## East Greens Condominium, Inc. Balance Sheet

As of December 31, 2024

ASSETS		Dec 31, 24	
ACHIEVA - 6MO (2) CD ACHIEVA - 6MO (D) ACHIEVA - 6MO CD T7,584,04 BB&T - 0P3646 BB&T - 1E56858 CD-Capital Projects CD-Capital Projects CD-Reserve Fund 36,006.11  Total Checking/Savings Accounts Receivable A	Current Assets		
ACHIEVA - 6MO CD         77,584,04           BB&T - OP3646         29,459.87           BB&T - RES6658         43,392.10           CD-Capital Projects         20,113.35           CD-Reserve Fund         36,006.11           Total Checking/Savings         334,470.68           Accounts Receivable         5,071.15           Total Accounts Receivable         5,071.15           Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY         Liabilities           Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Total Current Liabilities         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         12,559.70           Pool Equipment         8,333.04	ACHIEVA - 13MO CD	77,915.21	
BB&T - OP3646 BB&T - RES6858         43,392.10 CD-Capital Projects         20,113.35 CD-Reserve Fund         36,006.11           Total Checking/Savings         334,470.68           Accounts Receivable Accounts Receivables         5,071.15           Total Accounts Receivable         5,071.15           Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Prepaid Maintenance Fees         7,093.00           Total Other Current Liabilities Prepaid Maintenance Fees         7,093.00           Total Current Liabilities Prepaid Maintenance Fees         7,093.00           Total Current Liabilities Prepaid Maintenance Fees         7,093.00           Total Current Liabilities Prepaid Maintenance Fees         12,161.97           Culubhouse Cupital Project Reserve Capital Project Reserve         12,161.97           Clubhouse Pruniture/Fixtures         10,412.72           Drainage Furniture/Fixtures         1,915.17           Insurance Proceeds Integation System         1,915.17           Insurance Proceeds Integation System         1,915.17           Insurance Proceeds Integation System         1,000.00           Painting Pool Equipment Pool System         8,333.04           Pool System         1,000.00           Pai	ACHIEVA - 6MO (2) CD	50,000.00	
BB&T - RES6858         43,392.10           CD-Capital Projects         20,113.35           CD-Reserve Fund         36,006.11           Total Checking/Savings         334,470.68           Accounts Receivable         5,071.15           Total Accounts Receivable         5,071.15           Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY         Liabilities           Current Liabilities         7,093.00           Other Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Clubhouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Paving         26,301.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells <td>ACHIEVA - 6MO CD</td> <td>77,584.04</td>	ACHIEVA - 6MO CD	77,584.04	
CD-Capital Projects         20,113.35           CD-Reserve Fund         36,006.11           Total Checking/Savings         334,470.68           Accounts Receivable         5,071.15           Total Accounts Receivable         5,071.15           Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY         Liabilities           Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         7,093.00           Colubiouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         123,559.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree	BB&T - OP3646	29,459.87	
CD-Reserve Fund         36,006.11           Total Checking/Savings         394,470.68           Accounts Receivable         5,071.15           Total Accounts Receivable         5,071.15           Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY         Liabilities           Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Reserve         12,161.97           Culbhouse         10,412.72           Drainage         12,25.99           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         123,559.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells         25,	BB&T - RES6858	43,392.10	
Total Checking/Savings         334,470.68           Accounts Receivable Accounts Receivables         5,071.15           Total Accounts Receivable         5,071.15           Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY         Liabilities           Current Liabilities         Current Liabilities           Prepaid Maintenance Fees         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         12,161.97           Clubhouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         223,559.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells         25,689.99	CD-Capital Projects	20,113.35	
Accounts Receivable Accounts Receivables         5,071.15           Total Accounts Receivable         5,071.15           Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY         Liabilities           Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         12,161.97           Reserve         12,4161.97           Clubhouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells         25,689.99           Total Long Term Liabilities         305,010.81	CD-Reserve Fund	36,006.11	
Accounts Receivables         5,071.15           Total Accounts Receivable         5,071.15           Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY         Current Liabilities           Current Liabilities         7,093.00           Other Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         12,161.97           Reserve         12,416.97           Clubhouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         123,559.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells         25,689.99           Total Long Term Liabilities<	Total Checking/Savings	334,470.68	
