

# 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
	04/30/2023	04/30/2023	04/30/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	21,146	0	21,146
CIT Checking 3289	6,313	0	6,313
Petty Cash	500	0	500
CIT Reserve 8424	0	1,096	1,096
Accounts Receivable	1,191,507	0	1,191,507
Accounts Receivable - Other	669,724	0	669,724
Total Current Assets	<u>1,889,190</u>	<u>1,096</u>	<u>1,890,286</u>
<b>TOTAL ASSETS</b>	<b><u>1,889,190</u></b>	<b><u>1,096</u></b>	<b><u>1,890,286</u></b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	33,599	0	33,599
Prepaid Assessments	22,468	0	22,468
Client Payables NSF	100	0	100
Total Current Liabilities	<u>56,167</u>	<u>0</u>	<u>56,167</u>
TOTAL LIABILITIES	<u>56,167</u>	<u>0</u>	<u>56,167</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(97,128)	(39,416)	(136,543)
TOTAL FUND BALANCES	<u>1,833,024</u>	<u>1,096</u>	<u>1,834,119</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>1,889,190</u></b>	<b><u>1,096</u></b>	<b><u>1,890,286</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 04/30/2023				YTD 04/30/2023				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%)	329,363	340,764	(11,401)	(3%)	1,022,292	692,929	68%
<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)	(280,284)	70,071	(25%)	(840,852)	(630,639)	75%
<b>TOTAL Assessment Allocation</b>	0	(70,071)	70,071	(100%)	(210,213)	(280,284)	70,071	(25%)	(840,852)	(630,639)	75%
<b>TOTAL Assessments</b>	82,341	15,120	67,221	445%	120,300	60,480	59,820	99%	181,440	61,140	34%
<b>Other Income</b>											
Late Payment Charges	0	1,800	(1,800)	(100%)	9,107	7,200	1,907	26%	21,600	12,493	58%
Legal Fees	9,822	10,000	(178)	(2%)	50,993	40,000	10,993	27%	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	12,000	(12,000)	(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	6,800	(6,800)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	266,800	(266,800)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	100	(75)	(75%)	300	275	92%
Interest Income	0	5	(5)	(100%)	14	20	(6)	(31%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
<b>TOTAL Other Income</b>	9,822	83,230	(73,408)	(88%)	61,383	332,920	(271,537)	(82%)	998,760	937,377	94%
<b>TOTAL Revenues</b>	92,162	98,350	(6,188)	(6%)	181,683	393,400	(211,717)	(54%)	1,180,200	998,517	85%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Contract	6,490	6,500	10	0%	25,960	26,000	40	0%	78,000	52,040	67%
Landscape - Other	0	2,400	2,400	100%	508	9,600	9,093	95%	28,800	28,293	98%
<b>TOTAL Landscape Maintenance</b>	6,490	8,900	2,410	27%	26,468	35,600	9,133	26%	106,800	80,333	75%
<b>Repairs &amp; Maintenance</b>											
Building Repair & Maintenance	0	1,000	1,000	100%	32,404	4,000	(28,404)	(710%)	12,000	(20,404)	(170%)
Clubhouse	0	250	250	100%	9,973	1,000	(8,973)	(897%)	3,000	(6,973)	(232%)

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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Electrical	0	135	135	100%	0	540	540	100%	1,620	1,620	100%
Fence & Gate Repairs	0	675	675	100%	1,247	2,700	1,453	54%	8,100	6,853	85%
Fire Systems/Safety Maint	0	20	20	100%	0	80	80	100%	240	240	100%
General	0	100	100	100%	488	400	(88)	(22%)	1,200	713	59%
