

Pine Village North Association

Balance Sheet
As of 12/31/18

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		44,613.79	
	Total Operating Accounts			\$ 45,113.79

RESERVES

10205	CAB M/M	\$	8,008.33	
	Total Reserves			\$ 8,008.33

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	195,371.15	
10480	A/R Late Charges		27,475.00	
10490	A/R Legal Fees		111,841.68	
10515	A/R Other		2,650.00	
10520	A/R Opening Balance		1,055,886.36	
10550	A/R Repairs		251.57	
	Total Accounts Receivable			\$ 1,393,475.76

OTHER ASSETS

10620	Prepaid Insurance	\$	2,637.32	
	Total Other Assets			\$ 2,637.32

				\$ 1,449,235.20
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				\$ 1,449,235.20
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

22105	Accounts Payable	\$	19,186.32	
	Total Accounts Payable			\$ 19,186.32

PREPAIDS-HOA

23100	Prepaid-Assessments	\$	16,050.06	
23110	Prepaid-Legal		2,317.38	
	Total Prepaids			\$ 18,367.44

Pine Village North Association

Balance Sheet
As of 12/31/18

TOTAL CURRENT LIABILITIES					\$ 37,553.76
RESERVES:					
28250	Reserve Transfers	\$	8,000.00		
28300	Interest Income		8.33		
Total Reserves				\$	8,008.33
TOTAL RESERVES				\$	8,008.33
MEMBER'S EQUITY:					
HOMEOWNERS CAPITAL					
30405	Prior Years Equity	\$	407.34		
30466	Accrual Basis Equity		(51,964.25)		
30475	Homeowners Equity		3,336.65		
30499	Unrestricted Net Assets		1,406,430.59		
Total Homeowners Capital		\$	1,358,210.33		
Current Year Net Income/(Loss)		\$	45,462.78		
Total Member's Equity				\$	1,403,673.11
TOTAL LIABILITIES & EQUITY					\$ 1,449,235.20

Pine Village North Association

Income/Expense Statement
Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	61,990.23	67,012.93	(5,022.70)	818,614.64	804,155.16	14,459.48	804,155.16
41065	Opening Balances	1,865.00	.00	1,865.00	224,519.59	.00	224,519.59	.00
42030	Deed Enforcement	181.03	.00	181.03	385.00	.00	385.00	.00
43100	Interest - Checking	3.84	.00	3.84	43.84	.00	43.84	.00
43200	Late Fees	275.00	.00	275.00	10,966.55	.00	10,966.55	.00
43400	Legal Fees	377.70	.00	377.70	63,731.62	.00	63,731.62	.00
43500	Misc Income	(600.00)	.00	(600.00)	(3,408.86)	.00	(3,408.86)	.00
43510	NSF Check Fees	.00	.00	.00	200.00	.00	200.00	.00
43700	Repairs	60.89	.00	60.89	766.82	.00	766.82	.00
43860	Transfer Fees	200.00	.00	200.00	800.00	.00	800.00	.00
51000	Rental Income	850.00	.00	850.00	850.00	.00	850.00	.00
	Subtotal Income	65,203.69	67,012.93	(1,809.24)	1,117,469.20	804,155.16	313,314.04	804,155.16
EXPENSES								
Administrative								
62015	Audit	.00	506.68	506.68	.00	760.00	760.00	760.00
62020	Bank Charges	.00	45.00	45.00	171.45	180.00	8.55	180.00
62120	Copies	25.30	.00	(25.30)	2,428.95	.00	(2,428.95)	.00
62130	Dues & Subscriptions	.00	73.32	73.32	.00	110.00	110.00	110.00
62140	Legal	7,238.31	.00	(7,238.31)	288,303.82	180,000.00	(108,303.82)	180,000.00
62145	Legal - Corporate	1,608.00	.00	(1,608.00)	15,259.05	6,150.00	(9,109.05)	6,150.00
62150	License/Fees/Permits	.00	.00	.00	35.00	.00	(35.00)	.00
62160	Management Fee	6,675.00	5,450.00	(1,225.00)	79,750.00	78,000.00	(1,750.00)	78,000.00
62165	Meetings	.00	.00	.00	496.20	.00	(496.20)	.00
62200	Office-Miscellaneous	2,586.90	.00	(2,586.90)	14,887.87	.00	(14,887.87)	.00
62285	Postage	444.76	.00	(444.76)	5,435.84	1,800.00	(3,635.84)	1,800.00
	Administrative	18,578.27	6,075.00	(12,503.27)	406,768.18	267,000.00	(139,768.18)	267,000.00
Utilities								
63100	Gas	43.94	10.00	(33.94)	259.56	240.00	(19.56)	240.00
63200	Electricity	1,537.21	.00	(1,537.21)	20,619.94	16,800.00	(3,819.94)	16,800.00
63300	Sewer & Water	.00	190.00	190.00	8.92	300.00	291.08	300.00
63400	Telephone	106.31	.00	(106.31)	1,359.26	936.00	(423.26)	936.00
	Utilities	1,687.46	200.00	(1,487.46)	22,247.68	18,276.00	(3,971.68)	18,276.00
Contracts								
64050	Alarm	56.28	.00	(56.28)	1,099.14	720.00	(379.14)	720.00
64120	Landscape	3,437.44	.00	(3,437.44)	86,268.27	60,600.00	(25,668.27)	60,600.00
64130	Trash Service	4,351.65	4,080.00	(271.65)	56,099.10	51,600.00	(4,499.10)	51,600.00

