

Las Vistas In Inverrary Condo Assoc Inc

Compiled Balance Sheet

August 31, 2023

ASSETS

Current Assets

103 TD Bank- 6 Mo Maint Sec	\$ 374,186.04
105 Truist 3927	90,976.56
108 TD BK-Payroll 7073	18,123.18
110 Petty Cash	100.00
120 Accounts Receivable	208,637.98
121 Allowance for Bad Debts	(63,375.00)
128 Due from Reserve Fund	138,282.74
160 Prepaid Expenses	753,251.80

Total Current Assets	1,520,183.30
----------------------	--------------

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
------------------	----------

Reserve

271 Truist Reserve-5356	63,576.05
277 Reserve Bank Fraud	9,000.00

Reserve	72,576.05
---------	-----------

Other Assets

Other Assets	0.00
--------------	------

Total Assets	\$ 1,594,394.77
--------------	-----------------

Las Vistas In Inverrary Condo Assoc Inc

Compiled Balance Sheet

August 31, 2023

LIABILITIES AND MEMBERS' EQUITY

Current Liabilities

301 Accounts Payable	\$	2,797.91
303 Insurance Payable		200,710.82
312 Year End Water Bill		20,453.56
324 Truist line of credit		198,214.89
325 SunTrust Credit Card		(2,908.84)
339 Federal Income Tax Withh	17,547.37	
340 Social Security	27,024.99	
341 Medicare Withheld	6,338.46	
342 Federal Tax Deposits	(50,524.71)	

Net	386.11
344 Unemployment Tax Payable	692.98
354 Unearned Maint. Fee	16,483.45

Total Current Liabilities	436,830.88
---------------------------	------------

Reserve Funds

401 Pooled Reserve Fund	(459,407.70)
DO NOT USE	(4,137.46)
403 Truist Loan	(4,391.00)
404 Reserve Owes Operating	134,161.74

Total Reserves	(333,774.42)
----------------	--------------

Other Liabilities

458 6 Mo Maint Security	374,186.04
-------------------------	------------

Total Other Liabilities	374,186.04
-------------------------	------------

Total Liabilities	477,242.50
-------------------	------------

Equity

460 Operating Fund Balance	446,808.97
490 Suspense	15,082.15
Net Income	655,261.15

Total Equity	1,117,152.27
--------------	--------------

Total Liabilities & Equity	\$ 1,594,394.77
----------------------------	-----------------

Las Vistas In Inverrary Condo Assoc Inc
Compiled Income Statement: Budget Variance
For the Eight Months Ending August 31, 2023

