

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
	06/30/2023	06/30/2023	06/30/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	34,926	0	34,926
Petty Cash	500	0	500
Cash - Replacement Fund	0	1,098	1,098
Accounts Receivable	1,170,809	0	1,170,809
Accounts Receivable - Other	669,894	0	669,894
Total Current Assets	<u>1,876,129</u>	<u>1,098</u>	<u>1,877,227</u>
TOTAL ASSETS	<u>1,876,129</u>	<u>1,098</u>	<u>1,877,227</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	86	0	86
Prepaid Assessments	30,115	0	30,115
Client Payables Collection Notice	(25)	0	(25)
Client Payables NSF	125	0	125
Total Current Liabilities	<u>30,301</u>	<u>0</u>	<u>30,301</u>
TOTAL LIABILITIES	<u>30,301</u>	<u>0</u>	<u>30,301</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	1,930,151	40,511	1,970,663
YTD Net Surplus (Deficit)	(84,324)	(39,413)	(123,737)
TOTAL FUND BALANCES	<u>1,845,828</u>	<u>1,098</u>	<u>1,846,926</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,876,129</u>	<u>1,098</u>	<u>1,877,227</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 06/30/2023				YTD 06/30/2023				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%)	494,044	511,146	(17,102)	(3%)	1,022,292	528,248	52%
TOTAL Regular Assessments	82,341	85,191	(2,850)	(3%)	494,044	511,146	(17,102)	(3%)	1,022,292	528,248	52%
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)	(420,426)	210,213	(50%)	(840,852)	(630,639)	75%
TOTAL Assessment Allocation	0	(70,071)	70,071	(100%)	(210,213)	(420,426)	210,213	(50%)	(840,852)	(630,639)	75%
TOTAL Assessments	82,341	15,120	67,221	445%	284,981	90,720	194,261	214%	181,440	(103,541)	(57%)
Other Income											
Late Payment Charges	7,150	1,800	5,350	297%	16,257	10,800	5,457	51%	21,600	5,343	25%
Legal Fees	0	10,000	(10,000)	(100%)	50,993	60,000	(9,007)	(15%)	120,000	69,007	58%
Late Payment Charges Waived	(175)	0	(175)	(100%)	(175)	0	(175)	(100%)	0	175	100%
Miscellaneous Income	2,830	0	2,830	100%	1,580	0	1,580	100%	0	(1,580)	0%
Opening Balances	0	3,000	(3,000)	(100%)	0	18,000	(18,000)	(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	10,200	(10,200)	(100%)	20,400	20,400	100%
Sale of Association Units	0	66,700	(66,700)	(100%)	0	400,200	(400,200)	(100%)	800,400	800,400	100%
Returned Check Fees	0	25	(25)	(100%)	25	150	(125)	(83%)	300	275	92%
Interest Income	0	5	(5)	(100%)	14	30	(16)	(53%)	60	46	77%
Storage Rentals	0	0	0	0%	1,000	0	1,000	100%	0	(1,000)	0%
TOTAL Other Income	9,805	83,230	(73,425)	(88%)	71,188	499,380	(428,192)	(86%)	998,760	927,572	93%
TOTAL Revenues	92,146	98,350	(6,205)	(6%)	356,169	590,100	(233,931)	(40%)	1,180,200	824,031	70%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Contract	6,490	6,500	10	0%	38,940	39,000	60	0%	78,000	39,060	50%
Landscape - Other	0	2,400	2,400	100%	508	14,400	13,893	96%	28,800	28,293	98%
TOTAL Landscape Maintenance	6,490	8,900	2,410	27%	39,448	53,400	13,953	26%	106,800	67,353	63%
Common Area Maintenance											

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 06/30/2023				YTD 06/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Building Repair & Maintenance	9,810	1,000	(8,810)	(881%)	46,364	6,000	(40,364)	(673%)	12,000	(34,364)	(286%)
Clubhouse	0	250	250	100%	9,973	1,500	(8,473)	(565%)	3,000	(6,973)	(232%)
Electrical	0	135	135	100%	0	810	810	100%	1,620	1,620	100%
Fence & Gate Repairs	0	675	675	100%	1,247	4,050	2,803	69%	8,100	6,853	85%
Fire Systems/Safety Maint	0	20	20	100%	0	120	120	100%	240	240	100%
General	0	100	100	100%	488	600	113	19%	1,200	713	59%
HVAC Maintenance	0	100	100	100%	0	600	600	100%	1,200	1,200	100%
Janitorial	0	265	265	100%	0	1,590	1,590	100%	3,180	3,180	100%
Maint/Repair Supplies	457	1,150	693	60%	11,345	6,900	(4,445)	(64%)	13,800	2,455	18%
Plumbing	1,523	900	(623)	(69%)	7,434	5,400	(2,034)	(38%)	10,800	3,366	31%
Portering	7,320	2,100	(5,220)	(249%)	29,910	12,600	(17,310)	(137%)	25,200	(4,710)	(19%)
Roof Repairs	18,315	1,000	(17,315)	(>999%)	37,380	6,000	(31,380)	(523%)	12,000	(25,380)	(212%)
Streets and Sidewalks	0	250	250	100%	0	1,500	1,500	100%	3,000	3,000	100%
TOTAL Common Area Maintenance	37,426	7,945	(29,481)	(371%)	144,140	47,670	(96,470)	(202%)	95,340	(48,800)	(51%)
Security and Patrols											
Security and Patrols	12,934	6,820	(6,114)	(90%)	38,802	40,920	2,118	5%	81,840	43,038	53%
Security System	0	145	145	100%	572	870	298	34%	1,740	1,168	67%
TOTAL Security and Patrols	12,934	6,965	(5,969)	(86%)	39,374	41,790	2,416	6%	83,580	44,206	53%
Exterminating											
Exterminating	0	170	170	100%	0	1,020	1,020	100%	2,040	2,040	100%
TOTAL Exterminating	0	170	170	100%	0	1,020	1,020	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	1,091	1,500	409	27%	9,225	9,000	(225)	(2%)	18,000	8,775	49%
Gas	0	45	45	100%	471	270	(201)	(74%)	540	69	13%
Telephone	235	260	25	10%	1,682	1,560	(122)	(8%)	3,120	1,438	46%
Heavy Trash Removal	4,800	7,000	2,200	31%	26,618	42,000	15,383	37%	84,000	57,383	68%
Trash Removal	7,866	7,500	(366)	(5%)	44,714	45,000	286	1%	90,000	45,286	50%
Water and Wastewater	86	25	(61)	(245%)	419	150	(269)	(180%)	300	(119)	(40%)
TOTAL Utilities	14,078	16,330	2,252	14%	83,128	97,980	14,852	15%	195,960	112,832	58%
TOTAL Direct Operating Expenses	70,928	40,310	(30,618)	(76%)	338,004	241,860	(96,144)	(40%)	519,720	181,716	35%

