

Balance Sheet

Property: Richland Run Condominiums
As of 12/31/25 (cash basis)

ASSETS

Bank Account

1048 Richland Run Operating Trust Account

29,938.87

1049 Richland Run Reserve Trust Account

128,831.51

Total Bank Account

158,770.38

Other Current Asset

1100 Undeposited Funds

319.64

1136 NSB 20368 2/28/26 3.5%

28,269.37

1148 NSB CD 14745 3/18/26 3.5%

27,270.23

1160 CD NSB 16611 11/4/25 3.5%

27,077.76

Total Other Current Asset

82,937.00

TOTAL ASSETS

241,707.38

LIABILITIES & EQUITY

Equity

3000 Net Income

-99,827.37

3001 Retained Earnings/Fund Balance Operating

34,845.45

3002 Fund Balance - Reserves

155,080.30

3005 Escrows

151,609.00

Total Equity

241,707.38

TOTAL LIABILITIES & EQUITY

241,707.38

Fiscal Year Budget

Property: Richland Run Condominiums

1/1/2026-12/31/2026 Profit & Loss

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
INCOME													
4001 HOA Assessments	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	457,511.4
TOTAL INCOME	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	38,125.95	457,511.4
EXPENSE													
5100 Building Maintenance													
5115 Plumbing Repairs	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
5117 Electrical Repairs	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5118 Building Repairs	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5126 Extermination/Termite Bond	0.00	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00
5130 Misc Repair - Fire Ext & Sys	0.00	0.00	1,000.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
5136 Pressure Washing/Waterprc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00	0.00	0.00	9,000.00
5100 Total Building Maintenance	2,550.00	4,450.00	3,550.00	2,550.00	5,050.00	2,550.00	2,550.00	2,550.00	2,550.00	11,550.00	2,550.00	2,550.00	45,000.00
5200 Grounds													
5201 Grounds Contract	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	43,104.00
5204 Grounds Extra	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
5210 Snow Removal	1,000.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
5200 Total Grounds	4,592.00	4,092.00	13,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	3,592.00	54,604.00
5300 Pool/Recreational													
5301 Pool Management Contract	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
5302 Pool Upgrades and Repairs	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5303 Pool Permits	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
5305 Pool House Repairs	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5306 Pool Telephone	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	600.00
5300 Total Pool/Recreational	1,350.00	1,200.00	3,050.00	1,350.00	1,200.00	1,200.00	1,350.00	1,200.00	1,200.00	1,350.00	1,200.00	1,200.00	16,850.00
5500 Utilities													
5501 Utilities - Electric	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
5503 Utilities - Water	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00
5510 Trash Disposal	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
5513 Storm Water Fee	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5514 Recycling Fee	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	9,300.00
5500 Total Utilities	9,525.00	9,525.00	9,525.00	9,525.00	9,525.00	9,525.00	9,525.00	9,525.00	9,525.00	9,525.00	9,525.00	9,525.00	114,300.00
5600 General Expenses													
5602 Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	3,000.00
5603 Legal Fees	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
5607 Printing, Forms and Miscell	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
5611 Meeting Expense	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00

	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL
5612 Socials/Resident Relations	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
5613 HOA Management Fee	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
5618 Insurance	11,183.00	0.00	0.00	11,183.00	0.00	0.00	11,183.00	0.00	0.00	11,183.00	0.00	0.00	44,732.00
5627 Transfer to Reserve	3,812.60	3,812.60	3,812.60	3,812.60	3,812.60	3,812.60	3,812.60	3,812.60	3,812.60	3,812.60	3,812.60	3,812.60	45,751.20
5600 Total General Expenses	17,280.60	6,397.60	6,397.60	17,280.60	6,097.60	6,097.60	17,280.60	6,097.60	6,097.60	17,280.60	9,097.60	6,097.60	121,503.20
7001 Capital Expenses													
7008 Wood Replacement	0.00	0.00	28,000.00	38,000.00	36,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,000.00
7009 Painting	0.00	0.00	0.00	19,800.00	19,800.00	19,800.00	0.00	0.00	0.00	0.00	0.00	0.00	59,400.00
7067 Crawl Space Repairs/Water	0.00	0.00	0.00	95,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,000.00
7001 Total Capital Expenses	0.00	0.00	28,000.00	152,800.00	55,800.00	19,800.00	0.00	0.00	0.00	0.00	0.00	0.00	256,400.00
TOTAL EXPENSE	35,297.60	25,664.60	64,114.60	187,097.60	81,264.60	42,764.60	34,297.60	22,964.60	22,964.60	43,297.60	25,964.60	22,964.60	608,657.20
NET INCOME	2,828.35	12,461.35	-25,988.65	-148,971.65	-43,138.65	-4,638.65	3,828.35	15,161.35	15,161.35	-5,171.65	12,161.35	15,161.35	-151,145.80

