

January 2026

Balance Sheet

	OPERATING	RESERVE	TOTAL
January 2026			
CURRENT ASSETS			
1010 ENTERPRISE BK/TR - CHECKING - PRIMARY	21,417.74		21,417.74
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		228,701.20	228,701.20
1100 US BANK - MM -RESERVE		151,005.01	151,005.01
	21,417.74	379,706.21	401,123.95
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	4,050.00		4,050.00
1240 ASSESSMENTS - MISCELLANEOUS	50.00		50.00
	4,100.00	0.00	4,100.00
PREPAID ASSETS			
1310 TRAVELERS LIAB 01/26-27 \$1,980.00	1,815.00		1,815.00
1311 STATE FARM INS 11/27/25-26 \$344.00	286.70		286.70
1315 TRAVELERS CRIME 2/9/26-27 \$684	684.00		684.00
1347 JOHNSON HVAC PSA 12/1/25-26 \$2,597.15	2,164.30		2,164.30
1350 PREPAID MONTHLY - GFL ENVIRONMENTAL	1,831.18		1,831.18
1352 PPD MONTLY L&L LANDSCAPE & SNOW REMOVAL	2,150.00		2,150.00
1377 TRAVELERS WORKERS COMP 2/6/26-27 \$747	747.00		747.00
	9,678.18	0.00	9,678.18
TOTAL ASSETS	35,195.92	379,706.21	414,902.13
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January 2026

Balance Sheet

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	12,047.47		12,047.47
2013 ACCOUNTS PAYABLE - RESERVE		62,170.00	62,170.00
2020 ACCRUED ESTIMATED EXPENSES	5,893.18		5,893.18
2130 PREPAID ASSESSMENTS	23,580.00		23,580.00
2131 PREPAID PARKING ASSESSMENTS	850.00		850.00
	42,370.65	62,170.00	104,540.65
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		536.76	536.76
2270 RESERVES - REPLACEMENT		379,169.45	379,169.45
SPENT FROM RESERVES			
2475 RESERVES - CAPITAL IMPROVEMENTS		(62,170.00)	(62,170.00)
	0.00	317,536.21	317,536.21
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	(4,064.44)		(4,064.44)
2670 CURRENT YEAR SURPLUS (DEFICIT)	(3,110.29)		(3,110.29)
	(7,174.73)	0.00	(7,174.73)
TOTAL LIABILITIES & EQUITY	35,195.92	379,706.21	414,902.13
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January 2026

Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	1 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
January 2026							
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	44,460.00	44,460.00	0.00	44,460.00	44,460.00	0.00	533,520
4060 LATE CHARGES	150.00	0.00	150.00	150.00	0.00	150.00	0
4080 CLOSING FEES*	100.00	0.00	100.00	100.00	0.00	100.00	0
4188 PARKING ASSESSMENT	1,050.00	1,350.00	-300.00	1,050.00	1,350.00	-300.00	16,200
4340 INTEREST - RESERVES	536.76	208.37	328.39	536.76	208.37	328.39	2,500
4350 INTEREST ALLOC TO RESERVES	-536.76	-208.37	-328.39	-536.76	-208.37	-328.39	-2,500.00
	_____	_____	_____	_____	_____	_____	_____
4970	45,760.00	45,810.00	-50.00	45,760.00	45,810.00	-50.00	549,720
	_____	_____	_____	_____	_____	_____	_____
4980 TOTAL INCOME	45,760.00	45,810.00	-50.00	45,760.00	45,810.00	-50.00	549,720
	_____	_____	_____	_____	_____	_____	_____
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	738.73	250.00	488.73	738.73	250.00	488.73	3,000
5030 SUPPLIES - GENERAL	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000
5060 PLUMBING REPAIRS	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000
5090 ELEVATOR MAINTENANCE	7,333.25	208.37	7,124.88	7,333.25	208.37	7,124.88	2,500
5095 ELEVATOR CONTRACT	435.68	433.37	2.31	435.68	433.37	2.31	5,200
5104 MAT SERVICE	329.66	375.00	-45.34	329.66	375.00	-45.34	4,500
5110 BUILDING CLEANING	1,707.00	1,791.63	-84.63	1,707.00	1,791.63	-84.63	21,500
5111 GUTTER CLEANING	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500
5162 GARAGE DOOR MAINTENANCE	940.00	291.63	648.37	940.00	291.63	648.37	3,500
5186 EXTERMINATING	119.00	83.37	35.63	119.00	83.37	35.63	1,000
5280 TRASH REMOVAL	2,191.46	2,000.00	191.46	2,191.46	2,000.00	191.46	24,000

