

North East Pine Village HOA

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Balance Sheet
As of 01/31/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		123,872.81	
Total Operating Accounts				\$ 124,372.81

RESERVES

10205	CAB M/M	\$	24,985.82	
Total Reserves				\$ 24,985.82

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	675,921.82	
10480	A/R Late Charges		101,273.82	
10490	A/R Legal Fees		304,356.91	
10515	A/R Other		8,441.10	
10520	A/R Opening Balance		572,113.90	
10545	A/R Rent		541,061.40	
10550	A/R Repairs		24,594.04	
Total Accounts Receivable				\$ 2,227,762.99

OTHER ASSETS

Total Other Assets		\$	.00	
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TOTAL CURRENT ASSETS			\$ 2,377,121.62
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TOTAL ASSETS			\$ 2,377,121.62
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable		\$	.00	
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	28,247.53	
23110	Prepaid-Legal		4,311.79	
Total Prepaids				\$ 32,559.32

North East Pine Village HOA

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Balance Sheet
As of 01/31/22

TOTAL CURRENT LIABILITIES \$ 32,559.32

RESERVES:

28100	Beginning YR Balance	\$ 34,961.39	
28200	2022 Reserves	12,961.00	
28300	Interest Income	2.68	
28400	Capital Expenses	(22,939.25)	
	Total Reserves	\$ 24,985.82	
	TOTAL RESERVES		\$ 24,985.82

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 121,165.44	
30466	Accrual Basis Equity	2,195,203.67	
	Total Homeowners Capital	\$ 2,316,369.11	
	Current Year Net Income/(Loss)	\$ 3,207.37	
	Total Member's Equity		\$ 2,319,576.48
	TOTAL LIABILITIES & EQUITY		\$ 2,377,121.62
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North East Pine Village HOA

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Income/Expense Statement

Period: 01/01/22 to 01/31/22

PERIOD: 01/01/22 TO 12/31/22								
Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	61,915.25	85,191.00	(23,275.75)	61,915.25	85,191.00	(23,275.75)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(12,500.00)	12,500.00	(150,000.00)
41065	Opening Balances	(1,516.31)	3,000.00	(4,516.31)	(1,516.31)	3,000.00	(4,516.31)	36,000.00
43100	Interest - Checking	6.14	5.00	1.14	6.14	5.00	1.14	60.00
43200	Late Fees	1,783.35	1,800.00	(16.65)	1,783.35	1,800.00	(16.65)	21,600.00
43400	Legal Fees	17,496.54	5,000.00	12,496.54	17,496.54	5,000.00	12,496.54	60,000.00
43500	Misc Income	(250.00)	.00	(250.00)	(250.00)	.00	(250.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	.00	25.00	(25.00)	300.00
43700	Repairs	53.88	.00	53.88	53.88	.00	53.88	.00
43860	Transfer Fees	.30	.00	.30	.30	.00	.30	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	.00	1,700.00	(1,700.00)	20,400.00
	Subtotal Income	79,489.15	84,221.00	(4,731.85)	79,489.15	84,221.00	(4,731.85)	1,010,652.00
EXPENSES								
Administrative								
62015	Audit	.00	.00	.00	.00	.00	.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	10.00	10.00	.00	240.00
62120	Copies	47.30	50.00	2.70	47.30	50.00	2.70	3,600.00
62140	Legal	10,718.02	10,720.00	1.98	10,718.02	10,720.00	1.98	240,000.00
62145	Legal - Corporate	1,941.38	1,945.00	3.62	1,941.38	1,945.00	3.62	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	120.00
62160	Management Fee	6,675.00	6,675.00	.00	6,675.00	6,675.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	527.88	530.00	2.12	527.88	530.00	2.12	18,000.00
62285	Postage	400.34	405.00	4.66	400.34	405.00	4.66	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	20,319.92	20,335.00	15.08	20,319.92	20,335.00	15.08	387,960.00
Utilities								
63100	Gas	27.36	30.00	2.64	27.36	30.00	2.64	480.00
63200	Electricity	1,425.70	1,430.00	4.30	1,425.70	1,430.00	4.30	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.48	250.00	(8.48)	258.48	250.00	(8.48)	3,000.00
	Utilities	1,711.54	1,710.00	(1.54)	1,711.54	1,710.00	(1.54)	21,780.00
Contracts								
64050	Alarm/Cameras	135.51	135.00	(.51)	135.51	135.00	(.51)	1,620.00
64120	Landscape	6,490.00	6,500.00	10.00	6,490.00	6,500.00	10.00	78,000.00

North East Pine Village HOA

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Income/Expense Statement

Period: 01/01/22 to 01/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
64130	Trash Service	4,961.35	4,965.00	3.65	4,961.35	4,965.00	3.65	59,580.00
64160	Security-Courtesy Patrol	6,200.00	6,200.00	.00	6,200.00	6,200.00	.00	81,840.00
	Contracts	17,786.86	17,800.00	13.14	17,786.86	17,800.00	13.14	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	990.00	1,000.00	10.00	990.00	1,000.00	10.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	421.63	425.00	3.37	421.63	425.00	3.37	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	.00	.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	7,000.00	7,000.00	.00	7,000.00	7,000.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	.00	.00	.00	28,800.00
65750	Plumbing Repairs	1,718.09	1,720.00	1.91	1,718.09	1,720.00	1.91	10,800.00
65800	Roof Repairs	550.00	550.00	.00	550.00	550.00	.00	6,000.00
65900	Supplies	.00	.00	.00	.00	.00	.00	13,800.00
	Maintenance	10,679.72	10,695.00	15.28	10,679.72	10,695.00	15.28	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	12,822.74	12,825.00	2.26	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	12,822.74	12,825.00	2.26	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	12,961.00	12,961.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	12,961.00	12,961.00	.00	155,532.00
	TOTAL EXPENSES	76,281.78	76,326.00	44.22	76,281.78	76,326.00	44.22	1,010,652.00

North East Pine Village HOA

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Income/Expense Statement

Period: 01/01/22 to 01/31/22

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North East Pine Village HOA

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Balance Sheet
As of 02/28/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		143,357.92	
Total Operating Accounts				\$ 143,857.92

RESERVES

10205	CAB M/M	\$	9,055.57	
Total Reserves				\$ 9,055.57

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	665,392.66	
10480	A/R Late Charges		104,203.82	
10490	A/R Legal Fees		295,905.55	
10515	A/R Other		8,265.80	
10520	A/R Opening Balance		566,198.24	
10545	A/R Rent		554,676.40	
10550	A/R Repairs		24,567.55	
Total Accounts Receivable				\$ 2,219,210.02

OTHER ASSETS

Total Other Assets	\$	.00
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TOTAL CURRENT ASSETS \$ 2,372,123.51

TOTAL ASSETS \$ 2,372,123.51

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable	\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	27,348.21	
23110	Prepaid-Legal		4,081.64	
Total Prepaids				\$ 31,429.85

North East Pine Village HOA

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Balance Sheet
As of 02/28/22

TOTAL CURRENT LIABILITIES \$ 31,429.85

RESERVES:

28100	Beginning YR Balance	\$ 34,961.39	
28200	2022 Reserves	25,922.00	
28300	Interest Income	5.43	
28400	Capital Expenses	(51,833.25)	
	Total Reserves	\$ 9,055.57	
	TOTAL RESERVES		\$ 9,055.57

