

Glen Eden Homeowners' Association, Inc.

FUND BALANCE SHEET

As of: 12/31/2022

Assets

Account	Operating	Reserves	Total
Assets			
1101 Alliance - Operating	\$31,135.59	\$0.00	\$31,135.59
1110 First Horizon - Operating	\$13,209.57	\$0.00	\$13,209.57
1115 First Foundation - Operating MM	\$51,444.99	\$0.00	\$51,444.99
1120 First Horizon - Reserve	\$0.00	\$140,305.22	\$140,305.22
1125 LMCU - Reserve	\$0.00	\$31,327.83	\$31,327.83
1130 FFB - Reserve CD 12/30/22 .50%	\$0.00	\$80,544.27	\$80,544.27
1191 Alliance - Reserve	\$0.00	\$1,500.32	\$1,500.32
1310 Assessment Receivable	\$5,580.51	\$0.00	\$5,580.51
1340 Due from Operating	\$0.00	\$22,776.27	\$22,776.27
1510 Prepaid Insurance	\$13,291.52	\$0.00	\$13,291.52
1610 Utility Deposits	\$256.00	\$0.00	\$256.00
Assets Total	\$114,918.18	\$276,453.91	\$391,372.09
Total Assets:	\$114,918.18	\$276,453.91	\$391,372.09

Liabilities

Account	Operating	Reserves	Total
Liabilities			
3220 Accounts Payable	\$12,264.13	\$0.00	\$12,264.13
3230 Accrued Expense	\$200.00	\$0.00	\$200.00
3250 Assessments Paid in Advance	\$20,520.50	\$0.00	\$20,520.50
3320 Due to Reserve	\$22,776.27	\$0.00	\$22,776.27
Liabilities Total	\$55,760.90	\$0.00	\$55,760.90
Total Liabilities:	\$55,760.90	\$0.00	\$55,760.90

Equity

Account	Operating	Reserves	Total
Reserves			
5010 Pooled Reserve	\$0.00	\$179,110.01	\$179,110.01
5020 Paint Reserve	\$0.00	\$4,680.77	\$4,680.77
5025 Paint Reserve - Interior	\$0.00	\$2,472.04	\$2,472.04
5050 Pool/Spa Heaters	\$0.00	\$305.00	\$305.00
5052 Pool Furniture	\$0.00	\$6,834.92	\$6,834.92
5055 Pool Fence	\$0.00	\$5,119.68	\$5,119.68
5065 Clubhouse A/C	\$0.00	\$6,233.20	\$6,233.20
5110 Storm/Disease Damage	\$0.00	\$424.36	\$424.36
5115 Tree/ Shrub/Disease	\$0.00	\$5,401.56	\$5,401.56
5120 Irrigation System	\$0.00	\$1,455.00	\$1,455.00
5125 Pumps - Irrigation	\$0.00	\$3,338.84	\$3,338.84
5145 Guard Rails	\$0.00	\$7,227.03	\$7,227.03
5280 Capital Contribution	\$0.00	\$53,526.80	\$53,526.80

Account	Operating	Reserves	Total
5290 Unallocated Reserve Interest	\$0.00	\$324.70	\$324.70
Reserves Total	\$0.00	\$276,453.91	\$276,453.91
Members Equity			
5500 Members Equity/Retained Earnings	\$74,855.01	\$0.00	\$74,855.01
Members Equity Total	\$74,855.01	\$0.00	\$74,855.01
Current Year Net Income/(Loss)	\$2,468.66	(\$18,166.39)	(\$15,697.73)
Total Equity:	\$77,323.67	\$258,287.52	\$335,611.19
Total Liabilities & Equity	\$133,084.57	\$258,287.52	\$391,372.09

Glen Eden Homeowners' Association, Inc.

INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6110 Assessment Income	0.00	25,931.37	(25,931.37)	311,176.00	311,176.00	0.00	311,176.00
6115 Late Fees & Interest	0.00	0.00	0.00	990.00	0.00	990.00	0.00
6130 Operating Interest	15.92	0.00	15.92	89.58	0.00	89.58	0.00
6140 Reserve Interest	73.62	0.00	73.62	324.70	0.00	324.70	0.00
6150 Miscellaneous Income	20.00	0.00	20.00	1,342.00	0.00	1,342.00	0.00
6510 Reserve Assessment	0.00	2,425.00	(2,425.00)	29,100.00	29,100.00	0.00	29,100.00
6710 Transfer Application Fees Received	250.00	0.00	250.00	380.10	0.00	380.10	0.00
6750 Green Acres Credit	0.00	400.00	(400.00)	1,600.00	4,800.00	(3,200.00)	4,800.00
6930 Capital Contribution	0.00	0.00	0.00	4,500.00	0.00	4,500.00	0.00
Income Total	359.54	28,756.37	(28,396.83)	349,502.38	345,076.00	4,426.38	345,076.00
Total Income	359.54	28,756.37	(28,396.83)	349,502.38	345,076.00	4,426.38	345,076.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General Administration							
7115 Licenses & Permits	0.00	72.88	72.88	875.00	875.00	0.00	875.00
7120 Annual Corp Fee	0.00	5.13	5.13	122.51	62.00	(60.51)	62.00
7130 Insurance - Package	1,879.36	867.88	(1,011.48)	11,516.16	10,415.00	(1,101.16)	10,415.00
7131 Insurance - D&O	339.68	179.38	(160.30)	2,038.08	2,153.00	114.92	2,153.00
7132 Insurance - Flood	355.02	210.87	(144.15)	2,130.12	2,530.00	399.88	2,530.00
7140 RM Admin Fees	0.00	183.37	183.37	1,900.00	2,200.00	300.00	2,200.00
7145 Office Supplies & Postage	219.95	339.88	119.93	1,987.64	4,079.00	2,091.36	4,079.00
7160 Tax Prep	0.00	22.88	22.88	275.00	275.00	0.00	275.00
7165 Legal	0.00	166.63	166.63	1,160.00	2,000.00	840.00	2,000.00
7210 Management Services	4,050.00	1,500.00	(2,550.00)	18,150.00	18,000.00	(150.00)	18,000.00
7230 Social Committee	593.48	166.63	(426.85)	1,658.67	2,000.00	341.33	2,000.00
General Administration Total	7,437.49	3,715.53	(3,721.96)	41,813.18	44,589.00	2,775.82	44,589.00
Utilities							
8010 Electricity	3,263.25	1,974.13	(1,289.12)	26,234.16	23,690.00	(2,544.16)	23,690.00
8020 Telephone/Internet/Cable	(98.92)	366.63	465.55	3,527.38	4,400.00	872.62	4,400.00
8030 Trash/Recycle	388.70	250.00	(138.70)	4,365.45	3,000.00	(1,365.45)	3,000.00
8040 Water & Sewer	200.00	416.63	216.63	2,515.56	5,000.00	2,484.44	5,000.00
Utilities Total	3,753.03	3,007.39	(745.64)	36,642.55	36,090.00	(552.55)	36,090.00
Maintenance & Repairs							
8310 Resident Grounds Contract	(3,020.00)	10,670.00	13,690.00	128,040.00	128,040.00	0.00	128,040.00
8315 Common Area Grounds Contract	2,690.00	1,400.00	(1,290.00)	17,250.00	16,800.00	(450.00)	16,800.00
8320 Common Area Mtce	330.00	125.00	(205.00)	10,562.83	1,500.00	(9,062.83)	1,500.00
8325 Irrigation System Contract	370.00	350.00	(20.00)	2,590.00	4,200.00	1,610.00	4,200.00
8327 Irrigation System Mtce	225.00	216.63	(8.37)	2,960.29	2,600.00	(360.29)	2,600.00
8330 Plantings - Vendor Credit	0.00	400.00	400.00	1,200.00	4,800.00	3,600.00	4,800.00
8332 Plantings	0.00	208.37	208.37	4,645.00	2,500.00	(2,145.00)	2,500.00
8335 Mulch & Pine Straw	23,430.00	2,275.00	(21,155.00)	23,430.00	27,300.00	3,870.00	27,300.00
8340 Tree Trimming - Palms	1,430.00	583.37	(846.63)	7,000.00	7,000.00	0.00	7,000.00
8345 Tree Trimming - Hardwoods	3,400.00	283.37	(3,116.63)	3,400.00	3,400.00	0.00	3,400.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
8390 Lake Mtce Contract	900.00	310.00	(590.00)	3,600.00	3,720.00	120.00	3,720.00
8392 Lake Improvement	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
8395 Lake Fountain Repairs	412.00	125.00	(287.00)	799.00	1,500.00	701.00	1,500.00
8400 Wetlands Mtce	0.00	250.00	250.00	2,400.00	3,000.00	600.00	3,000.00
8410 Building Mtce Contract	2,842.05	349.88	(2,492.17)	6,084.05	4,199.00	(1,885.05)	4,199.00
8415 Building Mtce	565.29	250.00	(315.29)	4,339.11	3,000.00	(1,339.11)	3,000.00
8425 Guardhouse Repairs	0.00	72.50	72.50	0.00	870.00	870.00	870.00
8430 Cleaning Extras	0.00	41.63	41.63	20.31	500.00	479.69	500.00
8450 Building Pest Control	0.00	51.50	51.50	621.00	618.00	(3.00)	618.00
8460 Pool/Spa Mtce Contract	1,950.00	650.00	(1,300.00)	7,950.00	7,800.00	(150.00)	7,800.00
8465 Pool/spa Mtce & Supplies	1,114.13	133.37	(980.76)	2,771.40	1,600.00	(1,171.40)	1,600.00
8520 Ext. Cleaning/Power Washing	0.00	300.00	300.00	0.00	3,600.00	3,600.00	3,600.00
8627 Exercise Equipment Contract	150.00	50.00	(100.00)	600.00	600.00	0.00	600.00
8629 Exercise Equipment Repairs	0.00	16.63	16.63	0.00	200.00	200.00	200.00
8630 Security Gate & Database Mgmt	1,239.00	45.87	(1,193.13)	1,585.62	550.00	(1,035.62)	550.00
8635 Security Gate Repairs	0.00	125.00	125.00	1,354.68	1,500.00	145.32	1,500.00
8655 Holiday Decorations	0.00	241.63	241.63	1,450.00	2,900.00	1,450.00	2,900.00
Maintenance & Repairs Total	38,027.47	19,608.12	(18,419.35)	234,653.29	235,297.00	643.71	235,297.00
Reserve Fund Contribution							
9510 Reserve Fund Contribution	0.00	2,425.00	2,425.00	32,100.00	29,100.00	(3,000.00)	29,100.00
9512 Add'l Contribution - Capital	0.00	0.00	0.00	1,500.00	0.00	(1,500.00)	0.00
9515 Reserve Interest	73.62	0.00	(73.62)	324.70	0.00	(324.70)	0.00
Reserve Fund Contribution Total	73.62	2,425.00	2,351.38	33,924.70	29,100.00	(4,824.70)	29,100.00
Reserve Fund Expenses							
9640 Irrigation	0.00	0.00	0.00	2,841.39	0.00	(2,841.39)	0.00
9650 Pool Fence	0.00	0.00	0.00	2,380.00	0.00	(2,380.00)	0.00
9660 Storm/Disease Damage Res Exp	8,845.00	0.00	(8,845.00)	8,845.00	0.00	(8,845.00)	0.00
9675 Tree/Shrub/Disease	0.00	0.00	0.00	4,100.00	0.00	(4,100.00)	0.00
Reserve Fund Expenses Total	8,845.00	0.00	(8,845.00)	18,166.39	0.00	(18,166.39)	0.00
Total Expense	58,136.61	28,756.04	(29,380.57)	365,200.11	345,076.00	(20,124.11)	345,076.00
Net Income	(57,777.07)	0.33	(57,777.40)	(15,697.73)	0.00	(15,697.73)	0.00

