



Financial Report Package

December 2025

Prepared for

**The Arbors Subdivision Home Owners
Association Inc**

Southern Property Management Group, LLC

Assets

Cash & Cash Equivalents		
10-1002-00 Pinnacle - Operating	\$8,762.19	
Total Cash & Cash Equivalents:		<u>\$8,762.19</u>
Reserves		
12-1002-00 Pinnacle - Reserve	5,044.90	
Total Reserves:		<u>\$5,044.90</u>
Total Assets:		<u><u>\$13,807.09</u></u>

Liabilities & Equity

Other Liabilities		
22-2200-00 Prepaid	7,916.13	
Total Other Liabilities:		<u>\$7,916.13</u>
Reserves		
23-2301-00 Interest on Reserve Funds	46.42	
23-2636-00 General Reserves	4,998.48	
Total Reserves:		<u>\$5,044.90</u>
Fund Balance		
26-2630-00 Retained Earnings	(6,413.71)	
Total Fund Balance:		<u>(\$6,413.71)</u>
Net Income Gain / Loss	7,259.77	
		<u>\$7,259.77</u>
Total Liabilities & Equity:		<u><u>\$13,807.09</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4020-00 Assessment Fee	\$ -	\$ 3,812.50	(\$ 3,812.50)	\$ 46,360.30	\$ 45,750.00	\$ 610.30	\$ 45,750.00
4025-00 Acc Violations	-	-	-	2,258.00	-	2,258.00	-
4028-00 Collection Fee	-	-	-	285.00	-	285.00	-
4030-00 Delinquent Fees	-	-	-	1,913.07	-	1,913.07	-
4085-00 Reserve Interest	0.08	-	0.08	1.27	-	1.27	-
4091-00 Late/Analysis/Admin Fee Income	-	-	-	420.00	-	420.00	-
4093-00 Working Capital	250.00	-	250.00	950.00	-	950.00	-
Total Income	\$ 250.08	\$ 3,812.50	(\$ 3,562.42)	\$ 52,187.64	\$ 45,750.00	\$ 6,437.64	\$ 45,750.00
Other Income							
4190-00 Reimbursement Legal Fees	-	-	-	499.25	-	499.25	-
Total Other Income	\$ -	\$ -	\$ -	\$ 499.25	\$ -	\$ 499.25	\$ -
Total OPERATING INCOME	\$ 250.08	\$ 3,812.50	(\$ 3,562.42)	\$ 52,686.89	\$ 45,750.00	\$ 6,936.89	\$ 45,750.00
OPERATING EXPENSE							
Repair & Maintenance							
6112-00 General Supplies	-	-	-	308.99	-	(308.99)	-
6112-01 General Repairs & Materials	-	-	-	210.14	-	(210.14)	-
