

Glen Eden Homeowners' Association, Inc.

FUND BALANCE SHEET

As of: 12/31/2023

Assets

Account	Operating	Reserves	Total
Assets			
1101 Alliance - Operating	\$50,729.02	\$0.00	\$50,729.02
1112 First Horizon Res CD 11/6/24 4.25%	\$0.00	\$125,000.00	\$125,000.00
1115 First Foundation - Operating	\$51,587.50	\$0.00	\$51,587.50
1120 First Horizon - Reserve	\$0.00	\$16,449.47	\$16,449.47
1125 LMCU - Res CD 2/23/24 4.410%	\$0.00	\$32,501.97	\$32,501.97
1127 LMU Res CD 3/3/24	\$0.00	\$84,415.52	\$84,415.52
1180 Alliance Res CD 7/8/24 5.25%	\$0.00	\$46,000.00	\$46,000.00
1191 Alliance - Reserve	\$0.00	\$964.41	\$964.41
1310 Assessment Receivable	\$19.97	\$0.00	\$19.97
1340 Due from Operating	\$0.00	\$31,146.86	\$31,146.86
1510 Prepaid Insurance	\$18,432.54	\$0.00	\$18,432.54
1610 Utility Deposits	\$256.00	\$0.00	\$256.00
Assets Total	\$121,025.03	\$336,478.23	\$457,503.26
Total Assets:	\$121,025.03	\$336,478.23	\$457,503.26

Liabilities

Account	Operating	Reserves	Total
Liabilities			
3230 Accrued Expense	\$4,326.84	\$0.00	\$4,326.84
3250 Assessments Paid in Advance	\$35,141.44	\$0.00	\$35,141.44
3320 Due to Reserve	\$31,146.86	\$0.00	\$31,146.86
Liabilities Total	\$70,615.14	\$0.00	\$70,615.14
Total Liabilities:	\$70,615.14	\$0.00	\$70,615.14

Equity

Account	Operating	Reserves	Total
Reserves			
5010 Pooled Reserve	\$0.00	\$211,784.87	\$211,784.87
5020 Paint Reserve	\$0.00	\$5,510.77	\$5,510.77
5025 Paint Reserve - Interior	\$0.00	\$2,736.04	\$2,736.04
5050 Pool/Spa Heaters	\$0.00	\$2,131.00	\$2,131.00
5052 Pool Furniture	\$0.00	\$7,279.92	\$7,279.92
5055 Pool Fence	\$0.00	\$5,869.68	\$5,869.68
5065 Clubhouse A/C	\$0.00	\$7,175.20	\$7,175.20
5110 Storm/Disease Damage	\$0.00	\$6,232.93	\$6,232.93
5115 Tree/ Shrub/Disease	\$0.00	\$7,001.56	\$7,001.56
5120 Irrigation System	\$0.00	\$2,214.00	\$2,214.00
5125 Pumps - Irrigation	\$0.00	\$3,338.84	\$3,338.84
5145 Guard Rails	\$0.00	\$7,616.03	\$7,616.03
5280 Capital Contribution	\$0.00	\$61,026.80	\$61,026.80

Account	Operating	Reserves	Total
5290 Unallocated Reserve Interest	\$0.00	\$6,560.59	\$6,560.59
Reserves Total	\$0.00	\$336,478.23	\$336,478.23
Members Equity			
5500 Members Equity/Retained Earnings	\$66,944.28	\$0.00	\$66,944.28
Members Equity Total	\$66,944.28	\$0.00	\$66,944.28
Current Year Net Income/(Loss)	(\$9,924.39)	(\$6,610.00)	(\$16,534.39)
Total Equity:	\$57,019.89	\$329,868.23	\$386,888.12
Total Liabilities & Equity	\$127,635.03	\$329,868.23	\$457,503.26

Glen Eden Homeowners' Association, Inc.

INCOME STATEMENT

Start: 12/01/2023 | End: 12/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6110 Assessment Income	(19,788.00)	26,416.38	(46,204.38)	316,996.00	316,997.00	(1.00)	316,997.00
6115 Late Fees & Interest	14.97	0.00	14.97	1,672.09	0.00	1,672.09	0.00
6122 Special Assessment	0.00	2,505.87	(2,505.87)	30,070.00	30,070.00	0.00	30,070.00
6130 Operating Interest	18.11	0.00	18.11	157.50	0.00	157.50	0.00
6140 Reserve Interest	1,440.89	0.00	1,440.89	6,235.89	0.00	6,235.89	0.00
6150 Miscellaneous Income	25.00	0.00	25.00	155.00	0.00	155.00	0.00
6510 Reserve Assessment	19,788.00	3,298.00	16,490.00	39,576.00	39,576.00	0.00	39,576.00
6710 Transfer Application Fees Received	150.00	0.00	150.00	1,854.90	0.00	1,854.90	0.00
6750 Green Acres Credit	0.00	400.00	(400.00)	0.00	4,800.00	(4,800.00)	4,800.00
6930 Capital Contribution	0.00	0.00	0.00	7,500.00	0.00	7,500.00	0.00
Income Total	1,648.97	32,620.25	(30,971.28)	404,217.38	391,443.00	12,774.38	391,443.00
Total Income	1,648.97	32,620.25	(30,971.28)	404,217.38	391,443.00	12,774.38	391,443.00

