

Vanderbilt Community Services Association, Inc.

Financial Annual Report

Accrual Basis

Year 2024

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# ADM Financial Annual Report for Vanderbilt Community Services

## Balance Sheet for Year Ending 2024

<b>Assets</b>			
Operating Bank Accounts			
10901 - Truist Operating 7283	135,173.27		
Total Operating Bank Account Balance		135,173.27	
Reserve Bank Accounts			
11903 - Truist Reserve	205,194.03		
11908 - Schwab Reserve 8246	211,676.70		
Total Reserve Bank Account Balance		416,870.73	
Accounts Receivable			
Maintenance Assessments	3,785.51		
Total Accounts Receivable		3,785.51	
<b>Total Assets</b>			<b>555,829.51</b>
<b>Liabilities</b>			
Reserve Liability Accounts			
25610 - Capital Liability	226,372.11		
25851 - Paving Reserve Liability	181,810.66		
25997 - Interest Reserves Liability	8,687.96		
Total Reserve Liability Account Balance		416,870.73	
Current Liabilities			
Total Accounts Payable	1,500.00		
Prepaid Owner Fees	29,686.72		
Total Current Liabilities		31,186.72	
Total Equity		107,772.06	
<b>Total Liabilities &amp; Equity</b>			<b>555,829.51</b>



# ADM Financial Annual Report for Vanderbilt Community Services

## Operating and Reserve Account Annual Summary for 2024

### Displaying 10000 Interfund Borrowing - Asset account:

Starting Balance	7,087.66
10901 - Operating	-7,087.66
Totals for 10000 Interfund Borrowing - Asset	0.00

### Displaying 10901 Operating account:

Starting Balance	112,504.86
10000 - Interfund Borrowing - Asset	7,087.66
21000 - Accounts Payable - Operating	-274,672.73
31900 - Maintenance Fees	269,805.68
33000 - Interest Earned	16.60
33002 - Interest Earned Unit Ledger	12.00
34914 - Late Charge Payment	75.00
34915 - Sale Application	100.00
34916 - Lease Application	1,000.00
34950 - Miscellaneous Income	2,361.13
40101 - Office Expense	750.00
40116 - Miscellaneous	226.80
40146 - Reimburse - Maint Fees	14,226.55
45600 - Insurance Premiums	1,679.72
Totals for 10901 Operating	135,173.27

### Displaying 11902 Reserve account:

Starting Balance	161,079.45
11908 - Reserve	-66.00
21001 - Accounts Payable - Reserve	-162,089.14
25610 - Capital Liability	750.00
33001 - Interest Earned Reserve	325.69
Totals for 11902 Reserve	-0.00

### Displaying 11903 Reserve account:

Starting Balance	24,533.59
21001 - Accounts Payable - Reserve	-99.68
25000 - Interfund Borrowing - Liability	-7,087.66
25610 - Capital Liability	15,750.00
25851 - Paving Reserve Liability	6,150.00
25998 - Pooled Reserves Liability	162,089.14
33001 - Interest Earned Reserve	3,858.64
40146 - Reimburse - Maint Fees	0.00
Totals for 11903 Reserve	205,194.03

### Displaying 11904 Reserve account:

Starting Balance	50,781.50
11908 - Reserve	-51,769.99
33001 - Interest Earned Reserve	988.49
Totals for 11904 Reserve	0.00



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## Operating and Reserve Account Annual Summary for 2024

### Displaying 11905 Reserve account:

Starting Balance	50,781.50
11908 - Reserve	-51,769.99
33001 - Interest Earned Reserve	988.49
Totals for 11905 Reserve	0.00

### Displaying 11906 Reserve account:

Starting Balance	50,822.25
11908 - Reserve	-51,033.22
33001 - Interest Earned Reserve	210.97
Totals for 11906 Reserve	-0.00

### Displaying 11907 Reserve account:

Starting Balance	50,822.25
11908 - Reserve	-51,033.22
33001 - Interest Earned Reserve	210.97
Totals for 11907 Reserve	-0.00

### Displaying 11908 Reserve account:

Starting Balance	0.00
11902 - Reserve	66.00
11904 - Reserve	51,769.99
11905 - Reserve	51,769.99
11906 - Reserve	51,033.22
11907 - Reserve	51,033.22
33001 - Interest Earned Reserve	6,004.28
Totals for 11908 Reserve	211,676.70

### Displaying 25000 Interfund Borrowing - Liability account:

Starting Balance	-7,087.66
11903 - Reserve	7,087.66
Totals for 25000 Interfund Borrowing - Liability	0.00

### Displaying 25610 Capital Liability account:

Starting Balance	207,815.01
11902 - Reserve	750.00
11903 - Reserve	15,750.00
21001 - Accounts Payable - Reserve	-99.68
33001 - Interest Earned Reserve	2,156.78
Totals for 25610 Capital Liability	226,372.11

