

Peachtree Lane Improvement

Balance Sheet
As of 10/31/25

****ASSETS****

1007	Operating Account	\$	4,511.75
1072	Reserve Account		414.04
1200	New Management Bank		61,000.00

TOTAL CURRENT ASSETS \$ 65,925.79

TOTAL ASSETS \$ 65,925.79
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**** LIABILITIES & EQUITY****

OTHER LIABILITY

SUBTOTAL OTHER LIABILITY \$.00

RESERVES:

2700	ACCOUNTS PAYABLE	\$	2,251.41
3150	GENERAL RESERVES		9,413.00

SUBTOTAL RESERVES \$ 11,664.41

EQUITY:

3501	RETAINED EARNINGS	\$	12,304.48
	CURRENT YEAR NET INCOME/(LOSS)		41,956.90

SUBTOTAL EQUITY: \$ 54,261.38

TOTAL LIABILITIES & EQUITY \$ 65,925.79
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Peachtree Lane Improvement

Income/Expense Statement
Period: 10/01/25 to 10/31/25

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
04100	HOMEOWNER MAINTENANCE	.00	10,540.00	(10,540.00)	94,521.00	105,400.00	(10,879.00)	126,480.00
04106	Insurance Premium	.00	.00	.00	3,509.00	.00	3,509.00	.00
04112	OPERATING INTEREST	3.32	.00	3.32	23.59	.00	23.59	.00
04120	LATE FEES	.00	.00	.00	90.00	.00	90.00	.00
04166	REIMBURSEMENT INCOME	.00	.00	.00	(21.77)	.00	(21.77)	.00
	TOTAL INCOME	3.32	10,540.00	(10,536.68)	98,121.82	105,400.00	(7,278.18)	126,480.00
 EXPENSES								
MAINTENANCE/REPAIR LABOR								
05015	BACKFLOW TESTING	.00	20.83	20.83	.00	208.30	208.30	250.00
05070	LANDSCAPE EXTRAS	.00	303.33	303.33	586.00	3,033.30	2,447.30	3,640.00
05130	ELECTRICAL REPAIR	.00	41.67	41.67	5,050.00	416.70	(4,633.30)	500.00
05160	EXTERMINATING	.00	208.33	208.33	2,060.00	2,083.30	23.30	2,500.00
05219	COMMON AREA MAINT	.00	166.67	166.67	6,704.96	1,666.70	(5,038.26)	2,000.00
05225	LANDSCAPING	.00	1,565.00	1,565.00	14,625.00	15,650.00	1,025.00	18,780.00
05320	PLUMBING REPAIR	.00	.00	.00	2,450.00	.00	(2,450.00)	.00
05330	POOL MAINTENANCE	.00	583.33	583.33	6,307.03	5,833.30	(473.73)	7,000.00
05335	POOL REPAIRS	.00	83.33	83.33	.00	833.30	833.30	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	1,150.00	1,577.50	427.50	1,893.00
05510	WEED CONTROL	.00	83.33	83.33	.00	833.30	833.30	1,000.00
	TOTAL MAINTENANCE & LABOR	.00	3,213.57	3,213.57	71,092.99	32,135.70	(38,957.29)	38,563.00
SUPPLIES								
06060	FERTILIZER	.00	.00	.00	54.00	.00	(54.00)	.00
06123	IRRIGATION	.00	208.33	208.33	954.46	2,083.30	1,128.84	2,500.00
06140	POOL /SPA / CHEM SUPPLIES	.00	.00	.00	810.28	.00	(810.28)	.00
06150	Postage and Mailings	.00	125.00	125.00	793.09	1,250.00	456.91	1,500.00
06151	Meeting Minutes	.00	25.00	25.00	.00	250.00	250.00	300.00
	TOTAL SUPPLIES	.00	358.33	358.33	2,611.83	3,583.30	971.47	4,300.00
UTILITIES								
07015	ELECTRICAL	1,590.74	833.33	(757.41)	7,425.57	8,333.30	907.73	10,000.00
07045	GAS / PROPANE	125.71	225.00	99.29	1,818.26	2,250.00	431.74	2,700.00
07105	CABLE TV	1,919.85	1,839.00	(80.85)	18,769.12	18,390.00	(379.12)	22,068.00
07125	WATER/SEWER	2,561.02	666.67	(1,894.35)	10,253.57	6,666.70	(3,586.87)	8,000.00
	TOTAL UTILITIES	6,197.32	3,564.00	(2,633.32)	38,266.52	35,640.00	(2,626.52)	42,768.00

