Balance Sheet

Period = May 2026

Book = Accrual ; Tree = 2281_bs

		Current Balance
1000-0000	**Assets**	
1001-0000	Current Assets	
1005-0000	**Cash**	
1007-0100	Checking	36,015.60
1020-0000	Money Market- Edward Jones	359,183.28
1064-0000	Certificate of Deposit- Edward Jones	100,000.00
1066-0000	Certificate of Deposit- Edward Jones	150,000.00
1070-0001	Petty Cash	597.19
1099-9999	Total Cash	645,796.07
1100-0000	Accounts Receivable	
1105-0000	Accounts Receivable	12,244.08
1199-9999	Total Accounts Receivable	12,244.08
1300-0000	Prepaid Expense	
1305-0000	Prepaid Insurance	22,765.18
1310-0000	Prepaid Expense	9,549.21
1399-9999	Total Prepaid Expense	32,314.39
1599-9999	Total Current Assets	690,354.54
1800-0000	**Other Assets**	
1806-0000	Deposit	5,000.00
1899-9999	Total Other Assets	5,000.00
1999-9999	Total Assets	695,354.54
2000-0000	**Liabilities and Equity**	
2010-0000	**Liabilities**	
2020-0000	**Current Liabilities**	
2200-0000	Accounts Payable	
2205-0000	Accounts Payable	15,484.58
2299-9999	Total Accounts Payable	15,484.58
2300-0000	Accrued Liabilities	
2315-0000	Accrued Expenses	8,984.90
2399-9999	Total Accrued Liabilities	8,984.90
2400-0000	Other Current Liabilities	
2421-0000	Prepaid Income	11,714.62
2498-9999	Total Other Current Liabilities	11,714.62
2499-9999	Total Current Liabilities	36,184.10
2999-9999	Total Liabilities	36,184.10
3000-0000	**Equity**	
3802-0000	Reserve for Replacement	609,183.28
3900-0000	Retained Earnings	49,985.25
3940-0000	Net Income/(Loss)	1.91
3998-9999	Total Equity	659,170.44
3999-9999	Total Liabilities and Equity	695,354.54
9999-9999	Total of All	0.00

