July 2026 Balance Sheet

	OPERATING	RESERVE	TOTAL
July 2026			
CURRENT ASSETS			
1010 ENTERPRISE BK/TR - CKG/ICS- PRIMARY	120,718.07		120,718.07
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		203,302.23	203,302.23
1067 ASSOCIATED BANK - MM - LAUNDRY RESERVE		45,967.48	45,967.48
	120,718.07	249,269.71	369,987.78
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	12,325.63		12,325.63
1220 SPECIAL ASSESSMENT - RESERVE		2,460.18	2,460.18
1230 PARKING ASSESSMENTS	50.00		50.00
1240 ASSESSMENTS - MISCELLANEOUS	100.00		100.00
1250 LEGAL FEES	2,430.02		2,430.02
1280 DUE FROM OPERATING TO RESERVE		923.88	923.88
1281 DUE FROM RESERVE TO OPERATING	1,847.76		1,847.76
	16,753.41	3,384.06	20,137.47
PREPAID ASSETS			
1310 AMTRUST PKG INS 7/1/26-27 $37,833.00*	11,980.45		11,980.45
1311 ROBERTSON D&O 7/1/26-27 $3,091.00	2,833.38		2,833.38
1377 AMTRUST WC INS 7/24/26-27 $977.00	977.00		977.00
	15,790.83	0.00	15,790.83
TOTAL ASSETS	153,262.31	252,653.77	405,916.08

July 2026 Balance Sheet

	OPERATING	RESERVE	TOTAL
	==========	==========	==========
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	3,059.66		3,059.66
2013 ACCOUNTS PAYABLE - RESERVE		1,847.76	1,847.76
2020 ACCRUED ESTIMATED EXPENSES	14,151.57		14,151.57
2130 PREPAID ASSESSMENTS	27,237.76		27,237.76
2132 PREPAID PARKING ASSESSMENTS	80.00		80.00
	_____	_____	_____
	44,528.99	1,847.76	46,376.75
	_____	_____	_____
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		147.75	147.75
2242 RESERVES - LAUNDRY FACILITIES		44,135.30	44,135.30
2270 RESERVES - REPLACEMENT		206,522.96	206,522.96
SPENT FROM RESERVES			
	_____	_____	_____
	0.00	250,806.01	250,806.01
	_____	_____	_____
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	86,871.58		86,871.58
2670 CURRENT YEAR SURPLUS (DEFICIT)	21,861.74		21,861.74
	_____	_____	_____
	108,733.32	0.00	108,733.32
	_____	_____	_____
TOTAL LIABILITIES & EQUITY	153,262.31	252,653.77	405,916.08
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July 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
July 2026							
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	38,828.34	38,828.34	0.00	38,828.34	38,828.34	0.00	465,940
4080 CLOSING FEES*	100.00	0.00	100.00	100.00	0.00	100.00	0
4188 PARKING ASSESSMENTS	400.00	0.00	400.00	400.00	0.00	400.00	0
4200 LAUNDRY INCOME	1,327.25	1,000.00	327.25	1,327.25	1,000.00	327.25	12,000
4201 ALLOCATE LAUNDRY INCOME TO RESERVES	-1,327.25	0.00	-1,327.25	-1,327.25	0.00	-1,327.25	0
4292 COVENANT VIOLATION FINES	100.00	0.00	100.00	100.00	0.00	100.00	0
4340 INTEREST - RESERVES	147.75	0.00	147.75	147.75	0.00	147.75	0
4350 INTEREST ALLOC TO RESERVES	-147.75	0.00	-147.75	-147.75	0.00	-147.75	0
4970	39,428.34	39,828.34	-400.00	39,428.34	39,828.34	-400.00	477,940
4980 TOTAL INCOME	39,428.34	39,828.34	-400.00	39,428.34	39,828.34	-400.00	477,940
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	2,804.25	2,916.63	-112.38	2,804.25	2,916.63	-112.38	35,000
5051 WATER HEATER	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000
5053 BOILER MAINTENANCE	0.00	1,666.63	-1,666.63	0.00	1,666.63	-1,666.63	20,000
5060 PLUMBING REPAIRS	550.00	541.63	8.37	550.00	541.63	8.37	6,500
5080 ELECTRICAL REPAIRS	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000
5110 BUILDING CLEANING	856.00	1,508.37	-652.37	856.00	1,508.37	-652.37	18,100
5186 EXTERMINATING	514.00	358.37	155.63	514.00	358.37	155.63	4,300
5280 TRASH REMOVAL	1,089.24	1,366.63	-277.39	1,089.24	1,366.63	-277.39	16,400
5314 INTERCOM SERVICES & REPAIRS	0.00	41.63	-41.63	0.00	41.63	-41.63	500

