

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC. FINANCIAL STATEMENT-OWNERS

Prepared By: Creative Management Co

Date: 08/06/2026

Table of Contents

- 1. Financial Statement Cover**
- 2. Balance Sheet (Funds) (w/ Codes)**
- 3. Income Statement with Codes**
- 4. Income Statement Summary - Rolling 12 Month**

Confidentiality Notice:

This document contains confidential financial information for the association. It is intended solely for the recipient and should not be distributed.

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Balance Sheet as of 7/31/2026

Assets	Operating	Reserve	SA	Total
OPERATING ASSETS				
1105-000000 - BANC OF CALIFORNIA OPERATING ACCOUNT	\$315,738.30	(\$242,489.98)		\$73,248.32
1800-000100 - DEBIT PETTY CASH	\$700.00			\$700.00
Total OPERATING ASSETS	\$316,438.30	(\$242,489.98)		\$73,948.32
RESERVE ASSETS				
1903-000100 - BANC OF CALIFORNIA RESERVE ACCOUNT		(\$81,443.92)		(\$81,443.92)
1903-001900 - BANC CAL-LOAN FUNDS		\$95,687.63		\$95,687.63
1933-000300 - NEW FIRST LOAN PROCEEDS		\$597.34		\$597.34
1970-000100 - MORGAN STANLEY MM		\$45.36		\$45.36
1970-261207 - CERTIFICATE 12/07/26		\$51,000.00		\$51,000.00
1970-270107 - CERTIFICATE 01/07/27		\$100,000.00		\$100,000.00
1970-270811 - CERTIFICATE 08/11/27		\$50,000.00		\$50,000.00
Total RESERVE ASSETS		\$215,886.41		\$215,886.41
Total Assets	\$316,438.30	(\$26,603.57)		\$289,834.73
Liabilities / Equity	Operating	Reserve	SA	Total
LIABILITIES				
2035-000100 - PREPAID FEES	\$33,135.76		\$4,003.84	\$37,139.60
2050-000100 - BANK LOAN	\$415,376.45			\$415,376.45
Total LIABILITIES	\$448,512.21		\$4,003.84	\$452,516.05
LIABILITIES				
3910-000100 - RETAINED EARNINGS	(\$127,442.03)	\$13,280.08	(\$4,003.84)	(\$118,165.79)
3990-000000 - PROFIT OR LOSS	(\$4,631.88)	(\$39,883.65)		(\$44,515.53)
Total LIABILITIES	(\$132,073.91)	(\$26,603.57)	(\$4,003.84)	(\$162,681.32)
Total Liabilities / Equity	\$316,438.30	(\$26,603.57)	-	\$289,834.73

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
INCOME							
4110 - ASSESSMENTS-OPERATING	65,746.20	65,750.00	(3.80)	458,664.20	460,250.00	(1,585.80)	789,000.00
4280 - EXTERMINATING FEES RECOVERED	-	-	-	94.72	-	94.72	-
4300 - FINE/DAMAGE	-	-	-	845.00	-	845.00	-
4360 - INTEREST	.09	1,140.00	(1,139.91)	2,264.98	7,980.00	(5,715.02)	13,680.00
4380 - KEYS/CARDS/REMOTES	55.00	140.00	(85.00)	430.00	980.00	(550.00)	1,680.00
4390 - LATE CHARGE	110.00	90.00	20.00	660.00	630.00	30.00	1,080.00
4410 - LAWN MAINTENANCE	216.50	-	216.50	216.50	-	216.50	-
4440 - LEGAL	-	270.00	(270.00)	525.00	1,890.00	(1,365.00)	3,240.00
4540 - PLUMBING REPAIR INCOME	171.51	30.00	141.51	2,407.21	210.00	2,197.21	360.00
4710 - VIOLATION FINES	250.00	-	250.00	550.00	-	550.00	-
Total INCOME	66,549.30	67,420.00	(870.70)	466,657.61	471,940.00	(5,282.39)	809,040.00
Total Income	66,549.30	67,420.00	(870.70)	466,657.61	471,940.00	(5,282.39)	809,040.00