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 121,165.44	
30466	Accrual Basis Equity	2,187,780.17	
	Total Homeowners Capital	\$ 2,308,945.61	
	Current Year Net Income/(Loss)	\$ 22,692.48	
	Total Member's Equity		\$ 2,331,638.09
	TOTAL LIABILITIES & EQUITY		\$ 2,372,123.51

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North East Pine Village HOA

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Income/Expense Statement

Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	70,067.09	85,191.00	(15,123.91)	131,982.34	170,382.00	(38,399.66)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(25,000.00)	25,000.00	(150,000.00)
41065	Opening Balances	2,590.65	3,000.00	(409.35)	1,074.34	6,000.00	(4,925.66)	36,000.00
43100	Interest - Checking	6.15	5.00	1.15	12.29	10.00	2.29	60.00
43200	Late Fees	834.20	1,800.00	(965.80)	2,617.55	3,600.00	(982.45)	21,600.00
43400	Legal Fees	21,238.43	5,000.00	16,238.43	38,734.97	10,000.00	28,734.97	60,000.00
43500	Misc Income	(250.00)	.00	(250.00)	(500.00)	.00	(500.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	.00	50.00	(50.00)	300.00
43700	Repairs	582.38	.00	582.38	636.26	.00	636.26	.00
43860	Transfer Fees	.30	.00	.30	.60	.00	.60	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	.00	3,400.00	(3,400.00)	20,400.00
	Subtotal Income	95,069.20	84,221.00	10,848.20	174,558.35	168,442.00	6,116.35	1,010,652.00
EXPENSES								
Administrative								
62015	Audit	201.00	205.00	4.00	201.00	205.00	4.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	20.00	20.00	.00	240.00
62120	Copies	153.80	155.00	1.20	201.10	205.00	3.90	3,600.00
62140	Legal	29,877.76	29,880.00	2.24	40,595.78	40,600.00	4.22	240,000.00
62145	Legal - Corporate	1,006.79	1,010.00	3.21	2,948.17	2,955.00	6.83	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	120.00
62160	Management Fee	6,675.00	6,675.00	.00	13,350.00	13,350.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	910.47	915.00	4.53	1,438.35	1,445.00	6.65	18,000.00
62285	Postage	588.43	590.00	1.57	988.77	995.00	6.23	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	39,423.25	39,440.00	16.75	59,743.17	59,775.00	31.83	387,960.00
Utilities								
63100	Gas	37.70	40.00	2.30	65.06	70.00	4.94	480.00
63200	Electricity	1,439.88	1,440.00	.12	2,865.58	2,870.00	4.42	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.65	260.00	1.35	517.13	510.00	(7.13)	3,000.00
	Utilities	1,736.23	1,740.00	3.77	3,447.77	3,450.00	2.23	21,780.00
Contracts								
64050	Alarm/Cameras	197.29	200.00	2.71	332.80	335.00	2.20	1,620.00
64120	Landscape	6,490.00	6,490.00	.00	12,980.00	12,990.00	10.00	78,000.00

North East Pine Village HOA

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Income/Expense Statement

Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64130	Trash Service	4,961.35	4,965.00	3.65	9,922.70	9,930.00	7.30	59,580.00
64160	Security-Courtesy Patrol	.00	.00	.00	6,200.00	6,200.00	.00	241,840.00
	Contracts	11,648.64	11,655.00	6.36	29,435.50	29,455.00	19.50	381,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	1,468.00	1,470.00	2.00	2,458.00	2,470.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	421.63	425.00	3.37	843.26	850.00	6.74	8,100.00
65455	Fire Systems/Safety Maint	105.00	105.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	5,320.00	5,320.00	.00	12,320.00	12,320.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	.00	.00	.00	28,800.00
65750	Plumbing Repairs	835.33	840.00	4.67	2,553.42	2,560.00	6.58	10,800.00
65800	Roof Repairs	.00	.00	.00	550.00	550.00	.00	6,000.00
65900	Supplies	1,665.01	1,670.00	4.99	1,665.01	1,670.00	4.99	13,800.00
	Maintenance	9,814.97	9,830.00	15.03	20,494.69	20,525.00	30.31	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	25,922.00	25,922.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	25,922.00	25,922.00	.00	155,532.00
	TOTAL EXPENSES	75,584.09	75,626.00	41.91	151,865.87	151,952.00	86.13	1,170,652.00

North East Pine Village HOA

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Income/Expense Statement

Period: 02/01/22 to 02/28/22

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North East Pine Village HOA

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Balance Sheet
As of 03/31/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		139,952.96	
Total Operating Accounts				\$ 140,452.96

RESERVES

10205	CAB M/M	\$	9,668.33	
Total Reserves				\$ 9,668.33

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	678,543.74	
10480	A/R Late Charges		105,029.87	
10490	A/R Legal Fees		315,692.01	
10515	A/R Other		7,825.50	
10520	A/R Opening Balance		566,021.69	
10545	A/R Rent		567,016.40	
10550	A/R Repairs		24,217.65	
Total Accounts Receivable				\$ 2,264,346.86

OTHER ASSETS

Total Other Assets	\$	.00
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TOTAL CURRENT ASSETS \$ 2,414,468.15

TOTAL ASSETS \$ 2,414,468.15

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable	\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	28,719.11	
Total Prepaids				\$ 28,719.11

TOTAL CURRENT LIABILITIES \$ 28,719.11

North East Pine Village HOA

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Balance Sheet
As of 03/31/22

RESERVES:

28100	Beginning YR Balance	\$	34,961.39		
28200	2022 Reserves		38,883.00		
28300	Interest Income		7.19		
28400	Capital Expenses		(64,183.25)		
	Total Reserves			\$	9,668.33
	TOTAL RESERVES				\$ 9,668.33

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$	121,165.44		
30466	Accrual Basis Equity		2,235,627.75		
	Total Homeowners Capital	\$	2,356,793.19		
	Current Year Net Income/(Loss)	\$	19,287.52		
	Total Member's Equity			\$	2,376,080.71
	TOTAL LIABILITIES & EQUITY			\$	2,414,468.15
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North East Pine Village HOA

