



# Income & Expense

September 2026 and year to date through September 30

ACCRUAL BASIS | USD

## SEPTEMBER INCOME

**\$12,908.00**

Operating + reserve income

## SEPTEMBER EXPENSES

**\$8,807.50**

Operating expenses

## YTD CHANGE

**\$40,904.50**

Increase in total fund balances

| Income                 | September        | YTD               |
|------------------------|------------------|-------------------|
| Operating assessments  | 10,080.00        | 90,720.00         |
| Reserve contributions  | 2,520.00         | 22,680.00         |
| Operating interest     | 18.00            | 162.00            |
| Reserve interest       | 290.00           | 2,610.00          |
| Other operating income | 0.00             | 360.00            |
| <b>TOTAL INCOME</b>    | <b>12,908.00</b> | <b>116,532.00</b> |

| Expenses and results               | September       | YTD              |
|------------------------------------|-----------------|------------------|
| Landscape & grounds                | 3,500.00        | 31,500.00        |
| Utilities                          | 1,380.00        | 12,420.00        |
| Insurance                          | 1,050.00        | 9,800.00         |
| Repairs & maintenance              | 950.00          | 8,640.00         |
| Legal & administration             | 560.00          | 4,600.00         |
| Accounting services                | 787.50          | 7,087.50         |
| Tax preparation                    | 0.00            | 600.00           |
| Other & contingency                | 580.00          | 980.00           |
| <b>TOTAL EXPENSES</b>              | <b>8,807.50</b> | <b>75,627.50</b> |
| <b>Net operating surplus</b>       | <b>1,290.50</b> | <b>15,614.50</b> |
| <b>Net reserve increase</b>        | <b>2,810.00</b> | <b>25,290.00</b> |
| <b>Net change in fund balances</b> | <b>4,100.50</b> | <b>40,904.50</b> |

Reserve contributions and reserve interest are shown separately from operating results. No reserve-funded project expense occurred in this sample period.