



	Operating	Reserve	Total
Assets			
CASH - OPERATING			
AAB - Operating - 4474	\$27,500.07	\$0.00	\$27,500.07
Due to Reserves From Oper	\$3,418.50	\$0.00	\$3,418.50
Total: CASH - OPERATING	\$30,918.57	\$0.00	\$30,918.57
CASH - RESERVE			
AAB - Reserve - 7247	\$0.00	\$13,566.42	\$13,566.42
Due From Oper to Reserves	\$0.00	(\$3,418.50)	(\$3,418.50)
Total: CASH - RESERVE	\$0.00	\$10,147.92	\$10,147.92
Total: Assets	\$30,918.57	\$10,147.92	\$41,066.49
Liabilities & Equity			
CURRENT LIABILITIES			
Prepaid Assessments	\$1,169.00	\$0.00	\$1,169.00
Total: CURRENT LIABILITIES	\$1,169.00	\$0.00	\$1,169.00
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	\$731.31	\$731.31
Net Income Gain/Loss	(\$22,082.20)	\$0.00	(\$22,082.20)
Total: Liabilities & Equity	\$30,918.57	\$10,147.92	\$41,066.49



Income Statement - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40-4100-00 Homeowner Maintenance	\$ 10,140.00	\$ 10,850.00	(\$ 710.00)	\$ 33,564.00	\$ 32,550.00	\$ 1,014.00	\$130,200.00
40-4107-00 Insurance Deductible	-	-	-	1,845.00	-	1,845.00	-
40-4112-00 Operating Interest	-	2.50	(2.50)	-	7.50	(7.50)	30.00
40-4115-00 Admin Fees	1.05	-	1.05	3.26	-	3.26	-
Total OPERATING INCOME	\$ 10,141.05	\$ 10,852.50	(\$ 711.45)	\$ 35,412.26	\$ 32,557.50	\$ 2,854.76	\$130,230.00
OPERATING EXPENSE							
MAINTENANCE & REPAIRS							
5015-00 Backflow Testing	-	-	-	-	-	-	250.00
5070-00 Landscape Extras	-	208.33	208.33	-	624.99	624.99	2,500.00
5130-00 Electrical Repair	-	250.00	250.00	5,250.79	750.00	(4,500.79)	3,000.00
5160-00 Exterminating	289.00	225.00	(64.00)	868.00	675.00	(193.00)	2,700.00
5219-00 Common Area Maint	-	166.67	166.67	-	500.01	500.01	2,000.00
5225-00 Landscaping	1,677.00	1,732.50	55.50	5,004.00	5,197.50	193.50	20,790.00
5320-00 Plumbing Repair	21,911.48	166.67	(21,744.81)	34,408.98	500.01	(33,908.97)	2,000.00
5330-00 Pool Maintenance	544.75	830.33	285.58	1,320.28	2,490.99	1,170.71	9,964.00
5380-00 Roof Repair	-	166.67	166.67	-	500.01	500.01	2,000.00
5490-00 Tree Maint/Removal	-	-	-	-	-	-	1,800.00
Total MAINTENANCE & REPAIRS	\$ 24,422.23	\$ 3,746.17	(\$ 20,676.06)	\$ 46,852.05	\$ 11,238.51	(\$35,613.54)	\$ 47,004.00
SUPPLIES							
6095-00 Irrigation	-	133.33	133.33	-	399.99	399.99	1,600.00
6150-00 Postage & Mailings	80.10	125.00	44.90	156.19	375.00	218.81	1,500.00
Total SUPPLIES	\$ 80.10	\$ 258.33	\$ 178.23	\$ 156.19	\$ 774.99	\$618.80	\$ 3,100.00
UTILITIES							
7015-00 Electricity	1,205.38	667.83	(537.55)	1,803.91	2,003.49	199.58	8,014.00
7045-00 Gas / Propane	278.29	193.67	(84.62)	704.01	581.01	(123.00)	2,324.00
7120-00 Cable TV	1,919.86	1,928.33	8.47	3,839.72	5,784.99	1,945.27	23,140.00
7125-00 Water & Sewer	461.96	880.33	418.37	1,361.50	2,640.99	1,279.49	10,564.00
Total UTILITIES	\$ 3,865.49	\$ 3,670.16	(\$ 195.33)	\$ 7,709.14	\$ 11,010.48	\$3,301.34	\$ 44,042.00
INSURANCE							
7260-00 Assoc Insurance Master Policy	-	1,088.17	1,088.17	-	3,264.51	3,264.51	13,058.00
Total INSURANCE	\$ -	\$ 1,088.17	\$ 1,088.17	\$ -	\$ 3,264.51	\$3,264.51	\$ 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	-	1,026.99	1,026.99	4,108.00
8250-00 Management Fees	650.00	650.00	-	1,950.00	1,950.00	-	7,800.00
8254-00 Website	-	-	-	100.00	75.00	(25.00)	300.00
8330-00 Permits & Licenses	-	-	-	-	-	-	495.00
Total GENERAL	\$ 650.00	\$ 992.33	\$ 342.33	\$ 2,050.00	\$ 3,051.99	\$1,001.99	\$ 14,301.00
OTHER EXPENSES							
9150-00 Reserve Contribution	727.08	-	(727.08)	727.08	-	(727.08)	-
Total OTHER EXPENSES	\$ 727.08	\$ -	(\$ 727.08)	\$ 727.08	\$ -	(\$727.08)	\$ -
Total OPERATING EXPENSE	\$ 29,744.90	\$ 9,755.16	(\$ 19,989.74)	\$ 57,494.46	\$ 29,340.48	(\$ 28,153.98)	\$121,505.00
Net Income:	(\$ 19,603.85)	\$ 1,097.34	(\$ 20,701.19)	(\$ 22,082.20)	\$ 3,217.02	(\$ 25,299.22)	\$ 8,725.00