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
Revenues						
501 Maintenance Fees	\$ 233,806.00	\$ 233,806.00	0	\$ 1,871,317.00	1,870,448.00	869
502 Application Fees	275.00	833.33	(558)	6,550.00	6,666.64	(117)
510 Late Interest	714.81	0.00	715	714.81	0.00	715
511 Late Fee	825.00	83.33	742	8,300.00	666.64	7,633
512 Estoppel Fees	299.00	1,666.67	(1,368)	10,281.00	13,333.36	(3,052)
520 Ins Reimburse-damages	2,700.00	0.00	2,700	2,700.00	0.00	2,700
525 Interest Income- Truist	0.00	0.00	0	2.27	0.00	2
526 Cash Short/Over	0.00	0.00	0	(725.00)	0.00	(725)
527 Miscellaneous Income	497.59	1,250.00	(752)	5,446.80	10,000.00	(4,553)
Total Revenues	239,117.40	237,639.33	1,478	1,904,586.88	1,901,114.64	3,472
Pass-Thru Income						
598 Inverrary Assn Pass-Thru	3,017.00	3,017.00	0	24,136.00	24,136.00	0
599 Cable Pass-Thru	27,584.00	27,584.00	0	220,672.00	220,672.00	0
Total Pass-Thrus	30,601.00	30,601.00	0	244,808.00	244,808.00	0
Total Income	269,718.40	268,240.33	1,478	2,149,394.88	2,145,922.64	3,472
General Expenses						
601 Accounting	0.00	916.67	(917)	11,905.00	7,333.36	4,572
603 Allocation for Bad Debt	0.00	3,333.33	(3,333)	0.00	26,666.64	(26,667)
604 Audit Expense	0.00	1,000.00	(1,000)	0.00	8,000.00	(8,000)
606 Cell Phones	271.17	0.00	271	1,133.70	0.00	1,134
607 Elevator Svc & Monitoring	1,357.95	1,250.00	108	65,373.55	10,000.00	55,374
609 Liabilities & Settlements	630.90	0.00	631	630.90	0.00	631
610 Electric Utilities	4,601.29	4,166.67	435	42,019.24	33,333.36	8,686
611 Fire Alarm Maint & Monit	0.00	2,000.00	(2,000)	1,813.65	16,000.00	(14,186)
615 Health Insurance	3,313.64	1,666.67	1,647	12,416.04	13,333.36	(917)
617 Insurance-Peril, Liab, WC	0.00	81,666.67	(81,667)	0.00	653,333.36	(653,333)
618 Club House Improvements	0.00	250.00	(250)	0.00	2,000.00	(2,000)
620 Inspection Fee	40.00	2,500.00	(2,460)	2,905.00	20,000.00	(17,095)
625 Legal Fees	20.00	3,333.33	(3,313)	24,021.53	26,666.64	(2,645)
626 Recording Fees	0.00	0.00	0	1,957.45	0.00	1,957
629 Payroll Taxes	1,981.64	2,333.33	(352)	17,412.11	18,666.64	(1,255)
630 Payroll Penalty	0.00	0.00	0	437.04	0.00	437
633 Salary- Maintenance	21,096.00	7,833.33	13,263	176,094.67	62,666.64	113,428
634 Salary- Supervisor	4,807.28	5,208.33	(401)	40,861.88	41,666.64	(805)
635 Security Guard Contract	4,179.42	2,666.67	1,513	35,497.28	21,333.36	14,164
636 Salary- Janitorial	0.00	8,000.00	(8,000)	640.00	64,000.00	(63,360)
640 Telephone Elev Alarm	0.00	1,000.00	(1,000)	4,646.32	8,000.00	(3,354)

YTD Includes 1,647,484 Special Assessment

Las Vistas In Inverrary Condo Assoc Inc
Compiled Income Statement: Budget Variance
For the Eight Months Ending August 31, 2023

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
642 Taxes and Licenses	0.00	625.00	(625)	500.00	5,000.00	(4,500)
645 Water & Trash	36,646.01	32,500.00	4,146	281,331.11	260,000.00	21,331
650 Property Mgmt Co	0.00	5,833.33	(5,833)	26,250.00	46,666.64	(20,417)
651 Office Manager	0.00	3,333.33	(3,333)	0.00	26,666.64	(26,667)
652 Consultants	5,250.00	3,000.00	2,250	18,652.50	24,000.00	(5,348)
Total G & A Expenses	84,195.30	174,416.66	(90,221)	766,498.97	1,395,333.28	(628,834)
Office Expense						
654 Admin Assistant	0.00	2,916.67	(2,917)	0.00	23,333.36	(23,333)
655 Copy Machine & Printing	281.26	375.00	(94)	2,624.42	3,000.00	(376)
656 Computers	0.00	0.00	0	149.90	0.00	150
659 Office Supplies & Expenses	432.09	1,500.00	(1,068)	4,548.13	12,000.00	(7,452)
667 Postage	0.00	458.33	(458)	1,527.08	3,666.68	(2,140)
671 Bookkeeper's Salary	0.00	3,000.00	(3,000)	950.00	24,000.00	(23,050)
675 Telephone & Internet	667.94	1,000.00	(332)	8,800.01	8,000.00	800
Total Office Expense	1,381.29	9,250.00	(7,869)	18,599.54	74,000.04	(55,401)
Las Vistas Apt K102						
701 Maintenance Fee	841.00	845.00	(4)	10,729.00	6,760.00	3,969
709 Real Estate Tax	0.00	266.67	(267)	2,568.37	2,133.36	435
Total Apt Expense	841.00	1,111.67	(271)	13,297.37	8,893.36	4,404
Rec Bldg Expenses						
753 Electric Utilities	0.00	1,041.67	(1,042)	0.00	8,333.36	(8,333)
783 Repairs & Maintenance	0.00	500.00	(500)	22,860.66	4,000.00	18,861
Total Rec Bldg Expense	0.00	1,541.67	(1,542)	22,860.66	12,333.36	10,527
Pool Expense						
809 Pool Service	1,240.00	2,000.00	(760)	26,529.00	16,000.00	10,529
813 Pool Repairs/maint/equip	0.00	1,000.00	(1,000)	260.00	8,000.00	(7,740)
Total Pool Expense	1,240.00	3,000.00	(1,760)	26,789.00	24,000.00	2,789
Repairs & Maintenance						
852 Drywall Repairs	0.00	2,083.33	(2,083)	5,750.00	16,666.64	(10,917)
853 Bldg Repairs- Non Roof	16,876.30	1,000.00	15,876	59,743.05	8,000.00	51,743