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	61.25	62.00	0.75	62.00
7130 Insurance - Package	2,079.40	1,352.50	(726.90)	15,935.15	16,230.00	294.85	16,230.00
7131 Insurance - D&O	(339.68)	183.37	523.05	1,019.04	2,200.00	1,180.96	2,200.00
7132 Insurance - Flood	230.33	222.50	(7.83)	2,341.40	2,670.00	328.60	2,670.00
7140 RM Admin Fees	1,330.00	338.50	(991.50)	1,705.00	4,062.00	2,357.00	4,062.00
7145 Office Supplies & Postage	(92.89)	183.37	276.26	3,561.07	2,200.00	(1,361.07)	2,200.00
7160 Tax Prep	0.00	22.88	22.88	350.00	275.00	(75.00)	275.00
7165 Legal	40.00	125.00	85.00	1,877.50	1,500.00	(377.50)	1,500.00
7210 Management Services	1,350.00	1,416.63	66.63	16,200.00	17,000.00	800.00	17,000.00
7230 Social Committee	564.88	166.63	(398.25)	1,470.16	2,000.00	529.84	2,000.00
General Administration Total	5,162.04	4,089.39	(1,072.65)	45,395.57	49,074.00	3,678.43	49,074.00
Utilities							
8010 Electricity	4,925.96	1,974.13	(2,951.83)	28,955.83	23,690.00	(5,265.83)	23,690.00
8020 Telephone/Internet/Cable	315.83	291.63	(24.20)	5,502.85	3,500.00	(2,002.85)	3,500.00
8030 Trash/Recycle	0.00	250.00	250.00	3,998.03	3,000.00	(998.03)	3,000.00
8040 Water & Sewer	1,056.44	333.37	(723.07)	4,965.08	4,000.00	(965.08)	4,000.00
Utilities Total	6,298.23	2,849.13	(3,449.10)	43,421.79	34,190.00	(9,231.79)	34,190.00
Maintenance & Repairs							
8310 Resident Grounds Contract	31,377.50	10,670.00	(20,707.50)	128,235.00	128,040.00	(195.00)	128,040.00
8315 Common Area Grounds Contract	(32,340.00)	1,400.00	33,740.00	16,800.00	16,800.00	0.00	16,800.00
8320 Common Area Mtce	1,012.50	125.00	(887.50)	3,637.50	1,500.00	(2,137.50)	1,500.00
8325 Irrigation System Contract	(275.00)	350.00	625.00	4,440.00	4,200.00	(240.00)	4,200.00
8327 Irrigation System Mtce	(105.00)	216.63	321.63	3,602.50	2,600.00	(1,002.50)	2,600.00
8330 Plantings - Vendor Credit	0.00	400.00	400.00	0.00	4,800.00	4,800.00	4,800.00
8332 Plantings	1,075.00	291.63	(783.37)	4,386.00	3,500.00	(886.00)	3,500.00
8335 Mulch & Pine Straw	0.00	2,125.00	2,125.00	25,638.00	25,500.00	(138.00)	25,500.00
8340 Tree Trimming - Palms	0.00	583.37	583.37	7,411.42	7,000.00	(411.42)	7,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
8345 Tree Trimming - Hardwoods	0.00	541.63	541.63	7,062.05	6,500.00	(562.05)	6,500.00
8390 Lake Mtce Contract	900.00	341.00	(559.00)	3,600.00	4,092.00	492.00	4,092.00
8392 Lake Improvement	0.00	41.63	41.63	0.00	500.00	500.00	500.00
8395 Lake Fountain Repairs	408.93	125.00	(283.93)	1,089.33	1,500.00	410.67	1,500.00
8400 Wetlands Mtce	(600.00)	141.63	741.63	1,775.00	1,700.00	(75.00)	1,700.00
8410 Building Mtce Contract	944.00	383.37	(560.63)	6,512.02	4,600.00	(1,912.02)	4,600.00
8415 Building Mtce	497.27	250.00	(247.27)	3,904.87	3,000.00	(904.87)	3,000.00
8425 Guardhouse Repairs	0.00	71.87	71.87	0.00	862.00	862.00	862.00
8430 Cleaning Extras	0.00	41.63	41.63	0.00	500.00	500.00	500.00
8450 Building Pest Control	106.00	54.50	(51.50)	636.00	654.00	18.00	654.00
8460 Pool/Spa Mtce Contract	277.55	575.00	297.45	6,900.00	6,900.00	0.00	6,900.00
8465 Pool/spa Mtce & Supplies	3,993.85	208.37	(3,785.48)	7,840.86	2,500.00	(5,340.86)	2,500.00
8520 Ext. Cleaning/Power Washing	6,250.00	325.00	(5,925.00)	10,150.00	3,900.00	(6,250.00)	3,900.00
8627 Exercise Equipment Contract	165.00	50.00	(115.00)	660.00	600.00	(60.00)	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	0.00	108.37	108.37	1,906.48	1,300.00	(606.48)	1,300.00
8635 Security Gate Repairs	1,051.81	125.00	(926.81)	1,249.76	1,500.00	250.24	1,500.00
8655 Holiday Decorations	1,842.50	315.38	(1,527.12)	5,135.00	3,785.00	(1,350.00)	3,785.00
Maintenance & Repairs Total	16,581.91	19,877.64	3,295.73	252,571.79	238,533.00	(14,038.79)	238,533.00
Special Assessments							
9022 2023 S/A Hurricane	0.00	2,505.87	2,505.87	6,118.30	30,070.00	23,951.70	30,070.00
Special Assessments Total	0.00	2,505.87	2,505.87	6,118.30	30,070.00	23,951.70	30,070.00
Reserve Fund Contribution							
9510 Reserve Fund Contribution	0.00	3,298.00	3,298.00	39,576.00	39,576.00	0.00	39,576.00
9511 Add'l Reserve Contribution S/A	0.00	0.00	0.00	13,322.43	0.00	(13,322.43)	0.00
9512 Add'l Contribution - Capital	0.00	0.00	0.00	7,500.00	0.00	(7,500.00)	0.00
9515 Reserve Interest	1,440.89	0.00	(1,440.89)	6,235.89	0.00	(6,235.89)	0.00
Reserve Fund Contribution Total	1,440.89	3,298.00	1,857.11	66,634.32	39,576.00	(27,058.32)	39,576.00
Reserve Fund Expenses							
9660 Storm/Disease Damage Res Exp	0.00	0.00	0.00	6,610.00	0.00	(6,610.00)	0.00
Reserve Fund Expenses Total	0.00	0.00	0.00	6,610.00	0.00	(6,610.00)	0.00
Total Expense	29,483.07	32,620.03	3,136.96	420,751.77	391,443.00	(29,308.77)	391,443.00
Net Income	(27,834.10)	0.22	(27,834.32)	(16,534.39)	0.00	(16,534.39)	0.00

