

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
	11/30/2023	11/30/2023	11/30/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	139,002	0	139,002
Petty Cash	500	0	500
Cash - Replacement Fund	0	1,102	1,102
Accounts Receivable	1,177,987	0	1,177,987
Accounts Receivable - Other	669,894	0	669,894
Total Current Assets	<u>1,987,383</u>	<u>1,102</u>	<u>1,988,484</u>
TOTAL ASSETS	<u>1,987,383</u>	<u>1,102</u>	<u>1,988,484</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	62,571	0	62,571
Prepaid Assessments	20,044	0	20,044
Other Current Liabilities	49,667	0	49,667
Management Company Clearance Account	525	0	525
Client Payables Collection Notice	(25)	0	(25)
Client Payables NSF	100	0	100
Total Current Liabilities	<u>132,882</u>	<u>0</u>	<u>132,882</u>
TOTAL LIABILITIES	<u>132,882</u>	<u>0</u>	<u>132,882</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(75,651)	(39,410)	(115,061)
TOTAL FUND BALANCES	<u>1,854,500</u>	<u>1,102</u>	<u>1,855,602</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,987,383</u>	<u>1,102</u>	<u>1,988,484</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 11/30/2023				YTD 11/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	71,996	85,191	(13,195)	(15%)	895,403	937,101	(41,698)	(4%)	1,022,292	126,889	12%
TOTAL Regular Assessments	71,996	85,191	(13,195)	(15%)	895,403	937,101	(41,698)	(4%)	1,022,292	126,889	12%
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)	(770,781)	560,568	(73%)	(840,852)	(630,639)	75%
TOTAL Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(770,781)	560,568	(73%)	(840,852)	(630,639)	75%
TOTAL Assessments	71,996	15,120	56,876	376%	686,340	166,320	520,020	313%	181,440	(504,900)	(278%)
Other Income											
Late Payment Charges	6,375	1,800	4,575	254%	48,157	19,800	28,357	143%	21,600	(26,557)	(123%)
Legal Fees	25,303	10,000	15,303	153%	160,754	110,000	50,754	46%	120,000	(40,754)	(34%)
Late Payment Charges Waived	(350)	0	(350)	(100%)	(2,475)	0	(2,475)	(100%)	0	2,475	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	33,000	(33,000)	(100%)	36,000	36,000	100%
Reimbursements	120,427	0	120,427	100%	121,921	0	121,921	100%	0	(121,921)	0%
Rental Income	0	1,700	(1,700)	(100%)	0	18,700	(18,700)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	733,700	(733,700)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	275	(250)	(91%)	300	275	92%
Finance Fees	1,503	0	1,503	100%	5,872	0	5,872	100%	0	(5,872)	0%
Interest Income	0	5	(5)	(100%)	14	55	(41)	(75%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
TOTAL Other Income	153,258	83,230	70,028	84%	337,049	915,530	(578,481)	(63%)	998,760	661,711	66%
TOTAL Revenues	225,254	98,350	126,904	129%	1,023,389	1,081,850	(58,461)	(5%)	1,180,200	156,811	13%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Contract	6,490	6,500	10	0%	71,390	71,500	110	0%	78,000	6,610	8%
Landscape - Other	0	2,400	2,400	100%	508	26,400	25,893	98%	28,800	28,293	98%
Tree Removal	6,630	0	(6,630)	(100%)	16,153	0	(16,153)	(100%)	0	(16,153)	0%

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 11/30/2023				YTD 11/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Landscape Maintenance	13,120	8,900	(4,220)	(47%)	88,051	97,900	9,849	10%	106,800	18,749	18%