### Displaying 25851 Paving Reserve Liability account:

Starting Balance	136,259.62
11903 - Reserve	6,150.00
25997 - Interest Reserves Liability	37,663.87
33001 - Interest Earned Reserve	1,737.17



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## Operating and Reserve Account Annual Summary for 2024

### Displaying 25851 Paving Reserve Liability account:

Totals for 25851 Paving Reserve Liability	181,810.66
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### Displaying 25997 Interest Reserves Liability account:

Starting Balance	37,658.25
25851 - Paving Reserve Liability	-37,663.87
33001 - Interest Earned Reserve	8,693.58
Totals for 25997 Interest Reserves Liability	8,687.96

### Displaying 25998 Pooled Reserves Liability account:

11903 - Reserve	162,089.14
Totals for 25998 Pooled Reserves Liability	162,089.14



# ADM Financial Annual Report for Vanderbilt Community Services

## Reserve Account Annual Summary for 2024

Reserve Account	Opening Balance	Annual Interest	Annual Increase	Annual Decrease	Ending Balance
25610 - Capital Liability	207,815.01	2,156.78	16,500.00	-99.68	226,372.11
25851 - Paving Reserve Liability	136,259.62	1,737.17	43,813.87	0.00	181,810.66
25997 - Interest Reserves Liability	37,658.25	8,693.58	0.00	-37,663.87	8,687.96
25998 - Pooled Reserves Liability	0.00	0.00	0.00	0.00	0.00
<b>Totals</b>	<b>381,732.88</b>	<b>12,587.53</b>	<b>60,313.87</b>	<b>-37,763.55</b>	<b>416,870.73</b>



# ADM Financial Annual Report for Vanderbilt Community Services

## Profit & Loss Summary for Year Ending 2024 ( Accrual Basis )

	Actual	Budget	Variance
<b>INCOME</b>			
31900 - Maintenance Fees	274,981.44	274,976.00	5.44
33000 - Interest Earned	16.60	0.00	16.60
33002 - Interest Earned Unit Ledger	12.00	0.00	12.00
34914 - Late Charge Payment	1,300.00	0.00	1,300.00
34915 - Sale Application	100.00	0.00	100.00
34916 - Lease Application	1,000.00	0.00	1,000.00
34950 - Miscellaneous Income	2,361.13	0.00	2,361.13
<b>INCOME TOTALS</b>	<b>279,771.17</b>	<b>274,976.00</b>	<b>4,795.17</b>
<b>EXPENSES</b>			
<b>RESERVES AND SPECIAL ACCOUNTS</b>			
40000 - Reserve Transfer Expense	6,150.00	6,150.00	0.00
<b>Subtotals:</b>	<b>6,150.00</b>	<b>6,150.00</b>	<b>0.00</b>
<b>ADMINISTRATION</b>			
40101 - Office Expense	8,041.72	7,000.00	-1,041.72
40104 - Management Fee	7,200.00	7,200.00	0.00
40116 - Miscellaneous	2,711.48	3,330.00	618.52
40117 - Contingency	0.00	4,000.00	4,000.00
40122 - Tax Payment	0.00	250.00	250.00
40137 - Accounting	12,995.80	13,497.00	501.20
40139 - Professional/Legal Fees	8,225.00	8,000.00	-225.00
40146 - Reimburse - Maint Fees	0.00	0.00	0.00
40164 - Uncollected Owner Unit Fees	24.31	0.00	-24.31
40166 - Association Fees (Condo/HOA)	-750.00	0.00	750.00
40210 - Social Events	114.25	1,000.00	885.75
<b>Subtotals:</b>	<b>38,562.56</b>	<b>44,277.00</b>	<b>5,714.44</b>
<b>RECREATION FACILITY &amp; MASTER ASSOCIATION</b>			
43001 - Master Association	179,949.00	179,949.00	0.00
<b>Subtotals:</b>	<b>179,949.00</b>	<b>179,949.00</b>	<b>0.00</b>
<b>UTILITIES</b>			
44503 - Electricity	8,108.77	8,200.00	91.23
<b>Subtotals:</b>	<b>8,108.77</b>	<b>8,200.00</b>	<b>91.23</b>
<b>INSURANCE</b>			
45600 - Insurance Premiums	25,533.39	36,400.00	10,866.61
<b>Subtotals:</b>	<b>25,533.39</b>	<b>36,400.00</b>	<b>10,866.61</b>
<b>EXPENSE TOTALS</b>	<b>258,303.72</b>	<b>274,976.00</b>	<b>16,672.28</b>
<b>NET INCOME</b>	<b>21,467.45</b>	<b>0.00</b>	<b>21,467.45</b>