12 Month Actual to Budget

Period = Jan 2026-May 2026

Book = Accrual ; Tree = 2281_is

		Actual Jan 2026	Actual Feb 2026	Actual Mar 2026	Actual Apr 2026	Actual May 2026	Budget Jun 2026	Budget Jul 2026	Budget Aug 2026	Budget Sep 2026	Budget Oct 2026	Budget Nov 2026	Budget Dec 2026	Total Actual+ Budget	Original Budget	Variance	%Variance
4001-0000 Operating Income/(Loss)																	
4003-0000 Rental Income																	
4053-0000	Utilities Income	3,267.38	1,893.88	1,592.60	1,817.80	1,574.09	1,732.00	1,732.00	1,732.00	1,732.00	1,732.00	1,732.00	1,938.00	22,475.75	20,990.00	1,485.75	7.08
4055-0000	General Assessment	28,278.00	28,278.00	28,278.00	28,278.00	28,278.00	28,284.17	28,284.17	28,284.17	28,284.17	28,284.17	28,284.17	28,284.13	339,379.15	339,410.00	-30.85	-0.01
4060-0000	Short term Lease Fee	500.00	-500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
4061-0000	Pet Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	-1,500.00	-100.00
4063-0000	Commercial Tenant Assessment	13,065.40	3,490.39	1,331.49	2,529.91	4,588.69	4,524.00	3,501.00	3,948.00	3,826.00	3,592.00	3,973.00	4,169.00	52,538.88	46,086.00	6,452.88	14.00
4063-1000	Commercial Tenant Assmt-Reserve	0.00	0.00	0.00	445.37	1,658.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,104.33	0.00	2,104.33	N/A
4065-0000	Capital Contribution	0.00	962.98	3,308.36	0.00	542.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,813.84	0.00	4,813.84	N/A
4067-0000	Reserve Contribution	18,032.08	18,032.08	18,032.08	18,032.08	18,032.08	18,035.92	18,035.92	18,035.92	18,035.92	18,035.92	18,035.92	18,035.88	216,411.80	216,431.00	-19.20	-0.01
4199-9999 Total Rental Income		63,142.86	52,157.33	52,542.53	51,103.16	54,674.32	52,576.09	51,553.09	52,000.09	51,878.09	51,644.09	52,025.09	52,427.01	637,723.75	624,417.00	13,306.75	2.13
4200-0000 Other Income																	
4207-0000	Damage Forfeit Fees	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00	N/A
4219-0200	Interest Income - Reserves	-507.05	12.99	500.14	491.77	1,006.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,504.57	0.00	1,504.57	N/A
4222-0000	Keys/Fobs/Remotes	50.00	0.00	50.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	125.00	N/A
4223-0000	Parking Income	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	3,600.00	0.00	0.00
4228-0000	Fines	50.00	250.00	50.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00	0.00	450.00	N/A
4230-0000	Moving Income	200.00	200.00	600.00	0.00	900.00	400.00	0.00	0.00	400.00	0.00	0.00	400.00	3,100.00	1,600.00	1,500.00	93.75
4235-0000	Maintenance Income	0.00	0.00	0.00	0.00	11,374.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,374.00	0.00	11,374.00	N/A
4238-0000	Construction Income	0.00	200.00	-900.00	0.00	-300.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	-900.00	300.00	-1,200.00	-400.00
4299-9999 Total Other Income		92.95	962.99	600.14	791.77	13,505.72	700.00	300.00	300.00	700.00	300.00	300.00	800.00	19,353.57	5,500.00	13,853.57	251.88
4300-8001 Other Income																	
4300-8016	Late Fee	0.00	0.00	0.00	24.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.07	0.00	24.07	N/A
4300-8017	Move In/Out Fee- Deposits	300.00	300.00	0.00	0.00	-600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
4300-8999 Total Other Income		300.00	300.00	0.00	24.07	-600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.07	0.00	24.07	N/A
4999-9999	Total Income	63,535.81	53,420.32	53,142.67	51,919.00	67,580.04	53,276.09	51,853.09	52,300.09	52,578.09	51,944.09	52,325.09	53,227.01	657,101.39	629,917.00	27,184.39	4.32
7000-0002 Operating Expenses																	
8000-9999 Janitorial																	
8010-0000	Janitorial Services	1,443.00	1,443.00	1,443.00	1,443.00	1,041.00	1,072.00	1,072.00	1,072.00	1,072.00	1,486.00	1,486.00	1,489.00	15,562.00	15,765.00	203.00	1.29
8012-0000	Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	40.00	0.00	0.00	40.00	120.00	160.00	40.00	25.00
8113-0500 Total Janitorial		1,443.00	1,443.00	1,443.00	1,443.00	1,041.00	1,112.00	1,072.00	1,072.00	1,112.00	1,486.00	1,486.00	1,529.00	15,682.00	15,925.00	243.00	1.53
8113-9999 Other Janitorial																	
8115-0000	Window Washing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,300.00	7,300.00	100.00
8116-0000	Carpet/Floor Cleaning	0.00	0.00	0.00	539.50	0.00	0.00	0.00	0.00	0.00	3,605.00	0.00	0.00	4,144.50	3,605.00	-539.50	-14.97
8117-0000	Mat Service	365.24	365.24	365.24	547.86	365.24	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,808.82	4,800.00	-8.82	-0.18
8135-9999 Total Other Janitorial		365.24	365.24	365.24	1,087.36	365.24	400.00	400.00	400.00	400.00	4,005.00	400.00	400.00	8,953.32	15,705.00	6,751.68	42.99
8140-0000 HVAC																	
8142-0000	HVAC	1,320.00	0.00	0.00	0.00	1,996.15	2,000.00	0.00	0.00	2,000.00	0.00	0.00	2,000.00	9,316.15	8,000.00	-1,316.15	-16.45

