

ASPEN GLEN CONDO

Run Date: 03/12/2024

Run Time: 04:26 PM

BALANCE SHEET

As of: 02/29/2024

Assets

Account #	Account Name	Total
Asset		
1015	Truist Cash - Operating	\$100,229.31
1020	Truist Reserves	\$192,853.47
1030	AMTrust CD	\$246,795.44
1035	Bank of OZK	(\$38,875.51)
1040	Synovus	\$247,004.15
1050	DIT	(\$1,175.00)
1515	Assessment Receivable	\$9,270.00
1525	A/R Receivables - Other	\$350.00
1550	Bad Debt	(\$777.00)
1810	Deposits - Other	\$902.00
	ASSET TOTAL:	<u>\$756,576.86</u>
	TOTAL ASSETS:	<u>\$756,576.86</u>

Liabilities

Account #	Account Name	Total
Liability		
2010	Accounts Payable	\$1,935.53
2510	Accrued Expenses	\$65,215.66
2520	Prepaid Assessments	\$14,907.08
2530	Other Accrued	\$89,795.66
2540	Other Deferred Revenue Contingency	(\$78,195.44)
2550	Management Company Clearance Account	(\$210.00)
	LIABILITY TOTAL:	<u>\$93,448.49</u>
	TOTAL LIABILITIES:	<u>\$93,448.49</u>

Equity

Account #	Account Name	Total
Equity		
3003	Reserves - General	\$739,928.33
3004	Reserves - Bank Interest	\$25,863.09
3911	Retained Earnings	(\$60,576.45)
	EQUITY TOTAL:	<u>\$705,214.97</u>
	Current Year Net Income/(Loss)	<u>(\$42,086.60)</u>
	TOTAL EQUITY:	<u>\$663,128.37</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$756,576.86</u>