Pine Village North Association

Income/Expense Statement Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64160	Security-Courtesy Patrol	5,764.00	5,762.00	(2.00)	68,998.00	69,165.00	167.00	69,165.00
	Contracts	13,609.37	9,842.00	(3,767.37)	212,464.51	182,085.00	(30,379.51)	182,085.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	2,000.00	.00	(2,000.00)	.00
65100	Building Maintenance	.00	.00	.00	3,850.00	.00	(3,850.00)	.00
65150	Clubhouse	.00	.00	.00	4,309.77	3,000.00	(1,309.77)	3,000.00
65200	Driveways/Sidewalks	.00	7,000.00	7,000.00	.00	18,000.00	18,000.00	18,000.00
65300	Electrical	.00	.00	.00	259.55	.00	(259.55)	.00
65315	Employee Expense/Uniforms	.00	280.00	280.00	.00	420.00	420.00	420.00
65350	Equipment & Tools	.00	1,400.00	1,400.00	.00	2,400.00	2,400.00	2,400.00
65400	Exterminating/Pest Control	.00	.00	.00	1,991.37	.00	(1,991.37)	.00
65450	Fence & Gate Repairs	.00	.00	.00	2,872.53	3,000.00	127.47	3,000.00
65470	General Maintenance	.00	5,000.00	5,000.00	.00	12,000.00	12,000.00	12,000.00
65475	Gutters	.00	3,200.00	3,200.00	.00	4,800.00	4,800.00	4,800.00
65485	Heavy Trash Removal	5,726.43	.00	(5,726.43)	55,879.31	22,500.00	(33,379.31)	22,500.00
65510	Landscape Extras	.00	.00	.00	100.00	.00	(100.00)	.00
65550	Maintenance Payroll	3,470.77	.00	(3,470.77)	51,951.73	28,800.00	(23,151.73)	28,800.00
65600	Miscellaneous Repairs	.00	.00	.00	400.00	.00	(400.00)	.00
65750	Plumbing Repairs	.00	2,060.00	2,060.00	3,560.94	7,200.00	3,639.06	7,200.00
65800	Roof Repairs	.00	.00	.00	210,135.00	120,000.00	(90,135.00)	120,000.00
65830	Siding Repairs	.00	22,000.00	22,000.00	1,242.26	48,000.00	46,757.74	48,000.00
65900	Supplies	433.27	.00	(433.27)	7,848.70	7,200.00	(648.70)	7,200.00
65945	Tree Trimming/Removal	2,000.00	.00	(2,000.00)	24,750.00	12,000.00	(12,750.00)	12,000.00
	Maintenance	11,630.47	40,940.00	29,309.53	371,151.16	289,320.00	(81,831.16)	289,320.00
Insurance								
66100	Insurance	659.33	10,851.68	10,192.35	18,436.19	32,800.00	14,363.81	32,800.00
66200	Insurance - Other	482.00	.00	(482.00)	4,820.00	.00	(4,820.00)	.00
	Insurance	1,141.33	10,851.68	9,710.35	23,256.19	32,800.00	9,543.81	32,800.00
Taxes & Other Fees								
67200	Payroll Processing	138.52	.00	(138.52)	1,846.49	900.00	(946.49)	900.00
67210	Payroll Taxes (FICA)	166.06	4,945.00	4,778.94	5,972.55	12,000.00	6,027.45	12,000.00
67220	FUTA Taxes	.00	.00	.00	50.22	.00	(50.22)	.00
67230	Taxes TX SUI	.00	.00	.00	799.16	.00	(799.16)	.00
67260	Taxes - Property	.00	.00	.00	4,545.55	1,700.00	(2,845.55)	1,700.00
	Taxes & Other Fees	304.58	4,945.00	4,640.42	13,213.97	14,600.00	1,386.03	14,600.00
Other Expenses								
68200	Bad Debt	.00	.00	.00	22,904.73	.00	(22,904.73)	.00

