August 2026 Balance Sheet

		OPERATING	RESERVE	TOTAL
August 2026				
CURRENT ASSETS				
1010	ENTERPRISE BK/TR - CHECKING - PRIMARY	76,227.33		76,227.33
1011	ENTERPRISE BK/TR - CHECKING - RESERVE		559.72	559.72
1065	SMARTSTREET-BOC - MM/ICS - RESERVE		188,318.92	188,318.92
1101	SOUTH STATE BK - CD 11/20/26 3.40%		249,405.32	249,405.32
		76,227.33	438,283.96	514,511.29
ACCOUNTS RECEIVABLE				
1210	ASSESSMENTS	1,615.28		1,615.28
1280	DUE FROM OPERATING TO RESERVE		61,831.74	61,831.74
		1,615.28	61,831.74	63,447.02
PREPAID ASSETS				
1310	CINCINNATI INS QTLY 10/1-12/31/26 $1,855	618.33		618.33
1311	M3 PROPERTY INS 7/1/2026-27 $ 39,790.96	33,159.10		33,159.10
1316	M3 UMB POLICY 07/1/2026-27 $3,086.00	2,571.70		2,571.70
1349	BUTTERFLY MX 05/01/2026-27 $1,995.78	1,330.56		1,330.56
1350	TK ELEVATOR 7/1 - 9/2026 $304.62	101.54		101.54
1351	R.E JOHNSEN MONTHLY SVC	649.00		649.00
1355	OTIS ELEVATOR 8/1/26 -1/31/27 $5,485.50	4,571.25		4,571.25
1356	RYAN FIREPROTECTION 5/26/26-27 $339.89	254.88		254.88
1357	EAGLE DISPOSAL MONTHLY SVC	986.00		986.00
1362	GUETZKE & ASSOC 1/26-12/26 $339.89	113.28		113.28
1363	SEIDER HVAC 03/26-03/27 $1031.20	515.58		515.58

August 2026 Balance Sheet

	OPERATING	RESERVE	TOTAL
1377 SFM WC INS 4/1/26-27 $866.00	505.19		505.19
	45,376.41	0.00	45,376.41
TOTAL ASSETS	123,219.02	500,115.70	623,334.72
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	64,580.48		64,580.48
2013 ACCOUNTS PAYABLE - RESERVE		52,950.00	52,950.00
2020 ACCRUED ESTIMATED EXPENSES	9,884.57		9,884.57
2130 PREPAID ASSESSMENTS	2,786.76		2,786.76
2180 SUSPENSE	810.00		810.00
	78,061.81	52,950.00	131,011.81
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		7,131.10	7,131.10
2270 RESERVES - REPLACEMENT		496,334.60	496,334.60
SPENT FROM RESERVES			
2475 RESERVES - CAPITAL IMPROVEMENTS		(56,300.00)	(56,300.00)
	0.00	447,165.70	447,165.70
OPERATING EQUITY			
2640 TRANSFER RESTRICTED RSV EQUITY TO OPER	100,000.00		100,000.00
2650 PRIOR YEAR SURPLUS (DEFICIT)	(58,855.33)		(58,855.33)
2670 CURRENT YEAR SURPLUS (DEFICIT)	4,012.54		4,012.54

August 2026 Balance Sheet

	OPERATING	RESERVE	TOTAL
	_____	_____	_____
	45,157.21	0.00	45,157.21
	_____	_____	_____
TOTAL LIABILITIES & EQUITY	123,219.02	500,115.70	623,334.72
	==========	==========	==========

August 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	8 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
August 2026							
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	24,704.18	24,704.18	0.00	197,633.44	197,633.44	0.00	296,450
4060 LATE CHARGES	71.33	0.00	71.33	471.40	0.00	471.40	0
4080 CLOSING FEES*	0.00	83.33	-83.33	1,573.64	666.68	906.96	1,000
4081 ALLOCATE CLOSING FEES TO RESERVE	0.00	0.00	0.00	-1,573.64	0.00	-1,573.64	0
4138 RECYCLE PROGRAM	100.00	100.00	0.00	800.00	800.00	0.00	1,200
4175 TIME WARNER INCENTIVE	126.94	33.33	93.61	386.65	266.68	119.97	400
4196 KEYS	0.00	0.00	0.00	300.00	0.00	300.00	0
4292 COVENANT VIOLATION FINES	0.00	0.00	0.00	50.00	0.00	50.00	0
4340 INTEREST - RESERVES	818.31	0.00	818.31	7,131.10	0.00	7,131.10	0
4350 INTEREST ALLOC TO RESERVES	-818.31	0.00	-818.31	-7,131.10	0.00	-7,131.10	0
4970	25,002.45	24,920.84	81.61	199,641.49	199,366.80	274.69	299,050
4980 TOTAL INCOME	25,002.45	24,920.84	81.61	199,641.49	199,366.80	274.69	299,050
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	1,888.92	1,666.67	222.25	18,900.43	13,333.32	5,567.11	20,000
5012 WINDOWS	0.00	559.17	-559.17	3,360.00	4,473.32	-1,113.32	6,710
5020 ROOF REPAIRS	0.00	166.67	-166.67	0.00	1,333.32	-1,333.32	2,000
5090 ELEVATOR MAINTENANCE	0.00	166.67	-166.67	6,054.35	1,333.32	4,721.03	2,000
5095 ELEVATOR CONTRACT	1,015.79	1,007.42	8.37	9,644.07	8,059.32	1,584.75	12,089
5104 MAT SERVICE	141.88	255.33	-113.45	2,517.85	2,042.68	475.17	3,064
5110 BUILDING CLEANING	649.00	658.33	-9.33	5,192.00	5,266.68	-74.68	7,900

