Income Statement - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

05/01/2026 to 05/31/2026

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	$12,910.00	$10,850.00	$2,060.00	$60,064.00	$54,250.00	$5,814.00	$130,200.00
40-4107-00 Insurance Deductible	369.00	-	369.00	2,661.00	-	2,661.00	-
40-4112-00 Operating Interest	-	2.50	(2.50)	-	12.50	(12.50)	30.00
40-4115-00 Admin Fees	0.69	-	0.69	4.50	-	4.50	-
40-4166-00 Reimbursement Income	-	-	-	4,995.62	-	4,995.62	-
Total OPERATING INCOME	**$13,279.69**	**$10,852.50**	**$2,427.19**	**$67,725.12**	**$54,262.50**	**$13,462.62**	**$130,230.00**
OPERATING EXPENSE							
MAINTENANCE & REPAIRS							
5015-00 Backflow Testing	-	250.00	250.00	-	250.00	250.00	250.00
5070-00 Landscape Extras	-	208.33	208.33	-	1,041.65	1,041.65	2,500.00
5130-00 Electrical Repair	-	250.00	250.00	5,250.79	1,250.00	(4,000.79)	3,000.00
5160-00 Exterminating	289.00	225.00	(64.00)	1,446.00	1,125.00	(321.00)	2,700.00
5219-00 Common Area Maint	-	166.67	166.67	-	833.35	833.35	2,000.00
5225-00 Landscaping	1,650.00	1,732.50	82.50	8,304.00	8,662.50	358.50	20,790.00
5320-00 Plumbing Repair	110.00	166.67	56.67	34,968.98	833.35	(34,135.63)	2,000.00
5330-00 Pool Maintenance	597.11	830.33	233.22	2,498.36	4,151.65	1,653.29	9,964.00
5380-00 Roof Repair	-	166.67	166.67	-	833.35	833.35	2,000.00
5490-00 Tree Maint/Removal	-	900.00	900.00	-	900.00	900.00	1,800.00
Total MAINTENANCE & REPAIRS	$2,646.11	$4,896.17	$2,250.06	$52,468.13	$19,880.85	($32,587.28)	$47,004.00
SUPPLIES							
6095-00 Irrigation	163.93	133.33	(30.60)	1,106.22	666.65	(439.57)	1,600.00
6150-00 Postage & Mailings	192.12	125.00	(67.12)	358.31	625.00	266.69	1,500.00
Total SUPPLIES	$356.05	$258.33	($97.72)	$1,464.53	$1,291.65	($172.88)	$3,100.00
UTILITIES							
7015-00 Electricity	718.72	667.83	(50.89)	3,202.79	3,339.15	136.36	8,014.00
7045-00 Gas / Propane	186.69	193.67	6.98	1,081.07	968.35	(112.72)	2,324.00
7120-00 Cable TV	1,919.86	1,928.33	8.47	7,679.44	9,641.65	1,962.21	23,140.00
7125-00 Water & Sewer	1,000.13	880.33	(119.80)	2,823.59	4,401.65	1,578.06	10,564.00
Total UTILITIES	$3,825.40	$3,670.16	($155.24)	$14,786.89	$18,350.80	$3,563.91	$44,042.00
INSURANCE							
7260-00 Assoc Insurance Master Policy	1,231.00	1,088.17	(142.83)	1,231.00	5,440.85	4,209.85	13,058.00
Total INSURANCE	$1,231.00	$1,088.17	($142.83)	$1,231.00	$5,440.85	$4,209.85	$13,058.00
GENERAL							
8005-00 CPA - Audit/Tax Prep	-	-	-	345.00	1,170.00	825.00	1,170.00
8010-00 Taxes	-	-	-	-	428.00	428.00	428.00
8200-00 Legal Services	-	342.33	342.33	695.50	1,711.65	1,016.15	4,108.00
8250-00 Management Fees	650.00	650.00	-	3,250.00	3,250.00	-	7,800.00
8254-00 Website	-	-	-	100.00	150.00	50.00	300.00
8330-00 Permits & Licenses	-	495.00	495.00	-	495.00	495.00	495.00
Total GENERAL	$650.00	$1,487.33	$837.33	$4,390.50	$7,204.65	$2,814.15	$14,301.00
OTHER EXPENSES							
9150-00 Reserve Contribution	727.08	-	(727.08)	3,635.40	-	(3,635.40)	-
Total OTHER EXPENSES	$727.08	$-	($727.08)	$3,635.40	$-	($3,635.40)	$-
Total OPERATING EXPENSE	**$9,435.64**	**$11,400.16**	**$1,964.52**	**$77,976.45**	**$52,168.80**	**($25,807.65)**	**$121,505.00**
Net Income:	**$3,844.05**	**($547.66)**	**$4,391.71**	**($10,251.33)**	**$2,093.70**	**($12,345.03)**	**$8,725.00**