Common Area Maintenance											
Building Repair & Maintenance	0	1,000	1,000	100%	79,332	11,000	(68,332)	(621%)	12,000	(67,332)	(561%)
Clubhouse	15,681	250	(15,431)	(>999%)	25,653	2,750	(22,903)	(833%)	3,000	(22,653)	(755%)
Contract - Repairs/Maintenance	16,183	0	(16,183)	(100%)	16,183	0	(16,183)	(100%)	0	(16,183)	0%
Electrical	0	135	135	100%	0	1,485	1,485	100%	1,620	1,620	100%
Fence & Gate Repairs	0	675	675	100%	6,492	7,425	933	13%	8,100	1,608	20%
Fire Systems/Safety Maint	0	20	20	100%	0	220	220	100%	240	240	100%
General Repairs/Maintenance	9,463	100	(9,363)	(>999%)	10,149	1,100	(9,049)	(823%)	1,200	(8,949)	(746%)
HVAC Maintenance	400	100	(300)	(300%)	2,900	1,100	(1,800)	(164%)	1,200	(1,700)	(142%)
Janitorial	271	265	(6)	(2%)	579	2,915	2,336	80%	3,180	2,601	82%
Maint/Repair Supplies	0	1,150	1,150	100%	13,742	12,650	(1,092)	(9%)	13,800	58	0%
Plumbing	1,253	900	(353)	(39%)	11,516	9,900	(1,616)	(16%)	10,800	(716)	(7%)
Portering	1,540	2,100	560	27%	33,790	23,100	(10,690)	(46%)	25,200	(8,590)	(34%)
Roof Repairs	45,409	1,000	(44,409)	(>999%)	163,068	11,000	(152,068)	(>999%)	12,000	(151,068)	(>999%)
Streets and Sidewalks	0	250	250	100%	0	2,750	2,750	100%	3,000	3,000	100%
TOTAL Common Area Maintenance	90,199	7,945	(82,254)	(>999%)	363,405	87,395	(276,010)	(316%)	95,340	(268,065)	(281%)
Exterminating											
Exterminating	0	170	170	100%	0	1,870	1,870	100%	2,040	2,040	100%
TOTAL Exterminating	0	170	170	100%	0	1,870	1,870	100%	2,040	2,040	100%
Taxes - Real Property											
Real PropertyTax	(1,006)	0	1,006	100%	30,908	36,000	5,092	14%	36,000	5,092	14%
TOTAL Taxes - Real Property	(1,006)	0	1,006	100%	30,908	36,000	5,092	14%	36,000	5,092	14%
Security and Patrols											
Security and Patrols	0	6,820	6,820	100%	51,736	75,020	23,284	31%	81,840	30,104	37%
Security System	0	145	145	100%	572	1,595	1,023	64%	1,740	1,168	67%
TOTAL Security and Patrols	0	6,965	6,965	100%	52,308	76,615	24,307	32%	83,580	31,272	37%
Utilities											
Electricity - General	1,838	1,500	(338)	(23%)	18,638	16,500	(2,138)	(13%)	18,000	(638)	(4%)
Gas	0	45	45	100%	471	495	24	5%	540	69	13%
Telephone	273	260	(13)	(5%)	2,903	2,860	(43)	(1%)	3,120	217	7%
Heavy Trash Removal	0	7,000	7,000	100%	76,737	77,000	263	0%	84,000	7,263	9%
Trash Removal	7,866	7,500	(366)	(5%)	84,043	82,500	(1,543)	(2%)	90,000	5,957	7%

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 11/30/2023				YTD 11/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Water and Wastewater	47	25	(22)	(87%)	751	275	(476)	(173%)	300	(451)	(150%)
TOTAL Utilities	10,023	16,330	6,307	39%	183,542	179,630	(3,912)	(2%)	195,960	12,418	6%
TOTAL Direct Operating Expenses	112,337	40,310	(72,027)	(179%)	718,214	479,410	(238,804)	(50%)	519,720	(198,494)	(38%)
General and Administrative Expenses											
Professional Fees											
Accounting	0	425	425	100%	480	4,675	4,195	90%	5,100	4,620	91%
Legal	33,828	30,000	(3,828)	(13%)	193,291	330,000	136,709	41%	360,000	166,709	46%
Legal Administrative	0	2,500	2,500	100%	4,452	27,500	23,048	84%	30,000	25,548	85%
