



Financial Report Package

February 2026

Prepared for

**The Arbors Subdivision Home Owners
Association Inc**

Southern Property Management Group, LLC

Assets		
Cash & Cash Equivalents		
10-1002-00 Pinnacle - Operating	\$32,823.72	
Total Cash & Cash Equivalents:		<u>\$32,823.72</u>
Reserves		
12-1002-00 Pinnacle - Reserve	5,885.92	
Total Reserves:		<u>\$5,885.92</u>
Total Assets:		<u><u>\$38,709.64</u></u>
Liabilities & Equity		
Other Liabilities		
22-2200-00 Prepaid	632.95	
Total Other Liabilities:		<u>\$632.95</u>
Reserves		
23-2301-00 Interest on Reserve Funds	46.60	
23-2636-00 General Reserves	5,839.32	
Total Reserves:		<u>\$5,885.92</u>
Fund Balance		
26-2630-00 Retained Earnings	846.06	
Total Fund Balance:		<u>\$846.06</u>
Net Income Gain / Loss	31,344.71	
		<u>\$31,344.71</u>
Total Liabilities & Equity:		<u><u>\$38,709.64</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4020-00 Assessment Fee	\$ 3,878.75	\$ 3,812.50	\$ 66.25	\$ 40,738.18	\$ 7,625.00	\$ 33,113.18	\$ 45,750.00
4030-00 Delinquent Fees	251.25	-	251.25	251.25	-	251.25	-
4085-00 Reserve Interest	0.09	-	0.09	0.18	-	0.18	-
Total Income	\$ 4,130.09	\$ 3,812.50	\$ 317.59	\$ 40,989.61	\$ 7,625.00	\$33,364.61	\$ 45,750.00
Other Income							
4151-00 Water/Sewer Reimburse	(54.37)	-	(54.37)	(54.37)	-	(54.37)	-
Total Other Income	(\$ 54.37)	\$ -	(\$ 54.37)	(\$ 54.37)	\$ -	(\$54.37)	\$ -
Total OPERATING INCOME	\$ 4,075.72	\$ 3,812.50	\$ 263.22	\$ 40,935.24	\$ 7,625.00	\$ 33,310.24	\$ 45,750.00
OPERATING EXPENSE							
Repair & Maintenance							
6120-00 Grounds/Landscape Contract	-	250.00	250.00	138.00	500.00	362.00	3,000.00
Total Repair & Maintenance	\$ -	\$ 250.00	\$ 250.00	\$ 138.00	\$ 500.00	\$362.00	\$ 3,000.00
Utilities							
7051-01 Utilities - --	27.73	-	(27.73)	89.75	-	(89.75)	-
7054-00 Electricity	-	333.33	333.33	372.68	666.66	293.98	4,000.00
7070-00 Water / Sewer	352.43	125.00	(227.43)	378.43	250.00	(128.43)	1,500.00
Total Utilities	\$ 380.16	\$ 458.33	\$ 78.17	\$ 840.86	\$ 916.66	\$75.80	\$ 5,500.00
Admin & General							
7120-00 Legal Fees	600.00	250.00	(350.00)	600.00	500.00	(100.00)	3,000.00
7251-00 Consulting Service/Legal	-	-	-	116.78	-	(116.78)	-
7252-00 Admin Fees	30.00	166.67	136.67	2,600.90	333.34	(2,267.56)	2,000.00
7255-00 Management Fees	1,745.00	1,642.83	(102.17)	3,490.00	3,285.66	(204.34)	19,714.00
7260-00 Printing & Copying	-	41.67	41.67	-	83.34	83.34	500.00
7261-00 Postage	-	104.17	104.17	17.97	208.34	190.37	1,250.00
7262-00 Tax Return Prep Fee	-	54.17	54.17	-	108.34	108.34	650.00
7273-00 Website	-	58.33	58.33	-	116.66	116.66	700.00
Total Admin & General	\$ 2,375.00	\$ 2,317.84	(\$ 57.16)	\$ 6,825.65	\$ 4,635.68	(\$2,189.97)	\$ 27,814.00
Insurance							
7300-00 Insurance	-	125.00	125.00	945.00	250.00	(695.00)	1,500.00
Total Insurance	\$ -	\$ 125.00	\$ 125.00	\$ 945.00	\$ 250.00	(\$695.00)	\$ 1,500.00
74-7430-00 Interest Income	0.09	-	(0.09)	0.18	-	(0.18)	-
Other Income & Expenses							
7313-00 Transfer To Reserve	420.42	661.33	240.91	840.84	1,322.66	481.82	7,936.00
Total Other Income & Expenses	\$ 420.42	\$ 661.33	\$ 240.91	\$ 840.84	\$ 1,322.66	\$481.82	\$ 7,936.00
Total OPERATING EXPENSE	\$ 3,175.67	\$ 3,812.50	\$ 636.83	\$ 9,590.53	\$ 7,625.00	(\$ 1,965.53)	\$ 45,750.00
Net Income:	\$ 900.05	\$ 0.00	\$ 900.05	\$ 31,344.71	\$ 0.00	\$ 31,344.71	\$ 0.00