July 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
5799	5,813.49	8,733.26	-2,919.77	5,813.49	8,733.26	-2,919.77	104,800
SAFETY SERVICES							
5806 FIRE EXTINGUISHERS & MAINTENANCE	0.00	291.63	-291.63	0.00	291.63	-291.63	3,500
5999	0.00	291.63	-291.63	0.00	291.63	-291.63	3,500
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	3,259.77	1,686.40	1,573.37	3,259.77	1,686.40	1,573.37	20,237
6353 SNOW SERVICES	0.00	2,140.38	-2,140.38	0.00	2,140.38	-2,140.38	25,685
6599	3,259.77	3,826.78	-567.01	3,259.77	3,826.78	-567.01	45,922
PAYROLL EXPENSES							
6702 MAINTENANCE PAYROLL	2,400.00	2,250.00	150.00	2,400.00	2,250.00	150.00	27,000
6899	2,400.00	2,250.00	150.00	2,400.00	2,250.00	150.00	27,000
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	1,281.62	342.38	939.24	1,281.62	342.38	939.24	4,109
7060 CHEMICALS & SUPPLIES	1,324.38	208.37	1,116.01	1,324.38	208.37	1,116.01	2,500
7899	2,606.00	550.75	2,055.25	2,606.00	550.75	2,055.25	6,609
UTILITIES							
7910 ELECTRIC	1,815.19	1,276.09	539.10	1,815.19	1,276.09	539.10	15,313

July 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
7920 WATER	-1,022.86	977.55	-2,000.41	-1,022.86	977.55	-2,000.41	11,730
7922 SEWER	-8,818.68	2,311.81	-11,130.49	-8,818.68	2,311.81	-11,130.49	27,742
7960 GAS-BUILDING	1,490.27	5,039.86	-3,549.59	1,490.27	5,039.86	-3,549.59	60,478
7999	-6,536.08	9,605.31	-16,141.39	-6,536.08	9,605.31	-16,141.39	115,264
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,975.00	2,073.75	-98.75	1,975.00	2,073.75	-98.75	24,885
8025 MANAGEMENT SUPPORT	0.00	4.13	-4.13	0.00	4.13	-4.13	50
8040 POSTAGE	24.10	62.50	-38.40	24.10	62.50	-38.40	750
8060 COPIES/PRINTING/SUPPLIES	126.33	208.04	-81.71	126.33	208.04	-81.71	2,496
8069 TECHNOLOGY FEE	25.00	29.13	-4.13	25.00	29.13	-4.13	350
8080 CPA SERVICES	0.00	29.13	-29.13	0.00	29.13	-29.13	350
8100 LEGAL EXPENSE	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000
8479	2,150.43	2,490.05	-339.62	2,150.43	2,490.05	-339.62	29,881
INSURANCE							
8481 PROPERTY INSURANCE	3,445.37	4,166.63	-721.26	3,445.37	4,166.63	-721.26	50,000
8499	3,445.37	4,166.63	-721.26	3,445.37	4,166.63	-721.26	50,000
RESTRICTED TRANSFERS TO RESERVES							
9170 REPLACEMENT RESERVE	4,427.62	4,427.62	0.00	4,427.62	4,427.62	0.00	53,132
9299	4,427.62	4,427.62	0.00	4,427.62	4,427.62	0.00	53,132

July 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
CAPITAL EXPENSES							
9575 CAPITAL IMPROVEMENTS	0.00	3,485.87	-3,485.87	0.00	3,485.87	-3,485.87	41,830
9699	0.00	3,485.87	-3,485.87	0.00	3,485.87	-3,485.87	41,830
SPECIAL ASSESSMENT							
9799	0.00	0.00	0.00	0.00	0.00	0.00	0
9980 TOTAL EXPENSES	17,566.60	39,827.90	-22,261.30	17,566.60	39,827.90	-22,261.30	477,940
9990 GAIN (LOSS)	21,861.74	0.44	21,861.30	21,861.74	0.44	21,861.30	0