

# Peachtree Lane Improvement

Income/Expense Statement  
Period: 06/01/25 to 06/30/25

| Account                         | Description                          | Current Period |           |            | Year-To-Date |           |             | Yearly Budget |
|---------------------------------|--------------------------------------|----------------|-----------|------------|--------------|-----------|-------------|---------------|
|                                 |                                      | Actual         | Budget    | Variance   | Actual       | Budget    | Variance    |               |
| <b>**INCOME**</b>               |                                      |                |           |            |              |           |             |               |
| 04100                           | HOMEOWNER MAINTENANCE                | 9,926.00       | 10,540.00 | (614.00)   | 64,113.00    | 63,240.00 | 873.00      | 126,480.00    |
| 04106                           | Insurance Premium                    | .00            | .00       | .00        | 266.00       | .00       | 266.00      | .00           |
| 04112                           | OPERATING INTEREST                   | 3.16           | .00       | 3.16       | 11.62        | .00       | 11.62       | .00           |
| 04120                           | LATE FEES                            | 14.00          | .00       | 14.00      | 90.00        | .00       | 90.00       | .00           |
|                                 | <b>TOTAL INCOME</b>                  | 9,943.16       | 10,540.00 | (596.84)   | 64,480.62    | 63,240.00 | 1,240.62    | 126,480.00    |
| <br><b>**EXPENSES**</b>         |                                      |                |           |            |              |           |             |               |
| <b>MAINTENANCE/REPAIR LABOR</b> |                                      |                |           |            |              |           |             |               |
| 05015                           | BACKFLOW TESTING                     | .00            | 20.83     | 20.83      | .00          | 124.98    | 124.98      | 250.00        |
| 05070                           | LANDSCAPE EXTRAS                     | .00            | 303.33    | 303.33     | 36.00        | 1,819.98  | 1,783.98    | 3,640.00      |
| 05130                           | ELECTRICAL REPAIR                    | .00            | 41.67     | 41.67      | .00          | 250.02    | 250.02      | 500.00        |
| 05160                           | EXTERMINATING                        | 157.00         | 208.33    | 51.33      | 1,294.00     | 1,249.98  | (44.02)     | 2,500.00      |
| 05219                           | COMMON AREA MAINT                    | .00            | 166.67    | 166.67     | 3,352.48     | 1,000.02  | (2,352.46)  | 2,000.00      |
| 05225                           | LANDSCAPING                          | 1,650.00       | 1,565.00  | (85.00)    | 9,675.00     | 9,390.00  | (285.00)    | 18,780.00     |
| 05320                           | PLUMBING REPAIR                      | 2,450.00       | .00       | (2,450.00) | 2,450.00     | .00       | (2,450.00)  | .00           |
| 05330                           | POOL MAINTENANCE                     | 844.40         | 583.33    | (261.07)   | 4,614.58     | 3,499.98  | (1,114.60)  | 7,000.00      |
| 05335                           | POOL REPAIRS                         | .00            | 83.33     | 83.33      | .00          | 499.98    | 499.98      | 1,000.00      |
| 05380                           | ROOF REPAIR                          | .00            | .00       | .00        | 32,160.00    | .00       | (32,160.00) | .00           |
| 05490                           | TREE MAINT/REMOVAL                   | .00            | 157.75    | 157.75     | .00          | 946.50    | 946.50      | 1,893.00      |
| 05510                           | WEED CONTROL                         | .00            | 83.33     | 83.33      | .00          | 499.98    | 499.98      | 1,000.00      |
|                                 | <b>TOTAL MAINTENANCE &amp; LABOR</b> | 5,101.40       | 3,213.57  | (1,887.83) | 53,582.06    | 19,281.42 | (34,300.64) | 38,563.00     |
| <br><b>SUPPLIES</b>             |                                      |                |           |            |              |           |             |               |
| 06060                           | FERTILIZER                           | .00            | .00       | .00        | 54.00        | .00       | (54.00)     | .00           |
| 06123                           | IRRIGATION                           | .00            | 208.33    | 208.33     | 560.84       | 1,249.98  | 689.14      | 2,500.00      |
| 06140                           | POOL /SPA / CHEM SUPPLIES            | .00            | .00       | .00        | 810.28       | .00       | (810.28)    | .00           |
| 06150                           | Postage and Mailings                 | 86.43          | 125.00    | 38.57      | 535.49       | 750.00    | 214.51      | 1,500.00      |
| 06151                           | Meeting Minutes                      | .00            | 25.00     | 25.00      | .00          | 150.00    | 150.00      | 300.00        |
|                                 | <b>TOTAL SUPPLIES</b>                | 86.43          | 358.33    | 271.90     | 1,960.61     | 2,149.98  | 189.37      | 4,300.00      |
| <br><b>UTILITIES</b>            |                                      |                |           |            |              |           |             |               |
| 07015                           | ELECTRICAL                           | 51.62          | 833.33    | 781.71     | 3,643.13     | 4,999.98  | 1,356.85    | 10,000.00     |
| 07045                           | GAS / PROPANE                        | 146.45         | 225.00    | 78.55      | 1,414.05     | 1,350.00  | (64.05)     | 2,700.00      |
| 07105                           | CABLE TV                             | 1,838.33       | 1,839.00  | .67        | 11,029.95    | 11,034.00 | 4.05        | 22,068.00     |
| 07125                           | WATER/SEWER                          | 952.25         | 666.67    | (285.58)   | 4,211.75     | 4,000.02  | (211.73)    | 8,000.00      |
|                                 | <b>TOTAL UTILITIES</b>               | 2,988.65       | 3,564.00  | 575.35     | 20,298.88    | 21,384.00 | 1,085.12    | 42,768.00     |

