Profit & Loss 12 Month Recap

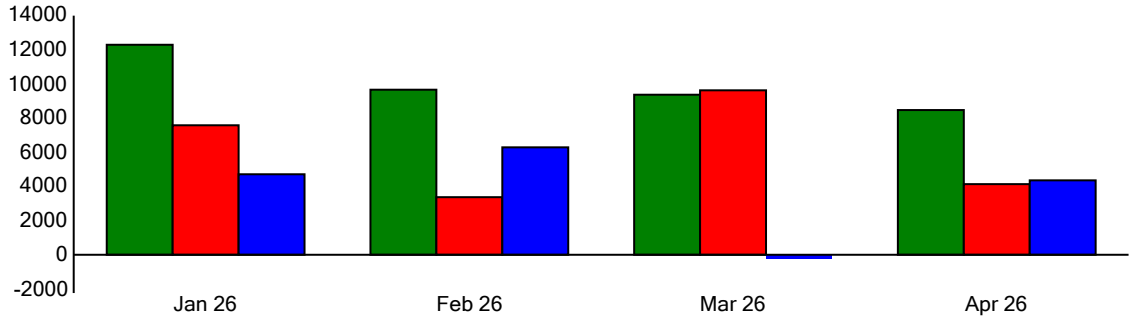
Association: Villas at Pine Grove

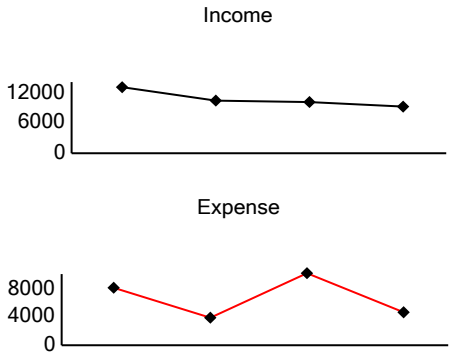
Monthly recap 01/01/26 - 04/30/26 (cash basis)

	JAN 26	FEB 26	MAR 26	APR 26	TOTAL
INCOME					
40000 INCOME					
40100 Home Owners Association Income					
40110 HOA Dues	7,700.00	7,700.00	8,140.00	8,140.00	31,680.00
40120 HOA Special Assessment	4,566.66	1,941.66	1,191.66	316.66	8,016.64
40180 Resident Reimbursement					
40182 Resident Reimbursement - Uti	30.00	30.00	30.00	30.00	120.00
40180 Total Resident Reimbursemen	30.00	30.00	30.00	30.00	120.00
40100 Total Home Owners Association	12,296.66	9,671.66	9,361.66	8,486.66	39,816.64
44000 Other Income					
43560 Processing Fee	0.00	-10.00	10.00	-10.00	-10.00
44000 Total Other Income	0.00	-10.00	10.00	-10.00	-10.00
40000 Total INCOME	12,296.66	9,661.66	9,371.66	8,476.66	39,806.64
TOTAL INCOME	**12,296.66**	**9,661.66**	**9,371.66**	**8,476.66**	**39,806.64**
EXPENSE					
51000 DIRECT OPERATIONS EXPENSES					
51010 Management Fees	576.00	576.00	576.00	576.00	2,304.00
60000 Maintenance Expense					
60550 Fuel Charge Expense	0.00	0.00	0.00	3.95	3.95
60050 Maintenance Parts & Supplies	0.00	0.00	0.00	143.04	143.04
60225 KMB Provided Maintenance and	0.00	0.00	0.00	105.00	105.00
60275 Sales Tax on KMB Services	0.00	2.10	0.00	6.30	8.40
60500 Vendor Provided Maintenance ar					
60530 Fire and Safety	0.00	0.00	4,560.46	0.00	4,560.46
60590 Elevator Maintenance	544.16	0.00	0.00	544.16	1,088.32
60500 Other Vendor Provided Mainte	0.00	0.00	1,342.94	0.00	1,342.94
60500 Total Vendor Provided Mainter	544.16	0.00	5,903.40	544.16	6,991.72
60000 Total Maintenance Expense	544.16	2.10	5,903.40	802.45	7,252.11
61000 Grounds Services Expense					
61075 Vendor Provided Snow Removal	5,083.70	1,600.60	948.70	1,213.70	8,846.70
61000 Total Grounds Services Expense	5,083.70	1,600.60	948.70	1,213.70	8,846.70
64000 Cleaning Services Expense					
64350 Vendor Provided Cleaning	600.00	0.00	1,225.00	625.00	2,450.00
64000 Total Cleaning Services Expense	600.00	0.00	1,225.00	625.00	2,450.00

