

GREEN LAKES
INCOME STATEMENT
Start: 09/01/2024 | End: 09/30/2024
Income

Run Date: 10/22/2024
Run Time: 05:59 PM

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
4010-000 Assessments - Master	63,242.40	62,802.62	439.78	694,364.09	753,631.00	(59,266.91)	753,631.00
4010-013 Assessments - #13	3,139.26	3,270.63	(131.37)	5,067.80	39,248.00	(34,180.20)	39,248.00
4214-000 Interest Income - Master	0.00	0.00	0.00	(267.94)	0.00	(267.94)	0.00
4214-013 Interest Income - #13	0.16	0.00	0.16	(518.57)	0.00	(518.57)	0.00
4215-000 Late Fee - Master	0.00	0.00	0.00	62.44	0.00	62.44	0.00
4218-000 Approval Fees - Master	0.00	0.00	0.00	1,450.00	0.00	1,450.00	0.00
4300-000 Misc Income - Master	8,363.85	0.00	8,363.85	9,614.85	0.00	9,614.85	0.00
4400-000 Bad Debt Recovery - Master	0.00	0.00	0.00	4,061.00	0.00	4,061.00	0.00
Income Total	74,745.67	66,073.25	8,672.42	713,833.67	792,879.00	(79,045.33)	792,879.00
Total Income	74,745.67	66,073.25	8,672.42	713,833.67	792,879.00	(79,045.33)	792,879.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Salary							
5030-000 Salaries-Maintenance	2,612.78	2,916.63	303.85	37,572.43	35,000.00	(2,572.43)	35,000.00
5035-000 Salaries-Association	3,081.50	2,933.87	(147.63)	44,175.94	35,206.00	(8,969.94)	35,206.00
5040-000 Salaries-Property Mgt	764.87	728.37	(36.50)	8,413.57	8,740.00	326.43	8,740.00
Salary Total	6,459.15	6,578.87	119.72	90,161.94	78,946.00	(11,215.94)	78,946.00
General & Maintenance							
5220-000 Accounting Fees	0.00	333.37	333.37	11,000.00	4,000.00	(7,000.00)	4,000.00
5230-000 Legal Expense	0.00	437.50	437.50	501.50	5,250.00	4,748.50	5,250.00
5250-000 Interest	0.00	0.00	0.00	(2.85)	0.00	2.85	0.00
5260-000 Bank Chargeback	12.00	0.00	(12.00)	(19.00)	0.00	19.00	0.00
5635-000 Office Administration	520.02	0.00	(520.02)	520.02	0.00	(520.02)	0.00
5635-013 Office Administration - #13	25.98	0.00	(25.98)	25.98	0.00	(25.98)	0.00
5650-000 Telephone	0.00	0.00	0.00	246.10	0.00	(246.10)	0.00
General & Maintenance Total	558.00	770.87	212.87	12,271.75	9,250.00	(3,021.75)	9,250.00
Extermination							
5710-000 Pest Control	3,075.25	1,250.00	(1,825.25)	24,523.25	15,000.00	(9,523.25)	15,000.00
Extermination Total	3,075.25	1,250.00	(1,825.25)	24,523.25	15,000.00	(9,523.25)	15,000.00
Trash Removal							
5760-000 Trash Removal	0.00	866.63	866.63	0.00	10,400.00	10,400.00	10,400.00
Trash Removal Total	0.00	866.63	866.63	0.00	10,400.00	10,400.00	10,400.00
Insurance							
6010-000 General, Property & Liability	0.00	17,083.37	17,083.37	178,242.18	205,000.00	26,757.82	205,000.00
6020-000 Bad Debt	0.00	350.00	350.00	1,043.10	4,200.00	3,156.90	4,200.00
Insurance Total	0.00	17,433.37	17,433.37	179,285.28	209,200.00	29,914.72	209,200.00
Utilities							
6310-000 Water & Sewer	296.65	525.00	228.35	2,521.21	6,300.00	3,778.79	6,300.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6311-000 Electricity	2,003.47	2,000.00	(3.47)	22,423.19	24,000.00	1,576.81	24,000.00