12 Month Actual to Budget

Period = Jan 2026-May 2026

Book = Accrual ; Tree = 2281_is

	Actual Jan 2026	Actual Feb 2026	Actual Mar 2026	Actual Apr 2026	Actual May 2026	Budget Jun 2026	Budget Jul 2026	Budget Aug 2026	Budget Sep 2026	Budget Oct 2026	Budget Nov 2026	Budget Dec 2026	Total Actual+ Budget	Original Budget	Variance	%Variance
8149-9999 Total HVAC	1,320.00	0.00	0.00	0.00	1,996.15	2,000.00	0.00	0.00	2,000.00	0.00	0.00	2,000.00	9,316.15	8,000.00	-1,316.15	-16.45
8160-0001 Repairs and Maintenance																
8171-0000 Trash Removal	635.55	662.26	644.36	676.98	677.32	592.00	592.00	592.00	592.00	592.00	592.00	588.00	7,436.47	7,100.00	-336.47	-4.74
8190-0000 Building Maintenance System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,050.00	0.00	0.00	0.00	0.00	2,050.00	2,050.00	0.00	0.00
8200-0000 Maintenance Labor	6,444.99	5,650.70	5,960.00	6,205.54	6,598.66	5,960.00	5,960.00	5,960.00	5,960.00	5,960.00	5,960.00	5,960.00	72,579.89	71,520.00	-1,059.89	-1.48
8202-0000 Maintenance and Cleaning Supplies	552.84	143.04	347.73	232.31	128.57	100.00	0.00	0.00	100.00	0.00	0.00	100.00	1,704.49	400.00	-1,304.49	-326.12
8211-0000 Parking Structure Repairs	0.00	0.00	0.00	0.00	0.00	3,200.00	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00
8221-0000 Elevator Repairs and Maintenance	1,068.41	1,068.41	1,068.41	1,068.41	1,068.41	1,060.00	1,060.00	1,360.00	1,060.00	1,060.00	1,060.00	1,510.00	13,512.05	14,070.00	557.95	3.97
8222-0000 Landscape Lawn Service	808.00	0.00	0.00	610.31	1,493.26	400.00	400.00	400.00	400.00	500.00	0.00	0.00	5,011.57	4,700.00	-311.57	-6.63
8227-0000 Exterminating	50.00	50.00	50.00	50.00	50.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	642.00	672.00	30.00	4.46
8229-0000 Security	236.73	243.74	243.74	243.74	243.74	748.00	748.00	748.00	748.00	748.00	748.00	747.00	6,446.69	8,975.00	2,528.31	28.17
8230-0000 Fire and Life Safety	968.33	1,262.43	0.00	0.00	2,197.32	1,350.00	0.00	0.00	1,350.00	0.00	0.00	1,350.00	8,478.08	5,400.00	-3,078.08	-57.00
8232-0000 Snow Removal	3,831.50	1,910.50	1,587.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	2,750.00	11,829.75	10,000.00	-1,829.75	-18.30
8240-0000 Building General R and M	410.02	2,953.88	1,755.52	5,018.00	11,277.79	1,200.00	0.00	0.00	1,200.00	0.00	0.00	955.00	24,770.21	4,555.00	-20,215.21	-443.80
8249-9999 Total Repairs and Maintenance	15,006.37	13,944.96	11,657.51	14,105.29	23,735.07	14,666.00	8,816.00	11,166.00	11,466.00	8,916.00	10,166.00	14,016.00	157,661.20	132,642.00	-25,019.20	-18.86
8250-0001 Utilities																
8251-0000 Electricity	3,354.94	2,215.70	2,977.20	2,838.22	2,443.38	2,958.00	2,958.00	2,958.00	2,958.00	2,958.00	2,958.00	2,952.00	34,529.44	35,490.00	960.56	2.71
8253-0000 Water and Sewer	2,186.46	2,497.44	2,300.00	2,397.27	2,491.09	2,707.00	2,707.00	2,707.00	2,707.00	2,707.00	2,707.00	2,707.00	30,821.26	32,484.00	1,662.74	5.12
8254-0000 Gas	2,068.89	4,905.50	1,445.35	-327.80	110.25	1,471.00	1,471.00	1,471.00	1,471.00	1,471.00	1,471.00	1,467.00	18,495.19	17,648.00	-847.19	-4.80
8258-0007 Riverwalk Utilities	25.95	200.00	185.36	-159.60	61.11	251.00	251.00	251.00	251.00	251.00	251.00	251.00	2,069.82	3,012.00	942.18	31.28
8259-9999 Total Utilities	7,636.24	9,818.64	6,907.91	4,748.09	5,105.83	7,387.00	7,387.00	7,387.00	7,387.00	7,387.00	7,387.00	7,377.00	85,915.71	88,634.00	2,718.29	3.07
8260-0001 General and Administrative																
8275-0000 Other Service - Billed to Tenant	668.39	-668.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
8285-0000 Other Taxes Fees and Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00	14,000.00	100.00
8330-0000 Management Fees	2,675.44	2,747.91	2,748.17	2,748.04	2,748.04	2,725.00	2,725.00	2,725.00	2,725.00	2,725.00	2,725.00	2,725.00	32,742.60	32,700.00	-42.60	-0.13
8336-0000 Bank Service Charges	0.00	-0.01	0.00	0.00	5.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.59	0.00	-5.59	N/A
8340-0000 Office Supplies	183.82	188.20	209.12	187.42	217.14	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,385.70	2,400.00	14.30	0.60
8345-0000 Telephone	116.99	116.99	565.32	107.00	107.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	2,133.30	1,920.00	-213.30	-11.11
8346-0000 Accounting Fees	0.00	0.00	0.00	0.00	1,302.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,302.00	1,263.00	-39.00	-3.09
8349-0000 Other Admin Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00	0.00	0.00	0.00	0.00	775.00	775.00	0.00	0.00
8350-0000 Seasonal Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	500.00	250.00	50.00
8399-9999 Total General and Administrative	3,644.64	2,384.70	3,522.61	3,042.46	4,379.78	3,085.00	3,085.00	3,860.00	3,085.00	3,085.00	3,085.00	3,335.00	39,594.19	53,558.00	13,963.81	26.07
8400-0000 Other Expenses																
8439-0000 Legal Expense	395.00	0.00	395.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	550.00	1,890.00	2,400.00	510.00	21.25
8459-9999 Total Other Expenses	395.00	0.00	395.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	550.00	1,890.00	2,400.00	510.00	21.25
8460-0000 Insurance																
8461-0000 Insurance Premiums	7,022.66	7,022.66	7,022.66	7,022.66	6,411.70	8,130.00	8,130.00	8,130.00	8,130.00	8,130.00	8,130.00	8,130.00	91,412.34	93,460.00	2,047.66	2.19