Income Statement - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
45-4500-00 Reserve Income	\$727.08	\$727.08	\$-	\$727.08	\$2,181.24	(\$1,454.16)	\$8,725.00
45-4595-00 Reserve Interest	1.68	-	1.68	4.23	-	4.23	-
Total RESERVE INCOME	\$728.76	\$727.08	\$1.68	\$731.31	\$2,181.24	(\$1,449.93)	\$8,725.00
Net Reserve:	\$728.76	\$727.08	\$1.68	\$731.31	\$2,181.24	(\$1,449.93)	\$8,725.00



Income Statement Summary - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: March 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	\$12,884.00	\$ 10,140.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,564.00
40-4107-00 Insurance Deductible	1,476.00	369.00	-	-	-	-	-	-	-	-	-	-	1,845.00
40-4115-00 Admin Fees	1.18	1.03	1.05	-	-	-	-	-	-	-	-	-	3.26
Total OPERATING INCOME	12,017.18	13,254.03	10,141.05	-	-	-	-	-	-	-	-	-	35,412.26
OPERATING EXPENSE													
MAINTENANCE & REPAIRS													
5130-00 Electrical Repair	-	5,250.79	-	-	-	-	-	-	-	-	-	-	5,250.79
5160-00 Exterminating	193.00	386.00	289.00	-	-	-	-	-	-	-	-	-	868.00
5225-00 Landscaping	1,650.00	1,677.00	1,677.00	-	-	-	-	-	-	-	-	-	5,004.00
5320-00 Plumbing Repair	12,497.50	-	21,911.48	-	-	-	-	-	-	-	-	-	34,408.98
5330-00 Pool Maintenance	-	775.53	544.75	-	-	-	-	-	-	-	-	-	1,320.28
Total MAINTENANCE & REPAIRS	14,340.50	8,089.32	24,422.23	-	-	-	-	-	-	-	-	-	46,852.05
SUPPLIES													
6150-00 Postage & Mailings	76.09	-	80.10	-	-	-	-	-	-	-	-	-	156.19
Total SUPPLIES	76.09	-	80.10	-	-	-	-	-	-	-	-	-	156.19
UTILITIES													
7015-00 Electricity	598.53	-	1,205.38	-	-	-	-	-	-	-	-	-	1,803.91
7045-00 Gas / Propane	304.36	121.36	278.29	-	-	-	-	-	-	-	-	-	704.01
7120-00 Cable TV	-	1,919.86	1,919.86	-	-	-	-	-	-	-	-	-	3,839.72
7125-00 Water & Sewer	395.20	504.34	461.96	-	-	-	-	-	-	-	-	-	1,361.50
Total UTILITIES	1,298.09	2,545.56	3,865.49	-	-	-	-	-	-	-	-	-	7,709.14
GENERAL													
8250-00 Management Fees	650.00	650.00	650.00	-	-	-	-	-	-	-	-	-	1,950.00
8254-00 Website	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
Total GENERAL	750.00	650.00	650.00	-	-	-	-	-	-	-	-	-	2,050.00
OTHER EXPENSES													
9150-00 Reserve Contribution	-	-	727.08	-	-	-	-	-	-	-	-	-	727.08
Total OTHER EXPENSES	-	-	727.08	-	-	-	-	-	-	-	-	-	727.08
Total OPERATING EXPENSE	16,464.68	11,284.88	29,744.90	-	-	-	-	-	-	-	-	-	57,494.46
Net Income:	(4,447.50)	1,969.15	(19,603.85)	-	-	-	-	-	-	-	-	-	(22,082.20)



Income Statement Summary - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: March 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
45-4500-00 Reserve Income	\$-	\$-	\$727.08	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$727.08
45-4595-00 Reserve Interest	1.25	1.30	1.68	-	-	-	-	-	-	-	-	-	4.23
Total RESERVE INCOME	1.25	1.30	728.76	-	-	-	-	-	-	-	-	-	731.31
Net Reserve:	1.25	1.30	728.76	-	-	-	-	-	-	-	-	-	731.31