Income Statement Summary - Operating
 The Arbors Subdivision Home Owners Association Inc
 Fiscal Period: February 2026

Date: 3/5/2026
 Time: 4:46 pm
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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	\$36,859.43	\$ 3,878.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,738.18
4030-00 Delinquent Fees	-	251.25	-	-	-	-	-	-	-	-	-	-	251.25
4085-00 Reserve Interest	0.09	0.09	-	-	-	-	-	-	-	-	-	-	0.18
Total Income	36,859.52	4,130.09	-	-	-	-	-	-	-	-	-	-	40,989.61
Other Income													
4151-00 Water/Sewer Reimburse	-	(54.37)	-	-	-	-	-	-	-	-	-	-	(54.37)
Total Other Income	-	(54.37)	-	-	-	-	-	-	-	-	-	-	(54.37)
Total OPERATING INCOME	36,859.52	4,075.72	-	-	-	-	-	-	-	-	-	-	40,935.24
OPERATING EXPENSE													
Repair & Maintenance													
6120-00 Grounds/Landscape Contract	138.00	-	-	-	-	-	-	-	-	-	-	-	138.00
Total Repair & Maintenance	138.00	-	-	-	-	-	-	-	-	-	-	-	138.00
Utilities													
7051-01 Utilities - --	62.02	27.73	-	-	-	-	-	-	-	-	-	-	89.75
7054-00 Electricity	372.68	-	-	-	-	-	-	-	-	-	-	-	372.68
7070-00 Water / Sewer	26.00	352.43	-	-	-	-	-	-	-	-	-	-	378.43
Total Utilities	460.70	380.16	-	-	-	-	-	-	-	-	-	-	840.86
Admin & General													
7120-00 Legal Fees	-	600.00	-	-	-	-	-	-	-	-	-	-	600.00
7251-00 Consulting Service/Legal	116.78	-	-	-	-	-	-	-	-	-	-	-	116.78
7252-00 Admin Fees	2,570.90	30.00	-	-	-	-	-	-	-	-	-	-	2,600.90
7255-00 Management Fees	1,745.00	1,745.00	-	-	-	-	-	-	-	-	-	-	3,490.00
7261-00 Postage	17.97	-	-	-	-	-	-	-	-	-	-	-	17.97
Total Admin & General	4,450.65	2,375.00	-	-	-	-	-	-	-	-	-	-	6,825.65
Insurance													
7300-00 Insurance	945.00	-	-	-	-	-	-	-	-	-	-	-	945.00
Total Insurance	945.00	-	-	-	-	-	-	-	-	-	-	-	945.00
74-7430-00 Interest Income	0.09	0.09	-	-	-	-	-	-	-	-	-	-	0.18
Other Income & Expenses													
7313-00 Transfer To Reserve	420.42	420.42	-	-	-	-	-	-	-	-	-	-	840.84
Total Other Income & Expenses	420.42	420.42	-	-	-	-	-	-	-	-	-	-	840.84
Total OPERATING EXPENSE	6,414.86	3,175.67	-	-	-	-	-	-	-	-	-	-	9,590.53
Net Income:	30,444.66	900.05	-	-	-	-	-	-	-	-	-	-	31,344.71