12 Month Actual to Budget

Period = Jan 2026-May 2026

Book = Accrual ; Tree = 2281_is

	Actual Jan 2026	Actual Feb 2026	Actual Mar 2026	Actual Apr 2026	Actual May 2026	Budget Jun 2026	Budget Jul 2026	Budget Aug 2026	Budget Sep 2026	Budget Oct 2026	Budget Nov 2026	Budget Dec 2026	Total Actual+ Budget	Original Budget	Variance	%Variance
8465-9999 Total Insurance	7,022.66	7,022.66	7,022.66	7,022.66	6,411.70	8,130.00	8,130.00	8,130.00	8,130.00	8,130.00	8,130.00	8,130.00	91,412.34	93,460.00	2,047.66	2.19
8475-9999 Total Operating Expenses	36,833.15	34,979.20	31,313.93	31,448.86	43,034.77	36,780.00	28,890.00	32,015.00	34,130.00	33,009.00	30,654.00	37,337.00	410,424.91	410,324.00	-100.91	-0.02
8599-9999 Net Operating Income/(Loss)	26,702.66	18,441.12	21,828.74	20,470.14	24,545.27	16,496.09	22,963.09	20,285.09	18,448.09	18,935.09	21,671.09	15,890.01	246,676.48	219,593.00	27,083.48	12.33
8600-0000 Non-Operating Expenses																
8764-0000 Income Taxes	0.00	0.00	0.00	4,027.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,027.00	3,162.00	-865.00	-27.36
8767-0000 Reserve Fund Contribution	18,035.92	18,998.90	21,344.28	18,035.92	18,035.92	18,035.92	18,035.92	18,035.92	18,035.92	18,035.92	18,035.92	18,035.88	220,702.34	216,431.00	-4,271.34	-1.97
8768-0000 Reserve Interest	507.05	12.99	500.14	491.77	1,006.72	429.58	429.58	429.58	429.58	429.58	429.58	429.62	5,525.77	5,155.00	-370.77	-7.19
8769-0000 Reserve Fund Expenses	0.00	8,088.18	609.60	2,556.60	7,609.89	30,403.33	30,403.33	30,403.33	30,403.33	30,403.33	30,403.33	30,403.37	231,687.62	364,840.00	133,152.38	36.50
8770-0000 Reserve Fund Transfer- Owners	0.00	2,627.44	0.00	-2,652.60	-6,835.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,860.76	0.00	6,860.76	N/A
8812-0000 Gain/Loss on Disposal or Sale of Asset	-1,315.88	-632.31	-368.30	-543.64	-534.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,394.73	0.00	3,394.73	N/A
8812-0100 G/L on Asset	301.78	632.31	368.30	543.64	534.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,380.63	0.00	-2,380.63	N/A
8820-9999 Total Non-Operating Expenses	17,528.87	29,727.51	22,454.02	22,458.69	19,816.93	48,868.83	48,868.83	48,868.83	48,868.83	48,868.83	48,868.83	48,868.87	454,067.87	589,588.00	135,520.13	22.99
9999-9998 Net Income/(Loss)	9,173.79	-11,286.39	-625.28	-1,988.55	4,728.34	-32,372.74	-25,905.74	-28,583.74	-30,420.74	-29,933.74	-27,197.74	-32,978.86	-207,391.39	-369,995.00	162,603.61	-43.95