Operating Expense

REPAIRS & MAINTENANCE							
5010 - A/C & HEATING	-	-	-	510.36	-	(510.36)	-
5020 - ACCESS DOOR REPAIRS	-	-	-	690.26	-	(690.26)	-
5030 - ACCESS GATE REPAIRS	145.00	800.00	655.00	5,550.85	5,600.00	49.15	9,600.00
5080 - BUILDING	2,370.00	3,110.00	740.00	17,950.00	21,770.00	3,820.00	37,320.00
5190 - DRAINAGE WORK	-	-	-	640.00	-	(640.00)	-
5200 - DRIVEWAYS/SIDEWALKS	-	-	-	4,012.00	-	(4,012.00)	-
5210 - ELECTRICAL	-	-	-	2,130.00	-	(2,130.00)	-
5240 - EXTERIOR DOORS	-	-	-	45.50	-	(45.50)	-
5260 - EXTERIOR PAINTING	-	-	-	182.00	-	(182.00)	-
5270 - EXTERMINATING-EXTERIOR	48.63	40.00	(8.63)	96.75	280.00	183.25	480.00
5300 - FENCES	-	1,440.00	1,440.00	4,673.18	10,080.00	5,406.82	17,280.00
5310 - FIRE ALARMS & PREVENTION	-	30.00	30.00	-	210.00	210.00	360.00
5370 - GARAGE	-	1,130.00	1,130.00	-	7,910.00	7,910.00	13,560.00
5380 - GLASS & WINDOWS	-	-	-	45.00	-	(45.00)	-
5400 - GUARDHOUSE MAINTENANCE	-	20.00	20.00	-	140.00	140.00	240.00
5420 - HEAVY TRASH REMOVAL	-	-	-	125.00	-	(125.00)	-
5430 - HOLIDAY DECORATIONS	-	-	-	101.08	-	(101.08)	-
5460 - IRRIGATION	-	-	-	4,919.96	-	(4,919.96)	-
5470 - KEYS & LOCKS	16.23	270.00	253.77	16.23	1,890.00	1,873.77	3,240.00
5510 - LANDSCAPING	589.96	-	(589.96)	4,940.53	-	(4,940.53)	-
5520 - LIGHTING	-	130.00	130.00	1,081.90	910.00	(171.90)	1,560.00
5540 - MISCELLANEOUS	-	110.00	110.00	-	770.00	770.00	1,320.00
5550 - MONITORING SYSTEM	-	580.00	580.00	-	4,060.00	4,060.00	6,960.00
5560 - MULCHING	-	700.00	700.00	4,979.50	4,900.00	(79.50)	8,400.00
5570 - PAINTING & S/R - INTERIOR	2,435.00	2,000.00	(435.00)	5,110.00	14,000.00	8,890.00	24,000.00
5580 - PARKING LOT STRIPPING	-	-	-	450.00	-	(450.00)	-

