



	Operating	Reserve	Total
Assets			
CASH - OPERATING			
AAB - Operating - 4474	\$53,398.65	\$0.00	\$53,398.65
Total: CASH - OPERATING	\$53,398.65	\$0.00	\$53,398.65
CASH - RESERVE			
AAB - Reserve - 7247	\$0.00	\$9,416.61	\$9,416.61
Total: CASH - RESERVE	\$0.00	\$9,416.61	\$9,416.61
Total: Assets	\$53,398.65	\$9,416.61	\$62,815.26
Liabilities & Equity			
CURRENT LIABILITIES			
Prepaid Assessments	\$1,566.88	\$0.00	\$1,566.88
Total: CURRENT LIABILITIES	\$1,566.88	\$0.00	\$1,566.88
RESERVES			
Reserves - General	\$0.00	\$9,413.00	\$9,413.00
Total: RESERVES	\$0.00	\$9,413.00	\$9,413.00
EQUITY			
Prior Period Adjustments	(\$1,790.88)	\$0.00	(\$1,790.88)
Retained Earnings - Operating	\$12,304.48	\$0.00	\$12,304.48
Total: EQUITY	\$10,513.60	\$0.00	\$10,513.60
Net Income Gain/Loss	\$0.00	\$3.61	\$3.61
Net Income Gain/Loss	\$41,318.17	\$0.00	\$41,318.17
Total: Liabilities & Equity	\$53,398.65	\$9,416.61	\$62,815.26



Income Statement - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

From 12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40-4100-00 Homeowner Maintenance	\$ 10,569.00	\$10,540.00	\$ 29.00	\$120,036.00	\$126,480.00	(\$ 6,444.00)	\$ 126,480.00
40-4106-00 Insurance Premium	-	-	-	1,567.20	-	1,567.20	-
40-4107-00 Insurance Deductible	136.10	-	136.10	4,195.10	-	4,195.10	-
40-4112-00 Operating Interest	-	-	-	20.27	-	20.27	-
40-4115-00 Admin Fees	1.38	-	1.38	24.12	-	24.12	-
40-4120-00 Late Fees	-	-	-	90.00	-	90.00	-
40-4166-00 Reimbursement Income	-	-	-	(21.77)	-	(21.77)	-
Total OPERATING INCOME	\$ 10,706.48	\$10,540.00	\$ 166.48	\$125,910.92	\$126,480.00	(\$ 569.08)	\$ 126,480.00
OPERATING EXPENSE							
MAINTENANCE & REPAIRS							
5015-00 Backflow Testing	-	20.87	20.87	-	250.00	250.00	250.00
5016-00 Backflow Repair	125.00	-	(125.00)	125.00	-	(125.00)	-
5070-00 Landscape Extras	-	303.37	303.37	586.00	3,640.00	3,054.00	3,640.00
5130-00 Electrical Repair	-	41.63	41.63	5,050.00	500.00	(4,550.00)	500.00
5160-00 Exterminating	314.00	208.37	(105.63)	2,374.00	2,500.00	126.00	2,500.00
5219-00 Common Area Maint	-	166.63	166.63	6,704.96	2,000.00	(4,704.96)	2,000.00
5225-00 Landscaping	3,975.00	1,565.00	(2,410.00)	20,250.00	18,780.00	(1,470.00)	18,780.00
5320-00 Plumbing Repair	-	-	-	2,450.00	-	(2,450.00)	-
5330-00 Pool Maintenance	1,662.33	583.37	(1,078.96)	9,427.28	7,000.00	(2,427.28)	7,000.00
5335-00 Pool Repairs	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5380-00 Roof Repair	9,147.58	-	(9,147.58)	41,307.58	-	(41,307.58)	-
5490-00 Tree Maint/Removal	1,400.00	157.75	(1,242.25)	2,550.00	1,893.00	(657.00)	1,893.00
5510-00 Weed Control	108.00	83.37	(24.63)	108.00	1,000.00	892.00	1,000.00
Total MAINTENANCE & REPAIRS	\$ 16,731.91	\$ 3,213.73	(\$ 13,518.18)	\$ 90,932.82	\$ 38,563.00	(\$52,369.82)	\$ 38,563.00
SUPPLIES							
6060-00 Fertilizer	-	-	-	54.00	-	(54.00)	-
6095-00 Irrigation	389.46	208.37	(181.09)	1,343.92	2,500.00	1,156.08	2,500.00
6140-00 Pool/Spa/Chemical Supplies	-	-	-	810.28	-	(810.28)	-
6150-00 Postage & Mailings	52.50	125.00	72.50	845.59	1,500.00	654.41	1,500.00
6151-00 Meeting Minutes	-	25.00	25.00	-	300.00	300.00	300.00
Total SUPPLIES	\$ 441.96	\$ 358.37	(\$ 83.59)	\$ 3,053.79	\$ 4,300.00	\$1,246.21	\$ 4,300.00
UTILITIES							
7015-00 Electricity	1,180.92	83.37	(1,097.55)	8,606.49	1,000.00	(7,606.49)	1,000.00
7045-00 Gas / Propane	690.13	225.00	(465.13)	2,508.39	2,700.00	191.61	2,700.00
7120-00 Cable TV	5,791.88	1,839.00	(3,952.88)	24,561.00	22,068.00	(2,493.00)	22,068.00
7125-00 Water & Sewer	1,291.42	666.63	(624.79)	10,264.48	8,000.00	(2,264.48)	8,000.00
Total UTILITIES	\$ 8,954.35	\$ 2,814.00	(\$ 6,140.35)	\$ 45,940.36	\$ 33,768.00	(\$12,172.36)	\$ 33,768.00
INSURANCE							
7260-00 Assoc Insurance Master Policy	-	833.37	833.37	9,764.30	10,000.00	235.70	10,000.00
Total INSURANCE	\$ -	\$ 833.37	\$ 833.37	\$ 9,764.30	\$ 10,000.00	\$235.70	\$ 10,000.00



