



Stokesberry Owners Association
Balance Sheet
As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	9,018.90
Sign Fee Account	-3,567.89
Total Checking/Savings	5,451.01
Total Current Assets	5,451.01
TOTAL ASSETS	5,451.01
LIABILITIES & EQUITY	
Equity	
Retained Earnings	9,874.94
Net Income	-4,423.93
Total Equity	5,451.01
TOTAL LIABILITIES & EQUITY	5,451.01

Profit & Loss

January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Association Dues	
Association Set-Up Fee	400.00
Association Dues - Other	49,400.00
Total Association Dues	49,800.00
Sign Lease Fees	1,800.00
Total Income	51,600.00
Gross Profit	51,600.00
Expense	
Taxes	10.00
Bank Fees	
Bank Service Charges	24.00
Total Bank Fees	24.00
Uncategorized Expenses	0.00
Reconciliation Discrepancies	210.24
Administrative Expense	
Annual Meeting Expense	88.04
Liability Insurance	2,269.00
Total Administrative Expense	2,357.04
Professional Fees	
Managment Fee	10,200.00
Total Professional Fees	10,200.00
Utilities	
Garbage Services	11,252.11
Lighting & Pump Power Expense	2,077.44
City Water/Backup Irrigation	400.20
Total Utilities	13,729.75
Common Area Expense	
Digital Sign Operations	784.80
Berm Sign Repair & Maintenance	120.00
Enclosures & Cmmn Area Cleanup	600.00
Landscape Maintenance Contract	6,637.50
Extra Services	4,950.00
Irrigation Pump & Related	7,055.60
Sprinkler Repair & Maint	2,485.00
Parking Lot Maintenance	
Snow Removal	4,855.00
Sweeping	2,005.00
Total Parking Lot Maintenance	6,860.00
Total Common Area Expense	29,492.90
Total Expense	56,023.93
Net Ordinary Income	-4,423.93
Net Income	-4,423.93

Stokesberry Owners Association
Budget vs. Actual
January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Association Dues			
Association Set-Up Fee	\$400.00		
Association Dues - Other	\$49,400.00	\$49,400.00	\$0.00
Total Association Dues	\$49,800.00	\$49,400.00	\$400.00
Sign Lease Fees	\$1,800.00	\$1,800.00	\$0.00
Reimbursed Expenses	\$0.00	\$50.00	-\$50.00
Uncategorized Income	\$0.00	\$0.00	\$0.00
Total Income	\$51,600.00	\$51,250.00	\$350.00
Expense			
Taxes	\$10.00	\$10.00	\$0.00
Bank Fees			
Returned Check Service Fee	\$0.00	\$8.00	-\$8.00
Bank Service Charges	\$24.00	\$0.00	
Total Bank Fees	\$24.00	\$8.00	\$16.00
Uncategorized Expenses	\$0.00	\$0.00	\$0.00
Reconciliation Discrepancies	\$210.24	\$0.00	\$210.24
Administrative Expense			
Annual Meeting Expense	\$88.04	\$100.00	-\$11.96
Liability Insurance	\$2,269.00	\$1,060.00	\$1,209.00
Office Supplies	\$0.00	\$150.00	-\$150.00
Postage and Delivery	\$0.00	\$150.00	-\$150.00
Printing and Reproduction	\$0.00	\$50.00	-\$50.00
Total Administrative Expense	\$2,357.04	\$1,510.00	\$847.04
Professional Fees			
Managment Fee	\$10,200.00	\$10,200.00	\$0.00
Total Professional Fees	\$10,200.00	\$10,200.00	\$0.00
Utilities			
Garbage Services	\$11,252.11	\$10,264.08	\$988.03
Lighting & Pump Power Expense	\$2,077.44	\$1,981.55	\$95.89
City Water/Backup Irrigation	\$400.20	\$1,085.00	-\$684.80
Utilities - Other	\$0.00	\$0.00	\$0.00
Total Utilities	\$13,729.75	\$13,330.63	\$399.12
Common Area Expense			
Digital Sign Operations	\$784.80	\$500.00	\$284.80
Berm Sign Repair & Maintenance	\$120.00	\$2,000.00	-\$1,880.00
Enclosures & Cmmn Area Cleanu	\$600.00	\$1,200.00	-\$600.00
Landscape Maintenance Contract	\$6,637.50	\$6,637.50	\$0.00
Extra Services	\$4,950.00		
Concrete Repair	\$0.00	\$1,000.00	-\$1,000.00
Irrigation Pump & Related	\$7,055.60	\$1,000.00	\$6,055.60
Sprinkler Repair & Maint	\$2,485.00	\$600.00	\$1,885.00
Parking Lot Maintenance			
Parking Lot Repair & Seal-coa	\$0.00	\$0.00	\$0.00
Snow Removal	\$4,855.00	\$6,000.00	-\$1,145.00
Sweeping	\$2,005.00	\$1,620.00	\$385.00
Total Parking Lot Maintenance	\$6,860.00	\$7,620.00	-\$760.00
Total Common Area Expense	\$29,492.90	\$20,557.50	\$8,935.40
Total Expense	\$56,023.93	\$45,616.13	\$10,407.80
Net Income	-\$56,023.93	-\$45,616.13	-\$10,407.80

