	88%
TOTAL Bank Charges	0	20	20	100%	30	200	170	85%	240	210	88%
Homeowner Activities											
Board Activities/Mtgs.	0	75	75	100%	0	750	750	100%	900	900	100%
TOTAL Homeowner Activities	0	75	75	100%	0	750	750	100%	900	900	100%
Homeowner Communications											
Website	0	25	25	100%	0	250	250	100%	300	300	100%
TOTAL Homeowner Communications	0	25	25	100%	0	250	250	100%	300	300	100%
Insurance											
General, Property & Liability	0	1,400	1,400	100%	18,520	14,000	(4,520)	(32%)	16,800	(1,720)	(10%)
TOTAL Insurance	0	1,400	1,400	100%	18,520	14,000	(4,520)	(32%)	16,800	(1,720)	(10%)
Management Fee											
Management Contract	1,900	7,975	6,075	76%	37,225	79,750	42,525	53%	95,700	58,475	61%
Onsite	0	300	300	100%	0	3,000	3,000	100%	3,600	3,600	100%
Other	0	0	0	0%	1,900	0	(1,900)	(100%)	0	(1,900)	0%
TOTAL Management Fee	1,900	8,275	6,375	77%	39,125	82,750	43,625	53%	99,300	60,175	61%
Administrative Expenses											
Licenses, Permits and Filing Fees	0	20	20	100%	10	200	190	95%	240	230	96%

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 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous Admin	6,609	1,500	(5,109)	(341%)	47,270	15,000	(32,270)	(215%)	18,000	(29,270)	(163%)
Postage	27	500	473	95%	1,637	5,000	3,363	67%	6,000	4,363	73%
Printing and Copying	0	300	300	100%	326	3,000	2,675	89%	3,600	3,275	91%
TOTAL Administrative Expenses	6,637	2,320	(4,317)	(186%)	49,243	23,200	(26,043)	(112%)	27,840	(21,403)	(77%)
Compensation											
Payroll	3,915	0	(3,915)	(100%)	11,093	0	(11,093)	(100%)	0	(11,093)	0%
TOTAL Compensation	3,915	0	(3,915)	(100%)	11,093	0	(11,093)	(100%)	0	(11,093)	0%
TOTAL General and Administrative Expenses	129,302	55,040	(74,262)	(135%)	336,916	550,400	213,484	39%	660,480	323,564	49%
TOTAL Operating Expenses	232,538	131,350	(101,188)	(77%)	942,793	989,500	46,707	5%	1,180,200	237,407	20%
TOTAL Expenses	232,538	131,350	(101,188)	(77%)	942,793	989,500	46,707	5%	1,180,200	237,407	20%
NET SURPLUS (DEFICIT)	(126,214)	(33,000)	(93,214)	282%	(144,658)	(6,000)	(138,658)	>999%	0	144,658	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 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	700,710	(490,497)	(70%)	840,852	630,639	75%
TOTAL Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	700,710	(490,497)	(70%)	840,852	630,639	75%
TOTAL Assessments	0	70,071	(70,071)	(100%)	210,213	700,710	(490,497)	(70%)	840,852	630,639	75%
Other Income											
Interest Income	1	0	1	100%	30	0	30	100%	0	(30)	0%
TOTAL Other Income	1	0	1	100%	30	0	30	100%	0	(30)	0%
TOTAL Revenues	1	70,071	(70,070)	(100%)	210,243	700,710	(490,467)	(70%)	840,852	630,609	75%
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Capital Expenditures	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
TOTAL Capital Expenditures	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
TOTAL Capital Expenditures (Non-capitalized)	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
TOTAL Expenses	0	0	0	0%	249,653	0	(249,653)	(100%)	0	(249,653)	0%
NET SURPLUS (DEFICIT)	1	70,071	(70,070)	(100%)	(39,410)	700,710	(740,120)	(106%)	840,852	880,262	105%