Peachtree Lane Improvement

Income/Expense Statement

Actual spreadsheet Start date: 01/01/25 Cutoff date: 10/31/25

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total	
INCOME														
04100	HOMEOWNER MAINTENANCE	10,682.50	11,372.50	9,160.00	10,199.00	12,773.00	9,926.00	8,595.00	11,865.00	9,948.00	.00	.00	.00	94,521.00
04106	Insurance Premium	266.00	.00	.00	.00	.00	.00	.00	.00	3,243.00	.00	.00	.00	3,509.00
04112	OPERATING INTEREST	.74	.72	.98	2.51	3.51	3.16	3.07	2.79	2.79	3.32	.00	.00	23.59
04120	LATE FEES	10.00	35.00	.00	.00	31.00	14.00	.00	.00	.00	.00	.00	.00	90.00
04140	MISCELLANEOUS INCOME	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
04166	REIMBURSEMENT INCOME	.00	.00	.00	.00	.00	.00	(21.77)	.00	.00	.00	.00	.00	(21.77)
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	TOTAL INCOME	10,959.24	11,408.22	9,160.98	10,201.51	12,807.51	9,943.16	8,576.30	11,867.79	13,193.79	3.32	.00	.00	98,121.82
EXPENSES														
MAINTENANCE/REPAIR LABOR														
05070	LANDSCAPE EXTRAS	.00	.00	.00	.00	36.00	.00	.00	.00	550.00	.00	.00	.00	586.00
05130	ELECTRICAL REPAIR	.00	.00	.00	.00	.00	.00	.00	325.00	4,725.00	.00	.00	.00	5,050.00
05160	EXTERMINATING	157.00	314.00	157.00	157.00	352.00	157.00	452.00	157.00	157.00	.00	.00	.00	2,060.00
05219	COMMON AREA MAINT	.00	.00	.00	.00	3,352.48	.00	.00	.00	3,352.48	.00	.00	.00	6,704.96
05225	LANDSCAPING	1,425.00	1,650.00	.00	1,650.00	3,300.00	1,650.00	1,650.00	1,650.00	1,650.00	.00	.00	.00	14,625.00
05320	PLUMBING REPAIR	.00	.00	.00	.00	.00	2,450.00	.00	.00	.00	.00	.00	.00	2,450.00
05330	POOL MAINTENANCE	301.25	1,786.11	511.15	601.41	570.26	844.40	.00	735.02	957.43	.00	.00	.00	6,307.03
05380	ROOF REPAIR	.00	.00	15,000.00	17,160.00	.00	.00	.00	.00	.00	.00	.00	.00	32,160.00
05490	TREE MAINT/REMOVAL	.00	.00	.00	.00	.00	.00	600.00	550.00	.00	.00	.00	.00	1,150.00
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	TOTAL MAINTENANCE & LABOR	1,883.25	3,750.11	15,668.15	19,568.41	7,610.74	5,101.40	2,702.00	3,417.02	11,391.91	.00	.00	.00	71,092.99
SUPPLIES														
06060	FERTILIZER	.00	.00	.00	.00	54.00	.00	.00	.00	.00	.00	.00	.00	54.00
06123	IRRIGATION	.00	.00	.00	184.98	375.86	.00	303.62	.00	90.00	.00	.00	.00	954.46
06140	POOL /SPA / CHEM SUPPLIES	.00	.00	.00	.00	810.28	.00	.00	.00	.00	.00	.00	.00	810.28
06150	Postage and Mailings	73.24	72.91	68.31	41.05	193.55	86.43	.00	82.00	175.60	.00	.00	.00	793.09

