

Legends at Grove City

Balance Sheet For 7/31/2025

Operating Accounts		
BankUnited Operating	\$57,249.19	
Total Operating Accounts		\$57,249.19
Reserve Accounts		
BankUnited Reserves	\$98,769.73	
BankUnited Reserves - Limited Common	\$27,989.00	
Univest Bank & Trust CD 6 mo 4.25% 1.11.26	\$50,000.00	
Univest Bank & Trust CD 6 mo 4.25% 1.11.26 - Limited Common	\$50,000.00	
Total Reserve Accounts		\$226,758.73
Receivables		
Accounts Receivable	\$2,022.00	
Total Receivables		\$2,022.00
	Total Assets	\$286,029.92
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Liabilities		
Prepaid Owner Assessments	\$16,108.00	
Total Liabilities		\$16,108.00
Equity		
Retained Earnings	\$38,965.37	
Net Income	\$4,197.82	
Total Equity		\$43,163.19
Reserve Fund Equity		
Reserves - Common	\$145,239.55	
Reserves Limited Common	\$77,583.00	
Reserves Interest - Common	\$2,690.18	
Reserves Interest - Limited Common	\$406.00	
Reserves Capital Contribution - Common	\$840.00	
Total Reserve Fund Equity		\$226,758.73
	Total Liabilities / Equity	\$286,029.92

Legends at Grove City

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
60000 - Assessment Income	10,080.00	9,660.00	420.00	69,787.75	67,620.00	2,167.75	115,920.00
60060 - Condo Assessment Income	2,800.00	2,800.00	-	19,600.00	19,600.00	-	33,600.00
65100 - Operating Capital Contribution	280.00	-	280.00	280.00	-	280.00	-
Total Income	13,160.00	12,460.00	700.00	89,667.75	87,220.00	2,447.75	149,520.00
Total Income	13,160.00	12,460.00	700.00	89,667.75	87,220.00	2,447.75	149,520.00

Operating Expense

Fixed Expense

70000 - Management Fees	575.00	575.00	-	4,025.00	4,025.00	-	6,900.00
Total Fixed Expense	575.00	575.00	-	4,025.00	4,025.00	-	6,900.00

Variable Admin Expenses

75000 - Accounting and Legal Fees	419.17	500.00	80.83	3,262.42	3,500.00	237.58	6,000.00
75022 - Taxes - Federal Income Tax	-	-	-	2,118.00	-	(2,118.00)	-
75100 - Print/Postage/Supplies	26.45	67.00	40.55	240.69	465.00	224.31	800.00
75600 - Insurance	-	162.00	162.00	-	1,130.00	1,130.00	1,940.00
Total Variable Admin Expenses	445.62	729.00	283.38	5,621.11	5,095.00	(526.11)	8,740.00

Pool and Clubhouse

80000 - Pool Maintenance	1,052.89	1,312.00	259.11	2,177.94	3,936.00	1,758.06	6,560.00
81000 - Clubhouse Maintenance	272.50	250.00	(22.50)	1,675.16	1,750.00	74.84	3,000.00
81200 - Clubhouse Cleaning	-	117.00	117.00	612.00	815.00	203.00	1,400.00
81501 - Clubhouse Utilities - Water	80.43	83.00	2.57	563.01	581.00	17.99	1,000.00
81503 - Clubhouse Utilities - Electricity	571.12	350.00	(221.12)	3,225.67	2,450.00	(775.67)	4,200.00
81504 - Clubhouse Utilities - Gas	32.07	83.00	50.93	633.46	581.00	(52.46)	1,000.00
81507 - Clubhouse Utilities - Internet	85.90	92.00	6.10	600.30	640.00	39.70	1,100.00
Total Pool and Clubhouse	2,094.91	2,287.00	192.09	9,487.54	10,753.00	1,265.46	18,260.00

Landscaping and Snow Removal

85000 - Landscaping - Mowing	4,290.88	3,250.00	(1,040.88)	11,683.32	9,750.00	(1,933.32)	26,000.00
85100 - Additional Landscaping	-	1,125.00	1,125.00	6,000.00	3,375.00	(2,625.00)	9,000.00
85400 - Landscaping - Fertilization / Chemical Application	1,987.50	1,250.00	(737.50)	5,962.50	3,750.00	(2,212.50)	10,000.00
88600 - Snow Removal	-	-	-	7,600.00	13,000.00	5,400.00	15,000.00
Total Landscaping and Snow Removal	6,278.38	5,625.00	(653.38)	31,245.82	29,875.00	(1,370.82)	60,000.00

Variable Maintenance Expenses

82700 - General Maintenance	1,130.00	417.00	(713.00)	2,498.87	2,915.00	416.13	5,000.00
87000 - Pond Maintenance	-	-	-	691.14	600.00	(91.14)	1,000.00
Total Variable Maintenance Expenses	1,130.00	417.00	(713.00)	3,190.01	3,515.00	324.99	6,000.00

Multi-Family Units

88100 - Multi-Family Units - Electric	71.69	100.00	28.31	547.38	700.00	152.62	1,200.00
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Legends at Grove City

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
88200 - Multi-Family Units - Insurance	-	258.00	258.00	-	1,770.00	1,770.00	3,060.00
Total Multi-Family Units	71.69	358.00	286.31	547.38	2,470.00	1,922.62	4,260.00
Reserve Expense							
90100 - Reserve Funding - Common	3,245.00	3,080.00	(165.00)	28,770.07	21,560.00	(7,210.07)	36,960.00
90110 - Reserve Funding - Limited Common	370.00	342.00	(28.00)	2,583.00	2,430.00	(153.00)	4,140.00
Total Reserve Expense	3,615.00	3,422.00	(193.00)	31,353.07	23,990.00	(7,363.07)	41,100.00
Total Expense	14,210.60	13,413.00	(797.60)	85,469.93	79,723.00	(5,746.93)	145,260.00
Operating Net Total	(1,050.60)	(953.00)	(97.60)	4,197.82	7,497.00	(3,299.18)	4,260.00
Net Total	(1,050.60)	(953.00)	(97.60)	4,197.82	7,497.00	(3,299.18)	4,260.00