Chimney Point Estates
Balance Sheet
8/31/2026

	Unit Operating
Assets	
CASH - OPERATING	
1010-1 - Central Bank Operating Fund *8048	$91,974.62
Total CASH - OPERATING	$91,974.62
ACCOUNTS RECEIVABLE	
2000-1 - Assessments Receivable	$6,000.00
Total ACCOUNTS RECEIVABLE	$6,000.00
Assets Total	$97,974.62

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	$47,348.24
Liabilities and Equity Total	$97,974.62

Chimney Point Estates
Budget Comparison Report - Unit Operating
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			7/1/2026 - 8/31/2026			
	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	$200.00	$200.00	$0.00	$555.00	$560.00	$5.00	$5,000.00
7020-1 - Electric	$317.00	$320.00	$3.00	$751.00	$760.00	$9.00	$4,106.00
7030-1 - Wave Break	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,000.00
7040-1 - Lawn Treatment/Maintenance	$1,402.00	$1,402.00	$0.00	$2,804.00	$2,804.00	$0.00	$16,000.00
7060-1 - Sprinkler System Management	$250.00	$250.00	$0.00	$500.00	$500.00	$0.00	$3,000.00
7070-1 - Pool Maintenance & Fees	$685.42	$690.00	$4.58	$5,985.11	$5,991.00	$5.89	$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	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00
7110-1 - Pest Control Dock & Pool	$196.00	$196.00	$0.00	$392.00	$392.00	$0.00	$1,700.00
7120-1 - Licenses & Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,100.00
7130-1 - CPA & Attorney Fees	$0.00	$0.00	$0.00	$570.65	$600.00	$29.35	$600.00
7160-1 - Management Fees	$380.00	$380.00	$0.00	$760.00	$760.00	$0.00	$4,560.00
Total Operating Expense	$3,430.42	$3,438.00	$7.58	$18,651.76	$18,701.00	$49.24	$66,000.00
Total Expense	$3,430.42	$3,438.00	$7.58	$18,651.76	$18,701.00	$49.24	$66,000.00
Operating Net Income	($3,430.42)	($3,438.00)	$7.58	$47,348.24	$47,299.00	$49.24	$0.00
Net Income	($3,430.42)	($3,438.00)	$7.58	$47,348.24	$47,299.00	$49.24	$0.00

Chimney Point Estates
Accounts Receivable Aging Report
Period Through: 8/31/2026

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
Unit 11	1K3000110	Primary	$6,000.00		$6,000.00		
		Totals:	$6,000.00	$0.00	$6,000.00	$0.00	$0.00
		Counts:	1	0	1	0	0
		Annual Operating Assessment:	$6,000.00	$0.00	$6,000.00	$0.00	$0.00
			$6,000.00	$0.00	$6,000.00	$0.00	$0.00

Chimney Point Estates
Accounts Payable Aging Report
Period Through: 8/31/2026

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