

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
	08/31/2023	08/31/2023	08/31/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	25,101	0	25,101
Petty Cash	500	0	500
Cash - Deposits in Transit	193	0	193
Cash - Replacement Fund	0	1,100	1,100
Accounts Receivable	1,246,355	0	1,246,355
Accounts Receivable - Other	669,894	0	669,894
Total Current Assets	<u>1,942,043</u>	<u>1,100</u>	<u>1,943,142</u>
TOTAL ASSETS	<u>1,942,043</u>	<u>1,100</u>	<u>1,943,142</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	3,933	0	3,933
Prepaid Assessments	25,564	0	25,564
Other Current Liabilities	26,523	0	26,523
Management Company Clearance Account	(420)	0	(420)
Client Payables Collection Notice	(25)	0	(25)
Client Payables NSF	150	0	150
Total Current Liabilities	<u>55,725</u>	<u>0</u>	<u>55,725</u>
TOTAL LIABILITIES	<u>55,725</u>	<u>0</u>	<u>55,725</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(43,834)	(39,412)	(83,245)
TOTAL FUND BALANCES	<u>1,886,318</u>	<u>1,100</u>	<u>1,887,417</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,942,043</u>	<u>1,100</u>	<u>1,943,142</u>

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 08/31/2023				YTD 08/31/2023				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%)	658,726	681,528	(22,802)	(3%)	1,022,292	363,566	36%
TOTAL Regular Assessments	82,341	85,191	(2,850)	(3%)	658,726	681,528	(22,802)	(3%)	1,022,292	363,566	36%
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)	(560,568)	350,355	(63%)	(840,852)	(630,639)	75%
TOTAL Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(560,568)	350,355	(63%)	(840,852)	(630,639)	75%
TOTAL Assessments	82,341	15,120	67,221	445%	449,663	120,960	328,703	272%	181,440	(268,223)	(148%)
Other Income											
Late Payment Charges	6,100	1,800	4,300	239%	29,282	14,400	14,882	103%	21,600	(7,682)	(36%)
Legal Fees	19,458	10,000	9,458	95%	70,451	80,000	(9,549)	(12%)	120,000	49,549	41%
Legal Reimbursements	0	0	0	0%	31,091	0	31,091	100%	0	(31,091)	0%
Late Payment Charges Waived	(1,200)	0	(1,200)	(100%)	(1,550)	0	(1,550)	(100%)	0	1,550	100%
Miscellaneous Income	202	0	202	100%	1,782	0	1,782	100%	0	(1,782)	0%
Opening Balances	0	3,000	(3,000)	(100%)	0	24,000	(24,000)	(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	13,600	(13,600)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	533,600	(533,600)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	200	(175)	(88%)	300	275	92%
Finance Fees	971	0	971	100%	1,851	0	1,851	100%	0	(1,851)	0%
Interest Income	0	5	(5)	(100%)	14	40	(26)	(65%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
TOTAL Other Income	25,530	83,230	(57,700)	(69%)	135,440	665,840	(530,400)	(80%)	998,760	863,320	86%
TOTAL Revenues	107,871	98,350	9,521	10%	585,102	786,800	(201,698)	(26%)	1,180,200	595,098	50%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Contract	6,490	6,500	10	0%	51,920	52,000	80	0%	78,000	26,080	33%
Landscape - Other	0	2,400	2,400	100%	508	19,200	18,693	97%	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 08/31/2023				YTD 08/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Tree Removal	1,700	0	(1,700)	(100%)	1,700	0	(1,700)	(100%)	0	(1,700)	0%