YTD Includes 1.647,484 Special Assessment

Las Vistas In Inverrary Condo Assoc Inc
Compiled Income Statement: Budget Variance
For the Eight Months Ending August 31, 2023

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
854 Elect- Maint/Repairs	9,549.95	1,250.00	8,300	56,198.78	10,000.00	46,199
855 Equipment	0.00	0.00	0	998.00	0.00	998
856 Alarm Repairs	0.00	416.67	(417)	223.68	3,333.36	(3,110)
857 Janitorial Supplies	0.00	625.00	(625)	0.00	5,000.00	(5,000)
858 Fence & Gate	0.00	1,500.00	(1,500)	7,885.90	12,000.00	(4,114)
859 Golf Carts	0.00	1,000.00	(1,000)	15,460.80	8,000.00	7,461
861 Plumbing Maint/Rep	0.00	25,000.00	(25,000)	34,198.97	200,000.00	(165,801)
863 Elevator Repairs	0.00	833.33	(833)	0.00	6,666.64	(6,667)
864 Maintenance Supplies	6,841.81	4,060.67	2,781	46,038.67	32,485.36	13,553
865 Roof Repair & Drains	0.00	416.67	(417)	64,880.00	3,333.36	61,547
866 Paving Repairs	0.00	333.33	(333)	0.00	2,666.64	(2,667)
867 Security Cameras & Lights	55.92	625.00	(569)	828.23	5,000.00	(4,172)
870 Pest Control	3,800.00	2,916.67	883	15,200.00	23,333.36	(8,133)
Total Repairs & Maintenance	37,123.98	42,060.67	(4,937)	307,406.08	336,485.36	(29,079)
Landscaping Expense						
901 Lawn/trim/palms/swales	9,600.00	3,750.00	5,850	38,400.00	30,000.00	8,400
902 Landscape Improvment	0.00	1,666.67	(1,667)	0.00	13,333.36	(13,333)
910 Tree Trimming & Cutting	0.00	1,000.00	(1,000)	2,870.00	8,000.00	(5,130)
950 Termite Treatment	0.00	0.00	0	(74.51)	0.00	(75)
Total Landscaping Exp	9,600.00	6,416.67	3,183	41,195.49	51,333.36	(10,138)
Operating Expenses	134,381.57	237,797.34	(103,416)	1,196,647.11	1,902,378.76	(705,732)
Other Expense						
996 LV Apts B101	0.00	83.33	(83)	0.00	666.64	(667)
Other Expense	0.00	83.33	(83)	0.00	666.64	(667)
Pass-Thru						
998 Inverrary Assn	2,801.50	3,017.00	(216)	25,213.50	24,136.00	1,078
999 Cable	31,036.91	27,342.67	3,694	246,158.67	218,741.36	27,417
Pass-Thru Expenses	33,838.41	30,359.67	3,479	271,372.17	242,877.36	28,495

YTD Includes 1,647,484 Special Assessment

Las Vistas In Inverrary Condo Assoc Inc
 Compiled Income Statement: Budget Variance
 For the Eight Months Ending August 31, 2023

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
Income(Loss)before Other Items	<u>101,498.42</u>	<u>(0.01)</u>	<u>101,498</u>	<u>681,375.60</u>	<u>(0.12)</u>	<u>681,376</u>
Other- Income(Expenses)						
Other Income/(Expenses)	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>
Net Income(Loss)	<u>\$ 101,498.42</u>	<u>\$ (0.01)</u>	<u>101,498</u>	<u>\$ 681,375.60</u>	<u>(0.12)</u>	<u>681,376</u>

YTD Includes 1,647,484 Special Assessment

Las Vistas In Inverrary Condo Assoc Inc**General Ledger**

For the Period From Aug 1, 2023 to Aug 31, 2023

Filter Criteria includes: 1) IDs: 271. Report order is by ID. Report is printed with Hide Period Subtotals on Multi-Period Report and in Detail Format.

