

# Chenoweth Homeowners Association

## Balance Sheet

As of January 31, 2026

Jan 31, 26

### ASSETS

#### Current Assets

##### Checking/Savings

First Horizon (Reserves) 86,736.23

First Horizon (Checking) 244.00

Smartbank Operating Account 23,465.92

Total Checking/Savings 110,446.15

##### Accounts Receivable

Accounts Receivable -8,898.23

Total Accounts Receivable -8,898.23

##### Other Current Assets

Undeposited Funds 1,000.00

Total Other Current Assets 1,000.00

Total Current Assets 102,547.92

**TOTAL ASSETS 102,547.92**

### LIABILITIES & EQUITY

#### Equity

Retained Earnings 495.83

Unrestricted Net Assets 98,698.18

Net Income 3,353.91

Total Equity 102,547.92

**TOTAL LIABILITIES & EQUITY 102,547.92**

**Chenoweth Homeowners Association**  
**Profit & Loss Budget Performance**  
January 2026

	<u>Jan 26</u>	<u>Budget</u>	<u>Jan 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Legal Fees Reimbursed	74.00		74.00		
Association Assessment Fees	10,014.40	11,000.00	10,014.40	11,000.00	132,000.00
Late Fees	175.00		175.00		
Earned Interest - Reserves	110.42		110.42		
<b>Total Income</b>	<u>10,373.82</u>	<u>11,000.00</u>	<u>10,373.82</u>	<u>11,000.00</u>	<u>132,000.00</u>
<b>Gross Profit</b>	10,373.82	11,000.00	10,373.82	11,000.00	132,000.00
<b>Expense</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
Bank fees	0.00	0.00	0.00	0.00	25.00
Tax Preparation	295.00	0.00	295.00	0.00	235.00
Website	30.00	30.00	30.00	30.00	360.00
Office Supplies	0.00	41.70	0.00	41.70	500.00
Postage	0.00	29.13	0.00	29.13	350.00
Misc. Expense/Repairs	0.00	0.00	0.00	0.00	225.00
State Filing Fee - Annual Repor	20.95	0.00	20.95	0.00	40.95
<b>Total ADMINISTRATIVE EXPENSES</b>	<u>345.95</u>	<u>100.83</u>	<u>345.95</u>	<u>100.83</u>	<u>1,735.95</u>
<b>INSURANCE EXPENSE</b>					
Insurance Expense	2,065.00	3,035.87	2,065.00	3,035.87	36,430.00
<b>Total INSURANCE EXPENSE</b>	<u>2,065.00</u>	<u>3,035.87</u>	<u>2,065.00</u>	<u>3,035.87</u>	<u>36,430.00</u>
<b>LANDSCAPE MAINTENANCE</b>					
Landscape Projects	0.00	125.00	0.00	125.00	1,500.00
Trees & Shrubs	0.00	1,500.00	0.00	1,500.00	18,000.00
Landscape Contract	1,567.00	1,834.00	1,567.00	1,834.00	22,000.00
<b>Total LANDSCAPE MAINTENANCE</b>	<u>1,567.00</u>	<u>3,459.00</u>	<u>1,567.00</u>	<u>3,459.00</u>	<u>41,500.00</u>
<b>PROFESSIONAL FEES</b>					
Out Of Scope	0.00	0.00	0.00	0.00	150.00
Legal Fees	0.00	66.63	0.00	66.63	800.00
Property Management	650.00	650.00	650.00	650.00	7,800.00
<b>Total PROFESSIONAL FEES</b>	<u>650.00</u>	<u>716.63</u>	<u>650.00</u>	<u>716.63</u>	<u>8,750.00</u>
<b>REPAIRS &amp; MAINTENANCE</b>					
Common Area Maintnenance	1,931.74		1,931.74		
<b>UNIT REPAIRS</b>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>12,000.00</u>
<b>Total REPAIRS &amp; MAINTENANCE</b>	<u>1,931.74</u>	<u>1,000.00</u>	<u>1,931.74</u>	<u>1,000.00</u>	<u>12,000.00</u>
<b>UTILITY EXPENSES</b>					
KUB (Fire line)	460.22	495.30	460.22	495.30	5,943.50
<b>Total UTILITY EXPENSES</b>	<u>460.22</u>	<u>495.30</u>	<u>460.22</u>	<u>495.30</u>	<u>5,943.50</u>
<b>Total Expense</b>	<u>7,019.91</u>	<u>8,807.63</u>	<u>7,019.91</u>	<u>8,807.63</u>	<u>106,359.45</u>
<b>Net Ordinary Income</b>	3,353.91	2,192.37	3,353.91	2,192.37	25,640.55
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Reserve Contribution	0.00	2,093.00	0.00	2,093.00	25,116.00
<b>Total Other Income</b>	<u>0.00</u>	<u>2,093.00</u>	<u>0.00</u>	<u>2,093.00</u>	<u>25,116.00</u>
<b>Other Expense</b>					
Reserve Transfer	0.00	2,093.00	0.00	2,093.00	25,116.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>2,093.00</u>	<u>0.00</u>	<u>2,093.00</u>	<u>25,116.00</u>
<b>Net Other Income</b>	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>	<u><u>3,353.91</u></u>	<u><u>2,192.37</u></u>	<u><u>3,353.91</u></u>	<u><u>2,192.37</u></u>	<u><u>25,640.55</u></u>