Glen Eden Homeowners' Association, Inc.

Run Date: 02/20/2023

Run Time: 08:16 AM

RESERVE STATEMENT

Start: 01/01/2022 | End: 12/31/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
5010 Pooled Reserve	\$0.00	\$179,110.01	\$0.00	\$179,110.01
5020 Paint Reserve	\$0.00	\$4,680.77	\$0.00	\$4,680.77
5025 Paint Reserve - Interior	\$0.00	\$2,472.04	\$0.00	\$2,472.04
5050 Pool/Spa Heaters	\$0.00	\$305.00	\$0.00	\$305.00
5052 Pool Furniture	\$0.00	\$6,834.92	\$0.00	\$6,834.92
5055 Pool Fence	\$0.00	\$5,119.68	\$0.00	\$5,119.68
5065 Clubhouse A/C	\$0.00	\$6,233.20	\$0.00	\$6,233.20
5110 Storm/Disease Damage	\$0.00	\$9,269.36	\$8,845.00	\$424.36
5115 Tree/ Shrub/Disease	\$0.00	\$5,401.56	\$0.00	\$5,401.56
5120 Irrigation System	\$0.00	\$1,455.00	\$0.00	\$1,455.00
5125 Pumps - Irrigation	\$0.00	\$3,338.84	\$0.00	\$3,338.84
5145 Guard Rails	\$0.00	\$7,227.03	\$0.00	\$7,227.03
5280 Capital Contribution	\$0.00	\$53,526.80	\$0.00	\$53,526.80
5290 Unallocated Reserve	\$0.00	\$324.70	\$0.00	\$324.70
Interest				
	\$0.00	\$285,298.91	\$8,845.00	\$276,453.91