

Birchwood I & II Association

Run Date: 02/14/2025

Run Time: 04:41 PM

FUND BALANCE SHEET

Consolidated

As of: 01/31/2025

Assets

Account	Operating	Reserves	Total
01000 Synovus Operating	\$22,047.54		\$22,047.54
01010 Synovus Reserve		\$46,673.98	\$46,673.98
01015 Synovus CD (5850) 2/16/25 4.39%		\$100,000.00	\$100,000.00
01200 Assessments Receivable	\$1,146.15		\$1,146.15
01250 A/R S/A 2024 Operating Shortfall	\$1,004.56		\$1,004.56
01500 Prepaid Insurance	\$20,509.39		\$20,509.39
01800 Security Deposit	\$600.00		\$600.00
Total Assets	\$45,307.64	\$146,673.98	\$191,981.62

Liabilities

Account	Operating	Reserves	Total
02000 Accounts Payable	\$1,333.90		\$1,333.90
02100 Prepaid Assessments	\$4,287.75		\$4,287.75
02200 Accrued Expense	\$1,748.19		\$1,748.19
02500 Painting Reserve		\$45,741.58	\$45,741.58
02509 Pavement Sealing		\$49.25	\$49.25
02510 Paving Reserve		\$18,431.69	\$18,431.69
02519 Pool Equipment		\$15.00	\$15.00
02520 Pool Reserve		\$25,066.78	\$25,066.78
02530 Roof Reserve		\$11,254.87	\$11,254.87
02540 Septic And Sewer Reserve		\$46,099.23	\$46,099.23
02600 Reserve Interest		\$15.58	\$15.58
Total Liabilities	\$7,369.84	\$146,673.98	\$154,043.82

Equity

Account	Operating	Reserves	Total
03100 Retained Earnings	\$34,970.13		\$34,970.13
Current Year Net Income/(Loss)	\$2,967.67	\$0.00	\$2,967.67
Total Equity	\$37,937.80	\$0.00	\$37,937.80
Total Liabilities & Equity	\$45,307.64	\$146,673.98	\$191,981.62

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INCOME STATEMENT

Start: 01/01/2025 | End: 01/31/2025

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
04000 Maintenance Fee Revenue	15,520.00	15,503.00	17.00	15,520.00	15,503.00	17.00	186,036.00
04200 Reserve Interest	15.58	0.00	15.58	15.58	0.00	15.58	0.00
04250 Late Fee/Owner Interest	124.77	0.00	124.77	124.77	0.00	124.77	0.00
04300 Miscellaneous Income	250.00	0.00	250.00	250.00	0.00	250.00	0.00
Income Total	15,910.35	15,503.00	407.35	15,910.35	15,503.00	407.35	186,036.00
Total Income	15,910.35	15,503.00	407.35	15,910.35	15,503.00	407.35	186,036.00

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Expense							
05000 Management Fees	705.58	705.58	0.00	705.58	705.58	0.00	8,467.00
05020 Licenses and Fees	0.00	10.67	10.67	0.00	10.67	10.67	128.00
05030 Office Supplies and Postage	84.32	41.67	(42.65)	84.32	41.67	(42.65)	500.00
05050 Legal Fees	250.00	83.33	(166.67)	250.00	83.33	(166.67)	1,000.00
05080 Corporate Annual Fee	61.25	5.17	(56.08)	61.25	5.17	(56.08)	62.00
05090 Tax Prep	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
05100 Building Maintenance	0.00	875.00	875.00	0.00	875.00	875.00	10,500.00
05121 Dryer Vents	0.00	133.33	133.33	0.00	133.33	133.33	1,600.00
05140 Building Pest Control	321.00	264.33	(56.67)	321.00	264.33	(56.67)	3,172.00
05180 Septic Maintenance	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
05190 Miscellaneous Expense	0.00	503.33	503.33	0.00	503.33	503.33	6,040.00
05220 Lawn Maintenance Contract	800.00	850.00	50.00	800.00	850.00	50.00	10,200.00
05221 Lawn Repairs/Maintenance	0.00	333.33	333.33	0.00	333.33	333.33	4,000.00
05300 Pool Service Contract	223.02	225.17	2.15	223.02	225.17	2.15	2,702.00
05310 Pool Repairs and Supplies	2,029.27	75.00	(1,954.27)	2,029.27	75.00	(1,954.27)	900.00
05311 Website	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
05410 Flood Insurance	2,565.17	3,026.92	461.75	2,565.17	3,026.92	461.75	36,323.00
05420 Property/Liability Insurance	2,960.84	4,578.67	1,617.83	2,960.84	4,578.67	1,617.83	54,944.00
05610 Electric	191.65	242.08	50.43	191.65	242.08	50.43	2,905.00
05620 Water/Sewer	60.58	41.67	(18.91)	60.58	41.67	(18.91)	500.00
05800 Reserves	2,674.42	2,674.42	0.00	2,674.42	2,674.42	0.00	32,093.00
05810 Reserve Interest	15.58	0.00	(15.58)	15.58	0.00	(15.58)	0.00
Expense Total	12,942.68	15,503.00	2,560.32	12,942.68	15,503.00	2,560.32	186,036.00
Total Expense	12,942.68	15,503.00	2,560.32	12,942.68	15,503.00	2,560.32	186,036.00
Net Income	2,967.67	0.00	2,967.67	2,967.67	0.00	2,967.67	0.00