TOTAL Landscape Maintenance	8,190	8,900	710	8%	54,128	71,200	17,073	24%	106,800	52,673	49%
Common Area Maintenance											
Building Repair & Maintenance	13,539	1,000	(12,539)	(>999%)	59,903	8,000	(51,903)	(649%)	12,000	(47,903)	(399%)
Clubhouse	0	250	250	100%	9,973	2,000	(7,973)	(399%)	3,000	(6,973)	(232%)
Electrical	0	135	135	100%	0	1,080	1,080	100%	1,620	1,620	100%
Fence & Gate Repairs	5,245	675	(4,570)	(677%)	6,492	5,400	(1,092)	(20%)	8,100	1,608	20%
Fire Systems/Safety Maint	0	20	20	100%	0	160	160	100%	240	240	100%
General	0	100	100	100%	488	800	313	39%	1,200	713	59%
HVAC Maintenance	0	100	100	100%	0	800	800	100%	1,200	1,200	100%
Janitorial	309	265	(44)	(16%)	309	2,120	1,811	85%	3,180	2,871	90%
Maint/Repair Supplies	0	1,150	1,150	100%	11,345	9,200	(2,145)	(23%)	13,800	2,455	18%
Plumbing	0	900	900	100%	7,930	7,200	(730)	(10%)	10,800	2,870	27%
Portering	7,700	2,100	(5,600)	(267%)	25,670	16,800	(8,870)	(53%)	25,200	(470)	(2%)
Roof Repairs	7,969	1,000	(6,969)	(697%)	59,683	8,000	(51,683)	(646%)	12,000	(47,683)	(397%)
Streets and Sidewalks	0	250	250	100%	0	2,000	2,000	100%	3,000	3,000	100%
TOTAL Common Area Maintenance	34,761	7,945	(26,816)	(338%)	181,791	63,560	(118,231)	(186%)	95,340	(86,451)	(91%)
Security and Patrols											
Security and Patrols	0	6,820	6,820	100%	45,269	54,560	9,291	17%	81,840	36,571	45%
Security System	0	145	145	100%	572	1,160	588	51%	1,740	1,168	67%
TOTAL Security and Patrols	0	6,965	6,965	100%	45,841	55,720	9,879	18%	83,580	37,739	45%
Exterminating											
Exterminating	0	170	170	100%	0	1,360	1,360	100%	2,040	2,040	100%
TOTAL Exterminating	0	170	170	100%	0	1,360	1,360	100%	2,040	2,040	100%
Taxes - Real Property											
Real PropertyTax	0	0	0	0%	31,914	0	(31,914)	(100%)	36,000	4,086	11%
TOTAL Taxes - Real Property	0	0	0	0%	31,914	0	(31,914)	(100%)	36,000	4,086	11%
Utilities											
Electricity - General	2,278	1,500	(778)	(52%)	13,095	12,000	(1,095)	(9%)	18,000	4,905	27%
Gas	0	45	45	100%	471	360	(111)	(31%)	540	69	13%
Telephone	237	260	23	9%	2,155	2,080	(75)	(4%)	3,120	965	31%
Heavy Trash Removal	2,800	7,000	4,200	60%	54,484	56,000	1,516	3%	84,000	29,516	35%
Trash Removal	7,866	7,500	(366)	(5%)	60,445	60,000	(445)	(1%)	90,000	29,555	33%

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 08/31/2023				YTD 08/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Water and Wastewater	205	25	(180)	(721%)	625	200	(425)	(212%)	300	(325)	(108%)
TOTAL Utilities	13,386	16,330	2,944	18%	131,275	130,640	(635)	0%	195,960	64,685	33%
TOTAL Direct Operating Expenses	56,337	40,310	(16,027)	(40%)	444,949	322,480	(122,469)	(38%)	519,720	74,771	14%
General and Administrative Expenses											
Professional Fees											
Accounting	0	425	425	100%	480	3,400	2,920	86%	5,100	4,620	91%
Legal	29,800	30,000	200	1%	85,728	240,000	154,272	64%	360,000	274,272	76%
Legal Administrative	0	2,500	2,500	100%	4,452	20,000	15,548	78%	30,000	25,548	85%
