



	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
AAB - Operating - 4474	\$47,043.92	\$0.00	\$47,043.92
Due to Reserves From Oper	\$3,418.50	\$0.00	\$3,418.50
<b>Total: CASH - OPERATING</b>	<b>\$50,462.42</b>	<b>\$0.00</b>	<b>\$50,462.42</b>
<b>CASH - RESERVE</b>			
AAB - Reserve - 7247	\$0.00	\$12,837.66	\$12,837.66
Due From Oper to Reserves	\$0.00	(\$3,418.50)	(\$3,418.50)
<b>Total: CASH - RESERVE</b>	<b>\$0.00</b>	<b>\$9,419.16</b>	<b>\$9,419.16</b>
<b>Total: Assets</b>	<b>\$50,462.42</b>	<b>\$9,419.16</b>	<b>\$59,881.58</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
Prepaid Assessments	\$1,109.00	\$0.00	\$1,109.00
<b>Total: CURRENT LIABILITIES</b>	<b>\$1,109.00</b>	<b>\$0.00</b>	<b>\$1,109.00</b>
<b>RESERVES</b>			
Reserves - General	\$0.00	\$9,413.00	\$9,413.00
<b>Total: RESERVES</b>	<b>\$0.00</b>	<b>\$9,413.00</b>	<b>\$9,413.00</b>
<b>EQUITY</b>			
Prior Period Adjustments	(\$1,790.88)	\$0.00	(\$1,790.88)
Retained Earnings - Operating	\$53,622.65	\$0.00	\$53,622.65
Retained Earnings - Reserve	\$0.00	\$3.61	\$3.61
<b>Total: EQUITY</b>	<b>\$51,831.77</b>	<b>\$3.61</b>	<b>\$51,835.38</b>
Net Income Gain/Loss	\$0.00	\$2.55	\$2.55
Net Income Gain/Loss	(\$2,478.35)	\$0.00	(\$2,478.35)
<b>Total: Liabilities &amp; Equity</b>	<b>\$50,462.42</b>	<b>\$9,419.16</b>	<b>\$59,881.58</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
40-4100-00 Homeowner Maintenance	\$ 12,884.00	\$ 10,850.00	\$ 2,034.00	\$ 23,424.00	\$ 21,700.00	\$ 1,724.00	\$130,200.00
40-4107-00 Insurance Deductible	369.00	-	369.00	1,845.00	-	1,845.00	-
40-4112-00 Operating Interest	-	2.50	( 2.50)	-	5.00	( 5.00)	30.00
40-4115-00 Admin Fees	1.03	-	1.03	2.21	-	2.21	-
<b>Total OPERATING INCOME</b>	<b>\$ 13,254.03</b>	<b>\$ 10,852.50</b>	<b>\$ 2,401.53</b>	<b>\$ 25,271.21</b>	<b>\$ 21,705.00</b>	<b>\$ 3,566.21</b>	<b>\$130,230.00</b>
<b>OPERATING EXPENSE</b>							
<b>MAINTENANCE &amp; REPAIRS</b>							
5015-00 Backflow Testing	-	-	-	-	-	-	250.00
5070-00 Landscape Extras	-	208.33	208.33	-	416.66	416.66	2,500.00
5130-00 Electrical Repair	5,250.79	250.00	( 5,000.79)	5,250.79	500.00	( 4,750.79)	3,000.00
5160-00 Exterminating	386.00	225.00	( 161.00)	579.00	450.00	( 129.00)	2,700.00
5219-00 Common Area Maint	-	166.67	166.67	-	333.34	333.34	2,000.00
5225-00 Landscaping	1,677.00	1,732.50	55.50	3,327.00	3,465.00	138.00	20,790.00