ASPEN GLEN CONDO

Run Date: 03/12/2024

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INCOME STATEMENT

Start: 02/01/2024 | End: 02/29/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4110 Assessment Income	74,760.00	74,760.00	0.00	897,576.00	897,120.00	456.00	897,120.00
4120 ASSESSMENT ALLOCATION	0.00	0.00	0.00	46,312.50	0.00	46,312.50	0.00
4210 Late Fees	0.00	0.00	0.00	469.79	0.00	469.79	0.00
4214 Interest Income	612.62	0.00	612.62	2,211.23	0.00	2,211.23	0.00
4218 Approval Fees Income	200.00	0.00	200.00	2,875.00	0.00	2,875.00	0.00
4300 Misc Income	0.00	0.00	0.00	(491.39)	0.00	(491.39)	0.00
4310 Reimbursments	0.00	0.00	0.00	652.65	0.00	652.65	0.00
Income Total	75,572.62	74,760.00	812.62	949,605.78	897,120.00	52,485.78	897,120.00
Total Income	75,572.62	74,760.00	812.62	949,605.78	897,120.00	52,485.78	897,120.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Safarries							
5030 Salaries - Maintenance	1,610.26	0.00	(1,610.26)	23,005.47	0.00	(23,005.47)	0.00
5035 Salaries - Association	2,156.66	0.00	(2,156.66)	15,097.64	0.00	(15,097.64)	0.00
5040 Salaries - Property Mgt	984.00	1,783.37	799.37	12,256.00	21,400.00	9,144.00	21,400.00
Safarries Total	4,750.92	1,783.37	(2,967.55)	50,359.11	21,400.00	(28,959.11)	21,400.00
General & Administrative							
5100 Accounting / Audit Fees	0.00	291.63	291.63	10,000.00	3,500.00	(6,500.00)	3,500.00
5206 Copies / Postage / Supplies	241.91	250.00	8.09	1,048.39	3,000.00	1,951.61	3,000.00
5210 Professional Fees	0.00	0.00	0.00	2,362.40	0.00	(2,362.40)	0.00
5230 Comcast-WiFi	132.48	0.00	(132.48)	1,038.01	0.00	(1,038.01)	0.00
5305 Legal Expenses	195.00	1,333.37	1,138.37	13,253.20	16,000.00	2,746.80	16,000.00
5310 Bad Debts	0.00	333.37	333.37	(2,454.00)	4,000.00	6,454.00	4,000.00
5406 Misc. Admin	0.00	625.00	625.00	5,428.47	7,500.00	2,071.53	7,500.00
5420 Meetin Expenses	0.00	33.37	33.37	18.18	400.00	381.82	400.00
5604 Tax. License & Permit Fees	0.00	83.37	83.37	1,181.29	1,000.00	(181.29)	1,000.00
5620 Exterminating	2,225.00	0.00	(2,225.00)	9,681.32	0.00	(9,681.32)	0.00
5635 OFFICE ADMIN & SUPPLIES	121.00	0.00	(121.00)	605.00	0.00	(605.00)	0.00
5820 Bank Chargebacks	0.00	0.00	0.00	34.00	0.00	(34.00)	0.00
5950 Accounting Reconciliation	0.00	0.00	0.00	79,064.63	0.00	(79,064.63)	0.00
General & Administrative Total	2,915.39	2,950.11	34.72	121,260.89	35,400.00	(85,860.89)	35,400.00
Insurance							
6090 Compensation/Payroll	0.00	0.00	0.00	4,500.00	0.00	(4,500.00)	0.00
6210 Insurance - General, Property & Lia...	38,200.51	32,333.37	(5,867.14)	365,775.44	388,000.00	22,224.56	388,000.00
Insurance Total	38,200.51	32,333.37	(5,867.14)	370,275.44	388,000.00	17,724.56	388,000.00
Management							
6250 Management	0.00	0.00	0.00	1,886.43	0.00	(1,886.43)	0.00
Management Total	0.00	0.00	0.00	1,886.43	0.00	(1,886.43)	0.00
Utilities							
6311 Electricity	3,214.97	2,362.50	(852.47)	29,599.23	28,350.00	(1,249.23)	28,350.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6313 Water & Sewer	713.94	325.00	(388.94)	4,332.30	3,900.00	(432.30)	3,900.00
6316 Waste Removal	0.00	654.13	654.13	1,921.68	7,850.00	5,928.32	7,850.00
Utilities Total	3,928.91	3,341.63	(587.28)	35,853.21	40,100.00	4,246.79	40,100.00
Contracts							
6801 Pool Maintenance Contract	450.00	545.00	95.00	5,750.00	6,540.00	790.00	6,540.00
6805 Pest Control Contract	0.00	320.87	320.87	17,323.32	3,850.00	(13,473.32)	3,850.00
6807 Landscaping Contract	5,381.25	5,000.00	(381.25)	61,731.25	60,000.00	(1,731.25)	60,000.00
Contracts Total	5,831.25	5,865.87	34.62	84,804.57	70,390.00	(14,414.57)	70,390.00
Repairs & Maintenance							
7008 Janitorial Supplies	225.42	2,450.00	2,224.58	5,093.56	29,400.00	24,306.44	29,400.00
7105 Roof & gutter R& M	0.00	0.00	0.00	10,779.00	0.00	(10,779.00)	0.00
7107 General Repairs & Maintenance	3,849.18	5,325.00	1,475.82	115,635.74	63,900.00	(51,735.74)	63,900.00
7501 Lake Management & Service	379.93	275.00	(104.93)	5,855.30	3,300.00	(2,555.30)	3,300.00
7502 Irrigation Repairs & Maintenance	345.22	0.00	(345.22)	2,728.90	0.00	(2,728.90)	0.00
7503 Fertilization & Pest Control	0.00	1,431.63	1,431.63	16,552.12	17,180.00	627.88	17,180.00
7504 Landscape Extras & Rsplacement	0.00	1,333.37	1,333.37	72.76	16,000.00	15,927.24	16,000.00
7511 Tree Trimming & Removal	1,925.00	1,775.00	(150.00)	24,725.00	21,300.00	(3,425.00)	21,300.00
7515 Tree/Shrub Pest Control	0.00	458.37	458.37	2,602.72	5,500.00	2,897.28	5,500.00
7707 Pool Repairs & Maintenance	805.00	0.00	(805.00)	5,055.63	0.00	(5,055.63)	0.00
7710 Capital Expenditures	0.00	0.00	0.00	14,652.00	0.00	(14,652.00)	0.00
Repairs & Maintenance Total	7,529.75	13,048.37	5,518.62	203,752.73	156,580.00	(47,172.73)	156,580.00
Reserves							
9001 Reserves	0.00	15,437.50	15,437.50	123,500.00	185,250.00	61,750.00	185,250.00
Reserves Total	0.00	15,437.50	15,437.50	123,500.00	185,250.00	61,750.00	185,250.00
Total Expense	63,156.73	74,760.22	11,603.49	991,692.38	897,120.00	(94,572.38)	897,120.00
Net Income	12,415.89	(0.22)	12,416.11	(42,086.60)	0.00	(42,086.60)	0.00