TOTAL Professional Fees	29,800	32,925	3,125	9%	90,660	263,400	172,740	66%	395,100	304,440	77%
Bad Debts											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	80,000	80,000	100%	120,000	120,000	100%
Bad Debts	2	0	(2)	(100%)	1,107	0	(1,107)	(100%)	0	(1,107)	0%
TOTAL Bad Debts	2	10,000	9,998	100%	1,107	80,000	78,893	99%	120,000	118,893	99%
Bank Charges											
Bank Charges	0	20	20	100%	30	160	130	81%	240	210	88%
TOTAL Bank Charges	0	20	20	100%	30	160	130	81%	240	210	88%
Homeowner Activities											
Board Activities/Mtgs.	0	75	75	100%	0	600	600	100%	900	900	100%
TOTAL Homeowner Activities	0	75	75	100%	0	600	600	100%	900	900	100%
Homeowner Communications											
Website	0	25	25	100%	0	200	200	100%	300	300	100%
TOTAL Homeowner Communications	0	25	25	100%	0	200	200	100%	300	300	100%
Insurance											
General, Property & Liability	0	1,400	1,400	100%	18,520	11,200	(7,320)	(65%)	16,800	(1,720)	(10%)
TOTAL Insurance	0	1,400	1,400	100%	18,520	11,200	(7,320)	(65%)	16,800	(1,720)	(10%)
Management Fee											
Management Contract	1,900	7,975	6,075	76%	33,425	63,800	30,375	48%	95,700	62,275	65%
Onsite	0	300	300	100%	0	2,400	2,400	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%	35,325	66,200	30,875	47%	99,300	63,975	64%
Administrative Expenses											
Licenses, Permits and Filing Fees	0	20	20	100%	10	160	150	94%	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 08/31/2023				YTD 08/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous Admin	16,107	1,500	(14,607)	(974%)	34,008	12,000	(22,008)	(183%)	18,000	(16,008)	(89%)
Postage	0	500	500	100%	1,610	4,000	2,390	60%	6,000	4,390	73%
Printing and Copying	0	300	300	100%	326	2,400	2,075	86%	3,600	3,275	91%
TOTAL Administrative Expenses	16,107	2,320	(13,787)	(594%)	35,953	18,560	(17,393)	(94%)	27,840	(8,113)	(29%)
Compensation											
Payroll	2,393	0	(2,393)	(100%)	2,393	0	(2,393)	(100%)	0	(2,393)	0%
TOTAL Compensation	2,393	0	(2,393)	(100%)	2,393	0	(2,393)	(100%)	0	(2,393)	0%
TOTAL General and Administrative Expenses	50,202	55,040	4,838	9%	183,987	440,320	256,333	58%	660,480	476,493	72%
TOTAL Operating Expenses	106,539	95,350	(11,189)	(12%)	628,936	762,800	133,864	18%	1,180,200	551,264	47%
TOTAL Expenses	106,539	95,350	(11,189)	(12%)	628,936	762,800	133,864	18%	1,180,200	551,264	47%
NET SURPLUS (DEFICIT)	1,332	3,000	(1,668)	(56%)	(43,834)	24,000	(67,834)	(283%)	0	43,834	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 08/31/2023				YTD 08/31/2023				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	560,568	(350,355)	(63%)	840,852	630,639	75%
TOTAL Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	560,568	(350,355)	(63%)	840,852	630,639	75%
TOTAL Assessments	0	70,071	(70,071)	(100%)	210,213	560,568	(350,355)	(63%)	840,852	630,639	75%
Other Income											
Interest Income	1	0	1	100%	28	0	28	100%	0	(28)	0%
TOTAL Other Income	1	0	1	100%	28	0	28	100%	0	(28)	0%
TOTAL Revenues	1	70,071	(70,070)	(100%)	210,241	560,568	(350,327)	(62%)	840,852	630,611	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%)	(39,412)	560,568	(599,980)	(107%)	840,852	880,264	105%