Total Current Assets         339,541.83           TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY         Current Liabilities           Other Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         12,161.97           Reserve         12,412.72           Clubhouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         123,559.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells         25,689.99           Total Reserve         305,010.81           Total Liabilities         312,103.81           Equity         7 </th <th></th> <th>5,071.15</th>		5,071.15	
TOTAL ASSETS         339,541.83           LIABILITIES & EQUITY           Liabilities         7,093.00           Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         12,161.97           Clubhouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         123,559.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells         25,689.9	Total Accounts Receivable	5,071.15	
LIABILITIES & EQUITY Liabilities	<b>Total Current Assets</b>	339,541.83	
Liabilities         Current Liabilities         7,093.00           Total Other Current Liabilities         7,093.00           Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Long Term Liabilities         8           Reserve         12,161.97           Clubhouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         123,559.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells         25,689.99           Total Reserve         305,010.81           Total Liabilities         312,103.81           Equity         Fund Balance         30,987.66           Net Income         -3,549.64           Total Equity         27,438.02	TOTAL ASSETS	339,541.83	
Total Current Liabilities         7,093.00           Long Term Liabilities         7,093.00           Reserve         12,161.97           Clubhouse         10,412.72           Drainage         12,425.39           Furniture/Fixtures         1,915.17           Insurance Proceeds         45,751.35           Interest         5,509.08           Irrigation System         11,000.00           Painting         26,301.70           Paving         123,559.70           Pool Equipment         8,333.04           Pool/Spa         14,899.28           Roof Replacement         5,285.32           Tree Trimming         1,766.10           Wells         25,689.99           Total Reserve         305,010.81           Total Liabilities         312,103.81           Equity         Fund Balance         30,987.66           Net Income         -3,549.64           Total Equity         27,438.02	Liabilities Current Liabilities Other Current Liabilities	7,093.00	
Long Term Liabilities       Reserve         Capital Project Reserve       12,161.97         Clubhouse       10,412.72         Drainage       12,425.39         Furniture/Fixtures       1,915.17         Insurance Proceeds       45,751.35         Interest       5,509.08         Irrigation System       11,000.00         Painting       26,301.70         Paving       123,559.70         Pool Equipment       8,333.04         Pool/Spa       14,899.28         Roof Replacement       5,285.32         Tree Trimming       1,766.10         Wells       25,689.99         Total Reserve       305,010.81         Total Liabilities       312,103.81         Equity       Fund Balance       30,987.66         Net Income       -3,549.64         Total Equity       27,438.02	Total Other Current Liabilities	7,093.00	
Reserve       12,161.97         Clubhouse       10,412.72         Drainage       12,425.39         Furniture/Fixtures       1,915.17         Insurance Proceeds       45,751.35         Interest       5,509.08         Irrigation System       11,000.00         Painting       26,301.70         Paving       123,559.70         Pool Equipment       8,333.04         Pool/Spa       14,899.28         Roof Replacement       5,285.32         Tree Trimming       1,766.10         Wells       25,689.99         Total Reserve       305,010.81         Total Liabilities       312,103.81         Equity       Fund Balance       30,987.66         Net Income       -3,549.64         Total Equity       27,438.02	Total Current Liabilities	7,093.00	
Total Long Term Liabilities         305,010.81           Total Liabilities         312,103.81           Equity         \$0,987.66           Net Income         -3,549.64           Total Equity         27,438.02	Reserve Capital Project Reserve Clubhouse Drainage Furniture/Fixtures Insurance Proceeds Interest Irrigation System Painting Paving Pool Equipment Pool/Spa Roof Replacement Tree Trimming Wells	10,412.72 12,425.39 1,915.17 45,751.35 5,509.08 11,000.00 26,301.70 123,559.70 8,333.04 14,899.28 5,285.32 1,766.10 25,689.99	
Total Liabilities         312,103.81           Equity         5           Fund Balance         30,987.66           Net Income         -3,549.64           Total Equity         27,438.02		305,010.81	
Equity       30,987.66         Fund Balance       30,987.66         Net Income       -3,549.64         Total Equity       27,438.02	MATERIAL SECTIONS SECTIONS		
Fund Balance         30,987.66           Net Income         -3,549.64           Total Equity         27,438.02		312,103.81	
	Fund Balance		
TOTAL LIABILITIES & EQUITY 339,541.83	Total Equity	27,438.02	
	TOTAL LIABILITIES & EQUITY	339,541.83	