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5620 - PLUMBING	355.48	660.00	304.52	11,566.91	4,620.00	(6,946.91)	7,920.00
5640 - PLUMBING-JET LINES	523.13	690.00	166.87	1,054.12	4,830.00	3,775.88	8,280.00
5660 - POOL FURNITURE	-	-	-	80.08	-	(80.08)	-
5670 - POOL REPAIR & SUPPLIES	833.53	60.00	(773.53)	833.53	420.00	(413.53)	720.00
5680 - PORTER SERVICE	-	-	-	600.00	-	(600.00)	-
5690 - PROFESSIONAL SERVICE	-	440.00	440.00	-	3,080.00	3,080.00	5,280.00
5720 - ROOF REPAIRS	-	1,520.00	1,520.00	12,655.00	10,640.00	(2,015.00)	18,240.00
5770 - SIGNS	-	230.00	230.00	125.01	1,610.00	1,484.99	2,760.00
5790 - STAIRCASES	1,275.00	-	(1,275.00)	5,020.00	-	(5,020.00)	-
5800 - STORM DAMAGE	-	-	-	275.00	-	(275.00)	-
5820 - SUPPLIES	69.03	370.00	300.97	835.90	2,590.00	1,754.10	4,440.00
5860 - TRANSMITTER/CARD KEY	-	-	-	490.00	-	(490.00)	-
5870 - TREES	9,910.00	210.00	(9,700.00)	17,227.71	1,470.00	(15,757.71)	2,520.00
Total REPAIRS & MAINTENANCE	18,570.99	14,540.00	(4,030.99)	109,013.36	101,780.00	(7,233.36)	174,480.00
CONTRACT SERVICES							
6230 - EXTERMINATING CONTRACT	-	-	-	389.70	-	(389.70)	-
6250 - EXTERMINATING CONTRACT-TERMITES	-	-	-	-	-	-	1,320.00
6350 - LANDSCAPE CONTRACT	3,446.68	3,270.00	(176.68)	26,323.17	22,890.00	(3,433.17)	39,240.00
6390 - MOSQUITO CONTROL	216.50	-	(216.50)	433.00	-	(433.00)	-
6420 - POOL CONTRACT	909.30	430.00	(479.30)	3,150.09	3,010.00	(140.09)	5,160.00
6430 - POOL TELEPHONE MONITORING	-	-	-	535.84	-	(535.84)	-
6440 - PORTERING CONTRACT	350.00	350.00	-	2,750.00	2,450.00	(300.00)	4,200.00
6480 - TRASH CONTRACT	-	2,650.00	2,650.00	19,478.24	18,550.00	(928.24)	31,800.00
Total CONTRACT SERVICES	4,922.48	6,700.00	1,777.52	53,060.04	46,900.00	(6,160.04)	81,720.00
INSURANCE							
6610 - ACCIDENT VOLUNTEERS	300.00	300.00	-	300.00	300.00	-	300.00
6620 - BOILER & MACHINERY	129.42	101.00	(28.42)	630.62	614.00	(16.62)	1,119.00
6650 - DIRECTORS & OFFICERS	509.41	448.00	(61.41)	2,533.96	2,558.00	24.04	4,798.00
6680 - GENERAL LIABILITY	811.71	718.00	(93.71)	4,054.86	4,099.00	44.14	7,689.00
6710 - PROPERTY CASUALTY	10,192.49	10,514.00	321.51	62,460.79	63,894.00	1,433.21	116,464.00
6730 - UMBRELLA	403.62	345.00	(58.62)	1,964.07	1,973.00	8.93	3,698.00
6740 - WORKER'S COMPENSATION	401.00	-	(401.00)	401.00	402.00	1.00	402.00
Total INSURANCE	12,747.65	12,426.00	(321.65)	72,345.30	73,840.00	1,494.70	134,470.00
GENERAL & ADMINISTRATIVE							
6810 - ACCOUNTING/AUDITS	-	-	-	3,200.00	3,200.00	-	3,200.00
6850 - BANK CHARGES	43.08	40.00	(3.08)	266.33	280.00	13.67	480.00
6970 - LEGAL-CORPORATE	385.00	130.00	(255.00)	1,771.00	910.00	(861.00)	1,560.00
6980 - LEGAL-INDIVIDUAL	-	1,440.00	1,440.00	1,220.00	10,080.00	8,860.00	17,280.00
6990 - MANAGEMENT FEE	2,312.00	2,312.00	-	16,184.00	16,184.00	-	27,744.00
7010 - MEETING EXPENSE	314.49	130.00	(184.49)	2,120.59	910.00	(1,210.59)	1,560.00