Income Statement - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

From 12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
GENERAL							
8005-00 CPA - Audit/Tax Prep	\$-	\$62.50	\$62.50	\$1,170.00	\$750.00	(\$420.00)	\$750.00
8010-00 Taxes	-	4.13	4.13	428.43	50.00	(378.43)	50.00
8030-00 Annual Meeting	-	-	-	216.40	-	(216.40)	-
8040-00 Bank Charges	-	0.87	0.87	370.00	10.00	(360.00)	10.00
8200-00 Legal Services	104.00	41.63	(62.37)	4,212.00	500.00	(3,712.00)	500.00
8250-00 Management Fees	650.00	650.00	-	7,800.00	7,800.00	-	7,800.00
8254-00 Website	-	61.12	61.12	(118.80)	733.00	851.80	733.00
8330-00 Permits & Licenses	-	41.25	41.25	495.00	495.00	-	495.00
8450-00 Statement Fees	-	-	-	12.46	-	(12.46)	-
Total GENERAL	\$754.00	\$861.50	\$107.50	\$14,585.49	\$10,338.00	(\$4,247.49)	\$10,338.00
OTHER EXPENSES							
9150-00 Reserve Contribution	-	-	-	(79,684.01)	-	79,684.01	-
Total OTHER EXPENSES	\$-	\$-	\$-	(\$79,684.01)	\$-	\$79,684.01	\$-
Total OPERATING EXPENSE	\$26,882.22	\$8,080.97	(\$18,801.25)	\$84,592.75	\$96,969.00	\$12,376.25	\$96,969.00
Net Income:	(\$16,175.74)	\$2,459.03	(\$18,634.77)	\$41,318.17	\$29,511.00	\$11,807.17	\$29,511.00



Income Statement - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

From 12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
45-4500-00 Reserve Income	\$-	\$1,709.25	(\$1,709.25)	\$-	\$20,511.00	(\$20,511.00)	\$20,511.00
45-4595-00 Reserve Interest	1.20	-	1.20	3.61	-	3.61	-
Total RESERVE INCOME	\$1.20	\$1,709.25	(\$1,708.05)	\$3.61	\$20,511.00	(\$20,507.39)	\$20,511.00
RESERVE EXPENSE							
RESERVE EXPENSES							
9525-00 Reserve Exp - Unallocated	-	1,709.25	1,709.25	-	20,511.00	20,511.00	20,511.00
Total RESERVE EXPENSES	\$-	\$1,709.25	\$1,709.25	\$-	\$20,511.00	\$20,511.00	\$20,511.00
Total RESERVE EXPENSE	\$0.00	\$1,709.25	\$1,709.25	\$-	\$20,511.00	\$20,511.00	\$20,511.00
Net Reserve:	\$1.20	\$0.00	\$1.20	\$3.61	\$0.00	\$3.61	\$0.00