Account I Account D	Date	Reference	Trans Description	Debit Amt	Credit Amt	Balance
271	8/1/23		Beginning Balance			75,230.05
271 Truist R	8/8/23	0526	ARITEWAY MULTIFAMILY SOLUTIONS		72,000.00	
	8/8/23	0527	MOTION ELEVATORS, INC		50,000.00	
	8/15/23	08152023	TRUIST BANK ASSOCIATION SERVIC	83,379.00		
	8/15/23	08152023	TRUIST BANK ASSOCIATION SERVIC	24,121.00		
	8/15/23	08142023	TRUIST BANK ASSOCIATION SERVIC - pymt for balance of special assessment for unit # J105	2,846.00		
			Change	110,346.00	122,000.00	-11,654.00
	8/31/23		Ending Balance			63,576.05

Las Vistas In Inverrary Condo Assoc Inc

Compiled Balance Sheet

August 31, 2023

ASSETS

Current Assets

103 TD Bank- 6 Mo Maint Sec	\$ 374,186.04
105 Truist 3927	90,976.56
108 TD BK-Payroll 7073	18,123.18
110 Petty Cash	100.00
120 Accounts Receivable	208,637.98
121 Allowance for Bad Debts	(63,375.00)
128 Due from Reserve Fund	138,282.74
160 Prepaid Expenses	753,251.80
Total Current Assets	1,520,183.30

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

Reserve

271 Truist Reserve-5356	63,576.05
277 Reserve Bank Fraud	9,000.00
Reserve	72,576.05

Other Assets

Other Assets	0.00
Total Assets	\$ 1,594,394.77

Las Vistas In Inverrary Condo Assoc Inc

Compiled Balance Sheet

August 31, 2023

LIABILITIES AND MEMBERS' EQUITY

Current Liabilities

301 Accounts Payable	\$	2,797.91
303 Insurance Payable		200,710.82
312 Year End Water Bill		20,453.56
324 Truist line of credit		198,214.89
325 SunTrust Credit Card		(2,908.84)
339 Federal Income Tax Withh	17,547.37	
340 Social Security	27,024.99	
341 Medicare Withheld	6,338.46	
342 Federal Tax Deposits	(50,524.71)	

Net	386.11
344 Unemployment Tax Payable	692.98
354 Unearned Maint. Fee	16,483.45

Total Current Liabilities	436,830.88
---------------------------	------------

Reserve Funds

401 Pooled Reserve Fund	(459,407.70)
DO NOT USE	(4,137.46)
403 Truist Loan	(4,391.00)
404 Reserve Owes Operating	134,161.74

Total Reserves	(333,774.42)
----------------	--------------

Other Liabilities

458 6 Mo Maint Security	374,186.04
-------------------------	------------

Total Other Liabilities	374,186.04
-------------------------	------------

Total Liabilities	477,242.50
-------------------	------------

Equity

460 Operating Fund Balance	446,808.97
490 Suspense	15,082.15
Net Income	655,261.15

Total Equity	1,117,152.27
--------------	--------------

Total Liabilities & Equity	\$ 1,594,394.77
----------------------------	-----------------

Las Vistas In Inverrary Condo Assoc Inc

General Ledger

For the Period From Aug 1, 2023 to Aug 31, 2023

Filter Criteria includes: 1) IDs: 401. Report order is by ID. Report is printed with Hide Period Subtotals on Multi-Period Report and in Detail Format.

Account I Account D	Date	Reference	Trans Description	Debit Amt	Credit Amt	Balance
401	8/1/23		Beginning Balance			420,786.70
401 Poole	8/8/23	0526	ARITEWAY MULTIFAMILY SOLUTIONS - payment for month of August 2023	72,000.00		
	8/8/23	0527	MOTION ELEVATORS, INC - for the month of August, 2023	50,000.00		
	8/31/23	MONTHLYTRA	MONTHLY RESERVE TRANSFER Change		83,379.00	
				122,000.00	83,379.00	38,621.00
	8/31/23		Ending Balance			459,407.70