

June 2026

Balance Sheet

	OPERATING	RESERVE	TOTAL
June 2026			
CURRENT ASSETS			
1010 ENTERPRISE BK/TR - CHECKING - PRIMARY	18,709.97		18,709.97
1042 US BANK - CKG - RESERVES		10.00	10.00
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		198,796.98	198,796.98
	18,709.97	198,806.98	217,516.95
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	6,845.00		6,845.00
1240 ASSESSMENTS - MISCELLANEOUS	1,035.00		1,035.00
	7,880.00	0.00	7,880.00
PREPAID ASSETS			
1310 TRAVELERS LIAB 01/26-27 \$1,980.00	990.00		990.00
1311 STATE FARM INS 11/27/25-26 \$344.00	143.35		143.35
1312 ACUITY PKG INS 2/8/26-27 \$117,559.35*	6,094.54		6,094.54
1315 TRAVELERS CRIME 2/9/26-27 \$684	399.00		399.00
1347 JOHNSON HVAC PSA 12/1/25-26 \$2,597.15	1,082.15		1,082.15
1350 PREPAID MONTHLY - GFL ENVIRONMENTAL	1,831.18		1,831.18
1356 MINNESOTA ELEVATOR FEB DUPLICATE	435.68		435.68
	10,975.90	0.00	10,975.90
TOTAL ASSETS	37,565.87	198,806.98	236,372.85
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Balance Sheet

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	25,278.45		25,278.45
2020 ACCRUED ESTIMATED EXPENSES	3,406.81		3,406.81
2130 PREPAID ASSESSMENTS	6,606.33		6,606.33
2131 PREPAID PARKING ASSESSMENTS	150.00		150.00
	35,441.59	0.00	35,441.59
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		3,006.93	3,006.93
2270 RESERVES - REPLACEMENT		444,659.95	444,659.95
SPENT FROM RESERVES			
2475 RESERVES - CAPITAL IMPROVEMENTS		(212,752.25)	(212,752.25)
2482 RESERVES - INSURANCE		(36,107.65)	(36,107.65)
	0.00	198,806.98	198,806.98
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	(4,064.44)		(4,064.44)
2670 CURRENT YEAR SURPLUS (DEFICIT)	6,188.72		6,188.72
	2,124.28	0.00	2,124.28
TOTAL LIABILITIES & EQUITY	37,565.87	198,806.98	236,372.85
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June 2026

Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	6 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
June 2026							
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	44,460.00	44,460.00	0.00	266,760.00	266,760.00	0.00	533,520
4060 LATE CHARGES	170.00	0.00	170.00	1,090.00	0.00	1,090.00	0
4080 CLOSING FEES*	300.00	0.00	300.00	900.00	0.00	900.00	0
4188 PARKING ASSESSMENT	1,050.00	1,350.00	-300.00	6,300.00	8,100.00	-1,800.00	16,200
4292 COVENANT VIOLATION FINES	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	0
4340 INTEREST - RESERVES	102.83	208.33	-105.50	3,006.93	1,250.02	1,756.91	2,500
4350 INTEREST ALLOC TO RESERVES	-102.83	-208.33	105.50	-3,006.93	-1,250.02	-1,756.91	-2,500
	_____	_____	_____	_____	_____	_____	_____
4970	46,980.00	45,810.00	1,170.00	276,050.00	274,860.00	1,190.00	549,720
	_____	_____	_____	_____	_____	_____	_____
4980 TOTAL INCOME	46,980.00	45,810.00	1,170.00	276,050.00	274,860.00	1,190.00	549,720
	_____	_____	_____	_____	_____	_____	_____
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	4,195.66	250.00	3,945.66	7,210.80	1,500.00	5,710.80	3,000
5030 SUPPLIES - GENERAL	0.00	416.67	-416.67	0.00	2,499.98	-2,499.98	5,000
5060 PLUMBING REPAIRS	0.00	83.33	-83.33	0.00	500.02	-500.02	1,000
5090 ELEVATOR MAINTENANCE	0.00	208.33	-208.33	9,253.00	1,250.02	8,002.98	2,500
5095 ELEVATOR CONTRACT	435.68	433.33	2.35	2,614.08	2,600.02	14.06	5,200
5104 MAT SERVICE	436.54	375.00	61.54	2,565.60	2,250.00	315.60	4,500
5110 BUILDING CLEANING	1,707.00	1,791.67	-84.67	10,242.00	10,749.98	-507.98	21,500
5111 GUTTER CLEANING	0.00	125.00	-125.00	1,330.00	750.00	580.00	1,500
5162 GARAGE DOOR MAINTENANCE	0.00	291.67	-291.67	940.00	1,749.98	-809.98	3,500
5186 EXTERMINATING	119.00	83.33	35.67	1,039.00	500.02	538.98	1,000