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7040 - MISC ADMINISTRATIVE	-	60.00	60.00	-	380.00	380.00	676.00
7090 - OFFICE SUPPLIES & PRINTING	-	-	-	187.08	-	(187.08)	-
7100 - OSP-COPIES	22.54	220.00	197.46	120.93	1,540.00	1,419.07	2,640.00
7120 - OSP-MISCELLANEOUS	10.81	-	(10.81)	289.24	-	(289.24)	-
7140 - PERMITS	-	80.00	80.00	103.02	560.00	456.98	960.00
7160 - POSTAGE	57.65	160.00	102.35	569.19	1,120.00	550.81	1,920.00
Total GENERAL & ADMINISTRATIVE	3,145.57	4,572.00	1,426.43	26,031.38	35,164.00	9,132.62	58,020.00
UTILITIES							
7430 - ELECTRICITY	489.50	410.00	(79.50)	3,566.51	3,090.00	(476.51)	5,150.00
7480 - INTERNET	362.19	320.00	(42.19)	2,535.33	2,240.00	(295.33)	3,840.00
7490 - TELEPHONE	73.95	70.00	(3.95)	517.65	490.00	(27.65)	840.00
7510 - TRASH ASSESSMENT	-	-	-	(198.00)	-	198.00	-
7550 - WATER & SEWER	8,244.24	8,610.00	365.76	51,354.38	63,830.00	12,475.62	102,550.00
Total UTILITIES	9,169.88	9,410.00	240.12	57,775.87	69,650.00	11,874.13	112,380.00
TAX							
7600 - DRAINAGE FEE	362.76	360.00	(2.76)	2,176.56	2,520.00	343.44	4,320.00
Total TAX	362.76	360.00	(2.76)	2,176.56	2,520.00	343.44	4,320.00
NOTE PAYMENT							
7710 - INTEREST	2,199.84	1,650.00	(549.84)	15,856.21	11,550.00	(4,306.21)	19,800.00
Total NOTE PAYMENT	2,199.84	1,650.00	(549.84)	15,856.21	11,550.00	(4,306.21)	19,800.00
RESERVE CONTRIBUTIONS							
7810 - RESERVE CONTRIBUTIONS	10,091.00	10,090.83	(.17)	70,637.00	70,635.81	(1.19)	121,089.96
Total RESERVE CONTRIBUTIONS	10,091.00	10,090.83	(.17)	70,637.00	70,635.81	(1.19)	121,089.96
CAPITAL IMPROVEMENTS							
8010 - ACCESS DOORS	-	-	-	1,769.36	-	(1,769.36)	-
8090 - BUILDING	-	-	-	960.00	-	(960.00)	-
8290 - FENCES	6,800.00	-	(6,800.00)	15,710.00	-	(15,710.00)	-
8390 - GUTTER & DOWNSPOUTS	-	-	-	14,350.00	-	(14,350.00)	-
8440 - LANDSCAPING	-	-	-	6,716.91	-	(6,716.91)	-
8630 - ROOFS	-	-	-	24,887.50	-	(24,887.50)	-
Total CAPITAL IMPROVEMENTS	6,800.00	-	(6,800.00)	64,393.77	-	(64,393.77)	-
Total Expense	68,010.17	59,748.83	(8,261.34)	471,289.49	412,039.81	(59,249.68)	706,279.96
Operating Net Total	(1,460.87)	7,671.17	(9,132.04)	(4,631.88)	59,900.19	(64,532.07)	102,760.04

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
INCOME							
4120 - ASSESSMENT-CAPITAL	10,091.00	10,090.83	.17	70,637.00	70,635.81	1.19	121,089.96
4360 - INTEREST	7.41	-	7.41	66.85	-	66.85	-
Total INCOME	10,098.41	10,090.83	7.58	70,703.85	70,635.81	68.04	121,089.96
Total Income	10,098.41	10,090.83	7.58	70,703.85	70,635.81	68.04	121,089.96
Reserve Expense							
CAPITAL IMPROVEMENTS							
8290 - FENCES	-	3,240.00	3,240.00	35,700.00	22,680.00	(13,020.00)	38,880.00
8510 - PAINTING EXTERIOR	-	580.00	580.00	-	4,060.00	4,060.00	6,960.00
8630 - ROOFS	-	-	-	74,887.50	-	(74,887.50)	-
Total CAPITAL IMPROVEMENTS	-	3,820.00	3,820.00	110,587.50	26,740.00	(83,847.50)	45,840.00
NOTE PAYMENT EXPENSE							
9010 - PRINCIPAL	-	4,740.00	4,740.00	-	33,220.00	33,220.00	56,920.00
Total NOTE PAYMENT EXPENSE	-	4,740.00	4,740.00	-	33,220.00	33,220.00	56,920.00
Total Expense	-	8,560.00	8,560.00	110,587.50	59,960.00	(50,627.50)	102,760.00
Reserve Net Total	10,098.41	1,530.83	8,567.58	(39,883.65)	10,675.81	(50,559.46)	18,329.96
Net Total	8,637.54	9,202.00	(564.46)	(44,515.53)	70,576.00	(115,091.53)	121,090.00

