

B. T. HOMEOWNER'S ASSOCIATION, INC.

Balance Sheet For 12/31/2023

Cash - Operating		
1001 - SouthState Operating - 6501	\$9,116.19	
1015 - South State Betterments 9437	\$2,793.54	
Total Cash - Operating		\$11,909.73
Cash - Reserves		
1100 - South State Reserve 5078	\$74,885.49	
Total Cash - Reserves		\$74,885.49
Accounts Receivable		
1500 - AR Assessments	\$1,190.38	
Total Accounts Receivable		\$1,190.38
Prepaid Insurance & Expenses		
1701 - Prepaid Insurance	\$7,526.44	
Total Prepaid Insurance & Expenses		\$7,526.44
	Total Assets	\$95,512.04
Accounts Payable		
2000 - Accounts Payable	\$4,744.85	
Total Accounts Payable		\$4,744.85
Prepaid Assessments		
2100 - Prepaid Owners Assessment	\$3,960.00	
Total Prepaid Assessments		\$3,960.00
Accrued Expenses		
2400 - Accrued Expenses	\$2,221.01	
Total Accrued Expenses		\$2,221.01
Reserves		
3000 - Reserves-Opening Balance 1/1	\$92,178.23	
3002 - Reserves-Current Year Expenditure	(\$17,788.36)	
3003 - Reserves-Current Year Interest	\$495.62	
Total Reserves		\$74,885.49
Equity & Fund Balances		
3998 - Fund Balance Operating	\$13,130.93	
3998-1 - Net Income	(\$3,430.24)	
Total Equity & Fund Balances		\$9,700.69
	Total Liabilities / Equity	\$95,512.04

B. T. HOMEOWNER'S ASSOCIATION, INC.

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	11,733.34	11,733.37	(.03)	140,734.18	140,800.00	(65.82)	140,800.00
4003 - Owner Late Fee Income	-	-	-	350.00	-	350.00	-
4004 - Owner Interest Income	16.50	-	16.50	261.91	-	261.91	-
4012 - Operating Interest Earned	1.44	-	1.44	18.04	-	18.04	-
4999-1 - Reserve Portion of Assessments	-	-	-	(18,500.00)	(18,500.00)	-	(18,500.00)
Total Operating Income	11,751.28	11,733.37	17.91	122,864.13	122,300.00	564.13	122,300.00
Operating Expense							
Administrative Expenses							
5000 - Management Fee	750.00	750.00	-	9,000.00	9,000.00	-	9,000.00
5001 - Office Expense	146.00	41.63	(104.37)	1,005.27	500.00	(505.27)	500.00
5006 - Tax Preparation	-	25.00	25.00	315.00	300.00	(15.00)	300.00
5007 - Professional Fees	-	145.87	145.87	320.00	1,750.00	1,430.00	1,750.00
5010 - Insurance	940.78	733.37	(207.41)	10,300.24	8,800.00	(1,500.24)	8,800.00
5035 - Legal	-	250.00	250.00	1,522.24	3,000.00	1,477.76	3,000.00
5041 - Corporate Annual Fee	-	5.38	5.38	61.25	65.00	3.75	65.00
5060 - Social Committee	-	62.50	62.50	-	750.00	750.00	750.00
Total Administrative Expenses	1,836.78	2,013.75	176.97	22,524.00	24,165.00	1,641.00	24,165.00
Landscaping & Grounds							
6000 - Lawn Mowing & Shrub Trimming	3,167.50	3,167.50	-	33,062.50	38,010.00	4,947.50	38,010.00
6002 - Landscape Replacement	-	291.63	291.63	-	3,500.00	3,500.00	3,500.00
6011 - Preserve Mgmt Plan & Monitor	-	152.88	152.88	1,800.00	1,835.00	35.00	1,835.00
6015 - Mulching	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
6018 - Irrigation Repairs	1,082.87	250.00	(832.87)	13,106.68	3,000.00	(10,106.68)	3,000.00
6020 - Irrigation Wet Check	250.00	250.00	-	2,750.00	3,000.00	250.00	3,000.00
6021 - Tree Trimming	-	350.00	350.00	8,160.00	4,200.00	(3,960.00)	4,200.00
6030 - Betterments	-	8.37	8.37	-	100.00	100.00	100.00
6045 - Pest Control (Clubhouse)	63.90	33.37	(30.53)	383.40	400.00	16.60	400.00
Total Landscaping & Grounds	4,564.27	4,670.38	106.11	59,262.58	56,045.00	(3,217.58)	56,045.00
Pool Expenses							
6198 - Pool - Repairs	34.58	83.37	48.79	(4,071.54)	1,000.00	5,071.54	1,000.00
6199 - Pool Service Contract	420.00	383.37	(36.63)	5,040.00	4,600.00	(440.00)	4,600.00
Total Pool Expenses	454.58	466.74	12.16	968.46	5,600.00	4,631.54	5,600.00
Maintenance Expenses							
6201 - Security Gate	-	50.00	50.00	1,811.99	600.00	(1,211.99)	600.00
6300 - Repairs & Maintenance	89.95	83.37	(6.58)	2,473.33	1,000.88	(1,472.45)	1,000.88
6370 - Clubhouse Cleaning	-	42.50	42.50	320.00	510.00	190.00	510.00
6400 - Equipment Replacement	-	8.37	8.37	-	100.00	100.00	100.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6401 - Miscellaneous	-	8.37	8.37	-	100.00	100.00	100.00
Total Maintenance Expenses	89.95	192.61	102.66	4,605.32	2,310.88	(2,294.44)	2,310.88
Utilities							
7000 - Electricity	772.71	625.00	(147.71)	8,509.00	7,500.00	(1,009.00)	7,500.00
7001 - Water	110.55	66.63	(43.92)	1,047.26	800.00	(247.26)	800.00
7002 - Sewer	41.68	41.63	(.05)	504.14	500.00	(4.14)	500.00
7005 - Cable	2,221.01	2,114.89	(106.12)	28,873.61	25,379.12	(3,494.49)	25,379.12
Total Utilities	3,145.95	2,848.15	(297.80)	38,934.01	34,179.12	(4,754.89)	34,179.12
Total Operating Expense	10,091.53	10,191.63	100.10	126,294.37	122,300.00	(3,994.37)	122,300.00
Net Operating Income (Loss)	1,659.75	1,541.74	118.01	(3,430.24)	-	(3,430.24)	-

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Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4999 - Reserve Portion of Assessments Allocation	-	-	-	18,500.00	18,500.00	-	18,500.00
Total Reserve Income	-	-	-	18,500.00	18,500.00	-	18,500.00
Reserve Expense							
Reserve Funding							
8000 - Reserve Funding	-	-	-	18,500.00	18,500.00	-	18,500.00
Total Reserve Funding	-	-	-	18,500.00	18,500.00	-	18,500.00
Total Reserve Expense	-	-	-	18,500.00	18,500.00	-	18,500.00
Net Reserve Income (Loss)	-	-	-	-	-	-	-
Net Total	1,659.75	1,541.74	118.01	(3,430.24)	-	(3,430.24)	-