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 06/30/2023				YTD 06/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
General and Administrative Expenses											
Professional Fees											
Accounting	0	425	425	100%	480	2,550	2,070	81%	5,100	4,620	91%
Legal	14,528	30,000	15,472	52%	31,535	180,000	148,465	82%	360,000	328,465	91%
Legal Administrative	0	2,500	2,500	100%	4,452	15,000	10,548	70%	30,000	25,548	85%
TOTAL Professional Fees	14,528	32,925	18,397	56%	36,466	197,550	161,084	82%	395,100	358,634	91%
Bad Debts											
Allowance for BD Adjustment	0	10,000	10,000	100%	0	60,000	60,000	100%	120,000	120,000	100%
Bad Debts	356	0	(356)	(100%)	1,100	0	(1,100)	(100%)	0	(1,100)	0%
TOTAL Bad Debts	356	10,000	9,644	96%	1,100	60,000	58,900	98%	120,000	118,900	99%
Bank Charges											
Bank Charges	0	20	20	100%	30	120	90	75%	240	210	88%
TOTAL Bank Charges	0	20	20	100%	30	120	90	75%	240	210	88%
Homeowner Activities											
Board Activities/Mtgs.	0	75	75	100%	0	450	450	100%	900	900	100%
TOTAL Homeowner Activities	0	75	75	100%	0	450	450	100%	900	900	100%
Homeowner Communications											
Website	0	25	25	100%	0	150	150	100%	300	300	100%
TOTAL Homeowner Communications	0	25	25	100%	0	150	150	100%	300	300	100%
Insurance											
General, Property & Liability	0	1,400	1,400	100%	18,520	8,400	(10,120)	(120%)	16,800	(1,720)	(10%)
TOTAL Insurance	0	1,400	1,400	100%	18,520	8,400	(10,120)	(120%)	16,800	(1,720)	(10%)
Management Fee											
Management Contract	1,900	7,975	6,075	76%	29,625	47,850	18,225	38%	95,700	66,075	69%
Onsite	0	300	300	100%	0	1,800	1,800	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%	31,525	49,650	18,125	37%	99,300	67,775	68%
Administration											
Licenses, Permits and Filing Fees	10	20	10	50%	10	120	110	92%	240	230	96%
Miscellaneous Admin	6,748	1,500	(5,248)	(350%)	12,903	9,000	(3,903)	(43%)	18,000	5,097	28%
Postage	0	500	500	100%	1,610	3,000	1,390	46%	6,000	4,390	73%
Printing and Copying	0	300	300	100%	326	1,800	1,475	82%	3,600	3,275	91%
TOTAL Administration	6,758	2,320	(4,438)	(191%)	14,848	13,920	(928)	(7%)	27,840	12,997	47%

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 06/30/2023				YTD 06/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL General and Administrative Expenses	23,542	55,040	31,498	57%	102,488	330,240	227,752	69%	660,480	557,992	84%
TOTAL Operating Expenses	94,470	95,350	880	1%	440,493	572,100	131,607	23%	1,180,200	739,707	63%
TOTAL Expenses	94,470	95,350	880	1%	440,493	572,100	131,607	23%	1,180,200	739,707	63%
NET SURPLUS (DEFICIT)	(2,325)	3,000	(5,325)	(177%)	(84,324)	18,000	(102,324)	(568%)	0	84,324	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 06/30/2023				YTD 06/30/2023				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	420,426	(210,213)	(50%)	840,852	630,639	75%
TOTAL Assessment Allocation	0	70,071	(70,071)	(100%)	210,213	420,426	(210,213)	(50%)	840,852	630,639	75%
TOTAL Assessments	0	70,071	(70,071)	(100%)	210,213	420,426	(210,213)	(50%)	840,852	630,639	75%
Other Income											
Interest Income	1	0	1	100%	27	0	27	100%	0	(27)	0%
TOTAL Other Income	1	0	1	100%	27	0	27	100%	0	(27)	0%
TOTAL Revenues	1	70,071	(70,070)	(100%)	210,240	420,426	(210,186)	(50%)	840,852	630,612	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%)	(39,413)	420,426	(459,839)	(109%)	840,852	880,265	105%