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Summary Statement of Revenues and Expenses For 7/31/2026

Operating Income

INCOME	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
4110 - ASSESSMENTS-OPERATING	65,598	61,584	69,058	62,403	63,003	65,152	64,308	67,591	65,255	65,077	65,535	65,746	780,310
4280 - EXTERMINATING FEES RECOVERED	-	-	-	-	-	-	-	95	-	-	-	-	95
4300 - FINE/DAMAGE	-	-	-	-	-	-	-	-	845	-	-	-	845
4360 - INTEREST	882	662	323	1,239	251	335	250	77	1,504	80	18	-	5,623
4380 - KEYS/CARDS/REMOTES	125	100	-	55	55	-	15	55	70	150	85	55	765
4390 - LATE CHARGE	130	20	152	55	50	100	70	90	90	70	130	110	1,067
4410 - LAWN MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-	217	217
4440 - LEGAL	-	-	2,554	-	-	-	-	525	-	-	-	-	3,079
4490 - NSF CHARGE	-	-	75	(75)	25	-	-	25	(25)	-	-	-	25
4520 - PAYMENT AGREEMENT	-	25	-	-	50	25	(25)	25	(25)	50	(50)	-	75
4540 - PLUMBING REPAIR INCOME	-	344	-	934	-	173	996	330	699	373	(335)	172	3,685
4650 - TRANSFER FEE-MMGT	-	-	-	-	-	-	-	225	(225)	-	-	-	0
4710 - VIOLATION FINES	-	-	250	-	-	-	-	100	-	-	200	250	800
Total INCOME	66,735	62,735	72,413	64,612	63,434	65,786	65,614	69,138	68,188	65,800	65,582	66,549	796,586
Total Income	66,735	62,735	72,413	64,612	63,434	65,786	65,614	69,138	68,188	65,800	65,582	66,549	796,586

Operating Expense

REPAIRS & MAINTENANCE	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
5010 - A/C & HEATING	-	-	-	-	-	-	-	-	-	-	510	-	510
5020 - ACCESS DOOR REPAIRS	-	-	-	-	525	-	-	-	145	145	400	-	1,215
5030 - ACCESS GATE REPAIRS	960	270	-	-	135	-	1,095	716	2,420	(150)	1,325	145	6,916
5080 - BUILDING	13,535	-	5,061	135	-	2,925	-	7,155	1,225	525	3,750	2,370	36,681
5140 - CARPORTS	-	-	-	1,150	-	-	-	-	-	-	-	-	1,150
5190 - DRAINAGE WORK	-	-	-	-	-	-	-	640	-	-	-	-	640
5200 - DRIVEWAYS/SIDEWALKS	-	-	-	-	-	-	-	-	4,012	-	-	-	4,012
5210 - ELECTRICAL	-	540	-	-	260	1,955	-	-	-	175	-	-	2,930
5240 - EXTERIOR DOORS	-	-	91	46	-	46	-	-	-	-	-	-	182

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Summary Statement of Revenues and Expenses For 7/31/2026

