

Chenoweth Homeowners Association
Profit & Loss Budget Performance
April 2026

| | <u>Apr 26</u> | <u>Budget</u> | <u>Jan - Apr 26</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|----------------------------------|---------------------|------------------------|-------------------------|------------------------|-------------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Legal Fees Reimbursed | 139.00 | | 813.00 | | |
| Association Assesmer | 9,771.02 | 11,000.00 | 41,227.02 | 44,000.00 | 132,000.00 |
| Late Fees | 54.00 | | 570.00 | | |
| Earned Interest - Reser | 0.00 | | 225.58 | | |
| Total Income | <u>9,964.02</u> | <u>11,000.00</u> | <u>42,835.60</u> | <u>44,000.00</u> | <u>132,000.00</u> |
| Gross Profit | <u>9,964.02</u> | <u>11,000.00</u> | <u>42,835.60</u> | <u>44,000.00</u> | <u>132,000.00</u> |
| Expense | | | | | |
| ADMINISTRATIVE EXPENSES | | | | | |
| Federal Taxes | 245.00 | | 245.00 | | |
| Bank fees | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 |
| Tax Preparation | 250.00 | 235.00 | 545.00 | 235.00 | 235.00 |
| Website | 33.00 | 30.00 | 129.00 | 120.00 | 360.00 |
| Office Supplies | 0.00 | 41.66 | 503.44 | 166.72 | 500.00 |
| Postage | 0.00 | 29.17 | 78.00 | 116.64 | 350.00 |
| Misc. Expense/Repai | 0.00 | 0.00 | 0.00 | 0.00 | 225.00 |
| State Filing Fee - Anr | 0.00 | 0.00 | 50.95 | 0.00 | 40.95 |
| Total ADMINISTRATIVE | <u>528.00</u> | <u>335.83</u> | <u>1,551.39</u> | <u>638.36</u> | <u>1,735.95</u> |
| INSURANCE EXPENSE | | | | | |
| Insurance Expense | 6,264.00 | 3,035.83 | 9,547.00 | 12,143.36 | 36,430.00 |
| Total INSURANCE EXPI | <u>6,264.00</u> | <u>3,035.83</u> | <u>9,547.00</u> | <u>12,143.36</u> | <u>36,430.00</u> |
| LANDSCAPE MAINTENANCE | | | | | |
| Landscape Projects | 0.00 | 125.00 | 0.00 | 500.00 | 1,500.00 |
| Trees & Shrubs | 0.00 | 1,500.00 | 450.00 | 6,000.00 | 18,000.00 |
| Landscape Contract | 1,567.00 | 1,834.00 | 6,268.00 | 7,336.00 | 22,000.00 |
| Total LANDSCAPE MAINT | <u>1,567.00</u> | <u>3,459.00</u> | <u>6,718.00</u> | <u>13,836.00</u> | <u>41,500.00</u> |
| PROFESSIONAL FEES | | | | | |
| Out Of Scope | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 |
| Legal Fees | 0.00 | 66.67 | 1,400.00 | 266.64 | 800.00 |
| Property Managemer | 650.00 | 650.00 | 2,600.00 | 2,600.00 | 7,800.00 |
| Total PROFESSIONAL F | <u>650.00</u> | <u>716.67</u> | <u>4,000.00</u> | <u>2,866.64</u> | <u>8,750.00</u> |
| REPAIRS & MAINTENANCE | | | | | |
| Common Area Mainti | 0.00 | | 2,108.11 | | |
| Unit Repairs | 472.92 | 1,000.00 | 4,272.92 | 4,000.00 | 12,000.00 |
| Total REPAIRS & MAIN | <u>472.92</u> | <u>1,000.00</u> | <u>6,381.03</u> | <u>4,000.00</u> | <u>12,000.00</u> |
| UTILITY EXPENSES | | | | | |
| KUB (Fire line) | 460.22 | 495.29 | 1,840.88 | 1,981.18 | 5,943.50 |
| Total UTILITY EXPENSE | <u>460.22</u> | <u>495.29</u> | <u>1,840.88</u> | <u>1,981.18</u> | <u>5,943.50</u> |
| Total Expense | <u>9,942.14</u> | <u>9,042.62</u> | <u>30,038.30</u> | <u>35,465.54</u> | <u>106,359.45</u> |
| Net Ordinary Income | <u>21.88</u> | <u>1,957.38</u> | <u>12,797.30</u> | <u>8,534.46</u> | <u>25,640.55</u> |
| Other Income/Expense | | | | | |
| Other Income | | | | | |
| Reserve Contribution | 0.00 | 2,093.00 | 0.00 | 8,372.00 | 25,116.00 |
| Total Other Income | <u>0.00</u> | <u>2,093.00</u> | <u>0.00</u> | <u>8,372.00</u> | <u>25,116.00</u> |
| Other Expense | | | | | |
| Reserve Transfer | 0.00 | 2,093.00 | 0.00 | 8,372.00 | 25,116.00 |
| Total Other Expense | <u>0.00</u> | <u>2,093.00</u> | <u>0.00</u> | <u>8,372.00</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><u>21.88</u></u> | <u><u>1,957.38</u></u> | <u><u>12,797.30</u></u> | <u><u>8,534.46</u></u> | <u><u>25,640.55</u></u> |

Chenoweth Homeowners Association
Balance Sheet
As of April 30, 2026

Apr 30, 26

ASSETS

Current Assets

Checking/Savings

CD - 1833 87,095.39

Smartbank Operating Account 29,497.23

Total Checking/Savings 116,592.62

Accounts Receivable

Accounts Receivable -5,601.31

Total Accounts Receivable -5,601.31

Other Current Assets

Undeposited Funds 1,000.00

Total Other Current Assets 1,000.00

Total Current Assets 111,991.31

TOTAL ASSETS 111,991.31

LIABILITIES & EQUITY

Equity

Retained Earnings 495.83

Unrestricted Net Assets 98,698.18

Net Income 12,797.30

Total Equity 111,991.31

TOTAL LIABILITIES & EQUITY 111,991.31