5320-00 Plumbing Repair	-	166.67	166.67	12,497.50	333.34	( 12,164.16)	2,000.00
5330-00 Pool Maintenance	775.53	830.33	54.80	775.53	1,660.66	885.13	9,964.00
5380-00 Roof Repair	-	166.67	166.67	-	333.34	333.34	2,000.00
5490-00 Tree Maint/Removal	-	-	-	-	-	-	1,800.00
<b>Total MAINTENANCE &amp; REPAIRS</b>	<b>\$ 8,089.32</b>	<b>\$ 3,746.17</b>	<b>(\$ 4,343.15)</b>	<b>\$ 22,429.82</b>	<b>\$ 7,492.34</b>	<b>(\$14,937.48)</b>	<b>\$ 47,004.00</b>
<b>SUPPLIES</b>							
6095-00 Irrigation	-	133.33	133.33	-	266.66	266.66	1,600.00
6150-00 Postage & Mailings	-	125.00	125.00	76.09	250.00	173.91	1,500.00
<b>Total SUPPLIES</b>	<b>\$ -</b>	<b>\$ 258.33</b>	<b>\$ 258.33</b>	<b>\$ 76.09</b>	<b>\$ 516.66</b>	<b>\$440.57</b>	<b>\$ 3,100.00</b>
<b>UTILITIES</b>							
7015-00 Electricity	-	667.83	667.83	598.53	1,335.66	737.13	8,014.00
7045-00 Gas / Propane	121.36	193.67	72.31	425.72	387.34	( 38.38)	2,324.00
7120-00 Cable TV	1,919.86	1,928.33	8.47	1,919.86	3,856.66	1,936.80	23,140.00
7125-00 Water & Sewer	504.34	880.33	375.99	899.54	1,760.66	861.12	10,564.00
<b>Total UTILITIES</b>	<b>\$ 2,545.56</b>	<b>\$ 3,670.16</b>	<b>\$ 1,124.60</b>	<b>\$ 3,843.65</b>	<b>\$ 7,340.32</b>	<b>\$3,496.67</b>	<b>\$ 44,042.00</b>
<b>INSURANCE</b>							
7260-00 Assoc Insurance Master Policy	-	1,088.17	1,088.17	-	2,176.34	2,176.34	13,058.00
<b>Total INSURANCE</b>	<b>\$ -</b>	<b>\$ 1,088.17</b>	<b>\$ 1,088.17</b>	<b>\$ -</b>	<b>\$ 2,176.34</b>	<b>\$2,176.34</b>	<b>\$ 13,058.00</b>
<b>GENERAL</b>							
8005-00 CPA - Audit/Tax Prep	-	-	-	-	-	-	1,170.00
8010-00 Taxes	-	-	-	-	-	-	428.00
8200-00 Legal Services	-	342.33	342.33	-	684.66	684.66	4,108.00
8250-00 Management Fees	650.00	650.00	-	1,300.00	1,300.00	-	7,800.00
8254-00 Website	-	-	-	100.00	75.00	( 25.00)	300.00
8330-00 Permits & Licenses	-	-	-	-	-	-	495.00
<b>Total GENERAL</b>	<b>\$ 650.00</b>	<b>\$ 992.33</b>	<b>\$ 342.33</b>	<b>\$ 1,400.00</b>	<b>\$ 2,059.66</b>	<b>\$659.66</b>	<b>\$ 14,301.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$ 11,284.88</b>	<b>\$ 9,755.16</b>	<b>(\$ 1,529.72)</b>	<b>\$ 27,749.56</b>	<b>\$ 19,585.32</b>	<b>(\$ 8,164.24)</b>	<b>\$121,505.00</b>
<b>Net Income:</b>	<b>\$ 1,969.15</b>	<b>\$ 1,097.34</b>	<b>\$ 871.81</b>	<b>(\$ 2,478.35)</b>	<b>\$ 2,119.68</b>	<b>(\$ 4,598.03)</b>	<b>\$ 8,725.00</b>



