

Balance Sheet

As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
BB&T - OP3646	42,297.46
BB&T - RES6858	162,131.51
CD-Capital Projects	20,107.32
CD-Reserve Fund	35,998.32
Total Checking/Savings	<u>260,534.61</u>
Accounts Receivable	
Accounts Receivables	520.00
Total Accounts Receivable	<u>520.00</u>
Other Current Assets	
Due to Reserve from Operating	6,856.59
Total Other Current Assets	<u>6,856.59</u>
Total Current Assets	<u>267,911.20</u>
TOTAL ASSETS	<u>267,911.20</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due from Operating to Reserve	6,856.59
Prepaid Maintenance Fees	9,308.85
Total Other Current Liabilities	<u>16,165.44</u>
Total Current Liabilities	16,165.44
Long Term Liabilities	
Reserve	
Capital Project Reserve	12,161.97
Clubhouse	13,074.74
Drainage	7,647.95
Furniture/Fixtures	3,655.38
GR Project	14,110.46
Interest	58.56
Irrigation System	11,000.00
Lighting	7,191.65
Other Reserves	44,837.90
Painting	33,246.82
Paving	45,835.53
Pool Equipment	7,500.00
Pool/Spa	1,696.05
Tree Trimming	1,337.14
Wells	21,739.59
Total Reserve	<u>225,093.74</u>
Total Long Term Liabilities	<u>225,093.74</u>
Total Liabilities	241,259.18
Equity	
Fund Balance	9,989.74
Net Income	16,662.28
Total Equity	<u>26,652.02</u>
TOTAL LIABILITIES & EQUITY	<u>267,911.20</u>

East Greens Condominium, Inc.
Profit & Loss Budget vs. Actual
 January through December 2021

	Jan - Dec 21	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application Fee	820.00		
Interest Income	102.30		
Interest Reserve	58.56		
Late Charges	175.00		
Operating Assessment	168,434.16	184,736.04	-16,301.88
Reserve Assessment	25,005.84	27,426.36	-2,420.52
Transfer From Reserves	55,786.28		
Total Income	250,382.14	212,162.40	38,219.74
Expense			
Administrative Expenses			
Background Check	633.00		
Bad Debt	0.00	4,500.00	-4,500.00
Bank	194.00	360.00	-166.00
Contingency	0.00	3,496.80	-3,496.80
Insurance	87,494.83	70,000.00	17,494.83
Insurance Appraisal	350.00		
Legal	1,909.50	4,000.00	-2,090.50
License & Fees	640.25	333.25	307.00
Management Fees	10,956.00	10,956.00	0.00
Office Expense	1,381.31	800.00	581.31
Tax Preparation	200.00	225.00	-25.00
Total Administrative Expenses	103,758.89	94,671.05	9,087.84
Building Expenses			
Building Maintenance	1,414.46	3,300.00	-1,885.54
Fire Extinguishers	194.50	75.00	119.50
Janitorial	1,905.29		
Pest Control	2,490.00	2,490.00	0.00
Total Building Expenses	6,004.25	5,865.00	139.25
Grounds Expenses			
Irrigation Maintenance	3,344.53	2,000.00	1,344.53
Lawn Maintenance	36,447.00	39,000.00	-2,553.00
Mulch & Plantings	0.00	5,000.00	-5,000.00
Other Grounds Maintenance	728.36	2,500.00	-1,771.64
Pest Control & Fertilization	6,000.00	6,000.00	0.00
Tree Maintenance	20,984.00	12,000.00	8,984.00
Total Grounds Expenses	67,503.89	66,500.00	1,003.89
Pool Expenses			
Furniture Repair & Replacement	19.13		
Pool Maintenance	3,600.00	3,600.00	0.00
Pool Permit	50.35	100.00	-49.65
Pool Repairs	2,847.56	1,000.00	1,847.56
Total Pool Expenses	6,517.04	4,700.00	1,817.04
Reserve Maintenance			
Furniture/Fixtures	1,670.00		
Pool Equipment	2,200.00		
Roof Replacement	0.00		
Tree Trimming	4,700.00		
Total Reserve Maintenance	8,570.00		
Transfer Reserves	27,484.92	27,426.36	58.56
Utilities			
Electric	10,624.99	10,000.00	624.99
Water	3,255.88	3,000.00	255.88
Total Utilities	13,880.87	13,000.00	880.87

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Accrual Basis

East Greens Condominium, Inc.
Profit & Loss Budget vs. Actual
January through December 2021

	<u>Jan - Dec 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Total Expense	233,719.86	212,162.41	21,557.45
Net Ordinary Income	16,662.28	-0.01	16,662.29
Net Income	<u>16,662.28</u>	<u>-0.01</u>	<u>16,662.29</u>