

East Greens Condominium, Inc.

01/13/26

Balance Sheet

Accrual Basis

As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
ACHIEVA - 13MO CD	81,977.07
ACHIEVA - 6MO CD	81,619.01
ACHIEVA - 9MO (2) CD	51,900.50
BB&T - OP3646	26,571.96
BB&T - RES6858	31,582.01
CD-Capital Projects	20,123.41
CD-Reserve Fund	36,029.56
Total Checking/Savings	329,803.52
Accounts Receivable	
Accounts Receivables	14,846.15
Total Accounts Receivable	14,846.15
Total Current Assets	344,649.67
TOTAL ASSETS	344,649.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Maintenance Fees	3,543.00
Total Other Current Liabilities	3,543.00
Total Current Liabilities	3,543.00
Long Term Liabilities	
Reserve	
Capital Project Reserve	12,161.97
Clubhouse	13,608.44
Drainage	14,018.51
Furniture/Fixtures	2,566.65
Insurance Proceeds	25,251.35
Interest	10,034.79
Irrigation System	9,082.08
Painting	19,930.38
Paving	131,556.86
Pool Equipment	8,610.84
Pool/Spa	19,266.20
Roof Replacement	7,344.88
Tree Trimming	2,790.30
Wells	27,008.31
Total Reserve	303,231.56
Total Long Term Liabilities	303,231.56
Total Liabilities	306,774.56
Equity	
Fund Balance	27,438.02
Net Income	10,437.09
Total Equity	37,875.11
TOTAL LIABILITIES & EQUITY	344,649.67

East Greens Condominium, Inc.
Profit & Loss Budget vs. Actual
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application Fee	900.00		
Interest Income	2.50		
Interest Reserve	10,034.79		
Late Charges	90.00		
Operating Assessment	241,176.96	241,174.44	2.52
Reserve Assessment	28,103.04	28,103.88	-0.84
Transfer From Reserves	39,917.92		
Total Income	320,225.21	269,278.32	50,946.89
Gross Profit	320,225.21	269,278.32	50,946.89
Expense			
Administrative Expenses			
Background Check	231.00		
Bank	390.60	360.00	30.60
Contingency	0.00	2,260.32	-2,260.32
Insurance	128,941.83	130,000.00	-1,058.17
Insurance Appraisal	850.00		
Legal	3,863.75	2,000.00	1,863.75
License & Fees	605.25	333.25	272.00
Management Fees	14,900.04	14,900.00	0.04
Office Expense	2,210.20	1,500.00	710.20
Tax Preparation	1,672.00	3,000.00	-1,328.00
Total Administrative Expenses	153,664.67	154,353.57	-688.90
Building Expenses			
Annual A/C Check	1,410.00		
Building Maintenance	3,081.06	3,000.00	81.06
Fire Extinguishers	231.70	75.00	156.70
Janitorial	3,950.00		
Pest Control	4,060.00	2,490.00	1,570.00
Total Building Expenses	12,732.76	5,565.00	7,167.76
Grounds Expenses			
Irrigation Maintenance	3,949.28	2,000.00	1,949.28
Lawn Maintenance	39,190.00	37,800.00	1,390.00
Mulch & Plantings	3,025.00		
Other Grounds Maintenance	0.00	2,500.00	-2,500.00
Pest Control & Fertilization	5,400.00	6,000.00	-600.00
Tree Maintenance	6,725.00	10,000.00	-3,275.00
Total Grounds Expenses	58,289.28	58,300.00	-10.72
Pool Expenses			
Furniture Repair & Replacement	261.64		
Pool Maintenance	4,260.00	4,260.00	0.00
Pool Permit	150.35	100.00	50.35
Pool Repairs	876.00	1,500.00	-624.00
Total Pool Expenses	5,547.99	5,860.00	-312.01
Reserve Maintenance			
Insurance Proceeds	5,500.00		
Irrigation System	1,917.92		
Painting	14,500.00		
Tree Trimming	3,000.00		
Total Reserve Maintenance	24,917.92		
Transfer Reserves	38,138.67	28,103.88	10,034.79
Utilities			
Electric	13,855.95	14,000.00	-144.05
Water	2,640.88	3,100.00	-459.12

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Accrual Basis

East Greens Condominium, Inc.
Profit & Loss Budget vs. Actual
January through December 2025

	<u>Jan - Dec 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Total Utilities	16,496.83	17,100.00	-603.17
Total Expense	309,788.12	269,282.45	40,505.67
Net Ordinary Income	10,437.09	-4.13	10,441.22
Net Income	<u>10,437.09</u>	<u>-4.13</u>	<u>10,441.22</u>