

04/29/2025  
09:18 AM

Adjusted Trial Balance  
for the period ended December 31, 2024

Reviewed by \_\_\_\_\_  
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Account # / Description	Prior Period (Adjusted) 12/31/2023	Unadjusted Balance Dr (Cr)	Ref #	Adjustments Dr (Cr)	Adjusted Balance Dr (Cr)	Workpaper Reference
10000 CHECKING - FIRST CITIZENS BAN	347,582.71	25,821.91			25,821.91	B-1
10010 PETTY CASH	300.00	300.00			300.00	***
10095 PETTY CASH CHECKING	300.00	300.00			300.00	***
10176 AR - DUPLICATE PAYMENT	12,200.22					
12000 MM - FIRST CITIZEN BANK	262,685.55	14,000.00			14,000.00	B-2
12005 FIRST CITIZENS - RESERE ICS - 3		63,672.10			63,672.10	B-2
12010 MORGAN STANLEY	211,587.54	5,038,541.61	AJE-3	(4,507,813.11)	530,728.50	C-1
12020 MORGAN STANLEY CD	4,043,000.00		AJE-3	3,275,000.00	3,275,000.00	C-1
12030 MORGAN STANLEY INVESTMENTS	148,667.34		AJE-3	1,232,813.11	1,232,813.11	C-1
12120 DEPOSIT CERTIFICATES		200,000.00	AJE-2	334.52	200,334.52	B-2
14000 ASSESSMENTS RECEIVABLE	16,411.12	18,355.95	AJE-9	25.00	18,380.95	E-1
14169 ACCRUED INTEREST REC	19,635.59	19,635.59	AJE-4	(2,471.21)	17,164.38	Y-2
14170 MISC RECEIVABLE		34,646.91	AJE-10	(8,067.36)	26,579.55	E-2
14190 TAXES RECEIVABLE	4,626.00	2,452.39	AJE-5 AJE-5	714.28 (103.67)	3,063.00	T-1
14900 ALLOWANCE FOR CREDIT LOSS		(11,871.00)	AJE-1 AJE-15	11,871.00 (1,501.00)	(1,501.00)	F-1
15005 PREPAID INSURANCE	63,439.00	76,906.88			76,906.88	G-1
15010 PREPAID EXPENSES	6,635.34	6,954.91	AJE-12	2,928.24	9,883.15	G-2
15262 DEFERRED TAX ASSET	10,930.00	10,930.00	AJE-7	(1,426.00)	9,504.00	N-2
20160 ACCRUED EXPENSES	(302,033.76)	(45,969.06)	AJE-13	14,239.32	(31,729.74)	N-1
20175 INCOME TAXES PAYABLE	(722.00)	(722.00)	AJE-5 AJE-14	722.00 (4,290.00)	(4,290.00)	T-1
20180 DEFERRED INCOME	(40,480.00)	(35,640.00)	AJE-6	440.00	(35,200.00)	N-2

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20197 RESALE DOC PAYABLE	(1,651.85)	(1,651.85)			(1,651.85)	***
20200 CLEARING	342.00	714.00			714.00	
20500 PREPAID ASSESSMENTS	(55,553.53)	(49,702.40)			(49,702.40)	E-1
21161 ACCRUED PAYROLL	(3,939.00)	(1,715.44)	AJE-13	(1,350.56)	(3,066.00)	N-1
25000 RESERVE/REPLACE	(4,093,230.92)	(4,689,934.71)	AJE-1 AJE-8 AJE-13 AJE-17 AJE-17	11,355.30 (1,109.04) 234.00 2,433.00 749.50	(4,676,271.95)	R-1
25620 RESERVE/CONTINGENCY	(189,128.94)	(203,128.98)	AJE-16	(53,196.02)	(256,325.00)	R-1
25850 RESERVE/UNALLOCATED INTERES	(296,568.09)	(383,423.46)	AJE-8	1,615.39	(381,808.07)	R-1
30410 MEMBERS EQUITY	(111,838.30)	(136,933.42)	AJE-1 AJE-16	(28,100.90) 53,196.02	(111,838.30)	V-1
(Profit) Loss	(53,196.02)	47,460.07		758.19	48,218.26	
	<u>0.00</u>	<u>0.00</u>		<u>0.00</u>	<u>0.00</u>	