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Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	6 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
5280 TRASH REMOVAL	2,191.46	2,000.00	191.46	12,788.48	12,000.00	788.48	24,000
	_____	_____	_____	_____	_____	_____	_____
5799	9,085.34	6,058.33	3,027.01	47,982.96	36,350.02	11,632.94	72,700
	_____	_____	_____	_____	_____	_____	_____
SAFETY SYSTEMS							
5804 ALARMS & MONITORING	0.00	83.33	-83.33	566.75	500.02	66.73	1,000
5806 FIRE EXTINGUISHERS & MAINTENANCE	0.00	200.00	-200.00	2,162.86	1,200.00	962.86	2,400
5809 SPRINKLER INSPECTION	0.00	41.67	-41.67	323.00	249.98	73.02	500
	_____	_____	_____	_____	_____	_____	_____
5999	0.00	325.00	-325.00	3,052.61	1,950.00	1,102.61	3,900
	_____	_____	_____	_____	_____	_____	_____
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	2,150.00	2,150.00	0.00	4,300.00	12,900.00	-8,600.00	25,800
6240 TREE TRIM & REMOVAL	0.00	83.33	-83.33	0.00	500.02	-500.02	1,000
6353 SNOW SERVICES	0.00	0.00	0.00	8,600.00	0.00	8,600.00	0
	_____	_____	_____	_____	_____	_____	_____
6599	2,150.00	2,233.33	-83.33	12,900.00	13,400.02	-500.02	26,800
	_____	_____	_____	_____	_____	_____	_____
PAYROLL EXPENSES							
6702 MAINTENANCE HELP	8,314.84	2,500.00	5,814.84	30,812.20	15,000.00	15,812.20	30,000
	_____	_____	_____	_____	_____	_____	_____
6899	8,314.84	2,500.00	5,814.84	30,812.20	15,000.00	15,812.20	30,000
	_____	_____	_____	_____	_____	_____	_____
UTILITIES							
7910 ELECTRIC	1,951.31	2,553.00	-601.69	15,771.70	15,318.00	453.70	30,636
7920 WATER/SEWER	2,629.95	2,946.56	-316.61	17,400.99	17,679.39	-278.40	35,358
7930 TELEPHONE	0.00	0.00	0.00	3,724.11	0.00	3,724.11	0

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	Current Period	Monthly Budget	Monthly Variance	6 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
7960 GAS-BUILDING	460.25	460.25	0.00	2,764.16	2,761.50	2.66	5,523
7999	5,041.51	5,959.81	-918.30	39,660.96	35,758.89	3,902.07	71,517
ADMINISTRATIVE							
8020 MANAGEMENT FEE	2,425.50	2,425.50	0.00	14,553.00	14,553.00	0.00	29,106
8040 POSTAGE	13.32	41.67	-28.35	288.40	249.98	38.42	500
8060 COPIES/PRINTING/SUPPLIES	62.60	200.00	-137.40	649.09	1,200.00	-550.91	2,400
8069 TECHNOLOGY FEE	0.00	50.00	-50.00	0.00	300.00	-300.00	600
8080 CPA SERVICES	0.00	18.33	-18.33	210.00	110.02	99.98	220
8100 LEGAL EXPENSE	0.00	166.67	-166.67	0.00	999.98	-999.98	2,000
8106 LEGAL EXPENSE - COLLECTIONS	328.18	0.00	328.18	889.57	0.00	889.57	0
8143 PERMITS/LICENSES	0.00	41.67	-41.67	0.00	249.98	-249.98	500
8161 TELEPHONE	105.40	285.75	-180.35	562.80	1,714.50	-1,151.70	3,429
8180 INCOME TAX	0.00	375.00	-375.00	2,624.00	2,250.00	374.00	4,500
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	5.83	-5.83	0.00	35.02	-35.02	70
8479	2,935.00	3,610.42	-675.42	19,776.86	21,662.48	-1,885.62	43,325
INSURANCE							
8481 PROPERTY INSURANCE	12,042.86	11,916.67	126.19	36,906.04	71,499.98	-34,593.94	143,000
8490 WORKERS COMPENSATION	0.00	108.33	-108.33	181.00	650.02	-469.02	1,300
8499	12,042.86	12,025.00	17.86	37,087.04	72,150.00	-35,062.96	144,300
RECREATION							

