September 2026 Balance Sheet

	OPERATING	RESERVE	ESCROW	TOTAL
September 2026				
CURRENT ASSETS				
1010 ENTERPRISE BK/TR - CHECKING - PRIMARY	28,789.40			28,789.40
1015 SMARTSTREET-BOC - CKG/ICS - OPERATING	448.95			448.95
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		132,927.65		132,927.65
1085 ENTERPRISE BK/TR - CKG -ESCROW			300.00	300.00
	29,238.35	132,927.65	300.00	162,466.00
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	13,276.00			13,276.00
1220 PARKING ASSESSMENT	1,263.00			1,263.00
1240 ASSESSMENTS - MISCELLANEOUS	2,300.00			2,300.00
1271 SECURE FIRE & SAFETY LLC DUP PAYMENT	3,515.11			3,515.11
1280 DUE FROM OPERATING TO RESERVE		65,399.64		65,399.64
	20,354.11	65,399.64	0.00	85,753.75
PREPAID ASSETS				
1316 ROBERTSON UMB INS 3/6/26-27 $2624.00	1,093.35			1,093.35
1350 ETHOPLEX LLC MONTHLY	5,031.00			5,031.00
1351 GFL ENVIRONMENTAL OCTOBER	1,187.14			1,187.14
	7,311.49	0.00	0.00	7,311.49
TOTAL ASSETS	56,903.95	198,327.29	300.00	255,531.24

September 2026 Balance Sheet

	OPERATING	RESERVE	ESCROW	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	87,264.37			87,264.37
2020 ACCRUED ESTIMATED EXPENSES	13,018.86			13,018.86
2121 FIRST CITIZENS BANK LOAN		810,584.66		810,584.66
2130 PREPAID ASSESSMENTS	14,523.50			14,523.50
2190 ESCROW DEPOSIT			300.00	300.00
	114,806.73	810,584.66	300.00	925,691.39
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST		799.68		799.68
2270 RESERVES - REPLACEMENT 1		(645,243.20)		(645,243.20)
2360 RESERVES - REPLACEMENT 2		72,084.64		72,084.64
SPENT FROM RESERVES				
2405 RESERVES - LOAN INTEREST		(35,103.09)		(35,103.09)
2470 RESERVES - REPLACEMENT		(4,795.40)		(4,795.40)
	0.00	(612,257.37)	0.00	(612,257.37)
OPERATING EQUITY				
2650 PRIOR YEAR SURPLUS (DEFICIT)	(52,891.47)			(52,891.47)
2670 CURRENT YEAR SURPLUS (DEFICIT)	(5,011.31)			(5,011.31)
	(57,902.78)	0.00	0.00	(57,902.78)
TOTAL LIABILITIES & EQUITY	56,903.95	198,327.29	300.00	255,531.24

September 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	9 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
September 2026							
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	47,181.00	47,181.00	0.00	424,629.00	424,629.00	0.00	566,172
4060 LATE CHARGES	200.00	125.00	75.00	1,012.00	1,125.00	-113.00	1,500
4080 CLOSING FEES	0.00	0.00	0.00	1,300.00	0.00	1,300.00	0
4081 ALLOCATE CLOSING FEES TO RESERVE	0.00	0.00	0.00	-1,300.00	0.00	-1,300.00	0
4085 MOVE IN FEE	0.00	83.33	-83.33	300.00	750.01	-450.01	1,000
4180 CLUBHOUSE USAGE FEES	0.00	0.00	0.00	-350.00	0.00	-350.00	0
4188 PARKING INCOME	490.00	350.00	140.00	4,410.00	3,150.00	1,260.00	4,200
4193 GATE CARDS	0.00	8.33	-8.33	10.00	75.01	-65.01	100
4196 KEYS	0.00	0.00	0.00	10.00	0.00	10.00	0
4200 LAUNDRY INCOME	741.00	666.67	74.33	5,007.00	5,999.99	-992.99	8,000
4292 COVENANT VIOLATION FINES	-4,918.00	0.00	-4,918.00	24,936.00	0.00	24,936.00	0
4340 INTEREST - RESERVES	80.00	0.00	80.00	799.68	0.00	799.68	0
4350 INTEREST ALLOC TO RESERVES	-80.00	0.00	-80.00	-799.68	0.00	-799.68	0
4405 SOLARIUM RENTAL	0.00	20.83	-20.83	0.00	187.51	-187.51	250
4969 CREDIT RISK ALLOWANCE	0.00	0.00	0.00	-264.00	0.00	-264.00	0
4970	43,694.00	48,435.16	-4,741.16	459,700.00	435,916.52	23,783.48	581,222
4980 TOTAL INCOME	43,694.00	48,435.16	-4,741.16	459,700.00	435,916.52	23,783.48	581,222
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	945.91	833.33	112.58	12,163.22	7,500.01	4,663.21	10,000
5012 WINDOWS	0.00	332.92	-332.92	0.00	2,996.24	-2,996.24	3,995