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40010 ADDITIONAL CHARGES	(245.00)					
40100 ASSESSMENTS INCOME	(1,858,044.00)	(1,912,788.00)			(1,912,788.00)	Y-1
40172 LATE FEES	(1,900.00)	(3,000.00)	AJE-9	(25.00)	(3,025.00)	
40190 POOL INCOME	(200.00)					
40217 NSF CHARGES		(375.00)			(375.00)	
40270 INTEREST INCOME	(81,789.88)	(110,035.40)	AJE-2 AJE-4	(334.52) 2,471.21	(107,898.71)	Y-2
40430 MISCELLANEOUS INCOME	(5,280.00)	(4,840.00)	AJE-6	(440.00)	(5,280.00)	N-2
51030 OFFICE EXPENSE	3,015.03	10,266.47	AJE-17 AJE-17	(6,042.46) 157.40	4,381.41	
51031 COPYING	876.52	1,582.85			1,582.85	
51090 LEGAL	12,603.21	9,840.85			9,840.85	X-1
51092 LEGAL FEE REIMBURSE	(839.37)					
51106 PROFESSIONAL FEES	2,659.00	16,639.00	AJE-13 AJE-17 AJE-17	3,395.00 (3,182.50) 4,158.00	21,009.50	X-1
51110 AUDITING, TAXES AND ACCOUNT	8,620.00	9,625.60			9,625.60	X-1
51120 MANAGEMENT FEES	67,584.00	65,976.36			65,976.36	X-1
51125 MANAGEMENT REIMBURSEMENTS	11,046.99	11,910.90			11,910.90	
51137 MANAGEMENT FEE ON SITE	99,548.05	103,391.00			103,391.00	X-1
51140 INCOME TAXES	19,985.00	22,444.00	AJE-5 AJE-5 AJE-7 AJE-14	(722.00) (722.00) 1,426.00 4,290.00	26,716.00	T-1
51160 TELEPHONE	3,305.48	3,832.71			3,832.71	
51250 ENTERTAINMENT & SOCIAL	384.13	226.41			226.41	

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51268 POOL COMMITTEE - SOC	2,533.30	3,174.00			3,174.00	
51400 CREDIT LOSS - RECEIVABLE			AJE-15	1,501.00	1,501.00	
51500 MISCELLANEOUS EXPENSE	527.95	401.00	AJE-17	320.00	721.00	
51550 MISCELLANEOUS ADMINISTRATI	5,421.34	(4,717.20)	AJE-1 AJE-5 AJE-17 AJE-17	4,874.60 111.39 5,429.96 (157.40)	5,541.35	
51750 INSURANCE COVERAGE	142,443.37	221,159.03	AJE-11	(239.12)	220,919.91	G-1
51770 GROUP INSURANCE	27,673.44	26,891.20	AJE-10 AJE-11 AJE-12	8,067.36 239.12 (2,928.24)	32,269.44	E-2
52044 PAYROLL ADMINISTRATION	10,121.59	10,189.25			10,189.25	X-2
52301 FED. FICA TAX	6,739.34	6,937.62			6,937.62	X-2
52302 VA UNEMPLOYMENT TAX	43.88	16.00			16.00	
52303 FED. UNEMPLOYMENT TAX	95.21	84.00			84.00	
52308 FED. MEDICARE TAX	1,575.98	1,622.51			1,622.51	
52420 MAINTENANCE PAYROLL	106,426.81	110,632.22	AJE-13	1,350.56	111,982.78	X-2
58000 GROUNDS CONTRACT	101,808.00	104,862.00			104,862.00	X-1
58050 LANDSCAPEING NON-CONTRACT	18,972.53	20,982.73			20,982.73	X-1
58070 LANDSCAPE REPLACEMENT/IMPRC	1,978.00	1,965.00			1,965.00	
58172 TREE SERVICE	1,144.00	2,889.00			2,889.00	
58581 SNOW REMOVAL		26,022.00			26,022.00	X-1
60000 POOL CONTRACT	50,700.00	59,500.00			59,500.00	X-1
60115 POOL REPAIR & MAINTENANCE	16,826.18	12,347.89			12,347.89	X-1
60176 POOL FURNITURE	893.39	1,467.00			1,467.00	

