



	Operating	Reserve	Total
Assets			
CASH - OPERATING			
AAB - Operating - 4474	\$46,752.40	\$0.00	\$46,752.40
Due to Reserves From Oper	\$1,709.25	\$0.00	\$1,709.25
Total: CASH - OPERATING	\$48,461.65	\$0.00	\$48,461.65
CASH - RESERVE			
AAB - Reserve - 7247	\$0.00	\$11,127.11	\$11,127.11
Due From Oper to Reserves	\$0.00	(\$1,709.25)	(\$1,709.25)
Total: CASH - RESERVE	\$0.00	\$9,417.86	\$9,417.86
Total: Assets	\$48,461.65	\$9,417.86	\$57,879.51
Liabilities & Equity			
CURRENT LIABILITIES			
Prepaid Assessments	\$1,077.38	\$0.00	\$1,077.38
Total: CURRENT LIABILITIES	\$1,077.38	\$0.00	\$1,077.38
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	\$53,622.65	\$0.00	\$53,622.65
Retained Earnings - Reserve	\$0.00	\$3.61	\$3.61
Total: EQUITY	\$51,831.77	\$3.61	\$51,835.38
Net Income Gain/Loss	\$0.00	\$1.25	\$1.25
Net Income Gain/Loss	(\$4,447.50)	\$0.00	(\$4,447.50)
Total: Liabilities & Equity	\$48,461.65	\$9,417.86	\$57,879.51



Income Statement - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

01/01/2026 to 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40-4100-00 Homeowner Maintenance	\$ 10,540.00	\$ 10,850.00	(\$ 310.00)	\$ 10,540.00	\$ 10,850.00	(\$ 310.00)	\$130,200.00
40-4107-00 Insurance Deductible	1,476.00	-	1,476.00	1,476.00	-	1,476.00	-
40-4112-00 Operating Interest	-	2.50	(2.50)	-	2.50	(2.50)	30.00
40-4115-00 Admin Fees	1.18	-	1.18	1.18	-	1.18	-
Total OPERATING INCOME	\$ 12,017.18	\$ 10,852.50	\$ 1,164.68	\$ 12,017.18	\$ 10,852.50	\$ 1,164.68	\$130,230.00
OPERATING EXPENSE							
MAINTENANCE & REPAIRS							
5015-00 Backflow Testing	-	-	-	-	-	-	250.00
5070-00 Landscape Extras	-	208.33	208.33	-	208.33	208.33	2,500.00
5130-00 Electrical Repair	-	250.00	250.00	-	250.00	250.00	3,000.00
5160-00 Exterminating	193.00	225.00	32.00	193.00	225.00	32.00	2,700.00
5219-00 Common Area Maint	-	166.67	166.67	-	166.67	166.67	2,000.00
5225-00 Landscaping	1,650.00	1,732.50	82.50	1,650.00	1,732.50	82.50	20,790.00
5320-00 Plumbing Repair	12,497.50	166.67	(12,330.83)	12,497.50	166.67	(12,330.83)	2,000.00
5330-00 Pool Maintenance	-	830.33	830.33	-	830.33	830.33	9,964.00
5380-00 Roof Repair	-	166.67	166.67	-	166.67	166.67	2,000.00
5490-00 Tree Maint/Removal	-	-	-	-	-	-	1,800.00
Total MAINTENANCE & REPAIRS	\$ 14,340.50	\$ 3,746.17	(\$ 10,594.33)	\$ 14,340.50	\$ 3,746.17	(\$10,594.33)	\$ 47,004.00
SUPPLIES							
6095-00 Irrigation	-	133.33	133.33	-	133.33	133.33	1,600.00
6150-00 Postage & Mailings	76.09	125.00	48.91	76.09	125.00	48.91	1,500.00
Total SUPPLIES	\$ 76.09	\$ 258.33	\$ 182.24	\$ 76.09	\$ 258.33	\$182.24	\$ 3,100.00
UTILITIES							
7015-00 Electricity	598.53	667.83	69.30	598.53	667.83	69.30	8,014.00
7045-00 Gas / Propane	304.36	193.67	(110.69)	304.36	193.67	(110.69)	2,324.00
7120-00 Cable TV	-	1,928.33	1,928.33	-	1,928.33	1,928.33	23,140.00
7125-00 Water & Sewer	395.20	880.33	485.13	395.20	880.33	485.13	10,564.00
Total UTILITIES	\$ 1,298.09	\$ 3,670.16	\$ 2,372.07	\$ 1,298.09	\$ 3,670.16	\$2,372.07	\$ 44,042.00
INSURANCE							
7260-00 Assoc Insurance Master Policy	-	1,088.17	1,088.17	-	1,088.17	1,088.17	13,058.00
Total INSURANCE	\$ -	\$ 1,088.17	\$ 1,088.17	\$ -	\$ 1,088.17	\$1,088.17	\$ 13,058.00
GENERAL							
8005-00 CPA - Audit/Tax Prep	-	-	-	-	-	-	1,170.00
8010-00 Taxes	-	-	-	-	-	-	428.00
8200-00 Legal Services	-	342.33	342.33	-	342.33	342.33	4,108.00
8250-00 Management Fees	650.00	650.00	-	650.00	650.00	-	7,800.00
8254-00 Website	100.00	75.00	(25.00)	100.00	75.00	(25.00)	300.00
8330-00 Permits & Licenses	-	-	-	-	-	-	495.00
Total GENERAL	\$ 750.00	\$ 1,067.33	\$ 317.33	\$ 750.00	\$ 1,067.33	\$317.33	\$ 14,301.00
Total OPERATING EXPENSE	\$ 16,464.68	\$ 9,830.16	(\$ 6,634.52)	\$ 16,464.68	\$ 9,830.16	(\$ 6,634.52)	\$121,505.00
Net Income:	(\$ 4,447.50)	\$ 1,022.34	(\$ 5,469.84)	(\$ 4,447.50)	\$ 1,022.34	(\$ 5,469.84)	\$ 8,725.00



