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
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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

Autumn Ridge Condominiums

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

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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)**