

# Peachtree Lane Improvement

Balance Sheet  
As of 09/30/25

**\*\*ASSETS\*\***

1007	Operating Account	\$ 62,397.18
1072	Reserve Account	9,413.00
TOTAL CURRENT ASSETS		<u>\$ 71,810.18</u>

TOTAL ASSETS \$ 71,810.18  
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**\*\* LIABILITIES & EQUITY\*\***

OTHER LIABILITY

SUBTOTAL OTHER LIABILITY \$ .00

RESERVES:

3150	GENERAL RESERVES	\$ 9,413.00
SUBTOTAL RESERVES		<u>\$ 9,413.00</u>

EQUITY:

3501	RETAINED EARNINGS	\$ 12,304.48
	CURRENT YEAR NET INCOME/(LOSS)	50,092.70
SUBTOTAL EQUITY:		<u>\$ 62,397.18</u>

TOTAL LIABILITIES & EQUITY \$ 71,810.18  
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# Peachtree Lane Improvement

Income/Expense Statement  
Period: 09/01/25 to 09/30/25

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>**INCOME**</b>								
04100	HOMEOWNER MAINTENANCE	9,948.00	10,540.00	(592.00)	94,521.00	94,860.00	(339.00)	126,480.00
04106	Insurance Premium	3,243.00	.00	3,243.00	3,509.00	.00	3,509.00	.00
04112	OPERATING INTEREST	2.79	.00	2.79	20.27	.00	20.27	.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
	<b>TOTAL INCOME</b>	<b>13,193.79</b>	<b>10,540.00</b>	<b>2,653.79</b>	<b>98,118.50</b>	<b>94,860.00</b>	<b>3,258.50</b>	<b>126,480.00</b>
<b>**EXPENSES**</b>								
<b>MAINTENANCE/REPAIR LABOR</b>								
05015	BACKFLOW TESTING	.00	20.83	20.83	.00	187.47	187.47	250.00
05070	LANDSCAPE EXTRAS	550.00	303.33	(246.67)	586.00	2,729.97	2,143.97	3,640.00
05130	ELECTRICAL REPAIR	4,725.00	41.67	(4,683.33)	5,050.00	375.03	(4,674.97)	500.00
05160	EXTERMINATING	157.00	208.33	51.33	2,060.00	1,874.97	(185.03)	2,500.00
05219	COMMON AREA MAINT	3,352.48	166.67	(3,185.81)	6,704.96	1,500.03	(5,204.93)	2,000.00
05225	LANDSCAPING	1,650.00	1,565.00	(85.00)	14,625.00	14,085.00	(540.00)	18,780.00
05320	PLUMBING REPAIR	.00	.00	.00	2,450.00	.00	(2,450.00)	.00
05330	POOL MAINTENANCE	957.43	583.33	(374.10)	6,307.03	5,249.97	(1,057.06)	7,000.00
05335	POOL REPAIRS	.00	83.33	83.33	.00	749.97	749.97	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	1,419.75	269.75	1,893.00
05510	WEED CONTROL	.00	83.33	83.33	.00	749.97	749.97	1,000.00
	<b>TOTAL MAINTENANCE &amp; LABOR</b>	<b>11,391.91</b>	<b>3,213.57</b>	<b>(8,178.34)</b>	<b>71,092.99</b>	<b>28,922.13</b>	<b>(42,170.86)</b>	<b>38,563.00</b>
<b>SUPPLIES</b>								
06060	FERTILIZER	.00	.00	.00	54.00	.00	(54.00)	.00
06123	IRRIGATION	90.00	208.33	118.33	954.46	1,874.97	920.51	2,500.00
06140	POOL /SPA / CHEM SUPPLIES	.00	.00	.00	810.28	.00	(810.28)	.00
06150	Postage and Mailings	175.60	125.00	(50.60)	793.09	1,125.00	331.91	1,500.00
06151	Meeting Minutes	.00	25.00	25.00	.00	225.00	225.00	300.00
	<b>TOTAL SUPPLIES</b>	<b>265.60</b>	<b>358.33</b>	<b>92.73</b>	<b>2,611.83</b>	<b>3,224.97</b>	<b>613.14</b>	<b>4,300.00</b>
<b>UTILITIES</b>								
07015	ELECTRICAL	673.00	833.33	160.33	5,834.83	7,499.97	1,665.14	10,000.00
07045	GAS / PROPANE	85.34	225.00	139.66	1,692.55	2,025.00	332.45	2,700.00
07105	CABLE TV	1,919.85	1,839.00	(80.85)	16,849.27	16,551.00	(298.27)	22,068.00
07125	WATER/SEWER	1,155.35	666.67	(488.68)	7,692.55	6,000.03	(1,692.52)	8,000.00
	<b>TOTAL UTILITIES</b>	<b>3,833.54</b>	<b>3,564.00</b>	<b>(269.54)</b>	<b>32,069.20</b>	<b>32,076.00</b>	<b>6.80</b>	<b>42,768.00</b>