Income Statement - Reserve

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

05/01/2026 to 05/31/2026

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME							
45-4500-00 Reserve Income	$727.08	$727.08	$-	$3,635.40	$3,635.40	$-	$8,725.00
45-4595-00 Reserve Interest	3.14	-	3.14	10.07	-	10.07	-
Total RESERVE INCOME	**$730.22**	**$727.08**	**$3.14**	**$3,645.47**	**$3,635.40**	**$10.07**	**$8,725.00**
RESERVE EXPENSE							
RESERVE EXPENSES							
9525-00 Reserve Exp - Unallocated	935.00	-	(935.00)	935.00	-	(935.00)	-
Total RESERVE EXPENSES	$935.00	$-	($935.00)	$935.00	$-	($935.00)	$-
Total RESERVE EXPENSE	**$935.00**	**$-**	**($935.00)**	**$935.00**	**$-**	**($935.00)**	**$-**
Net Reserve:	**($204.78)**	**$727.08**	**($931.86)**	**$2,710.47**	**$3,635.40**	**($924.93)**	**$8,725.00**

Income Statement Summary - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: May 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	$12,910.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,064.00
40-4107-00 Insurance Deductible	1,476.00	369.00	-	447.00	369.00	-	-	-	-	-	-	-	2,661.00
40-4115-00 Admin Fees	1.18	1.03	1.05	0.55	0.69	-	-	-	-	-	-	-	4.50
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**	**13,279.69**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**67,725.12**
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	289.00	-	-	-	-	-	-	-	1,446.00
5225-00 Landscaping	1,650.00	1,677.00	1,677.00	1,650.00	1,650.00	-	-	-	-	-	-	-	8,304.00
5320-00 Plumbing Repair	12,497.50	-	21,911.48	450.00	110.00	-	-	-	-	-	-	-	34,968.98
5330-00 Pool Maintenance	-	775.53	544.75	580.97	597.11	-	-	-	-	-	-	-	2,498.36
Total MAINTENANCE & REPAIRS	**14,340.50**	**8,089.32**	**24,422.23**	**2,969.97**	**2,646.11**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**52,468.13**
SUPPLIES													
6095-00 Irrigation	-	-	-	942.29	163.93	-	-	-	-	-	-	-	1,106.22
6150-00 Postage & Mailings	76.09	-	80.10	10.00	192.12	-	-	-	-	-	-	-	358.31
Total SUPPLIES	**76.09**	**-**	**80.10**	**952.29**	**356.05**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,464.53**
UTILITIES													
7015-00 Electricity	598.53	-	1,205.38	680.16	718.72	-	-	-	-	-	-	-	3,202.79
7045-00 Gas / Propane	304.36	121.36	278.29	190.37	186.69	-	-	-	-	-	-	-	1,081.07
7120-00 Cable TV	-	1,919.86	1,919.86	1,919.86	1,919.86	-	-	-	-	-	-	-	7,679.44
7125-00 Water & Sewer	395.20	504.34	461.96	461.96	1,000.13	-	-	-	-	-	-	-	2,823.59
Total UTILITIES	**1,298.09**	**2,545.56**	**3,865.49**	**3,252.35**	**3,825.40**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**14,786.89**
INSURANCE													
7260-00 Assoc Insurance Master Policy	-	-	-	-	1,231.00	-	-	-	-	-	-	-	1,231.00
Total INSURANCE	**-**	**-**	**-**	**-**	**1,231.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,231.00**
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	650.00	-	-	-	-	-	-	-	3,250.00
8254-00 Website	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00
Total GENERAL	**750.00**	**650.00**	**650.00**	**1,690.50**	**650.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**4,390.50**

Income Statement Summary - Operating

PEACHTREE LANE IMPROVEMENT ASSOCIATION, INC.

Fiscal Period: May 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OTHER EXPENSES													
9150-00 Reserve Contribution	$-	$-	$727.08	$2,181.24	$727.08	$-	$-	$-	$-	$-	$-	$-	$3,635.40
Total OTHER EXPENSES	**-**	**-**	**727.08**	**2,181.24**	**727.08**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,635.40**
Total OPERATING EXPENSE	**16,464.68**	**11,284.88**	**29,744.90**	**11,046.35**	**9,435.64**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**77,976.45**
Net Income:	**(4,447.50)**	**1,969.15**	**(19,603.85)**	**7,986.82**	**3,844.05**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(10,251.33)**

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	$727.08	$-	$-	$-	$-	$-	$-	$-	$3,635.40
45-4595-00 Reserve Interest	1.25	1.30	1.68	2.70	3.14	-	-	-	-	-	-	-	10.07
Total RESERVE INCOME	**1.25**	**1.30**	**728.76**	**2,183.94**	**730.22**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,645.47**
RESERVE EXPENSE													
RESERVE EXPENSES													
9525-00 Reserve Exp - Unallocated	-	-	-	-	935.00	-	-	-	-	-	-	-	935.00
Total RESERVE EXPENSES	**-**	**-**	**-**	**-**	**935.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**935.00**
Total RESERVE EXPENSE	**-**	**-**	**-**	**-**	**935.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**935.00**
Net Reserve:	**1.25**	**1.30**	**728.76**	**2,183.94**	**(204.78)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,710.47**