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Income/Expense Statement

Period: 03/01/22 to 03/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	Budget
INCOME:								
41001	Assessments	72,083.68	85,191.00	(13,107.32)	204,066.02	255,573.00	(51,506.98)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(37,500.00)	37,500.00	(150,000.00)
41065	Opening Balances	.00	3,000.00	(3,000.00)	1,074.34	9,000.00	(7,925.66)	36,000.00
42030	Deed Enforcement	440.00	.00	440.00	440.00	.00	440.00	.00
43100	Interest - Checking	6.26	5.00	1.26	18.55	15.00	3.55	60.00
43200	Late Fees	1,859.79	1,800.00	59.79	4,477.34	5,400.00	(922.66)	21,600.00
43400	Legal Fees	7,520.05	5,000.00	2,520.05	46,255.02	15,000.00	31,255.02	60,000.00
43500	Misc Income	.00	.00	.00	(500.00)	.00	(500.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	.00	75.00	(75.00)	300.00
43700	Repairs	1,141.07	.00	1,141.07	1,777.33	.00	1,777.33	.00
43860	Transfer Fees	200.30	.00	200.30	200.90	.00	200.90	.00
51000	Rental Income	1,275.00	1,700.00	(425.00)	1,275.00	5,100.00	(3,825.00)	20,400.00
	Subtotal Income	84,526.15	84,221.00	305.15	259,084.50	252,663.00	6,421.50	1,010,652.00
EXPENSES								
Administrative								
62015	Audit	350.00	350.00	.00	551.00	555.00	4.00	5,100.00
62020	Bank Charges	.00	.00	.00	20.00	20.00	.00	240.00
62120	Copies	17.90	20.00	2.10	219.00	225.00	6.00	3,600.00
62140	Legal	28,118.56	28,120.00	1.44	68,714.34	68,720.00	5.66	240,000.00
62145	Legal - Corporate	1,734.61	1,735.00	.39	4,682.78	4,690.00	7.22	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	120.00
62160	Management Fee	6,675.00	6,675.00	.00	20,025.00	20,025.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	287.34	290.00	2.66	1,725.69	1,735.00	9.31	18,000.00
62285	Postage	36.21	40.00	3.79	1,024.98	1,035.00	10.02	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	37,219.62	37,230.00	10.38	96,962.79	97,005.00	42.21	387,960.00
Utilities								
63100	Gas	99.48	100.00	.52	164.54	170.00	5.46	480.00
63200	Electricity	1,402.96	1,405.00	2.04	4,268.54	4,275.00	6.46	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.65	260.00	1.35	775.78	770.00	(5.78)	3,000.00
	Utilities	1,761.09	1,765.00	3.91	5,208.86	5,215.00	6.14	21,780.00
Contracts								
64050	Alarm/Cameras	135.51	140.00	4.49	468.31	475.00	6.69	1,620.00

North East Pine Village HOA

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Income/Expense Statement

Period: 03/01/22 to 03/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64120	Landscape	6,490.00	6,490.00	.00	19,470.00	19,480.00	10.00	78,000.00
64130	Trash Service	4,961.35	4,965.00	3.65	14,884.05	14,895.00	10.95	59,580.00
64160	Security-Courtesy Patrol	12,394.00	12,395.00	1.00	18,594.00	18,595.00	1.00	81,840.00
	Contracts	23,980.86	23,990.00	9.14	53,416.36	53,445.00	28.64	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	.00	.00	.00	2,458.00	2,470.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	848.13	850.00	1.87	1,691.39	1,700.00	8.61	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	9,080.00	9,080.00	.00	21,400.00	21,400.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	.00	.00	.00	28,800.00
65750	Plumbing Repairs	800.45	805.00	4.55	3,353.87	3,365.00	11.13	10,800.00
65800	Roof Repairs	.00	.00	.00	550.00	550.00	.00	6,000.00
65900	Supplies	1,279.96	1,280.00	.04	2,944.97	2,950.00	5.03	13,800.00
	Maintenance	12,008.54	12,015.00	6.46	32,503.23	32,540.00	36.77	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	38,883.00	38,883.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	38,883.00	38,883.00	.00	155,532.00
	TOTAL EXPENSES	87,931.11	87,961.00	29.89	239,796.98	239,913.00	116.02	1,010,652.00

North East Pine Village HOA

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Income/Expense Statement

Period: 03/01/22 to 03/31/22

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North East Pine Village HOA

Page: 1

Balance Sheet
As of 04/30/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		141,381.26	
Total Operating Accounts				\$ 141,881.26

RESERVES

10205	CAB M/M	\$	12,252.38	
Total Reserves				\$ 12,252.38

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	688,511.11	
10480	A/R Late Charges		107,670.47	
10490	A/R Legal Fees		337,071.24	
10515	A/R Other		7,500.20	
10520	A/R Opening Balance		566,021.69	
10545	A/R Rent		579,781.40	
10550	A/R Repairs		24,096.60	
Total Accounts Receivable				\$ 2,310,652.71

OTHER ASSETS

Total Other Assets	\$	.00
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TOTAL CURRENT ASSETS \$ 2,464,786.35

TOTAL ASSETS \$ 2,464,786.35

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable	\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	30,584.31	
Total Prepaids				\$ 30,584.31

TOTAL CURRENT LIABILITIES \$ 30,584.31

North East Pine Village HOA

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Balance Sheet
As of 04/30/22

RESERVES:

28100	Beginning YR Balance	\$	34,961.39		
28200	2022 Reserves		51,844.00		
28300	Interest Income		9.24		
28400	Capital Expenses		(74,562.25)		
Total Reserves				\$	12,252.38
TOTAL RESERVES					\$ 12,252.38

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$	121,165.44		
30466	Accrual Basis Equity		2,280,068.40		
Total Homeowners Capital			\$	2,401,233.84	
Current Year Net Income/(Loss)			\$	20,715.82	
Total Member's Equity					\$ 2,421,949.66
TOTAL LIABILITIES & EQUITY					\$ 2,464,786.35
					=====

North East Pine Village HOA

Page: 1

Income/Expense Statement Period: 04/01/22 to 04/30/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
41001	Assessments	73,928.73	85,191.00	(11,262.27)	277,994.75	340,764.00	(62,769.25)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(50,000.00)	50,000.00	(150,000.00)
41065	Opening Balances	.00	3,000.00	(3,000.00)	1,074.34	12,000.00	(10,925.66)	36,000.00
42030	Deed Enforcement	.00	.00	.00	440.00	.00	440.00	.00
43100	Interest - Checking	5.96	5.00	.96	24.51	20.00	4.51	60.00
43200	Late Fees	482.26	1,800.00	(1,317.74)	4,959.60	7,200.00	(2,240.40)	21,600.00
43400	Legal Fees	9,961.41	5,000.00	4,961.41	56,216.43	20,000.00	36,216.43	60,000.00
43500	Misc Income	.00	.00	.00	(500.00)	.00	(500.00)	.00
43510	NSF Check Fees	25.00	25.00	.00	25.00	100.00	(75.00)	300.00
43700	Repairs	453.21	.00	453.21	2,230.54	.00	2,230.54	.00
43860	Transfer Fees	300.30	.00	300.30	501.20	.00	501.20	.00
51000	Rental Income	850.00	1,700.00	(850.00)	2,125.00	6,800.00	(4,675.00)	20,400.00
	Subtotal Income	86,006.87	84,221.00	1,785.87	345,091.37	336,884.00	8,207.37	1,010,652.00

EXPENSES

Administrative

62015	Audit/Tax Return	.00	.00	.00	551.00	555.00	4.00	5,100.00
62020	Bank Charges	.00	.00	.00	20.00	20.00	.00	240.00
62120	Copies	63.10	65.00	1.90	282.10	290.00	7.90	3,600.00
62140	Legal	33,483.46	33,485.00	1.54	102,197.80	102,205.00	7.20	240,000.00
62145	Legal - Corporate	1,495.95	1,500.00	4.05	6,178.73	6,190.00	11.27	30,000.00
62150	License/Fees/Permits	.00	.00	.00	.00	.00	.00	120.00
62160	Management Fee	6,675.00	6,675.00	.00	26,700.00	26,700.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	634.26	635.00	.74	2,359.95	2,370.00	10.05	18,000.00
62285	Postage	422.23	425.00	2.77	1,447.21	1,460.00	12.79	6,000.00
62300	Website	.00	.00	.00	.00	.00	.00	300.00
	Administrative	42,774.00	42,785.00	11.00	139,736.79	139,790.00	53.21	387,960.00