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61572 SPECIAL PROJECTS/IMPROVEMEN	1,945.00	3,208.94			3,208.94	X-1
62000 ELECTRICITY	11,753.36	12,099.10			12,099.10	
62120 WATER AND SEWER	192,745.38	234,865.20	AJE-13	(18,526.36)	216,338.84	X-1
65010 VEHICLE EXPENSES	205.35	293.85	AJE-13 AJE-17	33.33 162.50	489.68	
65090 MAINTENANCE SUPPLIES	6,207.07	4,395.43			4,395.43	
65200 PROPERTY REPAIRS	34,227.34	13,925.25	AJE-17	(450.00)	13,475.25	X-1
65240 EXTERMINATION	4,645.00	3,909.00			3,909.00	
65247 PLAYGROUND EQUIPMENT	3,039.08	693.11	AJE-13 AJE-17	624.71 450.00	1,767.82	
65250 TRASH REMOVAL CONTRACT	77,043.26	81,750.65			81,750.65	X-1
65284 CARPENTRY	21,167.00	41,939.50			41,939.50	X-1
65310 EXTERIOR PAINTING	47,634.00	46,576.00			46,576.00	X-1
65360 UNIFORMS	512.74	218.63			218.63	
65370 DAMAGE CLAIMS	5,224.92	1,278.00	AJE-17	130.00	1,408.00	
65469 ROOF REPAIRS	33,307.00	4,158.00	AJE-17	(4,158.00)		
90000 TRANSFER TO RESERVES	660,000.00	662,000.04			662,000.04	R-1
90005 TRANSFER RSRV INTREST	64,614.01	86,855.37	AJE-8	(1,615.39)	85,239.98	R-1
90061 TRANSFER RESERVES CONTINGEN		14,000.04			14,000.04	R-1
90062 TRANSFER CABLE MARKETING INC	5,280.00	4,170.96	AJE-8	1,109.04	5,280.00	R-1
(Profit) Loss	(53,196.02)	47,460.07		758.19	48,218.26	

Account #	Account Name / Description	Debits	Credits
12/31/2024	AJE 1		
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30410	MEMBERS EQUITY		28,100.90
51550	MISCELLANEOUS ADMINISTRATIVE	4,874.60	
25000	RESERVE/REPLACE	11,355.30	
14900	ALLOWANCE FOR CREDIT LOSS	11,871.00	
	TO RECORD PRIOR YEAR AUDIT ENTRY		
12/31/2024	AJE 2		
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12120	DEPOSIT CERTIFICATES	334.52	
40270	INTEREST INCOME		334.52
	TO RECORD INTEREST INCOME		
12/31/2024	AJE 3		
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12010	MORGAN STANLEY		4,507,813.11
12020	MORGAN STANLEY CD	3,275,000.00	
12030	MORGAN STANLEY INVESTMENTS	1,232,813.11	
	TO RECORD CASH BALANCE PER BANK STATEMENT FOR PRESENTATION PURPOSE		
12/31/2024	AJE 4		
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14169	ACCRUED INTEREST REC		2,471.21
40270	INTEREST INCOME	2,471.21	
	TO RECORD CURRENT YEAR ACCRUED INTEREST INCOME		
12/31/2024	AJE 5		
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20175	INCOME TAXES PAYABLE	722.00	
51140	INCOME TAXES		722.00
14190	TAXES RECEIVABLE	714.28	
14190	TAXES RECEIVABLE		103.67
51140	INCOME TAXES		722.00
51550	MISCELLANEOUS ADMINISTRATIVE	111.39	
	TO RECORD PRIOR YEAR INCOME TAX PAYABLE PAID AND REFUND RECEIVED		
12/31/2024	AJE 6		
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20180	DEFERRED INCOME	440.00	
40430	MISCELLANEOUS INCOME		440.00
	TO RECORD CURRENT YEAR DEFERRED INCOME		

