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Accrual Basis

## East Greens Condominium, Inc.

## Balance Sheet

As of December 31, 2024

	Dec 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ACHIEVA - 13MO CD	77,915.21
ACHIEVA - 6MO (2) CD	50,000.00
ACHIEVA - 6MO CD	77,584.04
BB&T - OP3646	29,459.87
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
<b>TOTAL ASSETS</b>	<b>339,541.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Maintenance Fees	7,093.00
Total Other Current Liabilities	7,093.00
Total 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 Long Term Liabilities	305,010.81
<b>Total Liabilities</b>	<b>312,103.81</b>
Equity	
Fund Balance	30,987.66
Net Income	-3,549.64
Total Equity	27,438.02
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>339,541.83</b>

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Accrual Basis

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

	Jan - Dec 24	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
Income			
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		
<b>Total Income</b>	<b>294,461.76</b>	<b>265,198.37</b>	<b>29,263.39</b>
<b>Gross Profit</b>	<b>294,461.76</b>	<b>265,198.37</b>	<b>29,263.39</b>
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	14,092.50
Insurance Appraisal	375.00		
Legal	2,728.39	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
<b>Total Administrative Expenses</b>	<b>152,872.37</b>	<b>144,783.65</b>	<b>8,088.72</b>
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
<b>Total Building Expenses</b>	<b>12,397.10</b>	<b>5,565.00</b>	<b>6,832.10</b>
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	0.00
Tree Maintenance	7,575.00	16,000.00	-8,425.00
<b>Total Grounds Expenses</b>	<b>55,861.87</b>	<b>64,300.00</b>	<b>-8,438.13</b>
Pool Expenses			
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
<b>Total Pool Expenses</b>	<b>9,556.91</b>	<b>5,560.00</b>	<b>3,996.91</b>
Reserve Maintenance			
Clubhouse	1,540.00		
Painting	13,500.00		
<b>Total Reserve Maintenance</b>	<b>15,040.00</b>		
Transfer Reserves	35,398.80	29,889.77	5,509.03
Utilities			
Electric	13,713.32	13,000.00	713.32
Water	3,171.03	2,100.00	1,071.03
<b>Total Utilities</b>	<b>16,884.35</b>	<b>15,100.00</b>	<b>1,784.35</b>
<b>Total Expense</b>	<b>298,011.40</b>	<b>265,198.42</b>	<b>32,812.98</b>

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Accrual Basis

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

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	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

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