Utilities

63100	Gas	71.67	75.00	3.33	236.21	245.00	8.79	480.00
63200	Electricity	1,395.96	1,400.00	4.04	5,664.50	5,675.00	10.50	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.43	260.00	1.57	1,034.21	1,030.00	(4.21)	3,000.00
	Utilities	1,726.06	1,735.00	8.94	6,934.92	6,950.00	15.08	21,780.00

Contracts

64050	Alarm/Cameras	135.51	140.00	4.49	603.82	615.00	11.18	1,620.00
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North East Pine Village HOA

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Income/Expense Statement

Period: 04/01/22 to 04/30/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
64120	Landscape	4,640.00	4,640.00	.00	24,110.00	24,120.00	10.00	78,000.00
64130	Trash Service	4,961.35	4,965.00	3.65	19,845.40	19,860.00	14.60	59,580.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	24,791.00	24,795.00	4.00	81,840.00
	Contracts	15,933.86	15,945.00	11.14	69,350.22	69,390.00	39.78	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	.00	.00	.00	2,458.00	2,470.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	426.50	430.00	3.50	2,117.89	2,130.00	12.11	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	8,400.00	8,400.00	.00	29,800.00	29,800.00	.00	88,800.00
65510	Landscape Extras	1,350.00	1,350.00	.00	1,350.00	1,350.00	.00	28,800.00
65750	Plumbing Repairs	332.15	335.00	2.85	3,686.02	3,700.00	13.98	10,800.00
65800	Roof Repairs	675.00	675.00	.00	1,225.00	1,225.00	.00	6,000.00
65900	Supplies	.00	.00	.00	2,944.97	2,950.00	5.03	13,800.00
	Maintenance	11,183.65	11,190.00	6.35	43,686.88	43,730.00	43.12	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
	Insurance	.00	.00	.00	.00	.00	.00	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	51,844.00	51,844.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	51,844.00	51,844.00	.00	155,532.00
	TOTAL EXPENSES	84,578.57	84,616.00	37.43	324,375.55	324,529.00	153.45	1,010,652.00

North East Pine Village HOA

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Income/Expense Statement

Period: 04/01/22 to 04/30/22

Period: 04/01/22 to 04/30/22								
Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	Current Year Net Income/(loss)	1,428.30	(395.00)	1,823.30	20,715.82	12,355.00	8,360.82	.00

North East Pine Village HOA

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Balance Sheet
As of 05/31/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		134,820.55	
Total Operating Accounts				\$ 135,320.55

RESERVES

10205	CAB M/M	\$	2,725.21	
Total Reserves				\$ 2,725.21

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	680,378.17	
10480	A/R Late Charges		109,052.41	
10490	A/R Legal Fees		352,550.97	
10515	A/R Other		6,934.90	
10520	A/R Opening Balance		561,690.82	
10545	A/R Rent		592,333.90	
10550	A/R Repairs		23,870.52	
Total Accounts Receivable				\$ 2,326,811.69

OTHER ASSETS

Total Other Assets		\$	.00	
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TOTAL CURRENT ASSETS \$ 2,464,857.45

TOTAL ASSETS \$ 2,464,857.45

LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable		\$	.00	
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	28,183.74	
Total Prepaids				\$ 28,183.74

TOTAL CURRENT LIABILITIES \$ 28,183.74

North East Pine Village HOA

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Balance Sheet
As of 05/31/22

RESERVES:

28100	Beginning YR Balance	\$	34,961.39		
28200	2022 Reserves		64,805.00		
28300	Interest Income		11.07		
28400	Capital Expenses		(97,052.25)		
	Total Reserves	\$	2,725.21		
	TOTAL RESERVES			\$	2,725.21

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$	121,165.44		
30466	Accrual Basis Equity		2,298,627.95		
	Total Homeowners Capital	\$	2,419,793.39		
	Current Year Net Income/(Loss)	\$	14,155.11		
	Total Member's Equity			\$	2,433,948.50
	TOTAL LIABILITIES & EQUITY			\$	2,464,857.45
		=====			

North East Pine Village HOA

Page: 1

Income/Expense Statement

Period: 05/01/22 to 05/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41001	Assessments	83,068.39	85,191.00	(2,122.61)	361,063.14	425,955.00	(64,891.86)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(62,500.00)	62,500.00	(150,000.00)
41065	Opening Balances	4,330.87	3,000.00	1,330.87	5,405.21	15,000.00	(9,594.79)	36,000.00
42030	Deed Enforcement	440.00	.00	440.00	880.00	.00	880.00	.00
43100	Interest - Checking	6.52	5.00	1.52	31.03	25.00	6.03	60.00
43200	Late Fees	669.58	1,800.00	(1,130.42)	5,629.18	9,000.00	(3,370.82)	21,600.00
43400	Legal Fees	20,791.64	5,000.00	15,791.64	77,008.07	25,000.00	52,008.07	60,000.00
43500	Misc Income	(250.00)	.00	(250.00)	(750.00)	.00	(750.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	25.00	125.00	(100.00)	300.00
43700	Repairs	584.48	.00	584.48	2,815.02	.00	2,815.02	.00
43860	Transfer Fees	.30	.00	.30	501.50	.00	501.50	.00
51000	Rental Income	1,062.50	1,700.00	(637.50)	3,187.50	8,500.00	(5,312.50)	20,400.00
	Subtotal Income	110,704.28	84,221.00	26,483.28	455,795.65	421,105.00	34,690.65	1,010,652.00
EXPENSES								
Administrative								
62015	Audit/Tax Return	360.00	360.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	30.00	30.00	.00	240.00
62120	Copies	45.70	50.00	4.30	327.80	340.00	12.20	3,600.00
62140	Legal	40,540.08	40,545.00	4.92	142,737.88	142,750.00	12.12	240,000.00
62145	Legal - Corporate	2,194.62	2,195.00	.38	8,373.35	8,385.00	11.65	30,000.00
62150	License/Fees/Permits	200.00	120.00	(80.00)	200.00	120.00	(80.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	33,375.00	33,375.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	1,213.84	1,215.00	1.16	3,573.79	3,585.00	11.21	18,000.00
62285	Postage	439.06	450.00	10.94	1,886.27	1,910.00	23.73	6,000.00
62300	Website	143.88	145.00	1.12	143.88	145.00	1.12	300.00
	Administrative	51,822.18	51,765.00	(57.18)	191,558.97	191,555.00	(3.97)	387,960.00
Utilities								
63100	Gas	26.67	30.00	3.33	262.88	275.00	12.12	480.00
63200	Electricity	1,401.01	1,450.00	48.99	7,065.51	7,125.00	59.49	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	258.34	260.00	1.66	1,292.55	1,290.00	(2.55)	3,000.00
	Utilities	1,686.02	1,740.00	53.98	8,620.94	8,690.00	69.06	21,780.00
Contracts								
64050	Alarm/Cameras	135.31	140.00	4.69	739.13	755.00	15.87	1,620.00