Account #	Account Name / Description	Debits	Credits
12/31/2024		AJE 7	
51140	INCOME TAXES	1,426.00	
15262	DEFERRED TAX ASSET		1,426.00
	TO RECORD CURRENT YEAR DEFERRED TAX EXPENSE		
12/31/2024		AJE 8	
90062	TRANSFER CABLE MARKETING INCOME	1,109.04	
25000	RESERVE/REPLACE		1,109.04
25850	RESERVE/UNALLOCATED INTEREST	1,615.39	
90005	TRANSFER RSRV INTREST		1,615.39
	TO RECORD ACTUAL RESERVE INTEREST CONTRIBUTION AND CABLE MARKETING INCOME CONTRIBUTION		
12/31/2024		AJE 9	
14000	ASSESSMENTS RECEIVABLE	25.00	
40172	LATE FEES		25.00
	TO RECORD ASSESSMENT RECEIVABLE		
12/31/2024		AJE 10	
14170	MISC RECEIVABLE		8,067.36
51770	GROUP INSURANCE	8,067.36	
	TO REVERSE RECEIVABLE RECORDED		
12/31/2024		AJE 11	
51770	GROUP INSURANCE	239.12	
51750	INSURANCE COVERAGE		239.12
	TO RECLASSIFY TO CURRECT ACCOUNT		
12/31/2024		AJE 12	
15010	PREPAID EXPENSES	2,928.24	
51770	GROUP INSURANCE		2,928.24
	TO RECORD CURRENT YEAR PREPAID EXPENSE		
12/31/2024		AJE 13	
25000	RESERVE/REPLACE	234.00	
51106	PROFESSIONAL FEES	3,395.00	
62120	WATER AND SEWER		18,526.36

Account #	Account Name / Description	Debits	Credits
65247	PLAYGROUND EQUIPMENT	624.71	
65010	VEHICLE EXPENSES	33.33	
20160	ACCRUED EXPENSES	14,239.32	
21161	ACCRUED PAYROLL		1,350.56
52420	MAINTENANCE PAYROLL	1,350.56	
TO RECORD CURRENT YEAR ACCRUED EXPENSE			
12/31/2024		AJE 14	
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20175	INCOME TAXES PAYABLE		4,290.00
51140	INCOME TAXES	4,290.00	
TO RECORD CURRENT YEAR INCOME TAXES PAYABLE			
12/31/2024		AJE 15	
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14900	ALLOWANCE FOR CREDIT LOSS		1,501.00
51400	CREDIT LOSS - RECEIVABLE	1,501.00	
TO RECORD WRITE OFF APPROVED BY BOARD DURING JUNE 2024 MEETING			
12/31/2024		AJE 16	
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30410	MEMBERS EQUITY	53,196.02	
25620	RESERVE/CONTINGENCY		53,196.02
TO RECORD INTER-EQUITY TRANSFER PER BOARD APPROVAL			
12/31/2024		AJE 17	
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51550	MISCELLANEOUS ADMINISTRATIVE	5,429.96	
65010	VEHICLE EXPENSES	162.50	
51500	MISCELLANEOUS EXPENSE	320.00	
65370	DAMAGE CLAIMS	130.00	
51030	OFFICE EXPENSE		6,042.46
25000	RESERVE/REPLACE	2,433.00	
25000	RESERVE/REPLACE	749.50	
51106	PROFESSIONAL FEES		3,182.50
65469	ROOF REPAIRS		4,158.00
51106	PROFESSIONAL FEES	4,158.00	
65200	PROPERTY REPAIRS		450.00
65247	PLAYGROUND EQUIPMENT	450.00	
51030	OFFICE EXPENSE	157.40	
51550	MISCELLANEOUS ADMINISTRATIVE		157.40
TO RECLASSIFY PER BOARD			

Account #	Account Name / Description	Debits	Credits
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Totals	<u>4,648,971.86</u>	<u>4,648,971.86</u>
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