

Chenoweth Homeowners Association
Profit & Loss Budget Performance
May 2026

| | May 26 | Budget | Jan - May 26 | YTD Budget | Annual Budget |
|----------------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Legal Fees Reimbursed | 0.00 | | 813.00 | | |
| Association Assessmer | 10,398.50 | 11,000.00 | 51,625.52 | 55,000.00 | 132,000.00 |
| Late Fees | 54.00 | | 624.00 | | |
| Earned Interest - Reser | 0.00 | | 225.58 | | |
| Total Income | <u>10,452.50</u> | <u>11,000.00</u> | <u>53,288.10</u> | <u>55,000.00</u> | <u>132,000.00</u> |
| Gross Profit | 10,452.50 | 11,000.00 | 53,288.10 | 55,000.00 | 132,000.00 |
| Expense | | | | | |
| ADMINISTRATIVE EXPENSES | | | | | |
| Federal Taxes | 0.00 | | 245.00 | | |
| Bank fees | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 |
| Tax Preparation | 0.00 | 0.00 | 545.00 | 235.00 | 235.00 |
| Website | 33.00 | 30.00 | 162.00 | 150.00 | 360.00 |
| Office Supplies | 68.40 | 41.66 | 571.84 | 208.38 | 500.00 |
| Postage | 78.00 | 29.17 | 156.00 | 145.81 | 350.00 |
| Misc. Expense/Repai | 0.00 | 0.00 | 0.00 | 0.00 | 225.00 |
| State Filing Fee - Anr | 70.00 | 0.00 | 70.00 | 0.00 | 40.95 |
| Total ADMINISTRATIVE | <u>249.40</u> | <u>100.83</u> | <u>1,749.84</u> | <u>739.19</u> | <u>1,735.95</u> |
| INSURANCE EXPENSE | | | | | |
| Insurance Expense | 2,091.00 | 3,035.83 | 11,638.00 | 15,179.19 | 36,430.00 |
| Total INSURANCE EXPE | <u>2,091.00</u> | <u>3,035.83</u> | <u>11,638.00</u> | <u>15,179.19</u> | <u>36,430.00</u> |
| LANDSCAPE MAINTENANCE | | | | | |
| Landscape Projects | 0.00 | 125.00 | 0.00 | 625.00 | 1,500.00 |
| Trees & Shrubs | 0.00 | 1,500.00 | 450.00 | 7,500.00 | 18,000.00 |
| Landscape Contract | 1,567.00 | 1,833.00 | 7,835.00 | 9,169.00 | 22,000.00 |
| Total LANDSCAPE MAINT | <u>1,567.00</u> | <u>3,458.00</u> | <u>8,285.00</u> | <u>17,294.00</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 | 333.31 | 800.00 |
| Property Managemen | 650.00 | 650.00 | 3,250.00 | 3,250.00 | 7,800.00 |
| Total PROFESSIONAL F | <u>650.00</u> | <u>716.67</u> | <u>4,650.00</u> | <u>3,583.31</u> | <u>8,750.00</u> |
| REPAIRS & MAINTENANCE | | | | | |
| Common Area Maintr | 0.00 | | 2,108.11 | | |
| Unit Repairs | 0.00 | 1,000.00 | 4,272.92 | 5,000.00 | 12,000.00 |
| Total REPAIRS & MAIN1 | <u>0.00</u> | <u>1,000.00</u> | <u>6,381.03</u> | <u>5,000.00</u> | <u>12,000.00</u> |
| UTILITY EXPENSES | | | | | |
| KUB (Fire line) | 460.22 | 495.29 | 2,301.10 | 2,476.47 | 5,943.50 |
| Total UTILITY EXPENSE | <u>460.22</u> | <u>495.29</u> | <u>2,301.10</u> | <u>2,476.47</u> | <u>5,943.50</u> |
| Total Expense | <u>5,017.62</u> | <u>8,806.62</u> | <u>35,004.97</u> | <u>44,272.16</u> | <u>106,359.45</u> |
| Net Ordinary Income | <u>5,434.88</u> | <u>2,193.38</u> | <u>18,283.13</u> | <u>10,727.84</u> | <u>25,640.55</u> |
| Other Income/Expense | | | | | |
| Other Income | | | | | |
| Reserve Contribution | 0.00 | 2,093.00 | 0.00 | 10,465.00 | 25,116.00 |
| Total Other Income | <u>0.00</u> | <u>2,093.00</u> | <u>0.00</u> | <u>10,465.00</u> | <u>25,116.00</u> |
| Other Expense | | | | | |
| Reserve Transfer | 0.00 | 2,093.00 | 0.00 | 10,465.00 | 25,116.00 |
| Total Other Expense | <u>0.00</u> | <u>2,093.00</u> | <u>0.00</u> | <u>10,465.00</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>5,434.88</u> | <u>2,193.38</u> | <u>18,283.13</u> | <u>10,727.84</u> | <u>25,640.55</u> |

Chenoweth Homeowners Association
Balance Sheet
As of May 31, 2026

May 31, 26

ASSETS

Current Assets

Checking/Savings

CD - 1833 87,095.39

Smartbank Operating Account 36,505.56

Total Checking/Savings 123,600.95

Accounts Receivable

Accounts Receivable -9,180.81

Total Accounts Receivable -9,180.81

Other Current Assets

Undeposited Funds 3,057.00

Total Other Current Assets 3,057.00

Total Current Assets 117,477.14

TOTAL ASSETS 117,477.14

LIABILITIES & EQUITY

Equity

Retained Earnings 495.83

Unrestricted Net Assets 98,698.18

Net Income 18,283.13

Total Equity 117,477.14

TOTAL LIABILITIES & EQUITY 117,477.14