Chimney Point Estates
Balance Sheet
9/30/2026

	Unit Operating
Assets	
CASH - OPERATING	
1010-1 - Central Bank Operating Fund *8048	$78,689.48
Total CASH - OPERATING	$78,689.48
Assets Total	$78,689.48

Liabilities & Equity	Unit Operating
CURRENT LIABILITIES	
3500-1 - Funds For Legal Reserves	$11,000.00
3505-1 - Funds for Emergency Reserves	$10,000.00
Total CURRENT LIABILITIES	$21,000.00
Retained Earnings	$29,626.38
Net Income	$28,063.10
Liabilities and Equity Total	$78,689.48

Chimney Point Estates
Budget Comparison Report - Unit Operating
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			7/1/2026 - 9/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
INCOME							
4000-1 - Annual Operating Assessment	$0.00	$0.00	$0.00	$66,000.00	$66,000.00	$0.00	$66,000.00
Total INCOME	$0.00	$0.00	$0.00	$66,000.00	$66,000.00	$0.00	$66,000.00
Total Income	$0.00	$0.00	$0.00	$66,000.00	$66,000.00	$0.00	$66,000.00
Expense							
Operating Expense							
7010-1 - Sewer & Water	$510.00	$510.00	$0.00	$1,065.00	$1,070.00	$5.00	$5,000.00
7020-1 - Electric	$454.00	$458.00	$4.00	$1,205.00	$1,218.00	$13.00	$4,106.00
7030-1 - Wave Break	$7,415.74	$4,000.00	($3,415.74)	$7,415.74	$4,000.00	($3,415.74)	$4,000.00
7040-1 - Lawn Treatment/Maintenance	$1,402.00	$1,402.00	$0.00	$4,206.00	$4,206.00	$0.00	$16,000.00
7060-1 - Sprinkler System Management	$250.00	$250.00	$0.00	$750.00	$750.00	$0.00	$3,000.00
7070-1 - Pool Maintenance & Fees	$734.35	$735.00	$0.65	$6,719.46	$6,726.00	$6.54	$14,500.00
7080-1 - Insurance	$0.00	$0.00	$0.00	$6,334.00	$6,334.00	$0.00	$6,334.00
7090-1 - Office Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100.00
7100-1 - Dock Maintenance & Fees	$4,273.60	$4,274.00	$0.40	$4,273.60	$4,274.00	$0.40	$5,000.00
7110-1 - Pest Control Dock & Pool	$196.00	$196.00	$0.00	$588.00	$588.00	$0.00	$1,700.00
7120-1 - Licenses & Fees	$946.56	$950.00	$3.44	$946.56	$950.00	$3.44	$1,100.00
7130-1 - CPA & Attorney Fees	$0.00	$0.00	$0.00	$570.65	$600.00	$29.35	$600.00
7140-1 - Other Expense	$713.90	$0.00	($713.90)	$713.90	$0.00	($713.90)	$0.00
7150-1 - Seawall Maintenance	$2,008.99	$0.00	($2,008.99)	$2,008.99	$0.00	($2,008.99)	$0.00
7160-1 - Management Fees	$380.00	$380.00	$0.00	$1,140.00	$1,140.00	$0.00	$4,560.00
Total Operating Expense	$19,285.14	$13,155.00	($6,130.14)	$37,936.90	$31,856.00	($6,080.90)	$66,000.00
Total Expense	$19,285.14	$13,155.00	($6,130.14)	$37,936.90	$31,856.00	($6,080.90)	$66,000.00
Operating Net Income	($19,285.14)	($13,155.00)	($6,130.14)	$28,063.10	$34,144.00	($6,080.90)	$0.00
Net Income	($19,285.14)	($13,155.00)	($6,130.14)	$28,063.10	$34,144.00	($6,080.90)	$0.00

Chimney Point Estates
Accounts Receivable Aging Report
Period Through: 9/30/2026

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
		Totals:	$0.00	$0.00	$0.00	$0.00	$0.00
		Counts:	0	0	0	0	0
			$0.00	$0.00	$0.00	$0.00	$0.00

Chimney Point Estates
Accounts Payable Aging Report
Period Through: 9/30/2026

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
					Totals:	$0.00	$0.00	$0.00	$0.00	$0.00