Budget Comparison

Property: Richland Run Condominiums

Comparison Periods: 01/01/25 - 12/31/25 and 01/01/25 - 12/31/25 (cash basis)

	Actual 01/01/25 - 12/31/25	Budget 01/25 - 12/25	\$ Change	% Change	Actual YTD 01/01/25 - 12/31/25	Budget YTD 01/25 - 12/25	\$ Change	% Change
ASSETS								
Bank Account								
1048 Richland Run Operating Trust Account	29,938.87	0.00	29,938.87		29,938.87	0.00	29,938.87	
1049 Richland Run Reserve Trust Account	128,831.51	0.00	128,831.51		128,831.51	0.00	128,831.51	
Total Bank Account	158,770.38	0.00	158,770.38		158,770.38	0.00	158,770.38	
Other Current Asset								
1100 Undeposited Funds	319.64	0.00	319.64		319.64	0.00	319.64	
1136 NSB 20368 2/28/26 3.5%	28,269.37	0.00	28,269.37		28,269.37	0.00	28,269.37	
1148 NSB CD 14745 3/18/26 3.5%	27,270.23	0.00	27,270.23		27,270.23	0.00	27,270.23	
1160 CD NSB 16611 11/4/25 3.5%	27,077.76	0.00	27,077.76		27,077.76	0.00	27,077.76	
Total Other Current Asset	82,937.00	0.00	82,937.00		82,937.00	0.00	82,937.00	
TOTAL ASSETS	241,707.38	0.00	241,707.38		241,707.38	0.00	241,707.38	
LIABILITIES & EQUITY								
Equity								
Equity								
3001 Retained Earnings/Fund Balance Ope	34,845.45	0.00	34,845.45		34,845.45	0.00	34,845.45	
3002 Fund Balance - Reserves	155,080.30	0.00	155,080.30		155,080.30	0.00	155,080.30	
3005 Escrows	151,609.00	0.00	151,609.00		151,609.00	0.00	151,609.00	
Total Equity	341,534.75	0.00	341,534.75		341,534.75	0.00	341,534.75	
Income								
4001 HOA Assessments	456,287.74	440,127.00	16,160.74	3.7 %	456,287.74	440,127.00	16,160.74	3.7 %
4003 Late Fee	711.53	0.00	711.53		711.53	0.00	711.53	
4004 Returned Check Fee	140.00	0.00	140.00		140.00	0.00	140.00	
4005 Legal Fees Reimbursed	125.00	0.00	125.00		125.00	0.00	125.00	
4007 Fine/Violations	100.00	0.00	100.00		100.00	0.00	100.00	
4099 Other Income	175.00	0.00	175.00		175.00	0.00	175.00	
Total Income	457,539.27	440,127.00	17,412.27	4.0 %	457,539.27	440,127.00	17,412.27	4.0 %
Other Income								
8000 Prepays	923.00	0.00	923.00		923.00	0.00	923.00	
8004 Interest on Reserve Account	2,578.34	0.00	2,578.34		2,578.34	0.00	2,578.34	
8006 Interest on CD's	2,672.32	0.00	2,672.32		2,672.32	0.00	2,672.32	
Total Other Income	6,173.66	0.00	6,173.66		6,173.66	0.00	6,173.66	
Expense								
5000 Administrative Expenses								
5012 Sale Tax	1,154.07	0.00	1,154.07		1,154.07	0.00	1,154.07	
5000 Total Administrative Expenses	1,154.07	0.00	1,154.07		1,154.07	0.00	1,154.07	
5100 Building Maintenance								

