

May 2026

Balance Sheet

	OPERATING	RESERVE	TOTAL
May 2026			
CURRENT ASSETS			
1010 ENTERPRISE BK/TR - CHECKING - PRIMARY	13,216.36		13,216.36
1011 ENTERPRISE BK/TR - CHECKING - RESERVE		559.72	559.72
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		270,657.65	270,657.65
1101 SOUTH STATE BK - CD 11/20/26 3.40%		251,930.32	251,930.32
	13,216.36	523,147.69	536,364.05
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	631.96		631.96
1240 ASSESSMENTS - MISCELLANEOUS	300.00		300.00
1280 DUE FROM OPERATING TO RESERVE		56,366.16	56,366.16
	931.96	56,366.16	57,298.12
PREPAID ASSETS			
1310 CINCINNATI PKG INS 4/1/26-27 \$1,850.00	1,541.70		1,541.70
1316 UMBRELLA POLICY 07/1/2025-26 \$3,062.00	255.17		255.17
1349 BUTTERFLY MX 05/01/2026-27 \$1,995.78	1,829.52		1,829.52
1350 TK ELEVATOR 4/26-6/26 \$304.62	101.54		101.54
1355 OTIS ELEVATOR 2/1-7/31/26 \$5,175.00	1,725.00		1,725.00
1356 RYAN FIREPROTECTION 5/26/26-27 \$339.89	339.89		339.89
1362 GUETZKE & ASSOC 1/26-12/26 \$339.89	198.24		198.24
1363 SEIDER HVAC 03/26-03/27 \$1031.20	773.37		773.37
1377 SFM WC INS 4/1/26-27 \$866.00	721.70		721.70

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	OPERATING	RESERVE	TOTAL
	7,486.13	0.00	7,486.13
TOTAL ASSETS	21,634.45	579,513.85	601,148.30
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CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	68,045.91		68,045.91
2020 ACCRUED ESTIMATED EXPENSES	7,216.31		7,216.31
2130 PREPAID ASSESSMENTS	4,092.36		4,092.36
2180 SUSPENSE	810.00		810.00
	80,164.58	0.00	80,164.58
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		4,581.99	4,581.99
2270 RESERVES - REPLACEMENT		578,281.86	578,281.86
SPENT FROM RESERVES			
2475 RESERVES - CAPITAL IMPROVEMENTS		(3,350.00)	(3,350.00)
	0.00	579,513.85	579,513.85
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	(58,855.33)		(58,855.33)
2670 CURRENT YEAR SURPLUS (DEFICIT)	325.20		325.20
	(58,530.13)	0.00	(58,530.13)
TOTAL LIABILITIES & EQUITY	21,634.45	579,513.85	601,148.30

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Balance Sheet

	OPERATING	RESERVE	TOTAL
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Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	5 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
May 2026							
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	24,704.18	24,704.18	0.00	123,520.90	123,520.90	0.00	296,450
4060 LATE CHARGES	108.57	0.00	108.57	169.91	0.00	169.91	0
4080 CLOSING FEES*	0.00	83.33	-83.33	1,573.64	416.69	1,156.95	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	500.00	500.00	0.00	1,200
4175 TIME WARNER INCENTIVE	130.42	33.33	97.09	259.71	166.69	93.02	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	924.85	0.00	924.85	4,581.99	0.00	4,581.99	0
4350 INTEREST ALLOC TO RESERVES	-924.85	0.00	-924.85	-4,581.99	0.00	-4,581.99	0
4970	25,043.17	24,920.84	122.33	124,800.52	124,604.28	196.24	299,050
4980 TOTAL INCOME	25,043.17	24,920.84	122.33	124,800.52	124,604.28	196.24	299,050
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	8,940.05	1,666.67	7,273.38	15,570.76	8,333.31	7,237.45	20,000
5012 WINDOWS	3,360.00	559.17	2,800.83	3,360.00	2,795.81	564.19	6,710
5020 ROOF REPAIRS	0.00	166.67	-166.67	0.00	833.31	-833.31	2,000
5090 ELEVATOR MAINTENANCE	0.00	166.67	-166.67	0.00	833.31	-833.31	2,000
5095 ELEVATOR CONTRACT	2,844.04	1,007.42	1,836.62	6,700.20	5,037.06	1,663.14	12,089
5104 MAT SERVICE	139.73	255.33	-115.60	2,092.21	1,276.69	815.52	3,064
5110 BUILDING CLEANING	649.00	658.33	-9.33	3,245.00	3,291.69	-46.69	7,900

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	Current Period	Monthly Budget	Monthly Variance	5 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
7999	2,339.07	4,138.66	-1,799.59	26,967.73	20,693.38	6,274.35	49,664
	_____	_____	_____	_____	_____	_____	_____
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,730.93	1,730.93	0.00	8,654.65	8,654.65	0.00	20,771
8040 POSTAGE	10.36	25.00	-14.64	68.92	125.00	-56.08	300
8060 COPIES/PRINTING/SUPPLIES	150.50	108.34	42.16	424.65	541.72	-117.07	1,300
8069 TECHNOLOGY FEE	25.00	25.00	0.00	125.00	125.00	0.00	300
8080 CPA SERVICES	0.00	16.67	-16.67	205.00	83.31	121.69	200
8100 LEGAL EXPENSE	0.00	83.33	-83.33	495.00	416.69	78.31	1,000
8143 PERMITS/LICENSES	0.00	75.58	-75.58	0.00	377.94	-377.94	907
8161 TELEPHONE	238.19	194.33	43.86	1,075.85	971.69	104.16	2,332
8180 INCOME TAX	0.00	250.00	-250.00	3,056.43	1,250.00	1,806.43	3,000
8381 MEETING/APPOINTMENT	0.00	104.17	-104.17	0.00	520.81	-520.81	1,250
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	10.00	-10.00	80.00	50.00	30.00	120
	_____	_____	_____	_____	_____	_____	_____
8479	2,154.98	2,623.35	-468.37	14,185.50	13,116.81	1,068.69	31,480
	_____	_____	_____	_____	_____	_____	_____
INSURANCE							
8481 PROPERTY INSURANCE	409.34	4,730.00	-4,320.66	3,459.15	23,650.00	-20,190.85	56,760
8490 WORKERS COMPENSATION	72.17	75.00	-2.83	370.56	375.00	-4.44	900
	_____	_____	_____	_____	_____	_____	_____
8499	481.51	4,805.00	-4,323.49	3,829.71	24,025.00	-20,195.29	57,660
	_____	_____	_____	_____	_____	_____	_____
RESTRICTED TRANSFERS TO RESERVES							
9170 REPLACEMENT RESERVES	6,017.58	6,017.58	0.00	30,087.84	30,087.84	0.00	72,210
	_____	_____	_____	_____	_____	_____	_____
9299	6,017.58	6,017.58	0.00	30,087.84	30,087.84	0.00	72,210

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