

Balance Sheet

As of December 31, 2021

| | Dec 31, 21 |
|---------------------------------------|-------------------|
| 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 | 260,534.61 |
| Accounts Receivable | |
| Accounts Receivables | 520.00 |
| Total Accounts Receivable | 520.00 |
| Other Current Assets | |
| Due to Reserve from Operating | 6,856.59 |
| Total Other Current Assets | 6,856.59 |
| Total Current Assets | 267,911.20 |
| TOTAL ASSETS | 267,911.20 |
| 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 | 16,165.44 |
| 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 | 225,093.74 |
| Total Long Term Liabilities | 225,093.74 |
| Total Liabilities | 241,259.18 |
| Equity | |
| Fund Balance | 9,989.74 |
| Net Income | 16,662.28 |
| Total Equity | 26,652.02 |
| TOTAL LIABILITIES & EQUITY | 267,911.20 |

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

| | Jan - Dec 21 | Budget | \$ Over Budget |
|---------------------|------------------|--------------|------------------|
| 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> |