

Garden Court Townhouse Assoc.
Balance Sheet
As of September 30, 2024

Accrual Basis

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Reserve Deposits	
1108 · US Bank MM 2692	214,336.47
1182 · 1st Community CD	78,990.99
Total Reserve Deposits	293,327.46
1101 · Old National Bank #6065	192,724.41
1109 · US Bank Checking 3354	1,902.97
1130 · Accrued Interest Receivable	147.69
Total Checking/Savings	488,102.53
Accounts Receivable	
1160 · Accounts Receivable	59,413.04
Total Accounts Receivable	59,413.04
Other Current Assets	
Prepaid Expenses	
1170 · Prepaid Property Insurance	813.43
1171 · Prepaid State Income Tax	434.00
1172 · Prepaid Federal Income Tax	849.00
Total Prepaid Expenses	2,096.43
Total Other Current Assets	2,096.43
Total Current Assets	549,612.00
Fixed Assets	
1405 · Project Improvement	1,353,265.80
1451 · Project Improve Depreciation	(477,730.00)
Total Fixed Assets	875,535.80
TOTAL ASSETS	1,425,147.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Prepaid Assessments	20,753.98

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Balance Sheet
As of September 30, 2024

Accrual Basis

	Sep 30, 24
1207 · Accrued Interest Expense	2,101.51
1208 · Clubhouse Security Deposits	1,545.00
Total Other Current Liabilities	24,400.49
Total Current Liabilities	24,400.49
Total Liabilities	24,400.49
Equity	
3000 · Homeowners Equity	988,878.43
30000 · Opening Balance Equity	94,812.87
3007 · Reserves	260,682.92
Net Income	56,373.09
Total Equity	1,400,747.31
TOTAL LIABILITIES & EQUITY	1,425,147.80

**Garden Court Townhouse Assoc.
Profit & Loss Budget Performance**

Accrual Basis

September 2024

	Sep 24	Budget	\$ Over Budget	Jan - Sep 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	26,160.00	26,160.33	(0.33)	235,440.00	235,442.97	(2.97)	313,924.00
4008 · Interest Income	0.27	47.92	(47.65)	2.47	431.28	(428.81)	575.00
4010 · Late Fees	1,040.00	650.00	390.00	9,240.00	5,850.00	3,390.00	7,800.00
4015 · Miscellaneous Income	100.00	0.00	100.00	550.00	0.00	550.00	0.00
4025 · Clubhouse Rental	0.00	66.67	(66.67)	100.00	600.03	(500.03)	800.00
Total Income	27,300.27	26,924.92	375.35	245,332.47	242,324.28	3,008.19	323,099.00
Expense							
Administrative Expenses							
5077 · Write-off	0.00	1,166.67	(1,166.67)	0.00	10,500.03	(10,500.03)	14,000.00
5080 · Management Fee	1,739.17	1,774.17	(35.00)	15,652.53	15,967.53	(315.00)	21,290.00
5081 · Audit & Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	450.00
5082 · Insurance	297.08	356.83	(59.75)	2,829.94	3,211.47	(381.53)	4,282.00
5084 · Legal - General	0.00	250.00	(250.00)	1,258.80	2,250.00	(991.20)	3,000.00
5085 · Legal-Collections	(654.78)	166.67	(821.45)	1,775.54	1,500.03	275.51	2,000.00
5086 · Recording Secretary	120.00	120.00	0.00	960.00	1,080.00	(120.00)	1,440.00
5095 · Postage & Supplies	204.38	89.92	114.46	1,246.69	809.28	437.41	1,079.00
5096 · Printing/Miscellaneous Admin	134.04	166.67	(32.63)	1,735.01	1,500.03	234.98	2,000.00
Total Administrative Expenses	1,839.89	4,090.93	(2,251.04)	25,458.51	36,818.37	(11,359.86)	49,541.00
Utilities							
5040 · Electricity - Street Lights	85.91	75.00	10.91	883.68	675.00	208.68	900.00
Total Utilities	85.91	75.00	10.91	883.68	675.00	208.68	900.00
Repair and Maintenance							
5064 · Concrete	1,275.00	0.00	1,275.00	1,275.00	8,000.00	(6,725.00)	8,000.00
5065 · Plumbing	0.00	85.00	(85.00)	0.00	765.00	(765.00)	1,020.00
5067 · Gutter Cleaning	0.00	0.00	0.00	605.00	0.00	605.00	2,000.00
5068 · General Repairs	416.00	3,464.83	(3,048.83)	19,285.15	31,183.47	(11,898.32)	41,578.00
5069 · Roof Repairs	0.00	1,166.67	(1,166.67)	6,500.00	10,500.03	(4,000.03)	14,000.00
Total Repair and Maintenance	1,691.00	4,716.50	(3,025.50)	27,665.15	50,448.50	(22,783.35)	66,598.00
Clubhouse and Pool							
5010 · Clubhouse Repairs	0.00	208.33	(208.33)	2,743.50	1,874.97	868.53	2,500.00
5011 · Clubhouse Janitorial	0.00	166.67	(166.67)	0.00	1,500.03	(1,500.03)	2,000.00
5012 · Clubhouse Supplies	0.00	66.67	(66.67)	88.35	600.03	(511.68)	800.00
5013 · Social Committee	0.00	83.33	(83.33)	448.63	749.97	(301.34)	1,000.00
5016 · Electricity - Pool/Clubhouse	129.41	166.67	(37.26)	1,095.74	1,500.03	(404.29)	2,000.00
5017 · Water/Sewer - Pool/Clubhouse	25.00	41.67	(16.67)	225.00	375.03	(150.03)	500.00
5018 · Gas - Pool/Clubhouse	150.24	375.00	(224.76)	2,238.86	3,375.00	(1,136.14)	4,500.00
5019 · Telephone - Pool/Clubhouse	250.36	230.00	20.36	2,251.99	2,070.00	181.99	2,760.00
Total Clubhouse and Pool	555.01	1,338.34	(783.33)	9,092.07	12,045.06	(2,952.99)	16,060.00
Grounds Maintenance							
5000 · Landscape Contract	0.00	5,975.00	(5,975.00)	34,305.00	41,825.00	(7,520.00)	47,800.00
5001 · Landscape Replacement	0.00	0.00	0.00	6,285.00	5,000.00	1,285.00	5,000.00
5002 · Trim Large Trees	0.00	0.00	0.00	1,595.00	2,000.00	(405.00)	10,000.00
5005 · Snow Removal	0.00	0.00	0.00	13,400.00	16,750.00	(3,350.00)	33,500.00
Total Grounds Maintenance	0.00	5,975.00	(5,975.00)	55,585.00	65,575.00	(9,990.00)	96,300.00

**Garden Court Townhouse Assoc.
Profit & Loss Budget Performance**

Accrual Basis

September 2024

	Sep 24	Budget	\$ Over Budget	Jan - Sep 24	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding 7000 · Reserve Funding	7,808.33	7,808.33	0.00	70,274.97	70,274.97	0.00	93,700.00
Total Reserve Funding	7,808.33	7,808.33	0.00	70,274.97	70,274.97	0.00	93,700.00
Total Expense	11,980.14	24,004.10	(12,023.96)	188,959.38	235,836.90	(46,877.52)	323,099.00
Net Income	15,320.13	2,920.82	12,399.31	56,373.09	6,487.38	49,885.71	0.00