North East Pine Village HOA

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Income/Expense Statement

Period: 05/01/22 to 05/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64120	Landscape	4,640.00	4,640.00	.00	28,750.00	28,760.00	10.00	78,000.00
64130	Trash Service	5,175.75	5,180.00	4.25	25,021.15	25,040.00	18.85	59,580.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	30,988.00	30,995.00	7.00	81,840.00
	Contracts	16,148.06	16,160.00	11.94	85,498.28	85,550.00	51.72	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	.00	.00	.00	1,200.00
65100	Building Maintenance	9,122.00	9,122.00	.00	11,580.00	11,592.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	426.50	430.00	3.50	2,544.39	2,560.00	15.61	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	.00	.00	.00	.00	.00	.00	1,200.00
65485	Heavy Trash Removal	7,565.00	7,565.00	.00	37,365.00	37,365.00	.00	88,800.00
65510	Landscape Extras	.00	.00	.00	1,350.00	1,350.00	.00	28,800.00
65750	Plumbing Repairs	358.40	360.00	1.60	4,044.42	4,060.00	15.58	10,800.00
65800	Roof Repairs	.00	.00	.00	1,225.00	1,225.00	.00	6,000.00
65900	Supplies	1,671.37	1,675.00	3.63	4,616.34	4,625.00	8.66	13,800.00
	Maintenance	19,143.27	19,152.00	8.73	62,830.15	62,882.00	51.85	180,600.00
Insurance								
66100	Insurance	15,504.46	15,505.00	.54	15,504.46	15,505.00	.54	16,800.00
	Insurance	15,504.46	15,505.00	.54	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
	Taxes & Other Fees	.00	.00	.00	12,822.74	12,825.00	2.26	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	64,805.00	64,805.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	64,805.00	64,805.00	.00	155,532.00
	TOTAL EXPENSES	117,264.99	117,283.00	18.01	441,640.54	441,812.00	171.46	1,010,652.00

North East Pine Village HOA

Page: 3

Income/Expense Statement

Period: 05/01/22 to 05/31/22

[illegible]

North East Pine Village HOA

Page: 1

Balance Sheet
As of 06/30/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CAB Checking		160,923.79	
Total Operating Accounts				\$ 161,423.79

RESERVES

10205	CAB M/M	\$	60,509.04	
Total Reserves				\$ 60,509.04

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	609,904.64	
10480	A/R Late Charges		100,327.32	
10490	A/R Legal Fees		333,048.24	
10515	A/R Other		6,576.90	
10520	A/R Opening Balance		561,690.82	
10545	A/R Rent		604,886.40	
10550	A/R Repairs		16,515.55	
Total Accounts Receivable				\$ 2,232,949.87

OTHER ASSETS

Total Other Assets		\$	.00	
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TOTAL CURRENT ASSETS			\$ 2,454,882.70
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TOTAL ASSETS			\$ 2,454,882.70
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable		\$	.00	
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	26,504.84	
23110	Prepaid-Legal		7,252.00	
Total Prepaids				\$ 33,756.84

North East Pine Village HOA

Page: 2

Balance Sheet
As of 06/30/22

TOTAL CURRENT LIABILITIES			\$ 33,756.84
RESERVES:			
28100	Beginning YR Balance	\$ 34,961.39	
28200	2022 Reserves	77,766.00	
28250	Reserve Transfers	100,000.00	
28300	Interest Income	13.15	
28400	Capital Expenses	(152,231.50)	
Total Reserves			\$ 60,509.04
TOTAL RESERVES			\$ 60,509.04
MEMBER'S EQUITY:			
HOMEOWNERS CAPITAL			
30405	Prior Years Equity	\$ 21,165.44	
30466	Accrual Basis Equity	2,199,193.03	
Total Homeowners Capital		\$ 2,220,358.47	
Current Year Net Income/(Loss)		\$ 140,258.35	
Total Member's Equity			\$ 2,360,616.82
TOTAL LIABILITIES & EQUITY			\$ 2,454,882.70
			=====

North East Pine Village HOA

Page: 1

Income/Expense Statement

Period: 06/01/22 to 06/30/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
41001	Assessments	158,323.52	85,191.00	73,132.52	519,386.66	511,146.00	8,240.66	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(75,000.00)	75,000.00	(150,000.00)
41065	Opening Balances	.00	3,000.00	(3,000.00)	5,405.21	18,000.00	(12,594.79)	36,000.00
42030	Deed Enforcement	607.70	.00	607.70	1,487.70	.00	1,487.70	.00
43100	Interest - Checking	6.46	5.00	1.46	37.49	30.00	7.49	60.00
43200	Late Fees	1,045.64	1,800.00	(754.36)	6,674.82	10,800.00	(4,125.18)	21,600.00
43400	Legal Fees	44,641.64	5,000.00	39,641.64	121,649.71	30,000.00	91,649.71	60,000.00
43500	Misc Income	.00	.00	.00	(750.00)	.00	(750.00)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	25.00	150.00	(125.00)	300.00
43700	Repairs	7,937.45	.00	7,937.45	10,752.47	.00	10,752.47	.00
43860	Transfer Fees	.30	.00	.30	501.80	.00	501.80	.00
51000	Rental Income	1,062.50	1,700.00	(637.50)	4,250.00	10,200.00	(5,950.00)	20,400.00
	Subtotal Income	213,625.21	84,221.00	129,404.21	669,420.86	505,326.00	164,094.86	1,010,652.00

North East Pine Village HOA

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Income/Expense Statement
Period: 06/01/22 to 06/30/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
64120	Landscape	6,490.00	6,490.00	.00	35,240.00	35,250.00	10.00	78,000.00
64130	Trash Service	7,369.65	7,370.00	.35	32,390.80	32,410.00	19.20	59,580.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	37,185.00	37,195.00	10.00	81,840.00
	Contracts	20,192.36	20,200.00	7.64	105,690.64	105,750.00	59.36	221,040.00
Maintenance								
65015	A/C Repairs	125.00	125.00	.00	125.00	125.00	.00	1,200.00
65100	Building Maintenance	.00	.00	.00	11,580.00	11,592.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	426.50	430.00	3.50	2,970.89	2,990.00	19.11	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	3,800.00	1,200.00	(2,600.00)	3,800.00	1,200.00	(2,600.00)	1,200.00
65485	Heavy Trash Removal	3,200.00	3,200.00	.00	40,565.00	40,565.00	.00	88,800.00
65510	Landscape Extras	2,100.00	2,100.00	.00	3,450.00	3,450.00	.00	28,800.00
65750	Plumbing Repairs	582.50	585.00	2.50	4,626.92	4,645.00	18.08	10,800.00
65800	Roof Repairs	425.00	425.00	.00	1,650.00	1,650.00	.00	6,000.00
65900	Supplies	1,728.21	1,730.00	1.79	6,344.55	6,355.00	10.45	13,800.00
	Maintenance	12,387.21	9,795.00	(2,592.21)	75,217.36	72,677.00	(2,540.36)	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	344.48	345.00	.52	13,167.22	13,170.00	2.78	26,940.00
	Taxes & Other Fees	344.48	345.00	.52	13,167.22	13,170.00	2.78	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	77,766.00	77,766.00	.00	155,532.00
	Reserves	12,961.00	12,961.00	.00	77,766.00	77,766.00	.00	155,532.00
	TOTAL EXPENSES	87,521.97	84,946.00	(2,575.97)	529,162.51	526,758.00	(2,404.51)	1,010,652.00

North East Pine Village HOA

Page: 1

Balance Sheet
As of 07/31/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CIT Checking		156,642.34	
Total Operating Accounts				\$ 157,142.34

