Franklin Oaks Condo Association, Inc.

Balance Sheet Comparison: August 31, 2026 vs September 30, 2026

	Last Month	Current Month	Difference
Current Assets			
First Citizens Operating	$149,275.96	$128,585.66	($20,690.30)
Receivables	$975.00	$735.00	($240.00)
Total Current Assets	**$150,250.96**	**$129,320.66**	**($20,930.30)**
Reserves			
Replacement Reserve Acct.	$75,923.85	$71,745.42	($4,178.43)
CD - WaterStone 4.2.27 3.54%	$233,299.97	$235,387.84	$2,087.87
CD - Landmark 11.4.26 3.93%	$95,744.32	$96,695.88	$951.56
CD - Landmark 5.18.27 3.93%	$93,147.43	$94,073.18	$925.75
Total Reserves	**$498,115.57**	**$497,902.32**	**($213.25)**
Total Assets	**$648,366.53**	**$627,222.98**	**($21,143.55)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$21,696.78	$597.90	($21,098.88)
Prepaid Dues	$10,064.48	$9,804.48	($260.00)
Total Liability	**$31,761.26**	**$10,402.38**	**($21,358.88)**
Equity			
Net Profit/Loss	($11,284.91)	($11,069.58)	$215.33
Retained Earnings	$627,890.18	$627,890.18	-
Total Equity	**$616,605.27**	**$616,820.60**	**$215.33**
Total Liabilities / Equity	**$648,366.53**	**$627,222.98**	**($21,143.55)**

Franklin Oaks Condo Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	39,680.00	39,680.00	-	357,120.00	357,120.00	-	476,160.00
Total Assessment Income	**39,680.00**	**39,680.00**	**-**	**357,120.00**	**357,120.00**	**-**	**476,160.00**
Other Income							
5043 - Clubhouse Rental	85.00	104.17	(19.17)	1,770.00	937.53	832.47	1,250.00
5101 - Interest Income	5.62	-	5.62	52.37	-	52.37	-
5112 - Parking Income	200.00	250.00	(50.00)	1,800.00	2,250.00	(450.00)	3,000.00
5118 - NSF Check Fee	-	-	-	10.00	-	10.00	-
5124 - Late Fees	150.00	-	150.00	900.00	-	900.00	-
5204 - Locks and Keys	-	-	-	85.00	-	85.00	-
5214 - Capital Contribution Fee	-	100.00	(100.00)	5,580.00	900.00	4,680.00	1,200.00
Total Other Income	**440.62**	**454.17**	**(13.55)**	**10,197.37**	**4,087.53**	**6,109.84**	**5,450.00**
Total Income	**40,120.62**	**40,134.17**	**(13.55)**	**367,317.37**	**361,207.53**	**6,109.84**	**481,610.00**
Operating Expense							
Clubhouse Expenses							
6114 - Pool Furniture	(991.18)	-	991.18	-	-	-	-
6500 - Clubhouse Expense	1,295.88	750.00	(545.88)	8,639.32	6,750.00	(1,889.32)	9,000.00
Total Clubhouse Expenses	**304.70**	**750.00**	**445.30**	**8,639.32**	**6,750.00**	**(1,889.32)**	**9,000.00**
Administrative Expense							
6210 - Accounting	-	13.73	13.73	340.00	123.57	(216.43)	164.80
6212 - Bank Charges	-	-	-	15.00	-	(15.00)	-
6223 - Corporate Income Tax	-	541.67	541.67	3,877.00	4,875.03	998.03	6,500.00
6311 - Management Fee	2,432.18	2,432.18	.00	21,889.62	21,889.64	.02	29,186.17
6312 - Office Supplies	35.90	42.92	7.02	868.71	386.28	(482.43)	515.00
6315 - Permits/Certificates	-	39.91	39.91	479.00	359.19	(119.81)	478.95
6341 - Legal Expense	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
6941 - Insurance	7,561.00	3,809.92	(3,751.08)	6,996.00	34,289.28	27,293.28	45,719.00
Total Administrative Expense	**10,029.08**	**7,380.33**	**(2,648.75)**	**34,465.33**	**66,422.99**	**31,957.66**	**88,563.92**
Utility Expense							
6401 - Gas-Common	348.49	446.63	98.14	4,522.86	4,019.65	(503.21)	5,359.59
6414 - Water/Sewer	-	4,299.31	4,299.31	37,967.96	38,693.78	725.82	51,591.76
6450 - Electric-Common	3,095.23	5,347.07	2,251.84	40,890.70	48,123.65	7,232.95	64,164.86
6499 - Siding Repairs	5,714.00	-	(5,714.00)	5,714.00	-	(5,714.00)	-
Total Utility Expense	**9,157.72**	**10,093.01**	**935.29**	**89,095.52**	**90,837.09**	**1,741.57**	**121,116.21**
Repair and Maintenance Expense							
6511 - Carpet Cleaning	-	171.67	171.67	1,600.00	1,545.03	(54.97)	2,060.00
6514 - Cleaning	310.00	344.88	34.88	2,790.00	3,103.92	313.92	4,138.54
6526 - Exterminating	226.84	236.90	10.06	2,501.22	2,132.10	(369.12)	2,842.80

