

Las Vistas In Inverrary Condo Assoc Inc

Compiled Balance Sheet

November 30, 2024

ASSETS

Current Assets

101 TRUIST-2306	\$ 97,027.07
103 TD Bank- 6 Mo Maint Sec	267,960.04
105 Truist 3927	(55,801.64)
108 TD BK-Payroll 7073	27,419.19
109 Truist 2023	30,280.62
110 Petty Cash	100.00
120 Accounts Receivable	187,150.96
121 Allowance for Bad Debts	(14,809.53)
160 Prepaid Expenses	14,298.37
Total Current Assets	553,625.08

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	641,402.26
277 Reserve Bank Fraud	9,000.00
Reserve	650,402.26

Other Assets

Other Assets	0.00
Total Assets	\$ 1,205,662.76

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LIABILITIES AND MEMBERS' EQUITY

Current Liabilities

303 Insurance Payable	\$	6,570.53
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	49,727.75	
340 Social Security	78,967.74	
341 Medicare Withheld	18,473.30	
342 Federal Tax Deposits	(139,766.26)	
Net		7,402.53
344 Unemployment Tax Payable		1,413.37
Total Current Liabilities		128,798.92

Reserve Funds

401 Pooled Reserve Fund	(1,115,732.83)
DO NOT USE	(2,622.01)
403 Truist Loan	(52,974.24)
Total Reserves	(1,171,329.08)

Other Liabilities

458 6 Mo Maint Security	315,210.04
Total Other Liabilities	315,210.04
Total Liabilities	(727,320.12)

Equity

460 Operating Fund Balance	558,178.20
490 Suspense	49,953.06
499 2023 Advance Maintenance	6,024.86
Net Income	1,318,826.76
Total Equity	1,932,982.88
Total Liabilities & Equity	\$ 1,205,662.76

Las Vistas In Inverrary Condo Assoc Inc
Compiled Income Statement: Budget Variance
For the Eleven Months Ending November 30, 2024

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
Office Expense						
655 Copy Machine & Printing	0.00	375.00	(375)	5,469.32	4,125.00	1,344
659 Office Supplies & Expenses	610.87	1,250.00	(639)	8,093.36	13,750.00	(5,657)
667 Postage	0.00	500.00	(500)	1,744.34	5,500.00	(3,756)
671 Bookkeeper's Salary	3,952.00	4,283.33	(331)	47,424.00	47,116.63	307
675 Telephone & Internet	1,442.23	1,416.66	26	14,325.77	15,583.26	(1,257)
Total Office Expense	6,005.10	7,824.99	(1,820)	77,056.79	86,074.89	(9,018)
Las Vistas Apt K102						
701 Maintenance Fee	854.00	916.66	(63)	9,394.00	10,083.26	(689)
709 Real Estate Tax	0.00	300.00	(300)	3,020.25	3,300.00	(280)
Total Apt Expense	854.00	1,216.66	(363)	12,414.25	13,383.26	(969)
Rec Bldg Expenses						
783 Repairs & Maintenance	0.00	500.00	(500)	51,774.01	5,500.00	46,274
Total Rec Bldg Expense	0.00	500.00	(500)	51,774.01	5,500.00	46,274
Pool Expense						
809 Pool Service	2,200.00	2,000.00	200	30,000.00	22,000.00	8,000
813 Pool Repairs/maint/equip	0.00	1,000.00	(1,000)	4,500.00	11,000.00	(6,500)
Total Pool Expense	2,200.00	3,000.00	(800)	34,500.00	33,000.00	1,500
Repairs & Maintenance						
852 Drywall Repairs	0.00	2,500.00	(2,500)	15,750.00	27,500.00	(11,750)
853 Bldg Repairs- Non Roof	4,175.00	1,000.00	3,175	33,015.07	11,000.00	22,015
854 Elect- Maint/Repairs	0.00	6,666.66	(6,667)	83,708.85	73,333.26	10,376
855 Equipment	346.53	0.00	347	346.53	0.00	347
856 Alarm Repairs	0.00	166.66	(167)	11,092.38	1,833.26	9,259
857 Janitorial Supplies	2,305.85	0.00	2,306	2,357.17	0.00	2,357
858 Fence & Gate	2,076.56	1,833.33	243	49,567.83	20,166.63	29,401
859 Golf Carts	1,649.69	1,583.33	66	10,173.66	17,416.63	(7,243)
861 Plumbing Maint/Rep	13,220.00	16,666.66	(3,447)	126,091.80	183,333.26	(57,241)
863 Elevator Repairs	1,965.00	833.33	1,132	8,477.00	9,166.63	(690)
864 Maintenance Supplies	7,913.97	6,250.00	1,664	88,709.21	68,750.00	19,959
865 Roof Repair & Drains	0.00	1,666.66	(1,667)	0.00	18,333.26	(18,333)

YTD Includes 1,647,484 Special Assessment

Las Vistas In Inverrary Condo Assoc Inc
Compiled Income Statement: Budget Variance
For the Eleven Months Ending November 30, 2024

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
866 Paving Repairs	0.00	333.33	(333)	0.00	3,666.63	(3,667)
867 Security Cameras & Lights	55.91	625.00	(569)	503.27	6,875.00	(6,372)
870 Pest Control	3,800.00	2,250.00	1,550	24,300.00	24,750.00	(450)
Total Repairs & Maintenance	37,508.51	42,374.96	(4,866)	454,092.77	466,124.56	(12,032)
Landscaping Expense						
901 Lawn/trim/palms/swales	0.00	4,166.66	(4,167)	49,000.00	45,833.26	3,167
902 Landscape Improvment	0.00	833.33	(833)	314.54	9,166.63	(8,852)
910 Tree Trimming & Cutting	0.00	0.00	0	1,200.00	0.00	1,200
Total Landscaping Exp	0.00	4,999.99	(5,000)	50,514.54	54,999.89	(4,485)
Operating Expenses	126,075.17	220,539.86	(94,465)	2,414,976.09	2,425,938.46	(10,962)
Other Expense						
996 LV Apts B101	0.00	83.33	(83)	0.00	916.63	(917)
Other Expense	0.00	83.33	(83)	0.00	916.63	(917)
Pass-Thru						
998 Inverrary Assn	2,801.50	0.00	2,802	36,419.50	0.00	36,420
999 Cable	33,430.66	0.00	33,431	358,930.52	0.00	358,931
Pass-Thru Expenses	36,232.16	0.00	36,232	395,350.02	0.00	395,350
Income(Loss)before Other Items	193,804.67	148,191.63	45,613	1,224,101.48	1,630,107.93	(406,006)
Other- Income(Expenses)						
999.b Ins Reimburse- damages	0.00	0.00	0	94,984.78	0.00	94,985
Other Income/(Expenses)	0.00	0.00	0	94,984.78	0.00	94,985
Net Income(Loss)	\$ 193,804.67	\$ 148,191.63	45,613	\$ 1,319,086.26	1,630,107.93	(311,022)

YTD Includes 1,647,484 Special Assessment