	JAN 26	FEB 26	MAR 26	APR 26	TOTAL
51450 Administrative Fees	25.00	35.00	0.00	0.00	60.00
51000 Total DIRECT OPERATIONS EXPE	6,828.86	2,213.70	8,653.10	3,217.15	20,912.81
55000 UTILITIES					
55050 Gas and Electric - Common Areas	501.99	596.61	569.39	509.45	2,177.44
55300 Trash Removal	252.01	248.74	247.28	249.98	998.01
55400 Internet	0.00	200.00	100.00	100.00	400.00
55450 Telephone	0.00	111.64	55.82	55.80	223.26
55000 Total UTILITIES	754.00	1,156.99	972.49	915.23	3,798.71
TOTAL EXPENSE	**7,582.86**	**3,370.69**	**9,625.59**	**4,132.38**	**24,711.52**
NOI	**4,713.80**	**6,290.97**	**-253.93**	**4,344.28**	**15,095.12**
N/O INCOME					
85000 NON-OPERATING INCOME					
85100 Interest and Dividend Income	0.00	2.68	14.16	10.30	27.14
85000 Total NON-OPERATING INCOME	0.00	2.68	14.16	10.30	27.14
TOTAL N/O INCOME	**0.00**	**2.68**	**14.16**	**10.30**	**27.14**
NET INCOME	**4,713.80**	**6,293.65**	**-239.77**	**4,354.58**	**15,122.26**

	JAN 26	FEB 26	MAR 26	APR 26	TOTAL
NET INCOME SUMMARY					
Income	12,296.66	9,661.66	9,371.66	8,476.66	39,806.64
Expense	-7,582.86	-3,370.69	-9,625.59	-4,132.38	-24,711.52
Net Operating Income	4,713.80	6,290.97	-253.93	4,344.28	15,095.12
Non Operating Income	0.00	2.68	14.16	10.30	27.14
NET INCOME	**4,713.80**	**6,293.65**	**-239.77**	**4,354.58**	**15,122.26**





Balance Sheet

Association: Villas at Pine Grove

As of 04/30/26 (cash basis)

ASSETS	
Bank	
10000 BANK ACCOUNTS	
10005 IC HOA Trust - 3259	1,000.00
10895 Villas at Pine Grove MM - Hills 5748	39,000.81
10896 Villas at Pine Grove Checking - Hills 8320	20,367.89
10000 Total BANK ACCOUNTS	60,368.70
Total Bank	60,368.70
TOTAL ASSETS	**60,368.70**
LIABILITIES & EQUITY	
Liabilities	
Credit Card	
20110 KMB Credit Card for HOA Expenses	
20110.1687 CO - 1687	117.60
20110 Total KMB Credit Card for HOA Expenses	117.60
Total Credit Card	117.60
Other Current Liability	
22000 PrePayment Held	3,520.00
Total Other Current Liability	3,520.00
Total Liabilities	3,637.60
Equity	
30000 Net Income	15,122.26
30010 Retained Earnings	53,728.41
30020 Owner Contribution	53,500.00
30030 Owner Distributions	-65,619.57
Total Equity	56,731.10
TOTAL LIABILITIES & EQUITY	**60,368.70**

Checks By Account

Association: Villas at Pine Grove

Date Range: 04/01/26 - 04/30/26

Payee	Check	Reference	Memo	Bill	Amount
10896 Villas at Pine Grove Checking - Hills 8320					
Villas at Pine Grove (	4/29/26	ACH	April 2026 Distribution		3,801.88
					3,801.88
12100 Pass-through					
Kathy Lilli	4/3/26	9554	Reimbursement For Keys		25.44
					25.44
43560 Processing Fee					
KMB - IC Manageme	4/1/26	ACH	April 2026 Management Fees		10.00
					10.00
51010 Management Fees					
KMB - IC Manageme	4/1/26	ACH	April 2026 Management Fees		576.00
					576.00
55050 Gas and Electric - Common Areas					
MidAmerican **ACH*	4/2/26	ACH	260 N Scott House - Gas & Electric - 02/18/26-03/20/26	4678044021	509.45
					509.45
55300 Trash Removal					
Johnson County Refu	4/2/26	ACH	260 N Scott - Apr 2026 Trash Service	IC191335	249.98
					249.98
55400 Internet					
IMON Communicatio	4/17/26	9571	Pine Grove - Internet	2100606-04	100.00
					100.00
55450 Telephone					
IMON Communicatio	4/17/26	9571	Pine Grove - Telephone	2100606-04	55.80
					55.80
60225 KMB Provided Maintenance and Repairs					
KMB - IC Maintenanc	4/20/26	ACH	Pine Grove - Cleaned Motion Light & Replaced Battery 3/25/	WO# 10738	105.00
					105.00
60275 Sales Tax on KMB Services					
KMB - IC Maintenanc	4/20/26	ACH	6% Sales Tax	WO# 10738	6.30
					6.30
60550 Fuel Charge Expense					
KMB - IC Maintenanc	4/20/26	ACH	Fuel Charge (WO #10738)	WO# 10738	3.95
					3.95
60590 Elevator Maintenance					
Schumacher Elevato	4/17/26	9570	260 N Scott - Elevator Maintenance	90679497	544.16
					544.16
61075 Vendor Provided Snow Removal					
Sustainable Landsca	4/1/26	9538	Pine Grove- Snow Removal - 03/16/26	7938	1,213.70
					1,213.70
64350 Vendor Provided Cleaning					
Chavez Cleaning Se	4/3/26	9553	Pine Grove - Common Area Cleaning - 03/04/26-03/25/26	673952	625.00
					625.00

Total Amount: 7,826.66