

Autumn Ridge Condominiums

Balance Sheet Comparison: November 30, 2025 vs December 31, 2025

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	\$146,216.07	\$164,323.71	\$18,107.64
Receivables	\$40,882.26	\$42,218.75	\$1,336.49
Total Current Assets	\$187,098.33	\$206,542.46	\$19,444.13
Reserves			
Reserve Account	\$143,679.30	\$159,626.08	\$15,946.78
CD - WaterStone 4.07% 02.07.26	\$69,599.98	\$71,277.89	\$1,677.91
CD - Landmark 3.93% 11.28.26	\$75,558.13	\$76,344.19	\$786.06
CD - Landmark 3.69% 1.12.28	\$61,201.93	\$61,855.22	\$653.29
CD - First Citizens 3.5%, 6.13.26	\$79,492.14	\$79,721.13	\$228.99
CD - First Citizens 3.85% 03.21.26	\$57,890.87	\$58,074.34	\$183.47
CD - First Citizens 3.60% 4.09.26	\$76,377.29	\$76,603.61	\$226.32
CD - First Citizens 3.25% 10.18.26	\$64,401.25	\$64,573.50	\$172.25
Total Reserves	\$628,200.89	\$648,075.96	\$19,875.07
Total Assets	\$815,299.22	\$854,618.42	\$39,319.20

	Last Month	Current Month	Difference
Liability			
Accounts Payable	\$6,774.11	\$5,943.89	(\$830.22)
Prepaid Dues	\$12,083.25	\$20,679.00	\$8,595.75
Total Liability	\$18,857.36	\$26,622.89	\$7,765.53
Equity			
Net Profit/Loss	(\$45,066.33)	(\$13,512.66)	\$31,553.67
Retained Earnings	\$841,508.19	\$841,508.19	-
Total Equity	\$796,441.86	\$827,995.53	\$31,553.67
Total Liabilities / Equity	\$815,299.22	\$854,618.42	\$39,319.20

Autumn Ridge Condominiums

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
5001 - Association Dues	39,130.00	39,130.00	-	469,560.00	469,560.00	-	469,560.00
Total Assessment Income	39,130.00	39,130.00	-	469,560.00	469,560.00	-	469,560.00
Other Income							
5043 - Clubhouse Rental	100.00	166.63	(66.63)	1,210.00	2,000.00	(790.00)	2,000.00
5101 - Interest Income	6.74	-	6.74	80.81	-	80.81	-
5112 - Parking Income	400.00	400.00	-	4,072.26	4,800.00	(727.74)	4,800.00
5118 - NSF Check Fee	-	-	-	75.00	-	75.00	-
5124 - Late Fees	60.00	-	60.00	600.00	-	600.00	-
5218 - Fines	1,550.00	-	1,550.00	19,600.00	-	19,600.00	-
5233 - Transfer of Ownership Fee	-	-	-	7,280.00	-	7,280.00	-
5242 - Maint. Charged to Homeowners	-	-	-	9,840.34	-	9,840.34	-
Total Other Income	2,116.74	566.63	1,550.11	42,758.41	6,800.00	35,958.41	6,800.00
Total Income	41,246.74	39,696.63	1,550.11	512,318.41	476,360.00	35,958.41	476,360.00

Operating Expense

Clubhouse Expenses							
6132 - Clubhouse Improvements	-	-	-	258.19	-	(258.19)	-
Total Clubhouse Expenses	-	-	-	258.19	-	(258.19)	-

Administrative Expense							
6210 - Accounting	-	33.37	33.37	375.00	400.00	25.00	400.00
6212 - Bank Charges	-	-	-	70.00	-	(70.00)	-
6223 - Corporate Income Tax	1,750.00	333.37	(1,416.63)	13,734.00	4,000.00	(9,734.00)	4,000.00
6301 - Clubhouse Internet	64.99	83.37	18.38	665.00	1,000.00	335.00	1,000.00
6311 - Management Fee	1,953.40	1,953.40	.00	23,440.80	23,440.76	(.04)	23,440.76
6312 - Office Supplies	157.51	83.37	(74.14)	822.12	1,000.00	177.88	1,000.00
6341 - Legal Expense	73.50	416.63	343.13	8,613.20	5,000.00	(3,613.20)	5,000.00
6941 - Insurance	3,511.00	3,810.00	299.00	46,188.00	45,720.00	(468.00)	45,720.00
Total Administrative Expense	7,510.40	6,713.51	(796.89)	93,908.12	80,560.76	(13,347.36)	80,560.76