## East Greens Condominium, Inc. Profit & Loss Budget vs. Actual January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense Income	7,000		
Application Fee	500.00		
Interest Income	2.34		
Interest Reserve	5,509.08		
Late Charges	1,080.00		
Operating Assessment	235,309.92	235,308.60	1.32
Reserve Assessment	29,890.08	29,889.77	0.31
Transfer From Reserves	22,170.34	20,000.77	0.51
Total Income	294,461.76	265,198.37	29,263.39
Gross Profit	294,461.76	265,198.37	29,263.39
Expense			
Administrative Expenses			
Background Check	133.00		
Bank	182.00	360.00	-178.00
Contingency	0.00	3,590.40	-3,590.40
Insurance	134,092.50	120,000.00	
Insurance Appraisal	375.00	120,000.00	14,092.50
Legal	2,728.39	2 200 00	700.00
9		2,000.00	728.39
License & Fees	333.25	333.25	0.00
Management Fees	14,000.04	14,000.00	0.04
Office Expense	828.19	1,500.00	-671.81
Tax Preparation	200.00	3,000.00	-2,800.00
Total Administrative Expenses	152,872.37	144,783.65	8,088.72
Building Expenses			
Annual A/C Check	85.00		
Building Maintenance	7,941.29	3,000.00	4,941.29
Fire Extinguishers	206.80	75.00	131.80
Janitorial	844.01		(
Pest Control	3,320.00	2,490.00	830.00
Total Building Expenses	12,397.10	5,565.00	6,832.10
Grounds Expenses			
Irrigation Maintenance	1,436.87	2,000.00	-563.13
Lawn Maintenance	38,715.00	37,800.00	915.00
Other Grounds Maintenance	2,135.00	2,500.00	-365.00
Pest Control & Fertilization	6,000.00	6,000.00	
Tree Maintenance	7,575.00	16,000.00	0.00
			-8,425.00
Total Grounds Expenses	55,861.87	64,300.00	-8,438.13
Pool Expenses	0.046.53		
Furniture Repair & Replacement	3,316.56		
Pool Maintenance	4,555.00	3,960.00	595.00
Pool Permit	100.35	100.00	0.35
Pool Repairs	1,585.00	1,500.00	85.00
Total Pool Expenses	9,556.91	5,560.00	3,996.91
Reserve Maintenance			
Clubhouse	1,540.00		
Painting	13,500.00		
Total Reserve Maintenance	15,040.00		
Transfer Reserves	35,398.80	20 000 77	F 500 00
Utilities	33,330.00	29,889.77	5,509.03
Electric	13,713.32	13 000 00	710.00
Water	3,171.03	13,000.00 2,100.00	713.32 1,071.03
Total Utilities	16,884.35	15,100.00	1,784.35
Total Expense	298,011.40	265,198.42	32,812.98
			The second section of the sect

2:04 PM 01/15/25 **Accrual Basis** 

## East Greens Condominium, Inc. Profit & Loss Budget vs. Actual January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
Net Ordinary Income	-3,549.64	-0.05	-3,549.59
Net Income	-3,549.64	-0.05	-3,549.59