Operating Expense

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
5260 - EXTERIOR PAINTING	-	-	91	-	-	91	-	-	-	-	91	-	273
5270 - EXTERMINATING-EXTERIOR	-	-	-	-	-	-	-	-	-	-	48	49	97
5300 - FENCES	-	-	325	150	285	-	3,453	375	125	575	145	-	5,433
5340 - FOUNDATION	-	-	625	-	-	-	-	-	-	-	-	-	625
5370 - GARAGE	2,530	-	-	-	-	-	-	-	-	-	-	-	2,530
5380 - GLASS & WINDOWS	-	-	-	-	-	-	-	45	-	-	-	-	45
5400 - GUARDHOUSE MAINTENANCE	-	125	125	125	624	-	-	-	-	-	-	-	999
5410 - GUTTERS	-	-	(125)	5,050	-	-	-	-	-	-	-	-	4,925
5420 - HEAVY TRASH REMOVAL	-	-	250	175	-	-	-	-	-	-	125	-	550
5430 - HOLIDAY DECORATIONS	-	-	-	-	-	101	-	-	-	-	-	-	101
5460 - IRRIGATION	-	-	-	1,867	-	-	2,815	2,105	-	-	-	-	6,787
5470 - KEYS & LOCKS	-	-	2,452	250	-	-	-	-	-	-	-	16	2,718
5510 - LANDSCAPING	-	-	-	-	801	-	3,268	520	-	563	-	590	5,742
5520 - LIGHTING	851	-	-	-	-	717	-	-	152	213	-	-	1,933
5560 - MULCHING	-	-	-	-	-	-	-	-	-	4,980	-	-	4,980
5570 - PAINTING & S/R - INTERIOR	7,085	-	1,605	525	3,108	-	-	-	2,675	-	-	2,435	17,433
5580 - PARKING LOT STRIPPING	-	-	-	-	-	-	-	-	-	-	450	-	450
5620 - PLUMBING	281	841	1,856	559	215	2,882	1,753	3,126	1,697	390	1,364	355	15,319
5640 - PLUMBING-JET LINES	5,525	-	-	-	-	-	-	-	-	320	211	523	6,579
5660 - POOL FURNITURE	-	-	-	-	-	-	-	-	-	-	80	-	80
5670 - POOL REPAIR & SUPPLIES	-	410	-	-	297	-	-	-	-	-	-	834	1,540
5680 - PORTER SERVICE	-	-	-	-	-	-	475	-	125	(125)	125	-	600
5720 - ROOF REPAIRS	-	117,676	-	2,785	-	1,650	3,350	6,270	-	-	1,385	-	133,116
5770 - SIGNS	-	-	75	150	-	55	-	71	-	-	-	-	350
5780 - SPRINKLERS	-	195	-	-	-	-	-	-	-	-	-	-	195
5790 - STAIRCASES	-	-	-	-	-	-	-	785	785	-	2,175	1,275	5,020
5800 - STORM DAMAGE	-	-	-	-	-	275	-	-	-	-	-	-	275
5820 - SUPPLIES	142	-	8	-	-	527	240	-	-	-	-	69	986
5860 - TRANSMITTER/CARD KEY	-	-	-	-	-	-	-	490	-	-	-	-	490

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Summary Statement of Revenues and Expenses For 7/31/2026

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Operating Expense													
5870 - TREES	844	125	-	75	-	-	7,318	-	-	-	-	9,910	18,272
Total REPAIRS & MAINTENANCE	31,754	120,182	12,439	13,042	6,250	11,223	23,766	22,298	13,361	7,611	12,184	18,571	292,680
CONTRACT SERVICES													
6180 - CAMERA CONTRACT	-	-	-	-	831	-	-	-	-	-	-	-	831
6230 - EXTERMINATING CONTRACT	-	-	-	-	-	-	-	-	195	-	195	-	390
6250 - EXTERMINATING CONTRACT - TERMITES	-	-	1,322	-	-	-	-	-	-	-	-	-	1,322
6300 - GUTTER CLEANING CONTRACT	-	-	-	450	-	-	-	-	-	-	-	-	450
6350 - LANDSCAPE CONTRACT	3,268	-	2,062	-	-	-	9,804	9,804	3,268	-	-	3,447	31,654
6390 - MOSQUITO CONTROL	-	-	-	-	-	-	-	-	-	-	217	217	433
6420 - POOL CONTRACT	444	444	444	444	444	444	444	444	455	455	-	909	5,369
6430 - POOL TELEPHONE MONITORING	-	-	-	-	-	-	-	-	-	-	536	-	536
6440 - PORTERING CONTRACT	475	350	350	350	-	650	350	350	350	(350)	1,050	350	4,275
6480 - TRASH CONTRACT	2,093	2,652	2,740	3,199	3,136	-	4,278	3,744	4,126	3,609	3,720	-	33,298
Total CONTRACT SERVICES	6,280	3,446	6,918	4,442	4,411	1,094	14,876	14,342	8,394	3,714	5,717	4,922	78,557
INSURANCE													
6610 - ACCIDENT VOLUNTEERS	-	-	-	-	-	-	-	-	-	-	-	300	300
6620 - BOILER & MACHINERY	100	100	100	100	100	100	100	100	100	100	-	129	1,132
6650 - DIRECTORS & OFFICERS	405	405	405	405	405	405	405	405	405	405	-	509	4,559
6680 - GENERAL LIABILITY	649	649	649	649	649	649	649	649	649	649	-	812	7,298
6710 - PROPERTY CASUALTY	10,454	10,454	10,454	10,454	10,454	10,454	10,454	10,454	10,454	10,454	-	10,192	114,729
6730 - UMBRELLA	312	312	312	312	312	312	312	312	312	312	-	404	3,525
6740 - WORKER'S COMPENSATION	-	-	-	-	-	-	-	-	-	-	-	401	401
Total INSURANCE	11,920	11,920	11,920	11,920	11,920	11,920	11,920	11,920	11,920	11,920	-	12,748	131,943
GENERAL & ADMINISTRATIVE													
6810 - ACCOUNTING/AUDITS	-	2,700	-	-	-	-	-	-	-	3,200	-	-	5,900
6850 - BANK CHARGES	62	45	34	38	28	32	44	34	50	35	28	43	475
6860 - BONUS	-	-	-	-	2,000	-	-	-	-	-	-	-	2,000