HVAC Maintenance	0	100	100	100%	0	400	400	100%	1,200	1,200	100%
Janitorial	0	265	265	100%	0	1,060	1,060	100%	3,180	3,180	100%
Maint/Repair Supplies	0	1,150	1,150	100%	10,888	4,600	(6,288)	(137%)	13,800	2,912	21%
Plumbing	125	900	775	86%	5,275	3,600	(1,675)	(47%)	10,800	5,525	51%
Portering	0	2,100	2,100	100%	17,970	8,400	(9,570)	(114%)	25,200	7,230	29%
Roof Repairs	1,350	1,000	(350)	(35%)	14,900	4,000	(10,900)	(273%)	12,000	(2,900)	(24%)
Streets and Sidewalks	0	250	250	100%	0	1,000	1,000	100%	3,000	3,000	100%
<b>TOTAL Repairs &amp; Maintenance</b>	<b>1,475</b>	<b>7,945</b>	<b>6,470</b>	<b>81%</b>	<b>93,144</b>	<b>31,780</b>	<b>(61,364)</b>	<b>(193%)</b>	<b>95,340</b>	<b>2,196</b>	<b>2%</b>
<b>Security and Patrols</b>											
Security and Patrols	0	6,820	6,820	100%	19,401	27,280	7,879	29%	81,840	62,439	76%
Security System	143	145	2	1%	572	580	8	1%	1,740	1,168	67%
<b>TOTAL Security and Patrols</b>	<b>143</b>	<b>6,965</b>	<b>6,822</b>	<b>98%</b>	<b>19,973</b>	<b>27,860</b>	<b>7,887</b>	<b>28%</b>	<b>83,580</b>	<b>63,607</b>	<b>76%</b>
<b>Exterminating</b>											
Exterminating	0	170	170	100%	0	680	680	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>680</b>	<b>680</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	2,090	1,500	(590)	(39%)	6,619	6,000	(619)	(10%)	18,000	11,381	63%
Gas	0	45	45	100%	471	180	(291)	(161%)	540	69	13%
Telephone	0	260	260	100%	966	1,040	74	7%	3,120	2,154	69%
Heavy Trash Removal	10,878	7,000	(3,878)	(55%)	20,278	28,000	7,723	28%	84,000	63,723	76%
Trash Removal	14,739	7,500	(7,239)	(97%)	36,848	30,000	(6,848)	(23%)	90,000	53,152	59%
Water and Wastewater	0	25	25	100%	333	100	(233)	(233%)	300	(33)	(11%)
<b>TOTAL Utilities</b>	<b>27,706</b>	<b>16,330</b>	<b>(11,376)</b>	<b>(70%)</b>	<b>65,514</b>	<b>65,320</b>	<b>(194)</b>	<b>0%</b>	<b>195,960</b>	<b>130,446</b>	<b>67%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>35,815</b>	<b>40,310</b>	<b>4,495</b>	<b>11%</b>	<b>237,012</b>	<b>161,240</b>	<b>(75,772)</b>	<b>(47%)</b>	<b>519,720</b>	<b>282,708</b>	<b>54%</b>
<b>General and Administrative Expenses</b>											
<b>Professional Fees</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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Accounting	0	425	425	100%	480	1,700	1,220	72%	5,100	4,620	91%
Legal	0	30,000	30,000	100%	3,614	120,000	116,386	97%	360,000	356,386	99%
Legal Administrative	0	2,500	2,500	100%	4,452	10,000	5,548	55%	30,000	25,548	85%
<b>TOTAL Professional Fees</b>	<b>0</b>	<b>32,925</b>	<b>32,925</b>	<b>100%</b>	<b>8,545</b>	<b>131,700</b>	<b>123,155</b>	<b>94%</b>	<b>395,100</b>	<b>386,555</b>	<b>98%</b>
<b>Bad Debts</b>											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	40,000	40,000	100%	120,000	120,000	100%
Bad Debts	0	0	0	(100%)	0	0	0	(100%)	0	0	0%
<b>TOTAL Bad Debts</b>	<b>0</b>	<b>10,000</b>	<b>10,000</b>	<b>100%</b>	<b>0</b>	<b>40,000</b>	<b>40,000</b>	<b>100%</b>	<b>120,000</b>	<b>120,000</b>	<b>100%</b>
<b>Bank Charges</b>											
Bank Charges	0	20	20	100%	30	80	50	63%	240	210	88%
