

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
	09/30/2023	09/30/2023	09/30/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	42,529	0	42,529
Petty Cash	500	0	500
Cash - Deposits in Transit	193	0	193
Cash - Replacement Fund	0	1,100	1,100
Accounts Receivable	1,258,959	0	1,258,959
Accounts Receivable - Other	669,894	0	669,894
Total Current Assets	<u>1,972,075</u>	<u>1,100</u>	<u>1,973,175</u>
TOTAL ASSETS	<u>1,972,075</u>	<u>1,100</u>	<u>1,973,175</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	11,513	0	11,513
Prepaid Assessments	22,434	0	22,434
Other Current Liabilities	26,020	0	26,020
Management Company Clearance Account	325	0	325
Client Payables Collection Notice	(25)	0	(25)
Client Payables NSF	100	0	100
Total Current Liabilities	<u>60,367</u>	<u>0</u>	<u>60,367</u>
TOTAL LIABILITIES	<u>60,367</u>	<u>0</u>	<u>60,367</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(18,444)	(39,411)	(57,855)
TOTAL FUND BALANCES	<u>1,911,708</u>	<u>1,100</u>	<u>1,912,808</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,972,075</u>	<u>1,100</u>	<u>1,973,175</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 09/30/2023				YTD 09/30/2023				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%)	741,066	766,719	(25,653)	(3%)	1,022,292	281,226	28%
TOTAL Regular Assessments	82,341	85,191	(2,850)	(3%)	741,066	766,719	(25,653)	(3%)	1,022,292	281,226	28%
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)	(630,639)	420,426	(67%)	(840,852)	(630,639)	75%
TOTAL Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(630,639)	420,426	(67%)	(840,852)	(630,639)	75%
TOTAL Assessments	82,341	15,120	67,221	445%	532,003	136,080	395,923	291%	181,440	(350,563)	(193%)
Other Income											
Late Payment Charges	6,475	1,800	4,675	260%	35,757	16,200	19,557	121%	21,600	(14,157)	(66%)
Legal Fees	17,148	10,000	7,148	71%	87,599	90,000	(2,401)	(3%)	120,000	32,401	27%
Legal Reimbursements	0	0	0	0%	31,091	0	31,091	100%	0	(31,091)	0%
Late Payment Charges Waived	(450)	0	(450)	(100%)	(2,000)	0	(2,000)	(100%)	0	2,000	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	27,000	(27,000)	(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	15,300	(15,300)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	600,300	(600,300)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	225	(200)	(89%)	300	275	92%
Finance Fees	1,195	0	1,195	100%	3,046	0	3,046	100%	0	(3,046)	0%
Interest Income	0	5	(5)	(100%)	14	45	(31)	(69%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
TOTAL Other Income	24,369	83,230	(58,861)	(71%)	159,808	749,070	(589,262)	(79%)	998,760	838,952	84%
TOTAL Revenues	106,709	98,350	8,359	8%	691,812	885,150	(193,338)	(22%)	1,180,200	488,388	41%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Contract	6,490	6,500	10	0%	58,410	58,500	90	0%	78,000	19,590	25%
Landscape - Other	0	2,400	2,400	100%	508	21,600	21,093	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 09/30/2023				YTD 09/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Tree Removal	0	0	0	0%	1,700	0	(1,700)	(100%)	0	(1,700)	0%
TOTAL Landscape Maintenance	6,490	8,900	2,410	27%	60,618	80,100	19,483	24%	106,800	46,183	43%
Common Area Maintenance											
Building Repair & Maintenance	7,429	1,000	(6,429)	(643%)	67,332	9,000	(58,332)	(648%)	12,000	(55,332)	(461%)
Clubhouse	0	250	250	100%	9,973	2,250	(7,723)	(343%)	3,000	(6,973)	(232%)
Electrical	0	135	135	100%	0	1,215	1,215	100%	1,620	1,620	100%
Fence & Gate Repairs	0	675	675	100%	6,492	6,075	(417)	(7%)	8,100	1,608	20%
Fire Systems/Safety Maint	0	20	20	100%	0	180	180	100%	240	240	100%
General	0	100	100	100%	488	900	413	46%	1,200	713	59%
HVAC Maintenance	0	100	100	100%	0	900	900	100%	1,200	1,200	100%
Janitorial	0	265	265	100%	309	2,385	2,076	87%	3,180	2,871	90%
Maint/Repair Supplies	2,397	1,150	(1,247)	(108%)	13,742	10,350	(3,392)	(33%)	13,800	58	0%
Plumbing	0	900	900	100%	7,930	8,100	170	2%	10,800	2,870	27%
Portering	2,340	2,100	(240)	(11%)	28,010	18,900	(9,110)	(48%)	25,200	(2,810)	(11%)
Roof Repairs	15,963	1,000	(14,963)	(>999%)	75,646	9,000	(66,646)	(741%)	12,000	(63,646)	(530%)
Streets and Sidewalks	0	250	250	100%	0	2,250	2,250	100%	3,000	3,000	100%
TOTAL Common Area Maintenance	28,130	7,945	(20,185)	(254%)	209,921	71,505	(138,416)	(194%)	95,340	(114,581)	(120%)
Security and Patrols											
Security and Patrols	0	6,820	6,820	100%	45,269	61,380	16,111	26%	81,840	36,571	45%
Security System	0	145	145	100%	572	1,305	733	56%	1,740	1,168	67%
