

Las Vistas In Inverrary Condo Assoc Inc

Compiled Balance Sheet

January 31, 2025

ASSETS

Current Assets

101 TRUIST-2306	\$ 770.30
102 City National Bank-8765	57,247.26
103 TD Bank- 6 Mo Maint Sec	220,455.98
105 Truist 3927	(55,801.64)
108 TD BK-Payroll 7073	17,580.70
109 Truist 2023	30,280.62
110 Petty Cash	100.00
120 Accounts Receivable	174,017.73
121 Allowance for Bad Debts	(14,784.53)
160 Prepaid Expenses	14,298.37

Total Current Assets	444,164.79
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Fixed Assets

207 Supervisor's Apt	42,505.86
209 Furniture & Equipment	118,753.94
209 Computers	10,676.31

Total Fixed Assets	171,936.11
210 Accum Depreciation	(170,300.69)

Net Fixed Assets	1,635.42
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Reserve

271 Truist Reserve-5356	372,861.23
272 City National Bank-1744	200,000.00

Reserve	572,861.23
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Other Assets

Other Assets	0.00
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Total Assets	\$ 1,018,661.44
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January 31, 2025

LIABILITIES AND MEMBERS' EQUITY

Current Liabilities

303 Insurance Payable	\$	(221,553.13)
312 Year End Water Bill		20,453.56
324 Truist line of credit		97,010.41
325 SunTrust Credit Card		(4,051.48)
339 Federal Income Tax Withh	54,226.75	
340 Social Security	84,405.88	
341 Medicare Withheld	19,745.18	
342 Federal Tax Deposits	(159,462.12)	

Net	(1,084.31)
344 Unemployment Tax Payable	1,601.60

Total Current Liabilities	(107,623.35)
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Reserve Funds

401 Pooled Reserve Fund	(1,446,948.43)
DO NOT USE	(2,622.01)
403 Truist Loan	(52,974.24)
455 Reserve Funds	(2,940.00)

Total Reserves	(1,505,484.68)
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Other Liabilities

458 6 Mo Maint Security	315,592.04
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Total Other Liabilities	315,592.04
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Total Liabilities	(1,297,515.99)
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Equity

460 Operating Fund Balance	2,108,248.58
490 Suspense	50,504.87
499 2023 Advance Maintenance	6,024.86
Net Income	151,399.12

Total Equity	2,316,177.43
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Total Liabilities & Equity	\$ 1,018,661.44
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Las Vistas In Inverrary Condo Assoc Inc
Compiled Income Statement: Budget Variance
For the One Month Ending January 31, 2025

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
Revenues						
501 Maintenance Fees	\$ 356,248.00	0.00	356,248	\$ 356,248.00	0.00	356,248
502 Application Fees	150.00	0.00	150	150.00	0.00	150
511 Late Fee	250.00	0.00	250	250.00	0.00	250
527 Miscellaneous Income	(11,602.12)	0.00	(11,602)	(11,602.12)	0.00	(11,602)
Total Revenues	345,045.88	0.00	345,046	345,045.88	0.00	345,046
Pass-Thru Income						
Total Pass-Thrus	0.00	0.00	0	0.00	0.00	0
Total Income	345,045.88	0.00	345,046	345,045.88	0.00	345,046
General Expenses						
606	291.68	0.00	292	291.68	0.00	292
607 Elevator Svc & Monitoring	12,708.07	0.00	12,708	12,708.07	0.00	12,708
610 Electric Utilities	5,975.72	0.00	5,976	5,975.72	0.00	5,976
611 Fire Alarm Maint & Monit	8,042.80	0.00	8,043	8,042.80	0.00	8,043
615 Health Insurance	(59.90)	0.00	(60)	(59.90)	0.00	(60)
618 Club House Improvements	1,229.00	0.00	1,229	1,229.00	0.00	1,229
629 Payroll Taxes	176.07	0.00	176	176.07	0.00	176
633 Salary- Maintenance	11,445.70	0.00	11,446	11,445.70	0.00	11,446
634 Salary- Supervisor	6,618.00	0.00	6,618	6,618.00	0.00	6,618
636 Salary- Janitorial	10,014.89	0.00	10,015	10,014.89	0.00	10,015
645 Water & Trash	40,946.06	0.00	40,946	40,946.06	0.00	40,946
650 Property Mgr	5,355.00	0.00	5,355	5,355.00	0.00	5,355
651 Admin Assist	2,012.50	0.00	2,013	2,012.50	0.00	2,013
652 Consultants	6,033.60	0.00	6,034	6,033.60	0.00	6,034
Total G & A Expenses	110,789.19	0.00	110,789	110,789.19	0.00	110,789
Office Expense						
659 Office Supplies & Expenses	455.54	0.00	456	455.54	0.00	456
671 Bookkeeper's Salary	5,118.00	0.00	5,118	5,118.00	0.00	5,118
675 Telephone & Internet	1,892.49	0.00	1,892	1,892.49	0.00	1,892
Total Office Expense	7,466.03	0.00	7,466	7,466.03	0.00	7,466
Las Vistas Apt K102						

YTD Includes 1,647.484 Special Assessment

Las Vistas In Inverrary Condo Assoc Inc
Compiled Income Statement: Budget Variance
For the One Month Ending January 31, 2025

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
Income(Loss)before Other Items	151,399.12	0.00	151,399	151,399.12	0.00	151,399
Other- Income(Expenses)						
Other Income/(Expenses)	0.00	0.00	0	0.00	0.00	0
Net Income(Loss)	\$ 151,399.12	\$ 0.00	151,399	\$ 151,399.12	0.00	151,399

YTD Includes 1,647,484 Special Assessment