September 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	9 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
5060 PLUMBING REPAIRS	4,142.41	1,666.67	2,475.74	38,147.25	14,999.99	23,147.26	20,000
5080 ELECTRICAL REPAIRS	0.00	100.00	-100.00	165.57	900.00	-734.43	1,200
5090 ELEVATOR MAINTENANCE	0.00	83.33	-83.33	452.12	750.01	-297.89	1,000
5095 ELEVATOR CONTRACT	0.00	808.33	-808.33	0.00	7,275.01	-7,275.01	9,700
5110 BUILDING CLEANING	543.00	362.00	181.00	5,430.00	3,258.00	2,172.00	4,344
5151 WATER TREATMENT CONTRACT	104.95	100.00	4.95	814.85	900.00	-85.15	1,200
5156 HVAC REPAIRS	0.00	2,083.33	-2,083.33	18,935.52	18,750.01	185.51	25,000
5162 GARAGE DOOR MAINTENANCE	225.00	166.67	58.33	3,537.00	1,499.99	2,037.01	2,000
5186 EXTERMINATING	200.00	200.00	0.00	2,271.00	1,800.00	471.00	2,400
5210 JANITORIAL SUPPLIES	0.00	41.67	-41.67	0.00	374.99	-374.99	500
5280 TRASH REMOVAL	1,157.20	983.33	173.87	10,686.13	8,850.01	1,836.12	11,800
5511 CARPET CLEANING	2,584.21	250.00	2,334.21	2,584.21	2,250.00	334.21	3,000
5799	9,902.68	8,011.58	1,891.10	95,186.87	72,104.26	23,082.61	96,139
SAFETY SERVICES							
5804 ALARMS & MONITORING	3,376.26	158.33	3,217.93	12,414.42	1,425.01	10,989.41	1,900
5806 FIRE EXTINGUISHERS & SPRINKLER SYSTEM	0.00	500.00	-500.00	2,380.00	4,500.00	-2,120.00	6,000
5999	3,376.26	658.33	2,717.93	14,794.42	5,925.01	8,869.41	7,900
GROUNDS MAINTENANCE							
6044 LAWN SUPPLIES	0.00	20.83	-20.83	16.54	187.51	-170.97	250
6353 SNOW SERVICES	0.00	583.33	-583.33	6,184.50	5,250.01	934.49	7,000
6599	0.00	604.16	-604.16	6,201.04	5,437.52	763.52	7,250

September 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	9 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
PAYROLL EXPENSES							
6702 MANAGER PAYROLL	3,255.00	1,143.75	2,111.25	12,858.80	10,293.75	2,565.05	13,725
6704 PAYROLL	0.00	0.00	0.00	1,130.76	0.00	1,130.76	0
6899	3,255.00	1,143.75	2,111.25	13,989.56	10,293.75	3,695.81	13,725
UTILITIES							
7910 ELECTRIC	4,364.97	3,333.33	1,031.64	27,084.53	30,000.01	-2,915.48	40,000
7920 WATER/SEWER	1,720.08	1,833.33	-113.25	16,268.82	16,500.01	-231.19	22,000
7950 CABLE/INTERNET	1,677.00	1,891.67	-214.67	15,339.15	17,024.99	-1,685.84	22,700
7960 GAS-BUILDING	3,333.33	3,333.33	0.00	32,074.87	30,000.01	2,074.86	40,000
7999	11,095.38	10,391.66	703.72	90,767.37	93,525.02	-2,757.65	124,700
ADMINISTRATIVE							
8020 MANAGEMENT FEE	2,205.00	2,205.00	0.00	19,845.00	19,845.00	0.00	26,460
8040 POSTAGE	116.90	0.00	116.90	607.09	0.00	607.09	0
8060 COPIES/PRINTING/SUPPLIES	316.60	167.17	149.43	1,771.87	1,504.49	267.38	2,006
8069 TECHNOLOGY FEE	0.00	8.33	-8.33	0.00	75.01	-75.01	100
8080 CPA SERVICES	0.00	20.83	-20.83	245.00	187.51	57.49	250
8100 LEGAL EXPENSE	865.00	150.00	715.00	3,051.39	1,350.00	1,701.39	1,800
8110 LOAN PAYMENTS	0.00	3,467.75	-3,467.75	0.00	31,209.75	-31,209.75	41,613
8161 LOBBY/ELEVATOR TELEPHONE	58.29	250.00	-191.71	5,285.53	2,250.00	3,035.53	3,000
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	6.67	-6.67	80.00	59.99	20.01	80
8479	3,561.79	6,275.75	-2,713.96	30,885.88	56,481.75	-25,595.87	75,309

September 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	9 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
INSURANCE							
8481 PROPERTY INSURANCE	20,836.42	5,000.00	15,836.42	65,736.90	45,000.00	20,736.90	60,000
8499	20,836.42	5,000.00	15,836.42	65,736.90	45,000.00	20,736.90	60,000
RESTRICTED TRANSFERS TO RESERVES							
9170 REPLACEMENT RESERVE #1	9,831.83	9,831.83	0.00	88,486.51	88,486.51	0.00	117,982
9260 REPLACEMENT RESERVE #2	6,518.08	6,518.08	0.00	58,662.76	58,662.76	0.00	78,217
9299	16,349.91	16,349.91	0.00	147,149.27	147,149.27	0.00	196,199
9980 TOTAL EXPENSES	68,377.44	48,435.14	19,942.30	464,711.31	435,916.58	28,794.73	581,222
9990 GAIN (LOSS)	(24,683.44)	0.02	(24,683.46)	(5,011.31)	(0.06)	(5,011.25)	0