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Summary Statement of Revenues and Expenses For 7/31/2026

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Operating Expense													
6970 - LEGAL-CORPORATE	-	1,013	-	-	-	-	799	587	-	-	-	385	2,784
6980 - LEGAL-INDIVIDUAL	-	300	1,450	375	-	-	325	200	175	325	195	-	3,345
6990 - MANAGEMENT FEE	2,202	2,202	2,202	2,202	2,202	2,312	2,312	2,312	2,312	2,312	2,312	2,312	27,194
7010 - MEETING EXPENSE	75	75	-	-	175	270	249	640	100	322	225	314	2,446
7040 - MISC ADMINISTRATIVE	255	-	-	8	-	-	-	-	-	-	-	-	263
7090 - OFFICE SUPPLIES & PRINTING	-	-	-	-	-	-	-	-	187	-	-	-	187
7100 - OSP-COPIES	297	19	6	6	6	18	9	11	23	15	22	23	455
7120 - OSP-MISCELLANEOUS	11	20	5	13	6	27	57	158	6	24	6	11	344
7140 - PERMITS	510	298	-	-	-	-	103	-	-	-	-	-	911
7160 - POSTAGE	106	66	58	76	31	106	141	52	23	152	38	58	906
Total GENERAL & ADMINISTRATIVE	3,518	6,738	3,755	2,719	4,448	2,765	4,039	3,994	2,877	6,385	2,826	3,146	47,210
UTILITIES													
7430 - ELECTRICITY	483	232	791	21	501	519	534	542	484	487	511	490	5,595
7480 - INTERNET	324	324	324	354	354	362	362	362	362	362	362	362	4,214
7490 - TELEPHONE	68	68	68	56	124	74	74	74	74	74	74	74	901
7510 - TRASH ASSESSMENT	-	-	-	-	-	-	-	-	(198)	-	-	-	-198
7550 - WATER & SEWER	7,322	6,535	7,053	7,456	8,474	6,859	7,130	6,554	7,840	7,242	7,486	8,244	88,193
Total UTILITIES	8,196	7,159	8,235	7,887	9,453	7,814	8,100	7,532	8,562	8,165	8,433	9,170	98,706
TAX													
7600 - DRAINAGE FEE	363	363	363	363	363	-	363	363	363	363	363	363	3,990
Total TAX	363	363	363	363	363	-	363	363	363	363	363	363	3,990
NOTE PAYMENT													
7710 - INTEREST	1,699	4,102	2,330	2,393	2,302	2,363	2,349	2,108	2,318	2,229	2,288	2,200	28,682
Total NOTE PAYMENT	1,699	4,102	2,330	2,393	2,302	2,363	2,349	2,108	2,318	2,229	2,288	2,200	28,682
RESERVE CONTRIBUTIONS													
7810 - RESERVE CONTRIBUTIONS	5,161	5,161	5,161	5,161	5,161	10,091	10,091	10,091	10,091	10,091	10,091	10,091	96,442
Total RESERVE CONTRIBUTIONS	5,161	5,161	5,161	5,161	5,161	10,091	10,091	10,091	10,091	10,091	10,091	10,091	96,442