Utility Expense							
6414 - Water/Sewer	-	-	-	38,081.55	47,467.04	9,385.49	47,467.04
6452 - Gas/Electric-Common	2,173.93	1,588.39	(585.54)	15,417.26	19,061.16	3,643.90	19,061.16
6453 - Electric Stipend	-	148.99	148.99	1,522.00	1,787.37	265.37	1,787.37
Total Utility Expense	2,173.93	1,737.38	(436.55)	55,020.81	68,315.57	13,294.76	68,315.57

Repair and Maintenance Expense							
6518 - Dryer Vent Cleaning	-	235.32	235.32	2,908.01	2,823.29	(84.72)	2,823.29
6526 - Exterminating	-	125.00	125.00	767.00	1,500.00	733.00	1,500.00
6530 - Fire System Expense	(630.00)	2,000.00	2,630.00	11,439.78	24,000.00	12,560.22	24,000.00
6536 - General Maintenance	590.11	2,744.75	2,154.64	52,957.27	32,937.00	(20,020.27)	32,937.00

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Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6541 - HVAC Service	(148.05)	39.74	187.79	476.55	476.55	-	476.55
6551 - Roof Repairs	-	295.87	295.87	5,145.00	3,550.00	(1,595.00)	3,550.00
Total Repair and Maintenance Expense	(187.94)	5,440.68	5,628.62	73,693.61	65,286.84	(8,406.77)	65,286.84
Grounds							
6601 - Refuse Removal	258.96	-	(258.96)	3,625.44	2,500.00	(1,125.44)	2,500.00
6610 - Grounds Contract	-	-	-	28,434.18	28,326.78	(107.40)	28,326.78
6613 - Irrigation System	-	166.63	166.63	1,107.00	2,000.00	893.00	2,000.00
6621 - Tree Maintenance	-	633.37	633.37	9,673.97	7,600.00	(2,073.97)	7,600.00
6635 - Gutter Repair/Cleaning	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00
6656 - Snow Removal	4,112.50	3,727.76	(384.74)	24,029.68	22,366.56	(1,663.12)	22,366.56
6664 - Landscape Improvement	-	583.37	583.37	527.94	7,000.00	6,472.06	7,000.00
Total Grounds	4,371.46	5,444.50	1,073.04	67,398.21	73,793.34	6,395.13	73,793.34
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	15,700.29	15,700.30	.01	188,403.48	188,403.49	.01	188,403.49
Total Transfer to Replacement Reserve	15,700.29	15,700.30	.01	188,403.48	188,403.49	.01	188,403.49
Total Expense	29,568.14	35,036.36	5,468.22	478,682.42	476,360.00	(2,322.42)	476,360.00
Operating Net Total	11,678.60	4,660.27	7,018.33	33,635.99	.00	33,635.99	.00

Autumn Ridge Condominiums

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	15,700.29	-	15,700.29	188,403.48	-	188,403.48	-
Total Reserve Income	15,700.29	-	15,700.29	188,403.48	-	188,403.48	-
Other Income							
5101 - Interest Income	4,174.78	-	4,174.78	23,335.29	-	23,335.29	-
Total Other Income	4,174.78	-	4,174.78	23,335.29	-	23,335.29	-
Total Income	19,875.07	-	19,875.07	211,738.77	-	211,738.77	-
Reserve Expense							
Grounds							
6664 - Landscape Improvement	-	-	-	10,272.30	-	(10,272.30)	-
Total Grounds	-	-	-	10,272.30	-	(10,272.30)	-
Reserve Expense							
7148 - Deck Replacement	-	-	-	31,893.71	-	(31,893.71)	-
7154 - Roof Replacement	-	15,270.87	15,270.87	183,185.00	183,250.00	65.00	183,250.00
7278 - Landscape Improvements	-	-	-	33,536.41	-	(33,536.41)	-
Total Reserve Expense	-	15,270.87	15,270.87	248,615.12	183,250.00	(65,365.12)	183,250.00
Total Expense	-	15,270.87	15,270.87	258,887.42	183,250.00	(75,637.42)	183,250.00
Reserve Net Total	19,875.07	(15,270.87)	35,145.94	(47,148.65)	(183,250.00)	136,101.35	(183,250.00)
Net Total	31,553.67	(10,610.60)	42,164.27	(13,512.66)	(183,250.00)	169,737.34	(183,250.00)