Franklin Oaks Condo Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6530 - Fire System Expense	-	686.67	686.67	11,638.61	6,180.03	(5,458.58)	8,240.00
6535 - Garage Door Repair	-	166.67	166.67	6,978.35	1,500.03	(5,478.32)	2,000.00
6536 - General Maintenance	3,354.93	3,433.33	78.40	33,054.71	30,899.97	(2,154.74)	41,200.00
6551 - Roof Repairs	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
6566 - Power Sweeping	-	291.83	291.83	3,379.20	2,626.47	(752.73)	3,502.00
6582 - Alarm Service	-	192.27	192.27	2,591.94	1,730.43	(861.51)	2,307.20
6584 - Fitness Equipment/Repair	-	85.83	85.83	1,197.65	772.47	(425.18)	1,030.00
6953 - Contingency	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
Total Repair and Maintenance Expense	**3,891.77**	**6,443.39**	**2,551.62**	**65,731.68**	**57,990.51**	**(7,741.17)**	**77,320.54**
Grounds							
6601 - Refuse Removal	1,373.14	1,195.06	(178.08)	12,839.64	10,755.52	(2,084.12)	14,340.69
6619 - Landscape	2,509.16	2,582.68	73.52	15,054.99	15,496.11	441.12	18,078.80
6622 - Irrigation Maintenance	547.50	429.17	(118.33)	4,421.45	3,862.53	(558.92)	5,150.00
6626 - Pool Maintenance	2,020.74	2,800.00	779.26	13,664.39	14,000.00	335.61	14,000.00
6635 - Gutter Repair/Cleaning	1,045.00	424.33	(620.67)	4,240.00	3,818.97	(421.03)	5,092.00
6656 - Snow Removal	-	2,583.33	2,583.33	29,380.00	23,249.97	(6,130.03)	31,000.00
6666 - Additional Landscape	1,900.91	1,250.00	(650.91)	22,727.94	11,250.00	(11,477.94)	15,000.00
Total Grounds	**9,396.45**	**11,264.57**	**1,868.12**	**102,328.41**	**82,433.10**	**(19,895.31)**	**102,661.49**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	6,912.32	6,912.32	-	62,210.88	62,210.88	-	82,947.85
Total Transfer to Replacement Reserve	**6,912.32**	**6,912.32**	**-**	**62,210.88**	**62,210.88**	**-**	**82,947.85**
Total Expense	**39,692.04**	**42,843.62**	**3,151.58**	**362,471.14**	**366,644.57**	**4,173.43**	**481,610.00**
Operating Net Total	**428.58**	**(2,709.45)**	**3,138.03**	**4,846.23**	**(5,437.04)**	**10,283.27**	**.00**

Franklin Oaks Condo Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	6,912.32	-	6,912.32	62,210.88	-	62,210.88	-
Total Reserve Income	**6,912.32**	**-**	**6,912.32**	**62,210.88**	**-**	**62,210.88**	**-**
Other Income							
5101 - Interest Income	3,974.43	-	3,974.43	11,486.56	-	11,486.56	-
Total Other Income	**3,974.43**	**-**	**3,974.43**	**11,486.56**	**-**	**11,486.56**	**-**
Total Income	**10,886.75**	**-**	**10,886.75**	**73,697.44**	**-**	**73,697.44**	**-**
Reserve Expense							
Reserve Expense							
7155 - Water Damage Repairs	-	-	-	2,660.00	-	(2,660.00)	-
7301 - Asphalt Reserve Expense	-	-	-	75,853.25	-	(75,853.25)	-
7715 - Garage Pedestrian Doors Replacement	11,100.00	-	(11,100.00)	11,100.00	-	(11,100.00)	-
Total Reserve Expense	**11,100.00**	**-**	**(11,100.00)**	**89,613.25**	**-**	**(89,613.25)**	**-**
Total Expense	**11,100.00**	**-**	**(11,100.00)**	**89,613.25**	**-**	**(89,613.25)**	**-**
Reserve Net Total	**(213.25)**	**-**	**(213.25)**	**(15,915.81)**	**-**	**(15,915.81)**	**-**
Net Total	**215.33**	**(2,709.45)**	**2,924.78**	**(11,069.58)**	**(5,437.04)**	**(5,632.54)**	**.00**