

Greenspointe Condo
BALANCE SHEET
As of: 12/31/2024
Assets

Run Date: 02/14/2025
Run Time: 04:52 PM

Account #	Account Name	Total
Cash		
01010	OPERATING BANK A/C-1448	\$107,832.25
01020	TRUIST SAVINGS A/C-1456	\$28,006.93
01022	FIDELITY RES 11/29/17-6296	\$395,211.48
01025	DUE FROM OPERATING-RESERVES	\$198,093.94
	CASH TOTAL:	<u>\$729,144.60</u>
Receivables		
01100	A/R MAINTENANCE FEES	\$11,010.00
01350	A/R OWNER MISC. FEES	\$525.00
	RECEIVABLES TOTAL:	<u>\$11,535.00</u>
Other Current Assets		
01500	PREPAID INSURANCE	\$181,452.77
	OTHER CURRENT ASSETS TOTAL:	<u>\$181,452.77</u>
	TOTAL ASSETS:	<u><u>\$922,132.37</u></u>

Liabilities

Account #	Account Name	Total
Liability		
02010	PREPAID OWNER ASSESSMENTS	\$27,769.57
02100	DEFERRED ASSESSMENT	\$0.02
02200	DUE TO RESERVE-FR OPERATING	\$198,093.94
	LIABILITY TOTAL:	<u>\$225,863.53</u>
	TOTAL LIABILITIES:	<u>\$225,863.53</u>

Equity

Account #	Account Name	Total
Reserves		
03100	RESERVES-POOL	\$9,996.58
03105	RESERVES-PAINTING	\$50,236.88
03110	RESERVES-PAVING	\$55,544.64
03115	RESERVES-ROOFING	\$405,420.40
03120	RESERVES-RESTORATION	\$62,531.71
03150	RESERVES-INTEREST	\$37,582.15
	RESERVES TOTAL:	<u>\$621,312.36</u>

Members

Account #	Account Name	Total
Equity		
03999	RETAINED EARNINGS	\$76,021.92
	MEMBERS EQUITY TOTAL:	\$76,021.92
	Current Year Net Income/(Loss)	(\$1,065.44)
	TOTAL EQUITY:	\$696,268.84
	TOTAL LIABILITIES AND EQUITY:	\$922,132.37