TOTAL Professional Fees	33,828	32,925	(903)	(3%)	198,222	362,175	163,953	45%	395,100	196,878	50%
Bad Debts											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	110,000	110,000	100%	120,000	120,000	100%
Bad Debts	1,948	0	(1,948)	(100%)	56,459	0	(56,459)	(100%)	0	(56,459)	0%
TOTAL Bad Debts	1,948	10,000	8,052	81%	56,459	110,000	53,541	49%	120,000	63,541	53%
Bank Charges											
Bank Charges	0	20	20	100%	30	220	190	86%	240	210	88%
TOTAL Bank Charges	0	20	20	100%	30	220	190	86%	240	210	88%
Homeowner Activities											
Board Activities/Mtgs.	0	75	75	100%	0	825	825	100%	900	900	100%
TOTAL Homeowner Activities	0	75	75	100%	0	825	825	100%	900	900	100%
Homeowner Communications											
Website	0	25	25	100%	0	275	275	100%	300	300	100%
TOTAL Homeowner Communications	0	25	25	100%	0	275	275	100%	300	300	100%
Insurance											
General, Property & Liability	0	1,400	1,400	100%	18,520	15,400	(3,120)	(20%)	16,800	(1,720)	(10%)
TOTAL Insurance	0	1,400	1,400	100%	18,520	15,400	(3,120)	(20%)	16,800	(1,720)	(10%)
Management Fee											
Management Contract	1,900	7,975	6,075	76%	39,125	87,725	48,600	55%	95,700	56,575	59%
Onsite	0	300	300	100%	0	3,300	3,300	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%	41,025	91,025	50,000	55%	99,300	58,275	59%
Administrative Expenses											
Licenses, Permits and Filing Fees	0	20	20	100%	10	220	210	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 11/30/2023				YTD 11/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous Admin	1,558	1,500	(58)	(4%)	48,828	16,500	(32,328)	(196%)	18,000	(30,828)	(171%)
Postage	0	500	500	100%	1,637	5,500	3,863	70%	6,000	4,363	73%
Printing and Copying	0	300	300	100%	326	3,300	2,975	90%	3,600	3,275	91%
TOTAL Administrative Expenses	1,558	2,320	762	33%	50,800	25,520	(25,280)	(99%)	27,840	(22,960)	(82%)
Compensation											
Payroll	4,676	0	(4,676)	(100%)	15,769	0	(15,769)	(100%)	0	(15,769)	0%
TOTAL Compensation	4,676	0	(4,676)	(100%)	15,769	0	(15,769)	(100%)	0	(15,769)	0%
TOTAL General and Administrative Expenses	43,910	55,040	11,130	20%	380,826	605,440	224,614	37%	660,480	279,654	42%
TOTAL Operating Expenses	156,247	95,350	(60,897)	(64%)	1,099,040	1,084,850	(14,190)	(1%)	1,180,200	81,160	7%
TOTAL Expenses	156,247	95,350	(60,897)	(64%)	1,099,040	1,084,850	(14,190)	(1%)	1,180,200	81,160	7%
NET SURPLUS (DEFICIT)	69,007	3,000	66,007	>999%	(75,651)	(3,000)	(72,651)	>999%	0	75,651	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 11/30/2023				YTD 11/30/2023				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	770,781	(560,568)	(73%)	840,852	630,639	75%
TOTAL Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	770,781	(560,568)	(73%)	840,852	630,639	75%
TOTAL Assessments	0	70,071	(70,071)	(100%)	210,213	770,781	(560,568)	(73%)	840,852	630,639	75%
Other Income											
Interest Income	1	0	1	100%	31	0	31	100%	0	(31)	0%
TOTAL Other Income	1	0	1	100%	31	0	31	100%	0	(31)	0%
TOTAL Revenues	1	70,071	(70,070)	(100%)	210,244	770,781	(560,537)	(73%)	840,852	630,608	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)	770,781	(810,191)	(105%)	840,852	880,262	105%