RESERVES

10205	CIT M/M	\$	15,822.69	
Total Reserves				\$ 15,822.69

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	608,486.06	
10480	A/R Late Charges		100,934.22	
10490	A/R Legal Fees		355,456.03	
10515	A/R Other		6,329.30	
10520	A/R Opening Balance		550,789.53	
10545	A/R Rent		616,801.40	
10550	A/R Repairs		15,570.49	
Total Accounts Receivable				\$ 2,254,367.03

OTHER ASSETS

Total Other Assets		\$	.00	
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TOTAL CURRENT ASSETS			\$ 2,427,332.06
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TOTAL ASSETS			\$ 2,427,332.06
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable		\$	.00	
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	29,756.53	
23110	Prepaid-Legal		4,591.48	
Total Prepaids				\$ 34,348.01

North East Pine Village HOA

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Balance Sheet
As of 07/31/22

TOTAL CURRENT LIABILITIES \$ 34,348.01

RESERVES:

28100	Beginning YR Balance	\$ 34,961.39	
28200	2022 Reserves	90,727.00	
28250	Reserve Transfers	252,163.59	
28300	Interest Income	38.33	
28400	Capital Expenses	(362,067.62)	
	Total Reserves	\$ 15,822.69	
	TOTAL RESERVES		\$ 15,822.69

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 21,165.44	
30466	Accrual Basis Equity	2,220,019.02	
	Total Homeowners Capital	\$ 2,241,184.46	
	Current Year Net Income/(Loss)	\$ 135,976.90	
	Total Member's Equity		\$ 2,377,161.36
	TOTAL LIABILITIES & EQUITY		\$ 2,427,332.06

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Page: 1

Period: 07/01/22 to 07/31/22

EXPENSES

62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	.00	.00	.00	30.00	30.00	.00	240.00
62120	Copies	30.30	35.00	4.70	397.60	415.00	17.40	3,600.00
62140	Legal	40,993.49	40,995.00	1.51	214,466.01	214,480.00	13.99	240,000.00
62145	Legal - Corporate	1,447.89	1,450.00	2.11	11,214.53	11,230.00	15.47	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	46,725.00	46,725.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	279.72	280.00	.28	4,434.74	4,450.00	15.26	18,000.00
62285	Postage	231.60	235.00	3.40	2,559.66	2,590.00	30.34	6,000.00
62300	Website	.00	.00	.00	143.88	145.00	1.12	300.00
	Administrative	49,658.00	49,670.00	12.00	281,087.42	281,100.00	12.58	387,960.00

63100	Gas	26.13	30.00	3.87	312.88	330.00	17.12	480.00
63200	Electricity	1,542.09	1,545.00	2.91	10,091.86	10,155.00	63.14	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	259.27	260.00	.73	1,810.16	1,810.00	(.16)	3,000.00
	Utilities	1,827.49	1,835.00	7.51	12,214.90	12,295.00	80.10	21,780.00

Contracts

North East Pine Village HOA

Page: 2

Income/Expense Statement Period: 07/01/22 to 07/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
64050	Alarm/Cameras	135.51	140.00	4.49	1,010.35	1,035.00	24.65	1,620.00
64120	Landscape	6,490.00	6,500.00	10.00	41,730.00	41,750.00	20.00	78,000.00
64130	Trash Service	7,369.65	4,965.00	(2,404.65)	39,760.45	37,375.00	(2,385.45)	59,580.00
64160	Security-Courtesy Patrol	6,197.00	6,200.00	3.00	43,382.00	43,395.00	13.00	81,840.00
	Contracts	20,192.16	17,805.00	(2,387.16)	125,882.80	123,555.00	(2,327.80)	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	125.00	125.00	.00	1,200.00
65100	Building Maintenance	.00	.00	.00	11,580.00	11,592.00	12.00	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	.00	.00	.00	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	426.50	430.00	3.50	3,397.39	3,420.00	22.61	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	8,000.00	.00	(8,000.00)	11,800.00	1,200.00	(10,600.00)	1,200.00
65485	Heavy Trash Removal	2,800.00	3,000.00	200.00	43,365.00	43,565.00	200.00	88,800.00
65510	Landscape Extras	.00	.00	.00	3,450.00	3,450.00	.00	28,800.00
65750	Plumbing Repairs	.00	.00	.00	4,626.92	4,645.00	18.08	10,800.00
65800	Roof Repairs	.00	.00	.00	1,650.00	1,650.00	.00	6,000.00
65900	Supplies	1,535.88	1,540.00	4.12	7,880.43	7,895.00	14.57	13,800.00
	Maintenance	12,762.38	4,970.00	(7,792.38)	87,979.74	77,647.00	(10,332.74)	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	13,167.22	13,170.00	2.78	26,940.00
	Taxes & Other Fees	.00	.00	.00	13,167.22	13,170.00	2.78	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	90,727.00	90,727.00	.00	155,532.00
70001	Additional Capital Transfers	152,163.59	.00	(152,163.59)	152,163.59	.00	(152,163.59)	.00
	Reserves	165,124.59	12,961.00	(152,163.59)	242,890.59	90,727.00	(152,163.59)	155,532.00

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Period: 07/01/22 to 07/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	TOTAL EXPENSES	249,564.62	87,241.00	(162,323.62)	778,727.13	613,999.00	(164,728.13)	1,010,652.00
	Current Year Net Income/(loss)	(4,281.45)	(3,020.00)	(1,261.45)	135,976.90	(24,452.00)	160,428.90	.00

North East Pine Village HOA

Page: 1

Balance Sheet
As of 08/31/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CIT Checking		(5,985.83)	
	Total Operating Accounts	\$	(5,485.83)	

RESERVES

10205	CIT M/M	\$	2,932.32	
	Total Reserves	\$	2,932.32	

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	609,041.74	
10480	A/R Late Charges		100,300.23	
10490	A/R Legal Fees		363,088.70	
10515	A/R Other		6,325.00	
10520	A/R Opening Balance		507,393.71	
10545	A/R Rent		628,716.40	
10550	A/R Repairs		16,096.50	
	Total Accounts Receivable	\$	2,230,962.28	

OTHER ASSETS

Total Other Assets	\$	.00
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TOTAL CURRENT ASSETS \$ 2,228,408.77

TOTAL ASSETS \$ 2,228,408.77

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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable	\$	.00
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	27,877.40	
23110	Prepaid-Legal		2,812.69	
	Total Prepaids	\$	30,690.09	

North East Pine Village HOA

Page: 2

Balance Sheet
As of 08/31/22

TOTAL CURRENT LIABILITIES

\$ 30,690.09

RESERVES:

28100	Beginning YR Balance	\$ 34,961.39
28200	2022 Reserves	103,688.00
28250	Reserve Transfers	252,163.59
28300	Interest Income	46.96
28400	Capital Expenses	(387,927.62)

Total Reserves

\$ 2,932.32

TOTAL RESERVES

\$ 2,932.32

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 21,165.44
30466	Accrual Basis Equity	2,200,272.19

Total Homeowners Capital

\$ 2,221,437.63

Current Year Net Income/(Loss)

\$ (26,651.27)