# Income Statement - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

02/01/2026 to 02/28/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
45-4500-00 Reserve Income	\$-	\$727.08	(\$727.08)	\$-	\$1,454.16	(\$1,454.16)	\$8,725.00
45-4595-00 Reserve Interest	1.30	-	1.30	2.55	-	2.55	-
<b>Total RESERVE INCOME</b>	<b>\$1.30</b>	<b>\$727.08</b>	<b>(\$725.78)</b>	<b>\$2.55</b>	<b>\$1,454.16</b>	<b>(\$1,451.61)</b>	<b>\$8,725.00</b>
<b>Net Reserve:</b>	<b>\$1.30</b>	<b>\$727.08</b>	<b>(\$725.78)</b>	<b>\$2.55</b>	<b>\$1,454.16</b>	<b>(\$1,451.61)</b>	<b>\$8,725.00</b>



**Income Statement Summary - Operating**

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: February 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
40-4100-00 Homeowner Maintenance	\$ 10,540.00	\$12,884.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,424.00
40-4107-00 Insurance Deductible	1,476.00	369.00	-	-	-	-	-	-	-	-	-	-	1,845.00
40-4115-00 Admin Fees	1.18	1.03	-	-	-	-	-	-	-	-	-	-	2.21
<b>Total OPERATING INCOME</b>	<b>12,017.18</b>	<b>13,254.03</b>	-	-	-	-	-	-	-	-	-	-	<b>25,271.21</b>
<b>OPERATING EXPENSE</b>													
<b>MAINTENANCE &amp; REPAIRS</b>													
5130-00 Electrical Repair	-	5,250.79	-	-	-	-	-	-	-	-	-	-	5,250.79
5160-00 Exterminating	193.00	386.00	-	-	-	-	-	-	-	-	-	-	579.00
5225-00 Landscaping	1,650.00	1,677.00	-	-	-	-	-	-	-	-	-	-	3,327.00
5320-00 Plumbing Repair	12,497.50	-	-	-	-	-	-	-	-	-	-	-	12,497.50
5330-00 Pool Maintenance	-	775.53	-	-	-	-	-	-	-	-	-	-	775.53
<b>Total MAINTENANCE &amp; REPAIRS</b>	<b>14,340.50</b>	<b>8,089.32</b>	-	-	-	-	-	-	-	-	-	-	<b>22,429.82</b>
<b>SUPPLIES</b>													
6150-00 Postage & Mailings	76.09	-	-	-	-	-	-	-	-	-	-	-	76.09
<b>Total SUPPLIES</b>	<b>76.09</b>	-	-	-	-	-	-	-	-	-	-	-	<b>76.09</b>
<b>UTILITIES</b>													
7015-00 Electricity	598.53	-	-	-	-	-	-	-	-	-	-	-	598.53
7045-00 Gas / Propane	304.36	121.36	-	-	-	-	-	-	-	-	-	-	425.72
7120-00 Cable TV	-	1,919.86	-	-	-	-	-	-	-	-	-	-	1,919.86
7125-00 Water & Sewer	395.20	504.34	-	-	-	-	-	-	-	-	-	-	899.54
<b>Total UTILITIES</b>	<b>1,298.09</b>	<b>2,545.56</b>	-	-	-	-	-	-	-	-	-	-	<b>3,843.65</b>
<b>GENERAL</b>													
8250-00 Management Fees	650.00	650.00	-	-	-	-	-	-	-	-	-	-	1,300.00
8254-00 Website	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
<b>Total GENERAL</b>	<b>750.00</b>	<b>650.00</b>	-	-	-	-	-	-	-	-	-	-	<b>1,400.00</b>
<b>Total OPERATING EXPENSE</b>	<b>16,464.68</b>	<b>11,284.88</b>	-	-	-	-	-	-	-	-	-	-	<b>27,749.56</b>
<b>Net Income:</b>	<b>( 4,447.50)</b>	<b>1,969.15</b>	-	-	-	-	-	-	-	-	-	-	<b>( 2,478.35)</b>



**Income Statement Summary - Reserve**

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: February 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>RESERVE INCOME</b>													
45-4595-00 Reserve Interest	\$1.25	\$1.30	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2.55
<b>Total RESERVE INCOME</b>	<b>1.25</b>	<b>1.30</b>	-	-	-	-	-	-	-	-	-	-	<b>2.55</b>
<b>Net Reserve:</b>	<b>1.25</b>	<b>1.30</b>	-	-	-	-	-	-	-	-	-	-	<b>2.55</b>



**Bank Account Reconciliation**

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

AAB - KLOZED #4501 (End: 02/28/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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**AAB - KLOZED #4501 Summary**

Ending Account Balance:	\$	-
Uncleared Items:	\$	-
<hr/>		
Adjusted Balance:	\$	-
Bank Ending Balance:	\$	-
<hr/>		
Difference:	\$	-



**Bank Account Reconciliation**

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

AAB - Reserve - 7247 (End: 02/28/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Cleared Items</b>					
<b>Credits</b>					
02/25/2026	02/25/2026	Transfer from AAB - Operating - 4474			\$1,709.25
02/28/2026	02/28/2026	Interest			\$1.30
				<b>Total Cleared Credits</b>	<b>\$1,710.55</b>

**AAB - Reserve - 7247 Summary**

Ending Account Balance:	\$ 12,837.66
Uncleared Items:	\$-
Adjusted Balance:	\$ 12,837.66
Bank Ending Balance:	\$ 12,837.66
Difference:	\$-



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:	\$-