

Board Treasurer's Report:

**BALANCE SHEET as of: January 31, 2026**

**ASSETS**

Current Checking	\$ 19,525
Accounts Receivable	\$ 16,443
Operating Cash Account	\$ 39,007 (Previous Management)
Reserve Cash Account	\$411,607
Undeposited Funds	\$ 0
<b>Total Assets</b>	<b>\$486,582</b>

**LIABILITIES & EQUITY**

Reserves	\$410,807
Prepaid A/R	\$ 27,443
Accounts Payable A/P	\$ 16,205
Undesignated Oper. Fund	\$ 36,939
<u>Net Income/(Loss)</u>	<u>\$ -4,812</u>
<b>Total Liabilities &amp; Equity</b>	<b>\$486,582</b>

**PROFIT & LOSS**

<b>For: January 2026</b>	<b><u>Operating (mo)</u></b>	<b><u>Budget (mo)</u></b>	<b><u>Reserves (mo)</u></b>
Total Income	\$ 45,787	\$ 34,457	\$ 5,833
Total Expenses	\$ 50,599	\$ 34,306	\$ 800
<u>Net Income/(Loss)</u>	<u>\$ -4,812</u>	<u>\$ 152</u>	<u>\$ 5,033</u>

<b>YEAR TO DATE</b>	<b><u>Operating (YTD)</u></b>	<b><u>Budget (YTD)</u></b>	<b><u>Reserves (YTD)</u></b>
Total Income	\$ 45,787	\$ 34,457	\$ 5,833
Total Expenses	\$ 50,599	\$ 34,306	\$ 800
<u>Net Income/(Loss)</u>	<u>\$ -4,812</u>	<u>\$ 152</u>	<u>\$ 5,033</u>

**OPERATING BUDGET****For: January 31, 2026**

	<b>Expense (mo)</b>	<b>Budget (mo)</b>	<b>Expense (ytd)</b>	<b>Budget (yr)</b>
Grounds Maintenance	\$ 8,624	\$ 7,734	\$ 8,624	\$ 92,808
Clubhouse Maintenance	\$ 628	\$ 1,338	\$ 628	\$ 16,050
Pool Maintenance	\$ 10,268	\$ 5,041	\$ 10,268	\$ 60,490
Pond Maintenance	\$ 1,280	\$ 1,723	\$ 1,280	\$ 20,672
General Operations	\$ 23,175	\$ 11,846	\$ 23,175	\$142,160
Single Family Landscape	\$ 6,624	\$ 6,624	\$ 6,624	\$ 79,488
<b>Total</b>	<b>\$ 50,599</b>	<b>\$ 34,306</b>	<b>\$ 50,599</b>	<b>\$411,668</b>

**COMMITTEE BUDGETS****For: January 31, 2026**

	<b><u>Expense (mo)</u></b>	<b><u>Expense (YTD)</u></b>	<b><u>Annual Budget</u></b>
Activities	\$ 231	\$ 231	\$1,000.00
All Other Committees	\$ 0	\$ 0	\$ 1,800.00