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|----------------------|--------------------------------|----------------|-----------|----------|--------------|-----------|------------|---------------|
|                      |                                | Actual         | Budget    | Variance | Actual       | Budget    | Variance   |               |
| INSURANCE            |                                |                |           |          |              |           |            |               |
| 07260                | ASSOC INSURANCE MASTER POLI    | 970.90         | 833.33    | (137.57) | 6,851.60     | 4,999.98  | (1,851.62) | 10,000.00     |
|                      | TOTAL INSURANCE                | 970.90         | 833.33    | (137.57) | 6,851.60     | 4,999.98  | (1,851.62) | 10,000.00     |
| GENERAL              |                                |                |           |          |              |           |            |               |
| 08005                | CPA                            | .00            | 62.50     | 62.50    | 295.00       | 375.00    | 80.00      | 750.00        |
| 08006                | WEBSITE                        | 100.00         | 61.08     | (38.92)  | 200.00       | 366.48    | 166.48     | 733.00        |
| 08010                | TAXES                          | .00            | 4.17      | 4.17     | 65.00        | 25.02     | (39.98)    | 50.00         |
| 08030                | ANNUAL MEETING                 | .00            | .00       | .00      | 216.40       | .00       | (216.40)   | .00           |
| 08040                | BANK CHARGES                   | .00            | .83       | .83      | .00          | 4.98      | 4.98       | 10.00         |
| 08200                | LEGAL SERVICES                 | 572.00         | 41.67     | (530.33) | 2,964.00     | 250.02    | (2,713.98) | 500.00        |
| 08250                | MANAGEMENT FEES                | 650.00         | 650.00    | .00      | 4,550.00     | 3,900.00  | (650.00)   | 7,800.00      |
| 08330                | PERMITS & LICENSE              | .00            | 41.25     | 41.25    | 495.00       | 247.50    | (247.50)   | 495.00        |
| 08450                | STATEMENT FEES                 | 12.46          | .00       | (12.46)  | 12.46        | .00       | (12.46)    | .00           |
|                      | TOTAL GENERAL                  | 1,334.46       | 861.50    | (472.96) | 8,797.86     | 5,169.00  | (3,628.86) | 10,338.00     |
| TRANSFER TO RESERVES |                                |                |           |          |              |           |            |               |
| 09150                | RESERVE ALLOCATION             | .00            | 1,709.25  | 1,709.25 | (83,102.51)  | 10,255.50 | 93,358.01  | 20,511.00     |
|                      | TOTAL TRANSFER TO RESERVES     | .00            | 1,709.25  | 1,709.25 | (83,102.51)  | 10,255.50 | 93,358.01  | 20,511.00     |
| RESERVE EXPENSES     |                                |                |           |          |              |           |            |               |
|                      | TOTAL RESERVE EXPENSES         | .00            | .00       | .00      | .00          | .00       | .00        | .00           |
|                      | TOTAL EXPENSES                 | 10,481.84      | 10,539.98 | 58.14    | 8,388.50     | 63,239.88 | 54,851.38  | 126,480.00    |
|                      | Current Year Net Income/(loss) | (538.68)       | .02       | (538.70) | 56,092.12    | .12       | 56,092.00  | .00           |
|                      |                                | =====          |           |          |              |           |            |               |