6315-000 Internet	123.05	131.25	8.20	738.30	1,575.00	836.70	1,575.00
Utilities Total	2,423.17	2,656.25	233.08	25,682.70	31,875.00	6,192.30	31,875.00
Administration							
6410-000 Tax, License and Permit Fees	0.00	105.00	105.00	2,068.34	1,260.00	(808.34)	1,260.00
6420-000 Misc Admin - Copies & Postage	350.19	175.00	(175.19)	10,563.04	2,100.00	(8,463.04)	2,100.00
6420-013 Misc Admin - Copies & Postage -...	3.00	0.00	(3.00)	3.00	0.00	(3.00)	0.00
6430-000 Condo Filing Fees	0.00	74.38	74.38	739.20	893.00	153.80	893.00
Administration Total	353.19	354.38	1.19	13,373.58	4,253.00	(9,120.58)	4,253.00
Repairs & Maintenance							
7005-000 Pool Cleaning Contract	450.00	433.37	(16.63)	5,660.00	5,200.00	(460.00)	5,200.00
7010-000 Pool Repairs	0.00	875.00	875.00	2,335.00	10,500.00	8,165.00	10,500.00
7015-000 Landscape Contract	2,608.34	5,512.50	2,904.16	58,189.48	66,150.00	7,960.52	66,150.00
7020-000 Lake Maintenance Contract	150.00	245.00	95.00	2,220.00	2,940.00	720.00	2,940.00
7100-000 Tree Trimming	0.00	3,333.37	3,333.37	33,808.34	40,000.00	6,191.66	40,000.00
7105-000 Landscape Extra & Replacement	3,055.21	1,750.00	(1,305.21)	25,334.55	21,000.00	(4,334.55)	21,000.00
7107-000 General Repairs & Maintenance	9,807.40	5,000.00	(4,807.40)	135,010.63	60,000.00	(75,010.63)	60,000.00
7107-013 General Repairs & Maintenance -...	0.00	0.00	0.00	(345.00)	0.00	345.00	0.00
7110-000 Irrigation Repairs & Maintenance...	331.71	700.00	368.29	8,236.80	8,400.00	163.20	8,400.00
Repairs & Maintenance Total	16,402.66	17,849.24	1,446.58	270,449.80	214,190.00	(56,259.80)	214,190.00
Roof Loan							
8110-000 Interest Only Expense	0.00	10,220.00	10,220.00	113,127.86	122,640.00	9,512.14	122,640.00
Roof Loan Total	0.00	10,220.00	10,220.00	113,127.86	122,640.00	9,512.14	122,640.00
Reserves							
9001-000 Reserves-Roof - Master	6,982.50	6,636.87	(345.63)	79,998.84	79,642.00	(356.84)	79,642.00
9001-013 Reserves-Roof - #13	345.67	345.63	(0.04)	14,538.69	4,148.00	(10,390.69)	4,148.00
9005-000 Reserves- Painting - Master	560.00	532.25	(27.75)	(184.50)	6,387.00	6,571.50	6,387.00
9005-013 Reserves- Painting - #13	27.75	27.75	0.00	(70.25)	333.00	403.25	333.00
9010-000 Reserves Roads - Master	463.75	440.87	(22.88)	(16,996.08)	5,290.00	22,286.08	5,290.00
9010-013 Reserves Roads - #13	22.91	22.88	(0.03)	(897.06)	275.00	1,172.06	275.00
9015-000 Contingency - Master	0.00	87.50	87.50	0.00	1,050.00	1,050.00	1,050.00
9150-000 Repair & Restoration - Master	0.00	0.00	0.00	155,800.00	0.00	(155,800.00)	0.00
9150-013 Repair & Restoration - #13	0.00	0.00	0.00	9,900.00	0.00	(9,900.00)	0.00
Reserves Total	8,402.58	8,093.75	(308.83)	242,089.64	97,125.00	(144,964.64)	97,125.00
Total Expense	37,674.00	66,073.36	28,399.36	970,965.80	792,879.00	(178,086.80)	792,879.00
Net Income	37,071.67	(0.11)	37,071.78	(257,132.13)	0.00	(257,132.13)	0.00