Peachtree Lane Improvement

Income/Expense Statement

Actual spreadsheet Start date: 01/01/25 Cutoff date: 10/31/25

		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
TOTAL SUPPLIES		73.24	72.91	68.31	226.03	1,433.69	86.43	303.62	82.00	265.60	.00	.00	.00	2,611.83
UTILITIES														
07015	ELECTRICAL	704.04	677.02	672.92	762.85	774.68	51.62	1,518.70	.00	673.00	1,590.74	.00	.00	7,425.57
07045	GAS / PROPANE	316.10	312.37	227.12	223.79	188.22	146.45	105.51	87.65	85.34	125.71	.00	.00	1,818.26
07105	CABLE TV	1,838.32	1,838.32	1,838.32	1,838.33	1,838.33	1,838.33	1,979.62	1,919.85	1,919.85	1,919.85	.00	.00	18,769.12
07125	WATER/SEWER	901.19	425.95	388.99	468.02	1,075.35	952.25	1,015.48	1,309.97	1,155.35	2,561.02	.00	.00	10,253.57
TOTAL UTILITIES		3,759.65	3,253.66	3,127.35	3,292.99	3,876.58	2,988.65	4,619.31	3,317.47	3,833.54	6,197.32	.00	.00	38,266.52
INSURANCE														
07260	ASSOC INSURANCE MASTER POLIC	.00	.00	.00	.00	5,880.70	970.90	1,941.80	.00	970.90	1,941.80	.00	.00	11,706.10
TOTAL INSURANCE		.00	.00	.00	.00	5,880.70	970.90	1,941.80	.00	970.90	1,941.80	.00	.00	11,706.10
GENERAL														
08005	CPA	.00	.00	295.00	.00	.00	.00	.00	.00	875.00	.00	.00	.00	1,170.00
08006	WEBSITE	.00	100.00	.00	.00	.00	100.00	.00	.00	(318.80)	.00	.00	.00	(118.80)
08010	TAXES	.00	.00	.00	65.00	.00	.00	363.43	.00	.00	.00	.00	.00	428.43
08030	ANNUAL MEETING	.00	.00	.00	.00	216.40	.00	.00	.00	.00	.00	.00	.00	216.40
08040	BANK CHARGES	.00	.00	.00	.00	.00	.00	.00	10.00	.00	.00	.00	.00	10.00
08200	LEGAL SERVICES	.00	.00	2,080.00	.00	312.00	572.00	728.00	208.00	208.00	.00	.00	.00	4,108.00
08250	MANAGEMENT FEES	650.00	650.00	650.00	650.00	1,300.00	650.00	.00	650.00	650.00	.00	.00	.00	5,850.00
08330	PERMITS & LICENSE	.00	.00	.00	.00	495.00	.00	.00	.00	.00	.00	.00	.00	495.00
08450	STATEMENT FEES	.00	.00	.00	.00	.00	12.46	.00	.00	.00	.00	.00	.00	12.46
TOTAL GENERAL		650.00	750.00	3,025.00	715.00	2,323.40	1,334.46	1,091.43	868.00	1,414.20	.00	.00	.00	12,171.49

Peachtree Lane Improvement

Income/Expense Statement

Actual spreadsheet Start date: 01/01/25 Cutoff date: 10/31/25

		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
TRANSFER TO RESERVES														
09150	RESERVE ALLOCATION	2,993.83	424.67	(11,290.75)	(76,939.51)	1,709.25	.00	3,418.50	.00	.00	.00	.00	.00	(79,684.01)
TOTAL TRANSFER TO RESERVES		2,993.83	424.67	(11,290.75)	(76,939.51)	1,709.25	.00	3,418.50	.00	.00	.00	.00	.00	(79,684.01)
RESERVE EXPENSES														
TOTAL RESERVE EXPENSES		.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		9,359.97	8,251.35	10,598.06	(53,137.08)	22,834.36	10,481.84	14,076.66	7,684.49	17,876.15	8,139.12	.00	.00	56,164.92
CURRENT YEAR NET INCOME/(LOS)		1,599.27	3,156.87	(1,437.08)	63,338.59	(10,026.85)	(538.68)	(5,500.36)	4,183.30	(4,682.36)	(8,135.80)	.00	.00	41,956.90
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