May 2026 Balance Sheet

	OPERATING	RESERVE	INS PROCEEDS	TOTAL
May 2026				
CURRENT ASSETS				
1010 ENTERPRISE BK/TR - CHECKING - PRIMARY	40,197.90			40,197.90
1017 ENTERPRISE BK/TR - S/A - FUTURE CAPITAL		6,495.00		6,495.00
1020 ENTERPRISE BK/TR - CKG - INS PROCEEDS			54,145.63	54,145.63
1065 SMARTSTREET-BOC - MM - RESERVE		18,289.03		18,289.03
	40,197.90	24,784.03	54,145.63	119,127.56
ACCOUNTS RECEIVABLE				
	0.00	0.00	0.00	0.00
PREPAID ASSETS				
1310 CAU PKG INS 12/11/25-26 $15,668.00*	3,948.02			3,948.02
1311 CINCINNATI INS D&O 12/11/25-26 $1,070.00	535.02			535.02
1316 CAU UMBRELLA 12/11/25-26 $1,618.00	808.98			808.98
1377 TRAVELERS WORK COMP 12/11/25-26 $821.00	410.52			410.52
	5,702.54	0.00	0.00	5,702.54
TOTAL ASSETS	45,900.44	24,784.03	54,145.63	124,830.10
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	1,522.75			1,522.75
2020 ACCRUED ESTIMATED EXPENSES	1,086.75			1,086.75
2030 DEFERRED QUARTERLY ASSESSMENT	7,200.00			7,200.00

May 2026 Balance Sheet

	OPERATING	RESERVE	INS PROCEEDS	TOTAL
2070 INSURANCE PROCEEDS			234,627.69	234,627.69
2071 SPENT FROM INSURANCE PROCEEDS			(180,482.06)	(180,482.06)
2130 PREPAID ASSESSMENTS	1,350.00			1,350.00
2131 PREPAID SPECIAL ASSESSMENT		1,975.00		1,975.00
	11,159.50	1,975.00	54,145.63	67,280.13
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST		107.58		107.58
2270 RESERVES - REPLACEMENT		70,161.45		70,161.45
SPENT FROM RESERVES				
2410 RESERVES - ROOFS		(47,460.00)		(47,460.00)
	0.00	22,809.03	0.00	22,809.03
OPERATING EQUITY				
2650 PRIOR YEAR SURPLUS (DEFICIT)	36,456.63			36,456.63
2670 CURRENT YEAR SURPLUS (DEFICIT)	(1,715.69)			(1,715.69)
	34,740.94	0.00	0.00	34,740.94
TOTAL LIABILITIES & EQUITY	45,900.44	24,784.03	54,145.63	124,830.10

May 2026 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 - QUARTERLY	7,200.00	7,200.00	0.00	36,000.00	36,000.00	0.00	86,400
4040 SPECIAL ASSESSMENTS	0.00	0.00	0.00	20,000.00	20,000.00	0.00	40,000
4340 INTEREST - RESERVES	15.08	0.00	15.08	107.58	0.00	107.58	0
4350 INTEREST ALLOC TO RESERVES	-15.08	0.00	-15.08	-107.58	0.00	-107.58	0
4970	7,200.00	7,200.00	0.00	56,000.00	56,000.00	0.00	126,400
4980 TOTAL INCOME	7,200.00	7,200.00	0.00	56,000.00	56,000.00	0.00	126,400
EXPENSES							
BUILDING MAINTENANCE							
5020 ROOF REPAIRS	0.00	166.67	-166.67	0.00	833.31	-833.31	2,000
5024 TUCKPOINTING	0.00	218.75	-218.75	0.00	1,093.75	-1,093.75	2,625
5111 GUTTER CLEANING/DOWNSPOUT FLUSHING	1,129.00	190.08	938.92	1,129.00	950.44	178.56	2,281
5570 SIDING REPAIRS	0.00	166.67	-166.67	0.00	833.31	-833.31	2,000
5799	1,129.00	742.17	386.83	1,129.00	3,710.81	-2,581.81	8,906
GROUNDS MAINTENANCE							
6035 GENERAL MAINTENANCE	0.00	83.33	-83.33	0.00	416.69	-416.69	1,000
6040 CONTRACTED LAWN SERVICE	1,086.75	724.50	362.25	2,173.50	3,622.50	-1,449.00	8,694
6045 ADDITIONAL LANDSCAPE	0.00	175.00	-175.00	0.00	875.00	-875.00	2,100
6083 EXTERMINATION	0.00	35.42	-35.42	0.00	177.06	-177.06	425
6162 MISCELLANEOUS REPAIRS/SUPPLIES	0.00	83.33	-83.33	0.00	416.69	-416.69	1,000

May 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	5 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
6229 ASPHALT REPAIRS	0.00	158.33	-158.33	0.00	791.69	-791.69	1,900
6240 TREE TRIM & REMOVAL	0.00	62.50	-62.50	0.00	312.50	-312.50	750
6244 ANNUAL TREE SERVICES	393.75	250.00	143.75	393.75	1,250.00	-856.25	3,000
6353 SNOW SERVICES	0.00	794.42	-794.42	6,052.66	3,972.06	2,080.60	9,533
6599	1,480.50	2,366.83	-886.33	8,619.91	11,834.19	-3,214.28	28,402
UTILITIES							
7924 SQUIRES GROVE WATER TRUST	0.00	1,333.33	-1,333.33	14,480.00	6,666.69	7,813.31	16,000
7999	0.00	1,333.33	-1,333.33	14,480.00	6,666.69	7,813.31	16,000
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,102.50	1,102.50	0.00	5,512.50	5,512.50	0.00	13,230
8040 POSTAGE	2.22	5.00	-2.78	61.02	25.00	36.02	60
8060 COPIES/PRINTING/SUPPLIES	10.50	33.33	-22.83	135.80	166.69	-30.89	400
8069 TECHNOLOGY FEE	25.00	25.00	0.00	125.00	125.00	0.00	300
8080 CPA SERVICES	0.00	18.75	-18.75	195.00	93.75	101.25	225
8120 INSURANCE	1,598.09	1,566.00	32.09	7,457.46	7,830.00	-372.54	18,792
8390 FEDERAL/STATE REQUIRED CORPORATE REPORT	0.00	7.08	-7.08	0.00	35.44	-35.44	85
8479	2,738.31	2,757.66	-19.35	13,486.78	13,788.38	-301.60	33,092
RESTRICTED TRANSFERS TO RESERVES							
9299	0.00	0.00	0.00	0.00	0.00	0.00	0

May 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	5 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
SPECIAL ASSESSMENT							
9710 SPECIAL-	0.00	0.00	0.00	20,000.00	20,000.00	0.00	40,000
9799	0.00	0.00	0.00	20,000.00	20,000.00	0.00	40,000
9980 TOTAL EXPENSES	5,347.81	7,199.99	-1,852.18	57,715.69	56,000.07	1,715.62	126,400
9990 GAIN (LOSS)	1,852.19	0.01	(1,852.18)	(1,715.69)	(0.07)	1,715.62	0