GREEN LAKES
BALANCE SHEET
As of: 09/30/2024
Assets

Run Date: 10/22/2024
Run Time: 05:58 PM

Account #	Account Name	Total
Assets		
1010-000	Cash - Operating 0984 - Master	\$177,943.02
1020-000	Cash - Popular Bank Loan 8905 - Master	\$60,001.64
1040-000	RESERVES 0992 - Master	\$176,949.48
1050-000	Popular Bank Loan A/C 8858 - Master	\$689.33
1060-000	Popular Bank Loan A/C Reserves 8807 - Master	\$7.41
1110-013	Cash Operating 6778 - #13	\$16,904.60
1120-013	Reserves 6786 - #13	\$25,043.51
1210-000	Accounts Receivable - Master	\$20,503.75
1250-000	Allowance for Bad Debt - Master	\$85.00
1270-000	Prepaid Insurance - Master	\$145,925.63
1270-013	Prepaid Insurance - #13	\$7,014.22
1290-000	DUE TO RESERVES - INSURANCE LOAN 2024-2025	\$133,270.17
1290-013	DUE TO RESERVES #13 INSURANCE LOAN 2024-2025	\$7,651.87
	ASSETS TOTAL:	<u>\$771,989.63</u>
	TOTAL ASSETS:	<u><u>\$771,989.63</u></u>

Liabilities

Account #	Account Name	Total
Liabilities		
2010-000	Accounts Payable - Master	\$19,338.14
2510-000	Insurance Payable - Master	\$25,248.20
2520-000	Prepaid Assessments - Master	\$45,950.00
2530-000	Other Current Liabilities - Master	\$13,250.00
	LIABILITIES TOTAL:	<u>\$103,786.34</u>
Loans		
2590-000	Notes Payable Popular Bank - Master	\$2,249,512.90
2595-013	Notes Payable Popular Bank - #13	\$117,149.80
	LOANS TOTAL:	<u>\$2,366,662.70</u>
Loans - Insurance		
2700-000	Loans - insurance 2024 - 2025 - Green Lakes	\$133,270.17
2700-013	Loans - insurance 2024 - 2025	\$7,014.22
	LOANS - INSURANCE TOTAL:	<u>\$140,284.39</u>
	TOTAL LIABILITIES:	<u><u>\$2,610,733.43</u></u>

Equity

Account #	Account Name	Total
Equity		
Reserves		
3400-000	Reserves Painting - Master	\$63,799.91
3410-000	Reserves Roads - Master	\$19,506.37
3420-000	Reserves Roof - Master	\$111,505.91
3430-000	Reserves Restoration - Master	\$109,300.67
3440-013	Reserves Painting - #13	\$1,928.77
3450-013	Reserves Roads - #13	\$2,393.94
3460-013	Reserves Roof - #13	\$18,995.29
3470-013	Reserves Restoration - #13	\$6,799.33
3510-000	Reserves Interest - Master	\$6,108.57
3520-013	Reserves Interest - #13	\$1,940.40
	EQUITY RESERVES TOTAL:	<u>\$342,279.16</u>
Equity Loan		
3600-000	Loan (Deficit) - Master	(\$2,249,512.90)
3600-013	Loan (Deficit) - #13	(\$117,149.80)
	EQUITY LOAN TOTAL:	<u>(\$2,366,662.70)</u>
Equity		
3900-000	Prior Year Surplus (Deficit) - Master	\$321,929.22
3900-013	Prior Year Surplus (Deficit) - #13	\$61,308.35
3911-000	YTD Retained Earnings - Master	\$96,001.18
3911-013	YTD Retained Earnings - #13	(\$36,466.88)
	EQUITY TOTAL:	<u>\$442,771.87</u>
	Current Year Net Income/(Loss)	<u>(\$257,132.13)</u>
	TOTAL EQUITY:	<u>(\$1,838,743.80)</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$771,989.63</u>