Income Statement - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

04/01/2026 to 04/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
40-4100-00 Homeowner Maintenance	$ 13,590.00	$ 10,850.00	$ 2,740.00	$ 47,154.00	$ 43,400.00	$ 3,754.00	$130,200.00
40-4107-00 Insurance Deductible	447.00	-	447.00	2,292.00	-	2,292.00	-
40-4112-00 Operating Interest	-	2.50	(2.50)	-	10.00	(10.00)	30.00
40-4115-00 Admin Fees	0.55	-	0.55	3.81	-	3.81	-
40-4166-00 Reimbursement Income	4,995.62	-	4,995.62	4,995.62	-	4,995.62	-
Total OPERATING INCOME	**$ 19,033.17**	**$ 10,852.50**	**$ 8,180.67**	**$ 54,445.43**	**$ 43,410.00**	**$ 11,035.43**	**$130,230.00**
OPERATING EXPENSE							
MAINTENANCE & REPAIRS							
5015-00 Backflow Testing	-	-	-	-	-	-	250.00
5070-00 Landscape Extras	-	208.33	208.33	-	833.32	833.32	2,500.00
5130-00 Electrical Repair	-	250.00	250.00	5,250.79	1,000.00	(4,250.79)	3,000.00
5160-00 Exterminating	289.00	225.00	(64.00)	1,157.00	900.00	(257.00)	2,700.00
5219-00 Common Area Maint	-	166.67	166.67	-	666.68	666.68	2,000.00
5225-00 Landscaping	1,650.00	1,732.50	82.50	6,654.00	6,930.00	276.00	20,790.00
5320-00 Plumbing Repair	450.00	166.67	(283.33)	34,858.98	666.68	(34,192.30)	2,000.00
5330-00 Pool Maintenance	580.97	830.33	249.36	1,901.25	3,321.32	1,420.07	9,964.00
5380-00 Roof Repair	-	166.67	166.67	-	666.68	666.68	2,000.00
5490-00 Tree Maint/Removal	-	-	-	-	-	-	1,800.00
Total MAINTENANCE & REPAIRS	$ 2,969.97	$ 3,746.17	$ 776.20	$ 49,822.02	$ 14,984.68	($34,837.34)	$ 47,004.00
SUPPLIES							
6095-00 Irrigation	942.29	133.33	(808.96)	942.29	533.32	(408.97)	1,600.00
6150-00 Postage & Mailings	10.00	125.00	115.00	166.19	500.00	333.81	1,500.00
Total SUPPLIES	$ 952.29	$ 258.33	($ 693.96)	$ 1,108.48	$ 1,033.32	($75.16)	$ 3,100.00
UTILITIES							
7015-00 Electricity	680.16	667.83	(12.33)	2,484.07	2,671.32	187.25	8,014.00
7045-00 Gas / Propane	190.37	193.67	3.30	894.38	774.68	(119.70)	2,324.00
7120-00 Cable TV	1,919.86	1,928.33	8.47	5,759.58	7,713.32	1,953.74	23,140.00
7125-00 Water & Sewer	461.96	880.33	418.37	1,823.46	3,521.32	1,697.86	10,564.00
Total UTILITIES	$ 3,252.35	$ 3,670.16	$ 417.81	$ 10,961.49	$ 14,680.64	$3,719.15	$ 44,042.00
INSURANCE							
7260-00 Assoc Insurance Master Policy	-	1,088.17	1,088.17	-	4,352.68	4,352.68	13,058.00
Total INSURANCE	$ -	$ 1,088.17	$ 1,088.17	$ -	$ 4,352.68	$4,352.68	$ 13,058.00
GENERAL							
8005-00 CPA - Audit/Tax Prep	345.00	1,170.00	825.00	345.00	1,170.00	825.00	1,170.00
8010-00 Taxes	-	428.00	428.00	-	428.00	428.00	428.00
8200-00 Legal Services	695.50	342.33	(353.17)	695.50	1,369.32	673.82	4,108.00
8250-00 Management Fees	650.00	650.00	-	2,600.00	2,600.00	-	7,800.00
8254-00 Website	-	75.00	75.00	100.00	150.00	50.00	300.00
8330-00 Permits & Licenses	-	-	-	-	-	-	495.00
Total GENERAL	$ 1,690.50	$ 2,665.33	$ 974.83	$ 3,740.50	$ 5,717.32	$1,976.82	$ 14,301.00
OTHER EXPENSES							
9150-00 Reserve Contribution	2,181.24	-	(2,181.24)	2,908.32	-	(2,908.32)	-
Total OTHER EXPENSES	$ 2,181.24	$ -	($ 2,181.24)	$ 2,908.32	$ -	($2,908.32)	$ -
Total OPERATING EXPENSE	**$ 11,046.35**	**$ 11,428.16**	**$ 381.81**	**$ 68,540.81**	**$ 40,768.64**	**($ 27,772.17)**	**$121,505.00**
Net Income:	**$ 7,986.82**	**($ 575.66)**	**$ 8,562.48**	**($ 14,095.38)**	**$ 2,641.36**	**($ 16,736.74)**	**$ 8,725.00**