Total Member's Equity

\$ 2,194,786.36

TOTAL LIABILITIES & EQUITY

\$ 2,228,408.77

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North East Pine Village HOA

Page: 1

Income/Expense Statement

Period: 08/01/22 to 08/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	Budget
INCOME:								
41001	Assessments	62,008.39	85,191.00	(23,182.61)	656,690.90	681,528.00	(24,837.10)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(100,000.00)	100,000.00	(150,000.00)
41065	Opening Balances	1,011.90	3,000.00	(1,988.10)	6,419.66	24,000.00	(17,580.34)	36,000.00
42030	Deed Enforcement	.00	.00	.00	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	4.74	5.00	(.26)	49.90	40.00	9.90	60.00
43200	Late Fees	471.68	1,800.00	(1,328.32)	9,321.23	14,400.00	(5,078.77)	21,600.00
43400	Legal Fees	6,435.21	5,000.00	1,435.21	142,604.57	40,000.00	102,604.57	60,000.00
43500	Misc Income	(1,000.00)	.00	(1,000.00)	(2,073.53)	.00	(2,073.53)	.00
43510	NSF Check Fees	.00	25.00	(25.00)	50.00	200.00	(150.00)	300.00
43700	Repairs	638.39	.00	638.39	12,335.92	.00	12,335.92	.00
43750	Sale of Assoc Units	.00	.00	.00	152,163.59	.00	152,163.59	.00
43860	Transfer Fees	500.30	.00	500.30	1,202.40	.00	1,202.40	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	13,600.00	(9,350.00)	20,400.00
	Subtotal Income	70,070.61	84,221.00	(14,150.39)	984,774.64	673,768.00	311,006.64	1,010,652.00

EXPENSES

Administrative

62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	40.00	40.00	.00	240.00
62120	Copies	38.20	40.00	1.80	435.80	455.00	19.20	3,600.00
62140	Legal	33,482.41	25,520.00	(7,962.41)	247,948.42	240,000.00	(7,948.42)	240,000.00
62145	Legal - Corporate	2,048.32	2,050.00	1.68	13,262.85	13,280.00	17.15	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	53,400.00	53,400.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	607.08	610.00	2.92	5,041.82	5,060.00	18.18	18,000.00
62285	Postage	409.58	410.00	.42	2,969.24	3,000.00	30.76	6,000.00
62300	Website	.00	.00	.00	143.88	145.00	1.12	300.00
	Administrative	43,270.59	35,315.00	(7,955.59)	324,358.01	316,415.00	(7,943.01)	387,960.00

Utilities

63100	Gas	26.13	30.00	3.87	339.01	360.00	20.99	480.00
63200	Electricity	1,564.11	1,565.00	.89	11,655.97	11,720.00	64.03	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	256.98	260.00	3.02	2,067.14	2,070.00	2.86	3,000.00
	Utilities	1,847.22	1,855.00	7.78	14,062.12	14,150.00	87.88	21,780.00

Contracts

North East Pine Village HOA

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Income/Expense Statement

Period: 08/01/22 to 08/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
64050	Alarm/Cameras	139.70	140.00	.30	1,150.05	1,175.00	24.95	1,620.00
64120	Landscape	6,490.00	6,490.00	.00	48,220.00	48,240.00	20.00	78,000.00
64130	Trash Service	11,590.69	4,965.00	(6,625.69)	51,351.14	42,340.00	(9,011.14)	59,580.00
64160	Security-Courtesy Patrol	6,199.00	6,200.00	1.00	49,581.00	49,595.00	14.00	81,840.00
	Contracts	24,419.39	17,795.00	(6,624.39)	150,302.19	141,350.00	(8,952.19)	221,040.00
Maintenance								
65015	A/C Repairs	180.00	180.00	.00	305.00	305.00	.00	1,200.00
65100	Building Maintenance	86,233.33	408.00	(85,825.33)	97,813.33	12,000.00	(85,813.33)	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	477.73	480.00	2.27	477.73	480.00	2.27	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	426.50	430.00	3.50	3,823.89	3,850.00	26.11	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	5,275.00	.00	(5,275.00)	17,075.00	1,200.00	(15,875.00)	1,200.00
65485	Heavy Trash Removal	2,400.00	2,400.00	.00	45,765.00	45,965.00	200.00	88,800.00
65510	Landscape Extras	.00	.00	.00	3,450.00	3,450.00	.00	28,800.00
65750	Plumbing Repairs	1,405.38	1,410.00	4.62	6,032.30	6,055.00	22.70	10,800.00
65800	Roof Repairs	42,251.00	4,350.00	(37,901.00)	43,901.00	6,000.00	(37,901.00)	6,000.00
65900	Supplies	1,278.66	1,280.00	1.34	9,159.09	9,175.00	15.91	13,800.00
	Maintenance	139,927.60	10,938.00	(128,989.60)	227,907.34	88,585.00	(139,322.34)	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	10,272.98	10,275.00	2.02	23,440.20	23,445.00	4.80	26,940.00
	Taxes & Other Fees	10,272.98	10,275.00	2.02	23,440.20	23,445.00	4.80	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	103,688.00	103,688.00	.00	155,532.00
70001	Additional Capital Transfers	.00	.00	.00	152,163.59	.00	(152,163.59)	.00
	Reserves	12,961.00	12,961.00	.00	255,851.59	103,688.00	(152,163.59)	155,532.00

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Period: 08/01/22 to 08/31/22

Period: 06/01/22 to 06/30/22								
Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	TOTAL EXPENSES	232,698.78	89,139.00	(143,559.78)	1,011,425.91	703,138.00	(308,287.91)	1,010,652.00
	Current Year Net Income/(loss)	(162,628.17)	(4,918.00)	(157,710.17)	(26,651.27)	(29,370.00)	2,718.73	.00

North East Pine Village HOA

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Balance Sheet
As of 09/30/22

ASSETS

CURRENT ASSETS

10050	Petty Cash	\$	500.00	
10105	CIT Checking		18,163.29	
Total Operating Accounts				\$ 18,663.29

RESERVES

10205	CIT M/M	\$	110,877.56	
Total Reserves				\$ 110,877.56

ACCOUNTS RECEIVABLE

10405	A/R Assessments	\$	620,385.26	
10480	A/R Late Charges		98,745.92	
10490	A/R Legal Fees		371,749.99	
10515	A/R Other		8,075.00	
10520	A/R Opening Balance		462,085.55	
10545	A/R Rent		603,231.40	
10550	A/R Repairs		15,759.80	
Total Accounts Receivable				\$ 2,180,032.92

OTHER ASSETS

Total Other Assets		\$	.00	
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TOTAL CURRENT ASSETS			\$ 2,309,573.77
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TOTAL ASSETS			\$ 2,309,573.77
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LIABILITIES & EQUITY

CURRENT LIABILITIES

ACCOUNTS PAYABLE

Total Accounts Payable		\$	.00	
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PREPAIDS-HOA

23100	Prepaid-Assessments	\$	29,788.02	
Total Prepaids				\$ 29,788.02

TOTAL CURRENT LIABILITIES			\$ 29,788.02
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North East Pine Village HOA

Balance Sheet
As of 09/30/22

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RESERVES:

28100	Beginning YR Balance	\$ 34,961.39	
28200	2022 Reserves	116,649.00	
28250	Reserve Transfers	387,697.76	
28300	Interest Income	50.88	
28400	Capital Expenses	(428,481.47)	
	Total Reserves	\$ 110,877.56	
	TOTAL RESERVES		\$ 110,877.56

MEMBER'S EQUITY:

HOMEOWNERS CAPITAL

30405	Prior Years Equity	\$ 21,165.44	
30466	Accrual Basis Equity	2,150,244.90	
	Total Homeowners Capital	\$ 2,171,410.34	
	Current Year Net Income/(Loss)	\$ (2,502.15)	
	Total Member's Equity		\$ 2,168,908.19
	TOTAL LIABILITIES & EQUITY		\$ 2,309,573.77

