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Accrual Basis

East Greens Condominium, Inc.
Balance Sheet
As of December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
BB&T - OP3646	30,707.79
BB&T - RES6858	191,811.47
CD-Capital Projects	20,095.25
CD-Reserve Fund	35,920.34
Total Checking/Savings	278,534.85
Accounts Receivable	
Accounts Receivables	4,053.55
Total Accounts Receivable	4,053.55
Total Current Assets	282,588.40
TOTAL ASSETS	282,588.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Maintenance Fees	8,778.85
Total Other Current Liabilities	8,778.85
Total Current Liabilities	8,778.85
Total Liabilities	8,778.85
Equity	
Fund Balance	68,357.29
Reserve	
Amenity Reserve	-0.02
Capital Project Reserve	12,161.97
Clubhouse	10,765.46
Drainage	9,337.95
Furniture/Fixtures	3,951.98
GR Project	44,776.76
Interest	87.02
Irrigation System	10,998.30
Lighting	5,886.05
Other Reserves	52,687.90
Painting	17,889.70
Paving	42,626.45
Pool Equipment	9,625.09
Pool/Spa	-7,262.36
Roof Replacement	14,408.88
Tree Trimming	790.18
Wells	19,095.75
Total Reserve	247,827.06
Net Income	-42,374.80
Total Equity	273,809.55
TOTAL LIABILITIES & EQUITY	282,588.40

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East Greens Condominium, Inc. **Profit & Loss Budget vs. Actual** **January through December 2019**

	Jan - Dec 19	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application Fee	310.00		
Interest Income	4.12		
Interest Reserve	87.02		
Operating Assessment	163,650.53	179,488.92	-15,838.39
Reserve Assessment	22,349.47	24,511.68	-2,162.21
Transfer From Reserves	21,750.00		
Total Income	208,151.14	204,000.60	4,150.54
Expense			
Administrative Expenses			
Background Check	375.00		
Bad Debt	0.00	5,000.00	-5,000.00
Bank	217.27	360.00	-142.73
Contingency	0.00	2,888.64	-2,888.64
Insurance	69,486.74	65,000.00	4,486.74
Insurance Appraisal	350.00		
Legal	3,211.00	5,000.00	-1,789.00
License & Fees	663.25	333.25	330.00
Management Fees	10,212.00	10,212.00	0.00
Office Expense	924.92	700.00	224.92
Tax Preparation	225.00	200.00	25.00
Total Administrative Expenses	85,665.18	89,693.89	-4,028.71
Building Expenses			
Annual A/C Check	232.00	70.00	162.00
Building Maintenance	2,448.04	3,000.00	-551.96
Fire Extinguishers	210.69	75.00	135.69
Janitorial	1,789.20		
Pest Control	2,490.00	1,000.00	1,490.00
Total Building Expenses	7,169.93	4,145.00	3,024.93
Grounds Expenses			
Electrical Maintenance	4,310.96		
Irrigation Maintenance	2,224.50	2,000.00	224.50
Landscaping	542.50		
Lawn Maintenance	36,800.00	38,000.00	-1,200.00
Mulch & Plantings	0.00	3,000.00	-3,000.00
Other Grounds Maintenance	7,729.50	2,500.00	5,229.50
Pest Control & Fertilization	6,000.00	7,000.00	-1,000.00
Tree Maintenance	12,965.00	10,000.00	2,965.00
Total Grounds Expenses	70,572.46	62,500.00	8,072.46
Hurricane Irma Expenses	18,955.00		
Pool Expenses			
Pool Maintenance	3,325.00	3,600.00	-275.00
Pool Permit	50.35	50.00	0.35
Pool Repairs	4,449.93	1,500.00	2,949.93
Total Pool Expenses	7,825.28	5,150.00	2,675.28
Reserve Maintenance			
Painting	21,750.00		
Total Reserve Maintenance	21,750.00		
Transfer Reserves	24,598.70	24,511.68	87.02

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East Greens Condominium, Inc.
Profit & Loss Budget vs. Actual
January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget
Utilities			
Electric	11,205.31	15,000.00	-3,794.69
Water	2,784.08	3,000.00	-215.92
Total Utilities	13,989.39	18,000.00	-4,010.61
Total Expense	250,525.94	204,000.57	46,525.37
Net Ordinary Income	-42,374.80	0.03	-42,374.83
Net Income	-42,374.80	0.03	-42,374.83