Income Statement - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

01/01/2026 to 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
45-4500-00 Reserve Income	\$1,709.25	\$727.08	\$982.17	\$1,709.25	\$727.08	\$982.17	\$8,725.00
45-4595-00 Reserve Interest	1.25	-	1.25	1.25	-	1.25	-
Total RESERVE INCOME	\$1,710.50	\$727.08	\$983.42	\$1,710.50	\$727.08	\$983.42	\$8,725.00
RESERVE EXPENSE							
RESERVE EXPENSES							
9525-00 Reserve Exp - Unallocated	1,709.25	-	(1,709.25)	1,709.25	-	(1,709.25)	-
Total RESERVE EXPENSES	\$1,709.25	\$-	(\$1,709.25)	\$1,709.25	\$-	(\$1,709.25)	\$-
Total RESERVE EXPENSE	\$1,709.25	\$-	(\$1,709.25)	\$1,709.25	\$-	(\$1,709.25)	\$-
Net Reserve:	\$1.25	\$727.08	(\$725.83)	\$1.25	\$727.08	(\$725.83)	\$8,725.00



Income Statement Summary - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: January 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
40-4100-00 Homeowner Maintenance	\$ 10,540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,540.00
40-4107-00 Insurance Deductible	1,476.00	-	-	-	-	-	-	-	-	-	-	-	1,476.00
40-4115-00 Admin Fees	1.18	-	-	-	-	-	-	-	-	-	-	-	1.18
Total OPERATING INCOME	12,017.18	-	-	-	-	-	-	-	-	-	-	-	12,017.18
OPERATING EXPENSE													
MAINTENANCE & REPAIRS													
5160-00 Exterminating	193.00	-	-	-	-	-	-	-	-	-	-	-	193.00
5225-00 Landscaping	1,650.00	-	-	-	-	-	-	-	-	-	-	-	1,650.00
5320-00 Plumbing Repair	12,497.50	-	-	-	-	-	-	-	-	-	-	-	12,497.50
Total MAINTENANCE & REPAIRS	14,340.50	-	-	-	-	-	-	-	-	-	-	-	14,340.50
SUPPLIES													
6150-00 Postage & Mailings	76.09	-	-	-	-	-	-	-	-	-	-	-	76.09
Total SUPPLIES	76.09	-	-	-	-	-	-	-	-	-	-	-	76.09
UTILITIES													
7015-00 Electricity	598.53	-	-	-	-	-	-	-	-	-	-	-	598.53
7045-00 Gas / Propane	304.36	-	-	-	-	-	-	-	-	-	-	-	304.36
7125-00 Water & Sewer	395.20	-	-	-	-	-	-	-	-	-	-	-	395.20
Total UTILITIES	1,298.09	-	-	-	-	-	-	-	-	-	-	-	1,298.09
GENERAL													
8250-00 Management Fees	650.00	-	-	-	-	-	-	-	-	-	-	-	650.00
8254-00 Website	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
Total GENERAL	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00
Total OPERATING EXPENSE	16,464.68	-	-	-	-	-	-	-	-	-	-	-	16,464.68
Net Income:	(4,447.50)	-	-	-	-	-	-	-	-	-	-	-	(4,447.50)



Income Statement Summary - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: January 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
45-4500-00 Reserve Income	\$1,709.25	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,709.25
45-4595-00 Reserve Interest	1.25	-	-	-	-	-	-	-	-	-	-	-	1.25
Total RESERVE INCOME	1,710.50	-	-	-	-	-	-	-	-	-	-	-	1,710.50
RESERVE EXPENSE													
RESERVE EXPENSES													
9525-00 Reserve Exp - Unallocated	1,709.25	-	-	-	-	-	-	-	-	-	-	-	1,709.25
Total RESERVE EXPENSES	1,709.25	-	-	-	-	-	-	-	-	-	-	-	1,709.25
Total RESERVE EXPENSE	1,709.25	-	-	-	-	-	-	-	-	-	-	-	1,709.25
Net Reserve:	1.25	-	-	-	-	-	-	-	-	-	-	-	1.25



Bank Account Reconciliation

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

AAB - KLOZED #4501 (End: 01/31/2026)

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

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



Bank Account Reconciliation

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

AAB - Operating - 4474 (End: 01/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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AAB - Operating - 4474 Summary

Ending Account Balance:	\$ 46,752.40
Uncleared Items:	(\$796.80)
Adjusted Balance:	\$ 47,549.20
Bank Ending Balance:	\$ 47,549.20
Difference:	\$-



Bank Account Reconciliation

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

AAB - Reserve - 7247 (End: 01/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
01/25/2026	01/26/2026	Transfer from AAB - Operating - 4474			\$1,709.25
01/31/2026	01/31/2026	Interest			\$1.25
				Total Cleared Credits	\$1,710.50

AAB - Reserve - 7247 Summary

Ending Account Balance:	\$ 11,127.11
Uncleared Items:	\$-
Adjusted Balance:	\$ 11,127.11
Bank Ending Balance:	\$ 11,127.11
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:	\$-



Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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FCB - Reserve - 2481 Summary

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