

Chenoweth Homeowners Association
Profit & Loss Budget Performance
February 2026

| | Feb 26 | Budget | Jan - Feb 26 | YTD Budget | Annual Budget |
|----------------------------------|------------------|------------------|------------------|------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Legal Fees Reimbursed | 0.00 | | 74.00 | | |
| Association Assessmer | 10,605.60 | 11,000.00 | 20,620.00 | 22,000.00 | 132,000.00 |
| Late Fees | 27.00 | | 202.00 | | |
| Earned Interest - Reser | 65.84 | | 176.26 | | |
| Total Income | <u>10,698.44</u> | <u>11,000.00</u> | <u>21,072.26</u> | <u>22,000.00</u> | <u>132,000.00</u> |
| Gross Profit | 10,698.44 | 11,000.00 | 21,072.26 | 22,000.00 | 132,000.00 |
| Expense | | | | | |
| ADMINISTRATIVE EXPENSES | | | | | |
| Bank fees | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 |
| Tax Preparation | 0.00 | 0.00 | 295.00 | 0.00 | 235.00 |
| Website | 33.00 | 30.00 | 63.00 | 60.00 | 360.00 |
| Office Supplies | 0.00 | 41.70 | 0.00 | 83.40 | 500.00 |
| Postage | 78.00 | 29.17 | 78.00 | 58.30 | 350.00 |
| Misc. Expense/Repai | 0.00 | 0.00 | 0.00 | 0.00 | 225.00 |
| State Filing Fee - Anr | 50.95 | 0.00 | 50.95 | 0.00 | 40.95 |
| Total ADMINISTRATIVE | <u>161.95</u> | <u>100.87</u> | <u>486.95</u> | <u>201.70</u> | <u>1,735.95</u> |
| INSURANCE EXPENSE | | | | | |
| Insurance Expense | 0.00 | 3,035.83 | 2,065.00 | 6,071.70 | 36,430.00 |
| Total INSURANCE EXPE | <u>0.00</u> | <u>3,035.83</u> | <u>2,065.00</u> | <u>6,071.70</u> | <u>36,430.00</u> |
| LANDSCAPE MAINTENANCE | | | | | |
| Landscape Projects | 0.00 | 125.00 | 0.00 | 250.00 | 1,500.00 |
| Trees & Shrubs | 450.00 | 1,500.00 | 450.00 | 3,000.00 | 18,000.00 |
| Landscape Contract | 1,567.00 | 1,834.00 | 3,134.00 | 3,668.00 | 22,000.00 |
| Total LANDSCAPE MAINT | <u>2,017.00</u> | <u>3,459.00</u> | <u>3,584.00</u> | <u>6,918.00</u> | <u>41,500.00</u> |
| PROFESSIONAL FEES | | | | | |
| Out Of Scope | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 |
| Legal Fees | 1,400.00 | 66.67 | 1,400.00 | 133.30 | 800.00 |
| Property Managemen | 650.00 | 650.00 | 1,300.00 | 1,300.00 | 7,800.00 |
| Total PROFESSIONAL F | <u>2,050.00</u> | <u>716.67</u> | <u>2,700.00</u> | <u>1,433.30</u> | <u>8,750.00</u> |
| REPAIRS & MAINTENANCE | | | | | |
| Common Area Maintr | 0.00 | | 1,931.74 | | |
| UNIT REPAIRS | <u>0.00</u> | <u>1,000.00</u> | <u>0.00</u> | <u>2,000.00</u> | <u>12,000.00</u> |
| Total REPAIRS & MAIN | <u>0.00</u> | <u>1,000.00</u> | <u>1,931.74</u> | <u>2,000.00</u> | <u>12,000.00</u> |
| UTILITY EXPENSES | | | | | |
| KUB (Fire line) | 460.22 | 495.30 | 920.44 | 990.60 | 5,943.50 |
| Total UTILITY EXPENSE | <u>460.22</u> | <u>495.30</u> | <u>920.44</u> | <u>990.60</u> | <u>5,943.50</u> |
| Total Expense | <u>4,689.17</u> | <u>8,807.67</u> | <u>11,688.13</u> | <u>17,615.30</u> | <u>106,359.45</u> |
| Net Ordinary Income | 6,009.27 | 2,192.33 | 9,384.13 | 4,384.70 | 25,640.55 |
| Other Income/Expense | | | | | |
| Other Income | | | | | |
| Reserve Contribution | 0.00 | 2,093.00 | 0.00 | 4,186.00 | 25,116.00 |
| Total Other Income | <u>0.00</u> | <u>2,093.00</u> | <u>0.00</u> | <u>4,186.00</u> | <u>25,116.00</u> |
| Other Expense | | | | | |
| Reserve Transfer | 0.00 | 2,093.00 | 0.00 | 4,186.00 | 25,116.00 |
| Total Other Expense | <u>0.00</u> | <u>2,093.00</u> | <u>0.00</u> | <u>4,186.00</u> | <u>25,116.00</u> |
| Net Other Income | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Net Income | <u>6,009.27</u> | <u>2,192.33</u> | <u>9,384.13</u> | <u>4,384.70</u> | <u>25,640.55</u> |

Chenoweth Homeowners Association
Balance Sheet
As of February 28, 2026

Feb 28, 26

ASSETS

Current Assets

Checking/Savings

First Horizon (Reserves) 86,802.07

First Horizon (Checking) 244.00

Smartbank Operating Account 28,634.40

Total Checking/Savings 115,680.47

Accounts Receivable

Accounts Receivable -8,862.33

Total Accounts Receivable -8,862.33

Other Current Assets

Undeposited Funds 1,760.00

Total Other Current Assets 1,760.00

Total Current Assets 108,578.14

TOTAL ASSETS 108,578.14

LIABILITIES & EQUITY

Equity

Retained Earnings 495.83

Unrestricted Net Assets 98,698.18

Net Income 9,384.13

Total Equity 108,578.14

TOTAL LIABILITIES & EQUITY 108,578.14