TOTAL Security and Patrols	0	6,965	6,965	100%	45,841	62,685	16,844	27%	83,580	37,739	45%
Exterminating											
Exterminating	0	170	170	100%	0	1,530	1,530	100%	2,040	2,040	100%
TOTAL Exterminating	0	170	170	100%	0	1,530	1,530	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	1,451	1,500	49	3%	14,546	13,500	(1,046)	(8%)	18,000	3,454	19%
Gas	0	45	45	100%	471	405	(66)	(16%)	540	69	13%
Telephone	237	260	23	9%	2,392	2,340	(52)	(2%)	3,120	728	23%
Heavy Trash Removal	13,480	7,000	(6,480)	(93%)	67,964	63,000	(4,964)	(8%)	84,000	16,036	19%
Trash Removal	7,866	7,500	(366)	(5%)	68,311	67,500	(811)	(1%)	90,000	21,689	24%

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 09/30/2023				YTD 09/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Water and Wastewater	40	25	(15)	(60%)	665	225	(440)	(195%)	300	(365)	(122%)
TOTAL Utilities	23,073	16,330	(6,743)	(41%)	154,349	146,970	(7,379)	(5%)	195,960	41,611	21%
TOTAL Direct Operating Expenses	57,693	40,310	(17,383)	(43%)	502,642	362,790	(139,852)	(39%)	519,720	17,078	3%
General and Administrative Expenses											
Professional Fees											
Accounting	0	425	425	100%	480	3,825	3,345	87%	5,100	4,620	91%
Legal	0	30,000	30,000	100%	85,728	270,000	184,272	68%	360,000	274,272	76%
Legal Administrative	0	2,500	2,500	100%	4,452	22,500	18,048	80%	30,000	25,548	85%
TOTAL Professional Fees	0	32,925	32,925	100%	90,660	296,325	205,665	69%	395,100	304,440	77%
Bad Debts											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	90,000	90,000	100%	120,000	120,000	100%
Bad Debts	10,288	0	(10,288)	(100%)	11,396	0	(11,396)	(100%)	0	(11,396)	0%
TOTAL Bad Debts	10,288	10,000	(288)	(3%)	11,396	90,000	78,604	87%	120,000	108,604	91%
Bank Charges											
Bank Charges	0	20	20	100%	30	180	150	83%	240	210	88%
TOTAL Bank Charges	0	20	20	100%	30	180	150	83%	240	210	88%
Homeowner Activities											
Board Activities/Mtgs.	0	75	75	100%	0	675	675	100%	900	900	100%
TOTAL Homeowner Activities	0	75	75	100%	0	675	675	100%	900	900	100%
Homeowner Communications											
Website	0	25	25	100%	0	225	225	100%	300	300	100%
TOTAL Homeowner Communications	0	25	25	100%	0	225	225	100%	300	300	100%
Insurance											
General, Property & Liability	0	1,400	1,400	100%	18,520	12,600	(5,920)	(47%)	16,800	(1,720)	(10%)
TOTAL Insurance	0	1,400	1,400	100%	18,520	12,600	(5,920)	(47%)	16,800	(1,720)	(10%)
Management Fee											
Management Contract	1,900	7,975	6,075	76%	35,325	71,775	36,450	51%	95,700	60,375	63%
Onsite	0	300	300	100%	0	2,700	2,700	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%	37,225	74,475	37,250	50%	99,300	62,075	63%
Administrative Expenses											
Licenses, Permits and Filing Fees	0	20	20	100%	10	180	170	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 09/30/2023				YTD 09/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous Admin	6,653	1,500	(5,153)	(344%)	40,661	13,500	(27,161)	(201%)	18,000	(22,661)	(126%)
Postage	0	500	500	100%	1,610	4,500	2,890	64%	6,000	4,390	73%
Printing and Copying	0	300	300	100%	326	2,700	2,375	88%	3,600	3,275	91%
TOTAL Administrative Expenses	6,653	2,320	(4,333)	(187%)	42,606	20,880	(21,726)	(104%)	27,840	(14,766)	(53%)
Compensation											
Payroll	4,785	0	(4,785)	(100%)	7,178	0	(7,178)	(100%)	0	(7,178)	0%
TOTAL Compensation	4,785	0	(4,785)	(100%)	7,178	0	(7,178)	(100%)	0	(7,178)	0%
TOTAL General and Administrative Expenses	23,626	55,040	31,414	57%	207,614	495,360	287,746	58%	660,480	452,866	69%
TOTAL Operating Expenses	81,319	95,350	14,031	15%	710,255	858,150	147,895	17%	1,180,200	469,945	40%
TOTAL Expenses	81,319	95,350	14,031	15%	710,255	858,150	147,895	17%	1,180,200	469,945	40%
NET SURPLUS (DEFICIT)	25,390	3,000	22,390	746%	(18,444)	27,000	(45,444)	(168%)	0	18,444	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 09/30/2023				YTD 09/30/2023				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	630,639	(420,426)	(67%)	840,852	630,639	75%
TOTAL Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	630,639	(420,426)	(67%)	840,852	630,639	75%
TOTAL Assessments	0	70,071	(70,071)	(100%)	210,213	630,639	(420,426)	(67%)	840,852	630,639	75%
Other Income											
Interest Income	1	0	1	100%	29	0	29	100%	0	(29)	0%
TOTAL Other Income	1	0	1	100%	29	0	29	100%	0	(29)	0%
TOTAL Revenues	1	70,071	(70,070)	(100%)	210,242	630,639	(420,397)	(67%)	840,852	630,610	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%)	(39,411)	630,639	(670,050)	(106%)	840,852	880,263	105%