

Gateway Estates Park Condo Assoc.
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1105 · Bank of America Operating	367,532.83
1106 · Bank of America Reserves	102,125.93
1107 · BETTERMENT (RESERVES)	325,955.58
Total Checking/Savings	<u>795,614.34</u>
Accounts Receivable	
1215 Allowance for Bad Debts	225.00
11000 · 1210 Accounts Receivable	67,945.28
Total Accounts Receivable	<u>68,170.28</u>
Total Current Assets	<u>863,784.62</u>
Other Assets	
1220 PREPAID INSURANCE	18,380.48
Total Other Assets	<u>18,380.48</u>
TOTAL ASSETS	<u>882,165.10</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	800.00
Total Accounts Payable	<u>800.00</u>
Other Current Liabilities	
2080 Clubhouse Security Deposit	300.00
Total Other Current Liabilities	<u>300.00</u>
Total Current Liabilities	<u>1,100.00</u>
Total Liabilities	<u>1,100.00</u>
Equity	
2604 Interest Earned	26,001.61
30000 · Opening Balance Equity	388,378.94
32000 · 3331 Retained Earnings	424,881.20
Net Income	41,803.35
Total Equity	<u>881,065.10</u>
TOTAL LIABILITIES & EQUITY	<u>882,165.10</u>

Gateway Estates Park Condo Assoc.

Profit & Loss

January through March 2026

	Jan - Mar 26
Ordinary Income/Expense	
Income	
4500 Assessments Fees	115,884.00
4527 Gate Cards/Remotes/Keys	520.00
4541 Interest Income - Reserve	8.14
4564 RENTAL INCOME	100.00
4565 Other Misc Income	0.00
4600 Buyer/Tenant Fees	1,200.00
4515 Administrative Fee/Late Fee	150.00
Total Income	117,862.14
Gross Profit	117,862.14
Expense	
5501 Management Fee	10,656.00
5507 Bank Fees	42.00
5515 Licenses/Taxes/Fees	1,657.57
5530 Printing/Postage/Office	60.49
5556 Social Functions	45.62
5560 Website Setup & Maint	95.88
5605 Lawn Maintenance Contract	11,000.00
5625 Pool Service/Contract	900.00
5655 Security Gate Repairs	-150.00
5730 Lake Maintenance Contract	1,057.36
5740 Maintenance Supplies	1,590.65
5780 General Repairs & Maint.	2,522.04
5796 Gate Operations	1,669.74
5805 Background Checks	179.35
5807 Cable/Inter/Phones Comcast	4,382.03
5812 Gas & Mileage	75.02
5824 Office Expenses	119.00
5835 Security Cameras	1,545.00
7101 Electricity	2,725.99
7105 Water & Sewer	730.03
7125 Trash Removal	21,331.89
Insurance	
5810 D & O Insurance	2,621.96
Total Insurance	2,621.96
5510 Legal Fees	657.48
66000 Payroll Expenses	
5516 Payroll Taxes	1,371.95
5518 Processing Fee (Sure Payroll)	216.82
5601 Extra Hours Maintenance Labor	25.00
5901 Office Staff	3,060.00
5903 Maintenance Staff	5,869.92
Total 66000 Payroll Expenses	10,543.69
Total Expense	76,058.79
Net Ordinary Income	41,803.35
Net Income	41,803.35

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04/06/26

Accrual Basis

Gateway Estates Park Condo Assoc.