6120-00 Grounds/Landscape Contract	-	312.50	312.50	2,564.21	3,750.00	1,185.79	3,750.00
Total Repair & Maintenance	\$ -	\$ 312.50	\$ 312.50	\$ 3,083.34	\$ 3,750.00	\$ 666.66	\$ 3,750.00
Utilities							
7051-01 Utilities - --	-	-	-	367.37	-	(367.37)	-
7054-00 Electricity	743.44	312.50	(430.94)	4,528.36	3,750.00	(778.36)	3,750.00
7070-00 Water / Sewer	-	91.63	91.63	499.11	1,100.00	600.89	1,100.00
Total Utilities	\$ 743.44	\$ 404.13	(\$ 339.31)	\$ 5,394.84	\$ 4,850.00	(\$ 544.84)	\$ 4,850.00
Admin & General							
7102-00 Board Meetings	81.75	-	(81.75)	81.75	-	(81.75)	-
7116-00 Web Site	-	-	-	691.20	-	(691.20)	-
7120-00 Legal Fees	433.42	-	(433.42)	5,168.88	-	(5,168.88)	-
7252-00 Admin Fees	40.00	-	(40.00)	6,215.00	-	(6,215.00)	-
7255-00 Management Fees	1,595.00	1,595.00	-	19,140.00	19,140.00	-	19,140.00
7260-00 Printing & Copying	-	41.63	41.63	-	500.00	500.00	500.00
7261-00 Postage	5.99	91.63	85.64	1,095.80	1,100.00	4.20	1,100.00
7262-00 Tax Return Prep Fee	-	54.13	54.13	650.00	650.00	-	650.00
Total Admin & General	\$ 2,156.16	\$ 1,782.39	(\$ 373.77)	\$ 33,042.63	\$ 21,390.00	(\$ 11,652.63)	\$ 21,390.00
Insurance							
7300-00 Insurance	945.00	125.00	(820.00)	945.00	1,500.00	555.00	1,500.00
7301-00 Insurance Do & Liability	-	-	-	915.00	-	(915.00)	-
Total Insurance	\$ 945.00	\$ 125.00	(\$ 820.00)	\$ 1,860.00	\$ 1,500.00	(\$ 360.00)	\$ 1,500.00
74-7430-00 Interest Income	0.08	-	(0.08)	1.27	-	(1.27)	-
Other Income & Expenses							
7313-00 Transfer To Reserve	420.42	771.63	351.21	2,045.04	9,260.00	7,214.96	9,260.00
Total Other Income & Expenses	\$ 420.42	\$ 771.63	\$ 351.21	\$ 2,045.04	\$ 9,260.00	\$ 7,214.96	\$ 9,260.00
Total OPERATING EXPENSE	\$ 4,265.10	\$ 3,395.65	(\$ 869.45)	\$ 45,427.12	\$ 40,750.00	(\$ 4,677.12)	\$ 40,750.00
Net Income:	(\$ 4,015.02)	\$ 416.85	(\$ 4,431.87)	\$ 7,259.77	\$ 5,000.00	\$ 2,259.77	\$ 5,000.00