<b>TOTAL Bank Charges</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>100%</b>	<b>30</b>	<b>80</b>	<b>50</b>	<b>63%</b>	<b>240</b>	<b>210</b>	<b>88%</b>
<b>Homeowner Activities</b>											
Board Activities/Mtgs.	0	75	75	100%	0	300	300	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>300</b>	<b>300</b>	<b>100%</b>	<b>900</b>	<b>900</b>	<b>100%</b>
<b>Homeowner Communications</b>											
Website	0	25	25	100%	0	100	100	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>100</b>	<b>100</b>	<b>100%</b>	<b>300</b>	<b>300</b>	<b>100%</b>
<b>Insurance</b>											
General, Property & Liability	0	1,400	1,400	100%	0	5,600	5,600	100%	16,800	16,800	100%
<b>TOTAL Insurance</b>	<b>0</b>	<b>1,400</b>	<b>1,400</b>	<b>100%</b>	<b>0</b>	<b>5,600</b>	<b>5,600</b>	<b>100%</b>	<b>16,800</b>	<b>16,800</b>	<b>100%</b>
<b>Management Fee</b>											
Management Contract	1,900	7,975	6,075	76%	25,825	31,900	6,075	19%	95,700	69,875	73%
Onsite	0	300	300	100%	0	1,200	1,200	100%	3,600	3,600	100%
Other	1,900	0	(1,900)	(100%)	1,900	0	(1,900)	(100%)	0	(1,900)	0%
<b>TOTAL Management Fee</b>	<b>3,800</b>	<b>8,275</b>	<b>4,475</b>	<b>54%</b>	<b>27,725</b>	<b>33,100</b>	<b>5,375</b>	<b>16%</b>	<b>99,300</b>	<b>71,575</b>	<b>72%</b>
<b>Administration</b>											
Administration	12	0	(12)	(100%)	12	0	(12)	(100%)	0	(12)	0%
Licenses, Permits and Filing Fees	0	20	20	100%	0	80	80	100%	240	240	100%
Miscellaneous Admin	967	1,500	533	36%	3,551	6,000	2,449	41%	18,000	14,449	80%
Postage	0	500	500	100%	1,610	2,000	390	20%	6,000	4,390	73%
Printing and Copying	0	300	300	100%	326	1,200	875	73%	3,600	3,275	91%
<b>TOTAL Administration</b>	<b>979</b>	<b>2,320</b>	<b>1,341</b>	<b>58%</b>	<b>5,498</b>	<b>9,280</b>	<b>3,782</b>	<b>41%</b>	<b>27,840</b>	<b>22,342</b>	<b>80%</b>
<b>TOTAL General and Administrative Expenses</b>	<b>4,779</b>	<b>55,040</b>	<b>50,261</b>	<b>91%</b>	<b>41,798</b>	<b>220,160</b>	<b>178,362</b>	<b>81%</b>	<b>660,480</b>	<b>618,682</b>	<b>94%</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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Administrative Expenses</b>											
<b>TOTAL Operating Expenses</b>	40,594	95,350	54,756	57%	278,811	381,400	102,589	27%	1,180,200	901,389	76%
<b>TOTAL Expenses</b>	40,594	95,350	54,756	57%	278,811	381,400	102,589	27%	1,180,200	901,389	76%
<b>NET SURPLUS (DEFICIT)</b>	51,568	3,000	48,568	>999%	(97,128)	12,000	(109,128)	(909%)	0	97,128	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 04/30/2023				YTD 04/30/2023				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	280,284	(70,071)	(25%)	840,852	630,639	75%
<b>TOTAL Assessment Allocation</b>	0	70,071	(70,071)	(100%)	210,213	280,284	(70,071)	(25%)	840,852	630,639	75%
<b>TOTAL Assessments</b>	0	70,071	(70,071)	(100%)	210,213	280,284	(70,071)	(25%)	840,852	630,639	75%
<b>Other Income</b>											
Interest Income	0	0	0	0%	24	0	24	100%	0	(24)	0%
<b>TOTAL Other Income</b>	0	0	0	0%	24	0	24	100%	0	(24)	0%
<b>TOTAL Revenues</b>	0	70,071	(70,071)	(100%)	210,237	280,284	(70,047)	(25%)	840,852	630,615	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>	0	70,071	(70,071)	(100%)	(39,416)	280,284	(319,700)	(114%)	840,852	880,268	105%

Unaudited