Income Statement Summary - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: December 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
40-4100-00 Homeowner Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,521.00	\$ 7,155.00	\$ 7,791.00	\$ 10,569.00	\$ 120,036.00
40-4106-00 Insurance Premium	-	-	-	-	-	-	-	-	3,509.00	-	(1,941.80)	-	1,567.20
40-4107-00 Insurance Deductible	-	-	-	-	-	-	-	-	-	1,078.00	2,981.00	136.10	4,195.10
40-4112-00 Operating Interest	-	-	-	-	-	-	-	-	20.27	-	-	-	20.27
40-4115-00 Admin Fees	-	-	-	-	-	-	-	-	-	0.29	22.45	1.38	24.12
40-4120-00 Late Fees	-	-	-	-	-	-	-	-	90.00	-	-	-	90.00
40-4166-00 Reimbursement Income	-	-	-	-	-	-	-	-	(21.77)	-	-	-	(21.77)
Total OPERATING INCOME	-	-	-	-	-	-	-	-	98,118.50	8,233.29	8,852.65	10,706.48	125,910.92
OPERATING EXPENSE													
MAINTENANCE & REPAIRS													
5016-00 Backflow Repair	-	-	-	-	-	-	-	-	-	-	-	125.00	125.00
5070-00 Landscape Extras	-	-	-	-	-	-	-	-	586.00	-	-	-	586.00
5130-00 Electrical Repair	-	-	-	-	-	-	-	-	5,050.00	-	-	-	5,050.00
5160-00 Exterminating	-	-	-	-	-	-	-	-	2,060.00	-	-	314.00	2,374.00
5219-00 Common Area Maint	-	-	-	-	-	-	-	-	6,704.96	-	-	-	6,704.96
5225-00 Landscaping	-	-	-	-	-	-	-	-	14,625.00	-	1,650.00	3,975.00	20,250.00
5320-00 Plumbing Repair	-	-	-	-	-	-	-	-	2,450.00	-	-	-	2,450.00
5330-00 Pool Maintenance	-	-	-	-	-	-	-	-	6,307.03	-	1,457.92	1,662.33	9,427.28
5380-00 Roof Repair	-	-	-	-	-	-	-	-	32,160.00	-	-	9,147.58	41,307.58
5490-00 Tree Maint/Removal	-	-	-	-	-	-	-	-	1,150.00	-	-	1,400.00	2,550.00
5510-00 Weed Control	-	-	-	-	-	-	-	-	-	-	-	108.00	108.00
Total MAINTENANCE & REPAIRS	-	-	-	-	-	-	-	-	71,092.99	-	3,107.92	16,731.91	90,932.82
SUPPLIES													
6060-00 Fertilizer	-	-	-	-	-	-	-	-	54.00	-	-	-	54.00
6095-00 Irrigation	-	-	-	-	-	-	-	-	954.46	-	-	389.46	1,343.92
6140-00 Pool/Spa/Chemical Supplies	-	-	-	-	-	-	-	-	810.28	-	-	-	810.28
6150-00 Postage & Mailings	-	-	-	-	-	-	-	-	793.09	-	-	52.50	845.59
Total SUPPLIES	-	-	-	-	-	-	-	-	2,611.83	-	-	441.96	3,053.79



Income Statement Summary - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: December 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
UTILITIES													
7015-00 Electricity	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$5,834.83	\$-	\$1,590.74	\$1,180.92	\$8,606.49
7045-00 Gas / Propane	-	-	-	-	-	-	-	-	1,692.55	-	125.71	690.13	2,508.39
7120-00 Cable TV	-	-	-	-	-	-	-	-	16,849.27	-	1,919.85	5,791.88	24,561.00
7125-00 Water & Sewer	-	-	-	-	-	-	-	-	7,692.55	-	1,280.51	1,291.42	10,264.48
Total UTILITIES	-	-	-	-	-	-	-	-	32,069.20	-	4,916.81	8,954.35	45,940.36
INSURANCE													
7260-00 Assoc Insurance Master Policy	-	-	-	-	-	-	-	-	9,764.30	-	-	-	9,764.30
Total INSURANCE	-	-	-	-	-	-	-	-	9,764.30	-	-	-	9,764.30
GENERAL													
8005-00 CPA - Audit/Tax Prep	-	-	-	-	-	-	-	-	1,170.00	-	-	-	1,170.00
8010-00 Taxes	-	-	-	-	-	-	-	-	428.43	-	-	-	428.43
8030-00 Annual Meeting	-	-	-	-	-	-	-	-	216.40	-	-	-	216.40
8040-00 Bank Charges	-	-	-	-	-	-	-	-	10.00	10.00	350.00	-	370.00
8200-00 Legal Services	-	-	-	-	-	-	-	-	4,108.00	-	-	104.00	4,212.00
8250-00 Management Fees	-	-	-	-	-	-	-	-	5,850.00	650.00	650.00	650.00	7,800.00
8254-00 Website	-	-	-	-	-	-	-	-	(118.80)	-	-	-	(118.80)
8330-00 Permits & Licenses	-	-	-	-	-	-	-	-	495.00	-	-	-	495.00
8450-00 Statement Fees	-	-	-	-	-	-	-	-	12.46	-	-	-	12.46
Total GENERAL	-	-	-	-	-	-	-	-	12,171.49	660.00	1,000.00	754.00	14,585.49
OTHER EXPENSES													
9150-00 Reserve Contribution	-	-	-	-	-	-	-	-	(79,684.01)	-	-	-	(79,684.01)
Total OTHER EXPENSES	-	-	-	-	-	-	-	-	(79,684.01)	-	-	-	(79,684.01)
Total OPERATING EXPENSE	-	-	-	-	-	-	-	-	48,025.80	660.00	9,024.73	26,882.22	84,592.75
Net Income:	-	-	-	-	-	-	-	-	50,092.70	7,573.29	(172.08)	(16,175.74)	41,318.17



Income Statement Summary - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: December 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
45-4595-00 Reserve Interest	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$0.22	\$2.19	\$1.20	\$3.61
Total RESERVE INCOME	-	-	-	-	-	-	-	-	-	0.22	2.19	1.20	3.61
Net Reserve:	-	-	-	-	-	-	-	-	-	0.22	2.19	1.20	3.61



Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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FCB - Operating - 3382 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-