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Period: 09/01/22 to 09/30/22

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
41001	Assessments	70,265.88	85,191.00	(14,925.12)	726,956.78	766,719.00	(39,762.22)	1,022,292.00
41002	Allowance-Uncollectable/Defer	.00	(12,500.00)	12,500.00	.00	(112,500.00)	112,500.00	(150,000.00)
41065	Opening Balances	21,019.52	3,000.00	18,019.52	27,439.18	27,000.00	439.18	36,000.00
42030	Deed Enforcement	.00	.00	.00	1,760.00	.00	1,760.00	.00
43100	Interest - Checking	3.92	5.00	(1.08)	53.82	45.00	8.82	60.00
43200	Late Fees	1,249.11	1,800.00	(550.89)	10,570.34	16,200.00	(5,629.66)	21,600.00
43400	Legal Fees	10,901.99	5,000.00	5,901.99	153,506.56	45,000.00	108,506.56	60,000.00
43500	Misc Income	(1,750.00)	.00	(1,750.00)	(3,823.53)	.00	(3,823.53)	.00
43510	NSF Check Fees	25.00	25.00	.00	75.00	225.00	(150.00)	300.00
43700	Repairs	336.70	.00	336.70	12,672.62	.00	12,672.62	.00
43750	Sale of Assoc Units	135,534.17	.00	135,534.17	287,697.76	.00	287,697.76	.00
43860	Transfer Fees	.00	.00	.00	1,202.40	.00	1,202.40	.00
51000	Rental Income	.00	1,700.00	(1,700.00)	4,250.00	15,300.00	(11,050.00)	20,400.00
	Subtotal Income	237,586.29	84,221.00	153,365.29	1,222,360.93	757,989.00	464,371.93	1,010,652.00
EXPENSES								
Administrative								
62015	Audit/Tax Return	.00	.00	.00	911.00	915.00	4.00	5,100.00
62020	Bank Charges	10.00	10.00	.00	50.00	50.00	.00	240.00
62120	Copies	41.60	45.00	3.40	477.40	500.00	22.60	3,600.00
62140	Legal	35,593.67	.00	(35,593.67)	283,542.09	240,000.00	(43,542.09)	240,000.00
62145	Legal - Corporate	1,623.50	1,625.00	1.50	14,886.35	14,905.00	18.65	30,000.00
62150	License/Fees/Permits	.00	.00	.00	205.00	120.00	(85.00)	120.00
62160	Management Fee	6,675.00	6,675.00	.00	60,075.00	60,075.00	.00	80,100.00
62162	Management-Onsite	.00	.00	.00	.00	.00	.00	3,600.00
62165	Meetings	.00	.00	.00	.00	.00	.00	900.00
62200	Office-Miscellaneous	931.36	935.00	3.64	5,973.18	5,995.00	21.82	18,000.00
62285	Postage	517.96	520.00	2.04	3,487.20	3,520.00	32.80	6,000.00
62300	Website	.00	.00	.00	143.88	145.00	1.12	300.00
	Administrative	45,393.09	9,810.00	(35,583.09)	369,751.10	326,225.00	(43,526.10)	387,960.00
Utilities								
63100	Gas	26.13	30.00	3.87	365.14	390.00	24.86	480.00
63200	Electricity	1,668.18	1,670.00	1.82	13,324.15	13,390.00	65.85	18,000.00
63300	Sewer & Water	.00	.00	.00	.00	.00	.00	300.00
63400	Telephone	256.98	260.00	3.02	2,324.12	2,330.00	5.88	3,000.00
	Utilities	1,951.29	1,960.00	8.71	16,013.41	16,110.00	96.59	21,780.00
Contracts								

North East Pine Village HOA

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Income/Expense Statement

Period: 09/01/22 to 09/30/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
64050	Alarm/Cameras	139.70	140.00	.30	1,289.75	1,315.00	25.25	1,620.00
64120	Landscape	6,490.00	6,500.00	10.00	54,710.00	54,740.00	30.00	78,000.00
64130	Trash Service	7,369.65	4,965.00	(2,404.65)	58,720.79	47,305.00	(11,415.79)	59,580.00
64160	Security-Courtesy Patrol	6,463.00	6,465.00	2.00	56,044.00	56,060.00	16.00	81,840.00
	Contracts	20,462.35	18,070.00	(2,392.35)	170,764.54	159,420.00	(11,344.54)	221,040.00
Maintenance								
65015	A/C Repairs	.00	.00	.00	305.00	305.00	.00	1,200.00
65100	Building Maintenance	280.00	.00	(280.00)	98,093.33	12,000.00	(86,093.33)	12,000.00
65150	Clubhouse	.00	.00	.00	.00	.00	.00	3,000.00
65200	Driveways/Sidewalks	.00	.00	.00	.00	.00	.00	3,000.00
65300	Electrical	.00	.00	.00	477.73	480.00	2.27	1,620.00
65400	Exterminating/Pest Control	.00	.00	.00	.00	.00	.00	2,040.00
65450	Fence & Gate Repairs	951.50	955.00	3.50	4,775.39	4,805.00	29.61	8,100.00
65455	Fire Systems/Safety Maint	.00	.00	.00	105.00	105.00	.00	240.00
65470	General Maintenance	5,175.00	.00	(5,175.00)	22,250.00	1,200.00	(21,050.00)	1,200.00
65485	Heavy Trash Removal	1,600.00	8,000.00	6,400.00	47,365.00	53,965.00	6,600.00	88,800.00
65510	Landscape Extras	400.00	400.00	.00	3,850.00	3,850.00	.00	28,800.00
65750	Plumbing Repairs	1,693.35	1,695.00	1.65	7,725.65	7,750.00	24.35	10,800.00
65800	Roof Repairs	(15,500.00)	.00	15,500.00	28,401.00	6,000.00	(22,401.00)	6,000.00
65900	Supplies	2,535.42	2,540.00	4.58	11,694.51	11,715.00	20.49	13,800.00
	Maintenance	(2,864.73)	13,590.00	16,454.73	225,042.61	102,175.00	(122,867.61)	180,600.00
Insurance								
66100	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
	Insurance	.00	.00	.00	15,504.46	15,505.00	.54	16,800.00
Taxes & Other Fees								
67260	Taxes - Property	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
	Taxes & Other Fees	.00	.00	.00	23,440.20	23,445.00	4.80	26,940.00
Other Expenses								
	Other Expenses	.00	.00	.00	.00	.00	.00	.00
Reserves								
70000	Reserves	12,961.00	12,961.00	.00	116,649.00	116,649.00	.00	155,532.00
70001	Additional Capital Transfers	135,534.17	.00	(135,534.17)	287,697.76	.00	(287,697.76)	.00
	Reserves	148,495.17	12,961.00	(135,534.17)	404,346.76	116,649.00	(287,697.76)	155,532.00

North East Pine Village HOA

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Income/Expense Statement
Period: 09/01/22 to 09/30/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	TOTAL EXPENSES	213,437.17	56,391.00	(157,046.17)	1,224,863.08	759,529.00	(465,334.08)	1,010,652.00
	Current Year Net Income/(loss)	24,149.12	27,830.00	(3,680.88)	(2,502.15)	(1,540.00)	(962.15)	.00