	Actual 01/01/25 - 12/31/25	Budget 01/25 - 12/25	\$ Change	% Change	Actual YTD 01/01/25 - 12/31/25	Budget YTD 01/25 - 12/25	\$ Change	% Change
5115 Plumbing Repairs	7,051.02	3,900.00	3,151.02	80.8 %	7,051.02	3,900.00	3,151.02	80.8 %
5117 Electrical Repairs	12,138.60	6,200.00	5,938.60	95.8 %	12,138.60	6,200.00	5,938.60	95.8 %
5118 Building Repairs	76,977.87	24,000.00	52,977.87	220.7 %	76,977.87	24,000.00	52,977.87	220.7 %
5124 General Maintenance Repair	-100.00	0.00	-100.00		-100.00	0.00	-100.00	
5126 Extermination/Termite Bond	1,600.00	1,900.00	-300.00	-15.8 %	1,600.00	1,900.00	-300.00	-15.8 %
5130 Misc Repair - Fire Ext & System	2,203.42	3,500.00	-1,296.58	-37.0 %	2,203.42	3,500.00	-1,296.58	-37.0 %
5133 Roof Repairs	1,759.66	0.00	1,759.66		1,759.66	0.00	1,759.66	
5135 Gutters Repairs/Cleaning	4,900.00	5,000.00	-100.00	-2.0 %	4,900.00	5,000.00	-100.00	-2.0 %
5136 Pressure Washing/Waterproofing	8,875.00	8,000.00	875.00	10.9 %	8,875.00	8,000.00	875.00	10.9 %
5100 Total Building Maintenance	115,405.57	52,500.00	62,905.57	119.8 %	115,405.57	52,500.00	62,905.57	119.8 %
5200 Grounds								
5201 Grounds Contract	28,508.25	56,600.00	-28,091.75	-49.6 %	28,508.25	56,600.00	-28,091.75	-49.6 %
5204 Grounds Extra	2,647.12	6,200.00	-3,552.88	-57.3 %	2,647.12	6,200.00	-3,552.88	-57.3 %
5206 Grounds Clean Up	75.00	0.00	75.00		75.00	0.00	75.00	
5208 Tree Removal	6,000.00	0.00	6,000.00		6,000.00	0.00	6,000.00	
5210 Snow Removal	1,315.00	2,000.00	-685.00	-34.2 %	1,315.00	2,000.00	-685.00	-34.2 %
5200 Total Grounds	38,545.37	64,800.00	-26,254.63	-40.5 %	38,545.37	64,800.00	-26,254.63	-40.5 %
5300 Pool/Recreational								
5301 Pool Management Contract	14,695.86	13,200.00	1,495.86	11.3 %	14,695.86	13,200.00	1,495.86	11.3 %
5302 Pool Upgrades and Repairs	70.71	4,000.00	-3,929.29	-98.2 %	70.71	4,000.00	-3,929.29	-98.2 %
5303 Pool Permits	300.00	300.00	0.00	0.0 %	300.00	300.00	0.00	0.0 %
5305 Pool House Repairs	522.24	500.00	22.24	4.4 %	522.24	500.00	22.24	4.4 %
5306 Pool Telephone	256.74	600.00	-343.26	-57.2 %	256.74	600.00	-343.26	-57.2 %
5315 Tennis Courts	2,876.86	2,750.00	126.86	4.6 %	2,876.86	2,750.00	126.86	4.6 %
5300 Total Pool/Recreational	18,722.41	21,350.00	-2,627.59	-12.3 %	18,722.41	21,350.00	-2,627.59	-12.3 %
5500 Utilities								
5501 Utilities - Electric	13,259.89	13,200.00	59.89	0.5 %	13,259.89	13,200.00	59.89	0.5 %
5503 Utilities - Water	56,769.95	50,400.00	6,369.95	12.6 %	56,769.95	50,400.00	6,369.95	12.6 %
5509 Fire Inspection	3,696.93	0.00	3,696.93		3,696.93	0.00	3,696.93	
5510 Trash Disposal	28,862.02	21,000.00	7,862.02	37.4 %	28,862.02	21,000.00	7,862.02	37.4 %
5513 Storm Water Fee	6,201.80	18,000.00	-11,798.20	-65.5 %	6,201.80	18,000.00	-11,798.20	-65.5 %
5514 Recycling Fee	6,367.37	7,320.00	-952.63	-13.0 %	6,367.37	7,320.00	-952.63	-13.0 %
5500 Total Utilities	115,157.96	109,920.00	5,237.96	4.8 %	115,157.96	109,920.00	5,237.96	4.8 %
5600 General Expenses								
5602 Accounting Fees	0.00	3,000.00	-3,000.00	-100.0 %	0.00	3,000.00	-3,000.00	-100.0 %
5603 Legal Fees	0.00	900.00	-900.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
5607 Printing, Forms and Miscellaneous	1,101.91	1,200.00	-98.09	-8.2 %	1,101.91	1,200.00	-98.09	-8.2 %
5611 Meeting Expense	250.00	300.00	-50.00	-16.7 %	250.00	300.00	-50.00	-16.7 %
5612 Socials/Resident Relations	0.00	500.00	-500.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
5613 HOA Management Fee	25,200.00	25,200.00	0.00	0.0 %	25,200.00	25,200.00	0.00	0.0 %
5616 Tax/Audit	2,664.00	0.00	2,664.00		2,664.00	0.00	2,664.00	
5618 Insurance	53,937.25	48,000.00	5,937.25	12.4 %	53,937.25	48,000.00	5,937.25	12.4 %
5600 Total General Expenses	83,153.16	79,100.00	4,053.16	5.1 %	83,153.16	79,100.00	4,053.16	5.1 %
7001 Capital Expenses								
7005 Reserve Study	8,300.00	9,000.00	-700.00	-7.8 %	8,300.00	9,000.00	-700.00	-7.8 %