Income Statement Summary - Operating

The Arbors Subdivision Home Owners Association Inc

Fiscal Period: December 2025

Date: 1/13/2026

Time: 10:42 am

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
4020-00 Assessment Fee	\$39,443.00	\$ 3,082.00	\$ 1,345.30	\$ 855.00	\$ 700.00	\$ 375.00	\$ -	\$ -	\$ 280.00	\$ 280.00	\$ -	\$ -	\$ 46,360.30
4025-00 Acc Violations	198.00	-	(100.00)	130.00	555.00	430.00	495.00	-	350.00	200.00	-	-	2,258.00
4028-00 Collection Fee	-	-	-	-	95.00	95.00	-	-	-	95.00	-	-	285.00
4030-00 Delinquent Fees	490.00	507.50	(118.75)	333.75	391.25	200.00	(175.00)	(175.00)	289.32	270.00	(100.00)	-	1,913.07
4085-00 Reserve Interest	0.09	0.08	0.10	0.11	0.13	0.13	0.14	0.16	0.11	0.07	0.07	0.08	1.27
4091-00 Late/Analysis/Admin Fee Income	90.00	30.00	-	30.00	90.00	90.00	-	-	30.00	60.00	-	-	420.00
4093-00 Working Capital	-	-	-	-	-	-	-	-	-	-	700.00	250.00	950.00
Total Income	40,221.09	3,619.58	1,126.65	1,348.86	1,831.38	1,190.13	320.14	(174.84)	949.43	905.07	600.07	250.08	52,187.64
Other Income													
4190-00 Reimbursement	408.00	-	-	-	1.25	90.00	-	-	-	-	-	-	499.25
Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income	408.00	-	-	-	1.25	90.00	-	-	-	-	-	-	499.25
Total OPERATING INCOME	40,629.09	3,619.58	1,126.65	1,348.86	1,832.63	1,280.13	320.14	(174.84)	949.43	905.07	600.07	250.08	52,686.89
OPERATING EXPENSE													
Repair & Maintenance													
6112-00 General Supplies	-	-	-	-	-	-	193.98	115.01	-	-	-	-	308.99
6112-01 General Repairs & Materials	-	-	-	-	210.14	-	-	-	-	-	-	-	210.14
6120-00 Grounds/Landscape Contract	-	-	-	(139.00)	781.00	500.00	146.00	100.00	150.00	876.21	150.00	-	2,564.21
Total Repair & Maintenance	-	-	-	(139.00)	991.14	500.00	339.98	215.01	150.00	876.21	150.00	-	3,083.34
Utilities													
7051-01 Utilities --	-	367.37	-	-	-	-	-	-	-	-	-	-	367.37
7054-00 Electricity	31.00	415.75	405.31	434.49	403.92	408.18	425.31	439.17	19.93	793.93	7.93	743.44	4,528.36
7070-00 Water / Sewer	-	26.00	134.64	-	-	-	149.64	-	-	256.51	(67.68)	-	499.11
Total Utilities	31.00	809.12	539.95	434.49	403.92	408.18	574.95	439.17	19.93	1,050.44	(59.75)	743.44	5,394.84
Admin & General													
7102-00 Board Meetings	-	-	-	-	-	-	-	-	-	-	-	81.75	81.75
7116-00 Web Site	-	-	691.20	-	-	-	-	-	-	-	-	-	691.20
7120-00 Legal Fees	250.00	-	124.84	-	361.53	121.68	-	-	3,330.00	511.78	35.63	433.42	5,168.88
7252-00 Admin Fees	150.00	50.00	1,230.00	555.00	830.00	130.00	1,190.00	930.00	680.00	200.00	230.00	40.00	6,215.00
7255-00 Management Fees	1,595.00	1,595.00	1,595.00	1,595.00	1,595.00	1,595.00	1,595.00	1,595.00	1,595.00	1,595.00	1,595.00	1,595.00	19,140.00
7261-00 Postage	272.41	15.36	66.14	335.85	18.00	12.00	268.50	65.55	9.00	15.00	12.00	5.99	1,095.80
7262-00 Tax Return Prep Fee	-	-	650.00	-	-	-	-	-	-	-	-	-	650.00
Total Admin & General	2,267.41	1,660.36	4,357.18	2,485.85	2,804.53	1,858.68	3,053.50	2,590.55	5,614.00	2,321.78	1,872.63	2,156.16	33,042.63
Insurance													
7300-00 Insurance	-	-	-	-	-	-	-	-	-	-	-	945.00	945.00
7301-00 Insurance Do & Liability	915.00	-	-	-	-	-	-	-	-	-	-	-	915.00
Total Insurance	915.00	-	-	-	-	-	-	-	-	-	-	945.00	1,860.00
74-7430-00 Interest Income	0.09	0.08	0.10	0.11	0.13	0.13	0.14	0.16	0.11	0.07	0.07	0.08	1.27



Income Statement Summary - Operating
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Other Income & Expenses													
7313-00 Transfer To Reserve	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	\$420.42	(\$2,579.58)	\$420.42	\$420.42	\$420.42	\$2,045.04
Total Other Income & Expenses	420.42	420.42	420.42	420.42	420.42	420.42	420.42	420.42	(2,579.58)	420.42	420.42	420.42	2,045.04
Total OPERATING EXPENSE	3,633.92	2,889.98	5,317.65	3,201.87	4,620.14	3,187.41	4,388.99	3,665.31	3,204.46	4,668.92	2,383.37	4,265.10	45,427.12
Net Income:	36,995.17	729.60	(4,191.00)	(1,853.01)	(2,787.51)	(1,907.28)	(4,068.85)	(3,840.15)	(2,255.03)	(3,763.85)	(1,783.30)	(4,015.02)	7,259.77