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Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	1 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
	_____	_____	_____	_____	_____	_____	_____
5799	13,794.78	6,058.37	7,736.41	13,794.78	6,058.37	7,736.41	72,700
	_____	_____	_____	_____	_____	_____	_____
SAFETY SYSTEMS							
5804 ALARMS & MONITORING	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000
5806 FIRE EXTINGUISHERS & MAINTENANCE	0.00	200.00	-200.00	0.00	200.00	-200.00	2,400
5809 SPRINKLER INSPECTION	323.00	41.63	281.37	323.00	41.63	281.37	500
	_____	_____	_____	_____	_____	_____	_____
5999	323.00	325.00	-2.00	323.00	325.00	-2.00	3,900
	_____	_____	_____	_____	_____	_____	_____
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	0.00	2,150.00	-2,150.00	0.00	2,150.00	-2,150.00	25,800
6240 TREE TRIM & REMOVAL	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000
6353 SNOW SERVICES	2,150.00	0.00	2,150.00	2,150.00	0.00	2,150.00	0
	_____	_____	_____	_____	_____	_____	_____
6599	2,150.00	2,233.37	-83.37	2,150.00	2,233.37	-83.37	26,800
	_____	_____	_____	_____	_____	_____	_____
PAYROLL EXPENSES							
6702 MAINTENANCE HELP	4,427.00	2,500.00	1,927.00	4,427.00	2,500.00	1,927.00	30,000
	_____	_____	_____	_____	_____	_____	_____
6899	4,427.00	2,500.00	1,927.00	4,427.00	2,500.00	1,927.00	30,000
	_____	_____	_____	_____	_____	_____	_____
UTILITIES							
7910 ELECTRIC	3,854.05	2,553.00	1,301.05	3,854.05	2,553.00	1,301.05	30,636
7920 WATER/SEWER	3,326.93	2,946.59	380.34	3,326.93	2,946.59	380.34	35,358
7930 TELEPHONE	3,724.11	0.00	3,724.11	3,724.11	0.00	3,724.11	0
7960 GAS-BUILDING	984.91	460.25	524.66	984.91	460.25	524.66	5,523

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	Current Period	Monthly Budget	Monthly Variance	1 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
	_____	_____	_____	_____	_____	_____	_____
7999	11,890.00	5,959.84	5,930.16	11,890.00	5,959.84	5,930.16	71,517
	_____	_____	_____	_____	_____	_____	_____
ADMINISTRATIVE							
8020 MANAGEMENT FEE	2,425.50	2,425.50	0.00	2,425.50	2,425.50	0.00	29,106
8040 POSTAGE	24.40	41.63	-17.23	24.40	41.63	-17.23	500
8060 COPIES/PRINTING/SUPPLIES	102.40	200.00	-97.60	102.40	200.00	-97.60	2,400
8069 TECHNOLOGY FEE	0.00	50.00	-50.00	0.00	50.00	-50.00	600
8080 CPA SERVICES	0.00	18.37	-18.37	0.00	18.37	-18.37	220
8100 LEGAL EXPENSE	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000
8106 LEGAL EXPENSE - COLLECTIONS	295.14	0.00	295.14	295.14	0.00	295.14	0
8143 PERMITS/LICENSES	0.00	41.63	-41.63	0.00	41.63	-41.63	500
8161 TELEPHONE	100.00	285.75	-185.75	100.00	285.75	-185.75	3,429
8180 INCOME TAX	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	5.87	-5.87	0.00	5.87	-5.87	70
	_____	_____	_____	_____	_____	_____	_____
8479	2,947.44	3,610.38	-662.94	2,947.44	3,610.38	-662.94	43,325
	_____	_____	_____	_____	_____	_____	_____
INSURANCE							
8481 PROPERTY INSURANCE	239.92	11,916.63	-11,676.71	239.92	11,916.63	-11,676.71	143,000
8490 WORKERS COMPENSATION	0.00	108.37	-108.37	0.00	108.37	-108.37	1,300
	_____	_____	_____	_____	_____	_____	_____
8499	239.92	12,025.00	-11,785.08	239.92	12,025.00	-11,785.08	144,300
	_____	_____	_____	_____	_____	_____	_____
RECREATION							
	_____	_____	_____	_____	_____	_____	_____
8799	0.00	0.00	0.00	0.00	0.00	0.00	0