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Summary Statement of Revenues and Expenses For 7/31/2026

Operating Expense

CAPITAL IMPROVEMENTS

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
8010 - ACCESS DOORS	-	-	-	-	-	-	-	1,769	-	-	-	-	1,769
8020 - ACCESS GATES	-	-	1,900	-	-	-	-	-	-	-	-	-	1,900
8090 - BUILDING	-	-	-	-	-	-	-	960	-	-	-	-	960
8190 - DRIVEWAYS	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
8290 - FENCES	-	-	-	8,660	-	8,910	-	-	-	-	-	6,800	24,370
8390 - GUTTER & DOWNSPOUTS	16,300	-	-	-	9,060	14,350	-	-	-	-	-	-	39,710
8440 - LANDSCAPING	-	6,138	-	-	-	-	6,717	-	-	-	-	-	12,855
8630 - ROOFS	-	-	5,450	-	-	-	-	-	-	-	24,888	-	30,338
8850 - TREES	11,399	-	-	-	-	-	-	-	-	-	-	-	11,399
Total CAPITAL IMPROVEMENTS	32,699	6,138	7,350	8,660	9,060	23,260	6,717	2,729	-	-	24,888	6,800	128,300
Total Expense	101,590	165,208	58,470	56,586	53,367	70,529	82,220	75,378	57,885	50,477	66,791	68,010	906,511
Operating Net Total	(\$34,855)	(\$102,474)	\$13,943	\$8,025	\$10,067	(\$4,743)	(\$16,606)	(\$6,239)	\$10,303	\$15,323	(\$1,208)	(\$1,461)	(\$109,926)

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

Summary Statement of Revenues and Expenses For 7/31/2026

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
Reserve Income													
INCOME													
4120 - ASSESSMENT-CAPITAL	5,161	5,161	5,161	5,161	5,161	10,091	10,091	10,091	10,091	10,091	10,091	10,091	96,442
4360 - INTEREST	6	5	8	4	7	10	14	22	10	1	3	7	97
Total INCOME	5,167	5,166	5,169	5,165	5,168	10,101	10,105	10,113	10,101	10,092	10,094	10,098	96,539
Total Income	5,167	5,166	5,169	5,165	5,168	10,101	10,105	10,113	10,101	10,092	10,094	10,098	96,539
Reserve Expense													
REPAIRS & MAINTENANCE													
5410 - GUTTERS	-	-	-	14,945	-	-	-	-	-	-	-	-	14,945
Total REPAIRS & MAINTENANCE	-	-	-	14,945	-	-	-	-	-	-	-	-	14,945
CAPITAL IMPROVEMENTS													
8290 - FENCES	-	-	-	-	30,803	3,250	-	13,200	13,200	-	6,050	-	66,503
8440 - LANDSCAPING	-	-	11,242	-	-	-	-	-	-	-	-	-	11,242
8630 - ROOFS	-	-	-	-	-	-	-	-	49,888	25,000	-	-	74,888
Total CAPITAL IMPROVEMENTS	-	-	11,242	-	30,803	3,250	-	13,200	63,088	25,000	6,050	-	152,632
Total Expense	-	-	11,242	14,945	30,803	3,250	-	13,200	63,088	25,000	6,050	-	167,577
Reserve Net Total	\$5,167	\$5,166	(\$6,073)	(\$9,780)	(\$25,635)	\$6,851	\$10,105	(\$3,087)	(\$52,987)	(\$14,908)	\$4,044	\$10,098	(\$71,038)
Net Total	(\$29,688)	(\$97,308)	\$7,870	(\$1,755)	(\$15,568)	\$2,108	(\$6,501)	(\$9,326)	(\$42,684)	\$414	\$2,836	\$8,638	(\$180,964)