August 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	8 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
5156 HVAC REPAIRS	85.93	166.67	-80.74	515.62	1,333.32	-817.70	2,000
5162 GARAGE DOOR MAINTENANCE	0.00	33.33	-33.33	0.00	266.68	-266.68	400
5171 GARAGE CLEANING	1,165.00	86.17	1,078.83	1,165.00	689.32	475.68	1,034
5186 EXTERMINATING	0.00	58.75	-58.75	273.02	470.00	-196.98	705
5280 TRASH REMOVAL	1,771.09	1,475.25	295.84	13,634.75	11,802.00	1,832.75	17,703
5314 INTERCOM	266.31	269.58	-3.27	2,358.40	2,156.68	201.72	3,235
5511 CARPET CLEANING	0.00	0.00	0.00	1,568.87	0.00	1,568.87	0
5799	6,983.92	6,570.01	413.91	65,184.36	52,559.96	12,624.40	78,840
SAFETY SERVICES							
5804 ALARMS & MONITORING	56.64	74.58	-17.94	2,242.22	596.68	1,645.54	895
5806 FIRE EXTINGUISHERS & MAINT	0.00	122.17	-122.17	0.00	977.32	-977.32	1,466
5808 SPRINKLER SYSTEM	0.00	153.33	-153.33	1,062.28	1,226.68	-164.40	1,840
5999	56.64	350.08	-293.44	3,304.50	2,800.68	503.82	4,201
GROUNDS MAINTENANCE							
6353 SNOW SERVICES	0.00	416.17	-416.17	5,025.00	3,329.32	1,695.68	4,994
6599	0.00	416.17	-416.17	5,025.00	3,329.32	1,695.68	4,994
UTILITIES							
7910 ELECTRIC	2,069.58	2,069.58	0.00	18,005.56	16,556.68	1,448.88	24,835
7920 WATER/SEWER	1,607.25	1,607.25	0.00	12,729.62	12,858.00	-128.38	19,287
7960 GAS-BUILDING	461.83	461.83	0.00	5,673.08	3,694.68	1,978.40	5,542

August 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	8 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
7999	4,138.66	4,138.66	0.00	36,408.26	33,109.36	3,298.90	49,664
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,730.93	1,730.93	0.00	13,847.44	13,847.44	0.00	20,771
8040 POSTAGE	10.10	25.00	-14.90	166.43	200.00	-33.57	300
8060 COPIES/PRINTING/SUPPLIES	51.10	108.34	-57.24	656.45	866.74	-210.29	1,300
8069 TECHNOLOGY FEE	25.00	25.00	0.00	200.00	200.00	0.00	300
8080 CPA SERVICES	0.00	16.67	-16.67	205.00	133.32	71.68	200
8100 LEGAL EXPENSE	270.00	83.33	186.67	765.00	666.68	98.32	1,000
8143 PERMITS/LICENSES	2,042.16	75.58	1,966.58	2,042.16	604.68	1,437.48	907
8161 TELEPHONE	224.55	194.33	30.22	1,547.54	1,554.68	-7.14	2,332
8180 INCOME TAX	0.00	250.00	-250.00	3,056.43	2,000.00	1,056.43	3,000
8381 MEETING/APPOINTMENT	0.00	104.17	-104.17	1,338.88	833.32	505.56	1,250
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	10.00	-10.00	80.00	80.00	0.00	120
8479	4,353.84	2,623.35	1,730.49	23,905.33	20,986.86	2,918.47	31,480
INSURANCE							
8481 PROPERTY INSURANCE	4,191.41	4,730.00	-538.59	13,638.85	37,840.00	-24,201.15	56,760
8490 WORKERS COMPENSATION	72.17	75.00	-2.83	22.07	600.00	-577.93	900
8499	4,263.58	4,805.00	-541.42	13,660.92	38,440.00	-24,779.08	57,660
RESTRICTED TRANSFERS TO RESERVES							
9170 REPLACEMENT RESERVES	6,017.58	6,017.58	0.00	48,140.58	48,140.58	0.00	72,210
9299	6,017.58	6,017.58	0.00	48,140.58	48,140.58	0.00	72,210

August 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	8 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
9980 TOTAL EXPENSES	25,814.22	24,920.85	893.37	195,628.95	199,366.76	-3,737.81	299,050
9990 GAIN (LOSS)	(811.77)	(0.01)	(811.76)	4,012.54	0.04	4,012.50	0