Income Statement - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

04/01/2026 to 04/30/2026

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME							
45-4500-00 Reserve Income	$2,181.24	$727.08	$1,454.16	$2,908.32	$2,908.32	$-	$8,725.00
45-4595-00 Reserve Interest	2.70	-	2.70	6.93	-	6.93	-
Total RESERVE INCOME	**$2,183.94**	**$727.08**	**$1,456.86**	**$2,915.25**	**$2,908.32**	**$6.93**	**$8,725.00**
Net Reserve:	**$2,183.94**	**$727.08**	**$1,456.86**	**$2,915.25**	**$2,908.32**	**$6.93**	**$8,725.00**

Income Statement Summary - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: April 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	$ 13,590.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 47,154.00
40-4107-00 Insurance Deductible	1,476.00	369.00	-	447.00	-	-	-	-	-	-	-	-	2,292.00
40-4115-00 Admin Fees	1.18	1.03	1.05	0.55	-	-	-	-	-	-	-	-	3.81
40-4166-00 Reimbursement Income	-	-	-	4,995.62	-	-	-	-	-	-	-	-	4,995.62
Total OPERATING INCOME	**12,017.18**	**13,254.03**	**10,141.05**	**19,033.17**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**54,445.43**
OPERATING EXPENSE													
MAINTENANCE & REPAIRS													
5130-00 Electrical Repair	-	5,250.79	-	-	-	-	-	-	-	-	-	-	5,250.79
5160-00 Exterminating	193.00	386.00	289.00	289.00	-	-	-	-	-	-	-	-	1,157.00
5225-00 Landscaping	1,650.00	1,677.00	1,677.00	1,650.00	-	-	-	-	-	-	-	-	6,654.00
5320-00 Plumbing Repair	12,497.50	-	21,911.48	450.00	-	-	-	-	-	-	-	-	34,858.98
5330-00 Pool Maintenance	-	775.53	544.75	580.97	-	-	-	-	-	-	-	-	1,901.25
Total MAINTENANCE & REPAIRS	**14,340.50**	**8,089.32**	**24,422.23**	**2,969.97**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**49,822.02**
SUPPLIES													
6095-00 Irrigation	-	-	-	942.29	-	-	-	-	-	-	-	-	942.29
6150-00 Postage & Mailings	76.09	-	80.10	10.00	-	-	-	-	-	-	-	-	166.19
Total SUPPLIES	**76.09**	**-**	**80.10**	**952.29**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,108.48**
UTILITIES													
7015-00 Electricity	598.53	-	1,205.38	680.16	-	-	-	-	-	-	-	-	2,484.07
7045-00 Gas / Propane	304.36	121.36	278.29	190.37	-	-	-	-	-	-	-	-	894.38
7120-00 Cable TV	-	1,919.86	1,919.86	1,919.86	-	-	-	-	-	-	-	-	5,759.58
7125-00 Water & Sewer	395.20	504.34	461.96	461.96	-	-	-	-	-	-	-	-	1,823.46
Total UTILITIES	**1,298.09**	**2,545.56**	**3,865.49**	**3,252.35**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**10,961.49**
GENERAL													
8005-00 CPA - Audit/Tax Prep	-	-	-	345.00	-	-	-	-	-	-	-	-	345.00
8200-00 Legal Services	-	-	-	695.50	-	-	-	-	-	-	-	-	695.50
8250-00 Management Fees	650.00	650.00	650.00	650.00	-	-	-	-	-	-	-	-	2,600.00
8254-00 Website	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
Total GENERAL	**750.00**	**650.00**	**650.00**	**1,690.50**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,740.50**
OTHER EXPENSES													
9150-00 Reserve Contribution	-	-	727.08	2,181.24	-	-	-	-	-	-	-	-	2,908.32
Total OTHER EXPENSES	**-**	**-**	**727.08**	**2,181.24**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,908.32**

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total OPERATING EXPENSE	**$16,464.68**	**$11,284.88**	**$29,744.90**	**$11,046.35**	**$-**	**$-**	**$-**	**$-**	**$-**	**$-**	**$-**	**$-**	**$68,540.81**
Net Income:	**($4,447.50)**	**$1,969.15**	**($19,603.85)**	**$7,986.82**	**$-**	**$-**	**$-**	**$-**	**$-**	**$-**	**$-**	**$-**	**($14,095.38)**

Income Statement Summary - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: April 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
45-4500-00 Reserve Income	$-	$-	$727.08	$2,181.24	$-	$-	$-	$-	$-	$-	$-	$-	$2,908.32
45-4595-00 Reserve Interest	1.25	1.30	1.68	2.70	-	-	-	-	-	-	-	-	6.93
Total RESERVE INCOME	**1.25**	**1.30**	**728.76**	**2,183.94**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,915.25**
Net Reserve:	**1.25**	**1.30**	**728.76**	**2,183.94**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,915.25**