

Country Club Gardens Condominium, Inc.

Balance Sheet

01/13/26

As of December 31, 2025

Accrual Basis

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BB&T-OP	8,564.35
BB&T-RES	36,016.72
Total Checking/Savings	<u>44,581.07</u>
Accounts Receivable	
Accounts Receivable	3,509.33
Allowance of Doubtful Accounts	<u>-1,349.33</u>
Total Accounts Receivable	<u>2,160.00</u>
Total Current Assets	<u>46,741.07</u>
TOTAL ASSETS	<u>46,741.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	2,285.00
Total Other Current Liabilities	<u>2,285.00</u>
Total Current Liabilities	2,285.00
Long Term Liabilities	
Reserve-Excess Irrigation Fund	8,669.73
Reserve-Interest	3.37
Reserve-Painting	18,869.13
Reserve-Paving	<u>8,474.49</u>
Total Long Term Liabilities	<u>36,016.72</u>
Total Liabilities	38,301.72
Equity	
Fund Balance	7,438.17
Net Income	<u>1,001.18</u>
Total Equity	<u>8,439.35</u>
TOTAL LIABILITIES & EQUITY	<u>46,741.07</u>

Country Club Gardens Condominium, Inc.

Profit & Loss Budget vs. Actual

January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Income			
Application Fee	150.00		
Assessments-OP	47,185.88	47,294.88	-109.00
Assessments-RES	4,534.12	4,545.12	-11.00
Interest -Reserve	3.37		
Interest Income	0.88		
Other Income	15.00		
Total Income	51,889.25	51,840.00	49.25
Expense			
Administrative			
Bad Debt	-600.00		
Bank	265.80	150.00	115.80
Office	360.08	300.00	60.08
Postage	176.78	175.00	1.78
Total Administrative	202.66	625.00	-422.34
Insurance			
Package	5,768.70	5,600.00	168.70
Total Insurance	5,768.70	5,600.00	168.70
Legal & Professional			
Accountant	240.00	230.00	10.00
Attorney	80.00	400.00	-320.00
Total Legal & Professional	320.00	630.00	-310.00
License & Registration			
Payable to DBPR	288.00	144.00	144.00
Payable to others	61.25	61.25	0.00
Total License & Registration	349.25	205.25	144.00
Maintenance			
Common Area	0.00	785.60	-785.60
Irrigation	398.72	1,000.00	-601.28
Lawn & Grounds	23,400.00	23,400.00	0.00
Pest & Fertilizer	1,440.00	1,500.00	-60.00
Tree trimming	1,775.00	1,500.00	275.00
Total Maintenance	27,013.72	28,185.60	-1,171.88
Management Fee	9,048.96	9,049.00	-0.04
Transfer to Reserve	4,548.49	4,545.12	3.37
Utilities			
Electric	3,636.29	3,000.00	636.29
Total Utilities	3,636.29	3,000.00	636.29
Total Expense	50,888.07	51,839.97	-951.90
Net Income	1,001.18	0.03	1,001.15