

Village of a Thousand Pines Condominium Trust

Balance Sheet as of 2/29/2024

Assets	Operating	Reserve	AOST	Total
Operating Cash				
10006 - NCB Operating	\$306,041.25			\$306,041.25
10025 - NCB Operating ICS	\$213,790.46			\$213,790.46
Total Operating Cash	\$519,831.71			\$519,831.71
Reserve Cash				
10100 - NCB Reserve		\$694,631.48		\$694,631.48
10151 - NCB AOST			\$63,323.95	\$63,323.95
10250 - NCB CDARS 12 Month CD 3.50% - 8/29/2024		\$763,276.44		\$763,276.44
10310 - NCB Reserve ICS Fund		\$933,678.82		\$933,678.82
Total Reserve Cash		\$2,391,586.74	\$63,323.95	\$2,454,910.69
Accounts Receivable				
12000 - Accounts Receivable	\$6,469.00			\$6,469.00
12020 - Accounts Receivable - Owner Billbacks	\$150.00			\$150.00
Total Accounts Receivable	\$6,619.00			\$6,619.00
Other Assets				
18200 - Prepaid Insurance	\$20,345.78			\$20,345.78
Total Other Assets	\$20,345.78			\$20,345.78
Total Assets	\$546,796.49	\$2,391,586.74	\$63,323.95	\$3,001,707.18

Village of a Thousand Pines Condominium Trust

Balance Sheet as of 2/29/2024

Liabilities / Equity	Operating	Reserve	AOST	Total
Liabilities				
21000 - Accounts Payable	\$1,925.00			\$1,925.00
22000 - Prepaid Receipts	\$22,443.74			\$22,443.74
24100 - Accrued Expenses	\$900.00			\$900.00
25000 - Returned Check Fee Payable to BRIGS	(\$60.00)			(\$60.00)
26000 - Deferred Revenue	\$15,818.18			\$15,818.18
Total Liabilities	\$41,026.92			\$41,026.92
Equity				
30000 - Fund Balance	\$559,945.83	\$1,981,741.48	\$66,228.49	\$2,607,915.80
39999 - Net Income (Loss)	(\$54,176.26)	\$409,845.26	(\$2,904.54)	\$352,764.46
Total Equity	\$505,769.57	\$2,391,586.74	\$63,323.95	\$2,960,680.26
Total Liabilities / Equity	\$546,796.49	\$2,391,586.74	\$63,323.95	\$3,001,707.18

Village of a Thousand Pines Condominium Trust

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40010 - Maintenance fee	89,656.00	89,704.33	(48.33)	986,216.00	986,747.63	(531.63)	1,076,452.00
40310 - Fines & Violations	825.00	-	825.00	5,525.00	-	5,525.00	-
40320 - Late Fee	300.00	-	300.00	4,050.00	-	4,050.00	-
40510 - Licensing Agreement Income	-	-	-	1,581.82	-	1,581.82	-
40700 - Interest Income	101.88	-	101.88	1,173.88	-	1,173.88	-
Total Revenue	90,882.88	89,704.33	1,178.55	998,546.70	986,747.63	11,799.07	1,076,452.00
Total Income	90,882.88	89,704.33	1,178.55	998,546.70	986,747.63	11,799.07	1,076,452.00

Operating Expense

Administrative Expenses							
50150 - Insurance Claim Expense	-	833.33	833.33	4,111.82	9,166.63	5,054.81	10,000.00
50160 - Office Expense	81.20	45.83	(35.37)	373.96	504.13	130.17	550.00
50170 - JACC Expense	-	-	-	-	1,200.00	1,200.00	1,200.00
50300 - Professional Fees - Accounting	-	183.33	183.33	500.00	2,016.63	1,516.63	2,200.00
50320 - Professional Fees - General	-	-	-	-	2,500.00	2,500.00	2,500.00
50350 - Professional Fees - Legal	790.00	83.33	(706.67)	2,801.50	916.63	(1,884.87)	1,000.00
50351 - Legal Fee Recoveries	(195.00)	-	195.00	(1,467.00)	-	1,467.00	-
50370 - Management Fees	6,242.00	6,242.00	-	68,662.00	68,662.00	-	74,904.00
50400 - Taxes: Federal	-	-	-	-	-	-	1,000.00
50600 - Insurance Expense	10,171.00	8,521.67	(1,649.33)	109,867.78	93,738.37	(16,129.41)	102,260.00
Total Administrative Expenses	17,089.20	15,909.49	(1,179.71)	184,850.06	178,704.39	(6,145.67)	195,614.00
Utility Expenses							
51000 - Electricity	118.00	83.33	(34.67)	1,109.80	916.63	(193.17)	1,000.00
Total Utility Expenses	118.00	83.33	(34.67)	1,109.80	916.63	(193.17)	1,000.00