Greenspointe Condo

Run Date: 02/14/2025

Run Time: 04:53 PM

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
04100 MAINTENANCE FEE	47,016.66	47,008.37	8.29	569,005.22	564,100.00	4,905.22	564,100.00
04300 LATE FEES	0.00	0.00	0.00	500.00	0.00	500.00	0.00
04350 OWNER MISC FEES	0.00	0.00	0.00	575.00	0.00	575.00	0.00
04400 APPLICATION FEES	0.00	0.00	0.00	200.00	0.00	200.00	0.00
04900 OTHER INCOME	0.00	0.00	0.00	5.00	0.00	5.00	0.00
04910 INTEREST INCOME	0.91	0.00	0.91	13.43	0.00	13.43	0.00
Income Total	47,017.57	47,008.37	9.20	570,298.65	564,100.00	6,198.65	564,100.00
Total Income	47,017.57	47,008.37	9.20	570,298.65	564,100.00	6,198.65	564,100.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Salaries							
05030 SALARIES - MAINTENANCE	1,196.46	1,000.00	(196.46)	16,699.39	12,000.00	(4,699.39)	12,000.00
05035 SALARIES - ASSOCIATION	587.38	1,312.50	725.12	13,550.16	15,750.00	2,199.84	15,750.00
05040 SALARIES - PROPERTY MGT	994.71	325.00	(669.71)	5,880.42	3,900.00	(1,980.42)	3,900.00
Salaries Total	2,778.55	2,637.50	(141.05)	36,129.97	31,650.00	(4,479.97)	31,650.00
GENERAL & ADMINISTRATIVE							
05045 PERMITS & LICENSES	0.00	41.63	41.63	368.54	500.00	131.46	500.00
05050 LEGAL FEES	0.00	125.00	125.00	2,217.60	1,500.00	(717.60)	1,500.00
05075 INSURANCE	22,698.26	26,333.37	3,635.11	286,815.89	316,000.00	29,184.11	316,000.00
05150 ACCOUNTING FEES	182.18	125.00	(57.18)	2,146.54	1,500.00	(646.54)	1,500.00
05200 POSTAGE/PRINTING/ADMIN	100.90	83.37	(17.53)	859.90	1,000.00	140.10	1,000.00
05225 MISCELLANEOUS	1,250.00	125.00	(1,125.00)	1,850.50	1,500.00	(350.50)	1,500.00
05275 DBPR CONDO FEE	0.00	50.00	50.00	272.80	600.00	327.20	600.00
05400 ASSOC MEETING EXP	0.00	33.37	33.37	0.00	400.00	400.00	400.00
GENERAL & ADMINISTRATIVE Total	24,231.34	26,916.74	2,685.40	294,531.77	323,000.00	28,468.23	323,000.00
REPAIRS & MAINTENANCE							
06025 IRRIGATION REPAIR/MAINT	120.02	416.63	296.61	3,857.84	5,000.00	1,142.16	5,000.00
06075 EXTERMINATION	2,484.93	537.50	(1,947.43)	15,057.02	6,450.00	(8,607.02)	6,450.00
06125 GENERAL REPAIRS/MAINT	1,390.57	416.63	(973.94)	10,330.27	5,000.00	(5,330.27)	5,000.00
06150 CLN M GUTTER,SWALK,MAILBX	0.00	233.37	233.37	2,766.90	2,800.00	33.10	2,800.00
06200 ROOF,WINDOW,WATER DAMAGE M/R	3,450.00	1,666.63	(1,783.37)	13,049.99	20,000.00	6,950.01	20,000.00
06215 ROOF CLEAN	0.00	500.00	500.00	6,000.00	6,000.00	0.00	6,000.00
REPAIRS & MAINTENANCE Total	7,445.52	3,770.76	(3,674.76)	51,062.02	45,250.00	(5,812.02)	45,250.00
LANDSCAPE EXPENSE							
07100 LANDSCAPE MAINTENANCE	5,400.00	5,416.63	16.63	62,100.00	65,000.00	2,900.00	65,000.00
07125 LANDSCAPE EXTRA	325.00	833.37	508.37	12,405.00	10,000.00	(2,405.00)	10,000.00
07150 TREE TRIMMING	0.00	1,375.00	1,375.00	14,100.00	16,500.00	2,400.00	16,500.00
LANDSCAPE EXPENSE Total	5,725.00	7,625.00	1,900.00	88,605.00	91,500.00	2,895.00	91,500.00
POOL EXPENSE							
08100 POOL SERVICE	410.00	441.63	31.63	5,315.00	5,300.00	(15.00)	5,300.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08110 POOL REPAIRS/EQUIP	0.00	250.00	250.00	1,447.41	3,000.00	1,552.59	3,000.00
POOL EXPENSE Total	410.00	691.63	281.63	6,762.41	8,300.00	1,537.59	8,300.00
UTILITIES							
08528 ELECTRIC	1,293.50	1,000.00	(293.50)	13,185.17	12,000.00	(1,185.17)	12,000.00
08550 WATER AND SEWER	97.51	200.00	102.49	1,087.76	2,400.00	1,312.24	2,400.00
UTILITIES Total	1,391.01	1,200.00	(191.01)	14,272.93	14,400.00	127.07	14,400.00
RESERVES							
09500 RESERVES -POOL	166.66	166.63	(0.03)	1,999.94	2,000.00	0.06	2,000.00
09505 RESERVES-PAINTING	1,000.00	1,000.00	0.00	12,000.00	12,000.00	0.00	12,000.00
09510 RESERVES-PAVING	500.00	500.00	0.00	6,000.00	6,000.00	0.00	6,000.00
09515 RESERVES-ROOFING	1,666.67	1,666.63	(0.04)	19,999.98	20,000.00	0.02	20,000.00
09520 RESERVES-RESTORATION	833.34	833.37	0.03	40,000.07	10,000.00	(30,000.07)	10,000.00
RESERVES Total	4,166.67	4,166.63	(0.04)	79,999.99	50,000.00	(29,999.99)	50,000.00
Total Expense	46,148.09	47,008.26	860.17	571,364.09	564,100.00	(7,264.09)	564,100.00
Net Income	869.48	0.11	869.37	(1,065.44)	0.00	(1,065.44)	0.00