Glen Eden Homeowners' Association, Inc.

RESERVE STATEMENT

Start: 12/01/2023 | End: 12/31/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
5010 Pooled Reserve	\$211,784.87	\$0.00	\$0.00	\$211,784.87
5020 Paint Reserve	\$5,510.77	\$0.00	\$0.00	\$5,510.77
5025 Paint Reserve - Interior	\$2,736.04	\$0.00	\$0.00	\$2,736.04
5050 Pool/Spa Heaters	\$2,131.00	\$0.00	\$0.00	\$2,131.00
5052 Pool Furniture	\$7,279.92	\$0.00	\$0.00	\$7,279.92
5055 Pool Fence	\$5,869.68	\$0.00	\$0.00	\$5,869.68
5065 Clubhouse A/C	\$7,175.20	\$0.00	\$0.00	\$7,175.20
5110 Storm/Disease Damage	\$6,232.93	\$0.00	\$0.00	\$6,232.93
5115 Tree/ Shrub/Disease	\$7,001.56	\$0.00	\$0.00	\$7,001.56
5120 Irrigation System	\$2,214.00	\$0.00	\$0.00	\$2,214.00
5125 Pumps - Irrigation	\$3,338.84	\$0.00	\$0.00	\$3,338.84
5145 Guard Rails	\$7,616.03	\$0.00	\$0.00	\$7,616.03
5280 Capital Contribution	\$61,026.80	\$0.00	\$0.00	\$61,026.80
5290 Unallocated Reserve	\$5,119.70	\$1,440.89	\$0.00	\$6,560.59
Interest				
	\$335,037.34	\$1,440.89	\$0.00	\$336,478.23