# Peachtree Lane Improvement

## Income/Expense Statement

Actual spreadsheet Start date: 01/01/25 Cutoff date: 09/30/25

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total	
<b>**INCOME**</b>														
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	.00	.00	.00	20.27
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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	<b>TOTAL INCOME</b>	<b>10,959.24</b>	<b>11,408.22</b>	<b>9,160.98</b>	<b>10,201.51</b>	<b>12,807.51</b>	<b>9,943.16</b>	<b>8,576.30</b>	<b>11,867.79</b>	<b>13,193.79</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>98,118.50</b>
<b>**EXPENSES**</b>														
<b>MAINTENANCE/REPAIR LABOR</b>														
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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	<b>TOTAL MAINTENANCE &amp; LABOR</b>	<b>1,883.25</b>	<b>3,750.11</b>	<b>15,668.15</b>	<b>19,568.41</b>	<b>7,610.74</b>	<b>5,101.40</b>	<b>2,702.00</b>	<b>3,417.02</b>	<b>11,391.91</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>71,092.99</b>
<b>SUPPLIES</b>														
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: 09/30/25

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
<b>TOTAL SUPPLIES</b>	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
<b>UTILITIES</b>													
07015 ELECTRICAL	704.04	677.02	672.92	762.85	774.68	51.62	1,518.70	.00	673.00	.00	.00	.00	5,834.83
07045 GAS / PROPANE	316.10	312.37	227.12	223.79	188.22	146.45	105.51	87.65	85.34	.00	.00	.00	1,692.55
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	.00	.00	.00	16,849.27
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	.00	.00	.00	7,692.55
<b>TOTAL UTILITIES</b>	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	.00	.00	.00	32,069.20
<b>INSURANCE</b>													
07260 ASSOC INSURANCE MASTER POLIC	.00	.00	.00	.00	5,880.70	970.90	1,941.80	.00	970.90	.00	.00	.00	9,764.30
<b>TOTAL INSURANCE</b>	.00	.00	.00	.00	5,880.70	970.90	1,941.80	.00	970.90	.00	.00	.00	9,764.30
<b>GENERAL</b>													
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
<b>TOTAL GENERAL</b>	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: 09/30/25

		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
<b>TRANSFER TO RESERVES</b>														
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)
<b>TOTAL TRANSFER TO RESERVES</b>		<b>2,993.83</b>	<b>424.67</b>	<b>(11,290.75)</b>	<b>(76,939.51)</b>	<b>1,709.25</b>	<b>.00</b>	<b>3,418.50</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>(79,684.01)</b>
<b>RESERVE EXPENSES</b>														
<b>TOTAL RESERVE EXPENSES</b>		<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>TOTAL EXPENSES</b>		<b>9,359.97</b>	<b>8,251.35</b>	<b>10,598.06</b>	<b>(53,137.08)</b>	<b>22,834.36</b>	<b>10,481.84</b>	<b>14,076.66</b>	<b>7,684.49</b>	<b>17,876.15</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>48,025.80</b>
<b>CURRENT YEAR NET INCOME/(LOS)</b>		<b>1,599.27</b>	<b>3,156.87</b>	<b>(1,437.08)</b>	<b>63,338.59</b>	<b>(10,026.85)</b>	<b>(538.68)</b>	<b>(5,500.36)</b>	<b>4,183.30</b>	<b>(4,682.36)</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>50,092.70</b>
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