Profit & Loss

January 2026

	Jan 26
Ordinary Income/Expense	
Income	
4500 Assessments Fees	38,628.00
4527 Gate Cards/Remotes/Keys	30.00
4541 Interest Income - Reserve	2.69
4600 Buyer/Tenant Fees	750.00
Total Income	39,410.69
Gross Profit	39,410.69
Expense	
5501 Management Fee	3,552.00
5507 Bank Fees	13.50
5515 Licenses/Taxes/Fees	1,310.07
5556 Social Functions	45.62
5560 Website Setup & Maint	95.88
5605 Lawn Maintenance Contract	5,500.00
5730 Lake Maintenance Contract	704.92
5780 General Repairs & Maint.	326.62
5807 Cable/Inter/Phones Comcast	1,283.66
7101 Electricity	841.70
7125 Trash Removal	7,110.63
5510 Legal Fees	300.00
66000 Payroll Expenses	
5516 Payroll Taxes	458.90
5518 Processing Fee (Sure Payroll)	126.94
5601 Extra Hours Maintenance Labor	25.00
5901 Office Staff	1,020.00
5903 Maintenance Staff	1,956.64
Total 66000 Payroll Expenses	3,587.48
Total Expense	24,672.08
Net Ordinary Income	14,738.61
Net Income	14,738.61

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Gateway Estates Park Condo Assoc.

04/06/26

Profit & Loss

Accrual Basis

February 2026

	Feb 26
Ordinary Income/Expense	
Income	
4500 Assessments Fees	38,628.00
4527 Gate Cards/Remotes/Keys	150.00
4541 Interest Income - Reserve	2.43
4515 Administrative Fee/LateFee	150.00
Total Income	38,930.43
Gross Profit	38,930.43
Expense	
5501 Management Fee	3,552.00
5507 Bank Fees	15.00
5515 Licenses/Taxes/Fees	347.50
5530 Printing/Postage/Office	50.01
5605 Lawn Maintenance Contract	2,750.00
5625 Pool Service/Contract	450.00
5655 Security Gate Repairs	-150.00
5740 Maintenance Supplies	310.30
5780 General Repairs & Maint.	183.51
5796 Gate Operations	839.95
5805 Background Checks	-0.50
5807 Cable/Inter/Phones Comcast	1,460.73
5812 Gas & Mileage	55.01
5835 Security Cameras	1,545.00
7125 Trash Removal	7,110.63
5510 Legal Fees	297.48
66000 Payroll Expenses	
5516 Payroll Taxes	456.96
5518 Processing Fee (Sure Payroll)	44.94
5901 Office Staff	1,020.00
5903 Maintenance Staff	1,956.64
Total 66000 Payroll Expenses	3,478.54
Total Expense	22,295.16
Net Ordinary Income	16,635.27
Net Income	16,635.27

Profit & Loss

04/06/26

March 2026

Accrual Basis

	Mar 26
Ordinary Income/Expense	
Income	
4500 Assessments Fees	38,628.00
4527 Gate Cards/Remotes/Keys	340.00
4541 Interest Income - Reserve	3.02
4564 RENTAL INCOME	100.00
4565 Other Misc Income	0.00
4600 Buyer/Tenant Fees	450.00
Total Income	39,521.02
Gross Profit	39,521.02
Expense	
5501 Management Fee	3,552.00
5507 Bank Fees	13.50
5530 Printing/Postage/Office	10.48
5605 Lawn Maintenance Contract	2,750.00
5625 Pool Service/Contract	450.00
5730 Lake Maintenance Contract	352.44
5740 Maintenance Supplies	1,280.35
5780 General Repairs & Maint.	2,011.91
5796 Gate Operations	829.79
5805 Background Checks	179.85
5807 Cable/Inter/Phones Comcast	1,637.64
5812 Gas & Mileage	20.01
5824 Office Expenses	119.00
7101 Electricity	1,884.29
7105 Water & Sewer	730.03
7125 Trash Removal	7,110.63
Insurance	
5810 D & O Insurance	2,621.96
Total Insurance	2,621.96
5510 · Legal Fees	60.00
66000 · Payroll Expenses	
5516 · Payroll Taxes	456.09
5518 · Processing Fee (Sure Payroll)	44.94
5901 · Office Staff	1,020.00
5903 · Maintenance Staff	1,956.64
Total 66000 · Payroll Expenses	3,477.67
Total Expense	29,091.55
Net Ordinary Income	10,429.47
Net Income	10,429.47