Direct Building Expenses							
52010 - Carpentry Repairs	-	625.00	625.00	5,854.33	6,875.00	1,020.67	7,500.00
52045 - Deck maintenance	-	1,666.67	1,666.67	9,020.00	18,333.37	9,313.37	20,000.00
52047 - Deck Stain	-	4,166.67	4,166.67	102,000.00	45,833.37	(56,166.63)	50,000.00
52055 - Electrical Repairs, Supplies	30.00	83.33	53.33	90.00	916.63	826.63	1,000.00
52140 - General Repairs & Maint	30.00	416.67	386.67	11,343.80	4,583.37	(6,760.43)	5,000.00
52260 - Painting	-	4,166.67	4,166.67	53,405.00	45,833.37	(7,571.63)	50,000.00
52270 - Power Washing	-	833.33	833.33	9,750.00	9,166.63	(583.37)	10,000.00
52280 - Paving	-	-	-	7,505.00	15,000.00	7,495.00	15,000.00
52295 - Pest Control	-	375.00	375.00	3,228.00	4,125.00	897.00	4,500.00
52335 - Gutter Cleaning/Repairs	-	583.33	583.33	8,215.00	6,416.63	(1,798.37)	7,000.00
52365 - Trash Removal	2,025.00	833.33	(1,191.67)	16,947.00	9,166.63	(7,780.37)	10,000.00
55000 - Tree Pruning & Removal	-	833.33	833.33	2,235.00	9,166.63	6,931.63	10,000.00
55070 - Landscaping	60.00	1,250.00	1,190.00	18,580.00	13,750.00	(4,830.00)	15,000.00
55100 - Landscaping Contract	-	11,853.17	11,853.17	142,238.00	130,384.87	(11,853.13)	142,238.00

Village of a Thousand Pines Condominium Trust

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
55120 - Garden Club	-	208.33	208.33	2,086.73	2,291.63	204.90	2,500.00
55500 - Additional Snow Removal	-	208.33	208.33	75.00	2,291.63	2,216.63	2,500.00
55520 - Snow/Ice Removal Contract	21,047.00	8,404.17	(12,642.83)	82,226.00	92,445.87	10,219.87	100,850.00
55540 - Roofs/Ice Dams	-	416.67	416.67	1,950.00	4,583.37	2,633.37	5,000.00
57515 - Warehouse	-	50.00	50.00	-	550.00	550.00	600.00
58260 - Exterior Walls/Siding	-	100.00	100.00	4,670.00	1,100.00	(3,570.00)	1,200.00
Total Direct Building Expenses	23,192.00	37,074.00	13,882.00	481,418.86	422,814.00	(58,604.86)	459,888.00
Personnel Expenses							
56870 - Payroll - Contractor	-	-	-	390.00	-	(390.00)	-
Total Personnel Expenses	-	-	-	390.00	-	(390.00)	-
Reserve Contribution							
59000 - Contribution to Reserves	34,579.17	34,579.17	-	380,370.87	380,370.87	-	414,950.00
59110 - AOST Contributions	416.67	416.67	-	4,583.37	4,583.37	-	5,000.00
Total Reserve Contribution	34,995.84	34,995.84	-	384,954.24	384,954.24	-	419,950.00
Total Expense	75,395.04	88,062.66	12,667.62	1,052,722.96	987,389.26	(65,333.70)	1,076,452.00
Operating Net Total	15,487.84	1,641.67	13,846.17	(54,176.26)	(641.63)	(53,534.63)	-

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Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Revenue							
40010 - Maintenance fee	34,579.17	34,579.17	-	380,370.87	380,370.87	-	414,950.00
40700 - Interest Income	3,505.87	-	3,505.87	29,474.39	-	29,474.39	-
Total Revenue	38,085.04	34,579.17	3,505.87	409,845.26	380,370.87	29,474.39	414,950.00
Total Income	38,085.04	34,579.17	3,505.87	409,845.26	380,370.87	29,474.39	414,950.00
Reserve Net Total	38,085.04	34,579.17	3,505.87	409,845.26	380,370.87	29,474.39	414,950.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
AOST Income							
Revenue							
40010 - Maintenance fee	416.67	416.67	-	4,583.37	4,583.37	-	5,000.00
40700 - Interest Income	57.77	-	57.77	674.38	-	674.38	-
Total Revenue	474.44	416.67	57.77	5,257.75	4,583.37	674.38	5,000.00
Total Income	474.44	416.67	57.77	5,257.75	4,583.37	674.38	5,000.00
AOST Expense							
Direct Building Expenses							
52280 - Paving	-	-	-	8,162.29	-	(8,162.29)	-
Total Direct Building Expenses	-	-	-	8,162.29	-	(8,162.29)	-
Total Expense	-	-	-	8,162.29	-	(8,162.29)	-
AOST Net Total	474.44	416.67	57.77	(2,904.54)	4,583.37	(7,487.91)	5,000.00
Net Total	54,047.32	36,637.51	17,409.81	352,764.46	384,312.61	(31,548.15)	419,950.00