Stokesberry Owners Association
FY 2026 Budget

	<i>FY 26 Budget</i>
Ordinary Income/Expense	
Income	
Association Dues	
Association Dues - Other	\$49,400.00
Sign Lease Fees	\$1,800.00
Reimbursed Expenses	\$0.00
Uncategorized Income	\$0.00
Total Income	\$51,200.00
Expense	
Taxes	\$10.00
Bank Fees	
Returned Check Service Fee	\$0.00
Bank Service Charges	\$24.00
Uncategorized Expenses	\$0.00
Reconciliation Discrepancies	\$0.00
Administrative Expense	
Annual Meeting Expense	\$100.00
Liability Insurance	\$2,269.00
Office Supplies	\$150.00
Postage and Delivery	\$150.00
Printing and Reproduction	\$50.00
Professional Fees	
Managment Fee	\$11,100.00
Utilities	
Garbage Services	\$12,000.00
Lighting & Pump Power Expense	\$2,077.44
City Water/Backup Irrigation	\$400.20
Utilities - Other	\$0.00
Common Area Expense	
Digital Sign Operations	\$784.80
Berm Sign Repair & Maintenance	\$750.00
Enclosures & Cmmn Area Cleanup	\$600.00
Landscape Maintenance Contract	\$6,637.50
Extra Services	\$1,200.00
Concrete Repair	\$0.00
Irrigation Pump & Related	\$3,500.00
Sprinkler Repair & Maint	\$1,500.00
Parking Lot Maintenance	
Parking Lot Repair & Seal-coat	\$0.00
Snow Removal	\$3,000.00
Sweeping	\$1,800.00
Total Expense	\$48,102.94
Net Income	\$3,097.06

Profit & Loss

January 1 through July 15, 2026

	Jan 1 - Jul 15, 26
Ordinary Income/Expense	
Income	
Association Dues	37,050.00
Sign Lease Fees	450.00
Total Income	37,500.00
Gross Profit	37,500.00
Expense	
Taxes	10.00
Bank Fees	
Bank Service Charges	10.00
Total Bank Fees	10.00
Professional Fees	
Extra Services	170.00
Managment Fee	5,100.00
Total Professional Fees	5,270.00
Utilities	
Garbage Services	7,219.36
Lighting & Pump Power Expense	772.91
City Water/Backup Irrigation	-3.61
Total Utilities	7,988.66
Common Area Expense	
Enclosures & Cmmn Area Cleanup	800.00
Landscape Maintenance Contract	6,772.50
Irrigation Pump & Related	68.00
Sprinkler Repair & Maint	60.00
Parking Lot Maintenance	
Snow Removal	2,625.00
Sweeping	870.00
Total Parking Lot Maintenance	3,495.00
Total Common Area Expense	11,195.50
Total Expense	24,474.16
Net Ordinary Income	13,025.84
Net Income	13,025.84

Stokesberry Owners Association
Profit & Loss Budget vs. Actual
January 1 through July 15, 2026

	Jan 1 - Jul 15, 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Association Dues			
Finance Charges	0.00	0.00	0.00
Association Set-Up Fee	0.00	0.00	0.00
Returned Check Charges	0.00	0.00	0.00
Association Dues - Other	37,050.00	30,550.00	6,500.00
Total Association Dues	37,050.00	30,550.00	6,500.00
Miscellaneous Income	0.00	0.00	0.00
Sign Lease Fees	450.00	1,125.00	-675.00
Reserve Fees	0.00	0.00	0.00
Reimbursed Expenses	0.00	0.00	0.00
Returned Check Charge	0.00	0.00	0.00
Uncategorized Income	0.00	0.00	0.00
Total Income	37,500.00	31,675.00	5,825.00
Cost of Goods Sold			
50000 · Cost of Goods Sold	0.00	0.00	0.00
Total COGS	0.00	0.00	0.00
Gross Profit	37,500.00	31,675.00	5,825.00
Expense			
6800 · Bank Service Charges	0.00	0.00	0.00
Taxes	10.00	10.00	0.00
Bad Debt Write Off	0.00	0.00	0.00
Reconciliation Discrepancies -	0.00	0.00	0.00
Interest Expense			
6220 · Loan Interest	0.00	0.00	0.00
6375 · Mortgage	0.00	0.00	0.00
Interest Expense - Other	0.00	0.00	0.00
Total Interest Expense	0.00	0.00	0.00
Bank Fees			
Returned Check Service Fee	0.00	0.00	0.00
Bank Service Charges	10.00	6.00	4.00
Bank Fees - Other	0.00	0.00	0.00
Total Bank Fees	10.00	6.00	4.00
Uncategorized Expenses	0.00	0.00	0.00
Reconciliation Discrepancies	0.00	0.00	0.00
6210 · Finance Charge	0.00	0.00	0.00
6030 · Amortization Expense	0.00	0.00	0.00
6140 · Contributions	0.00	0.00	0.00
6150 · Depreciation Expense	0.00	0.00	0.00
6170 · Equipment Rental	0.00	0.00	0.00
6180 · Insurance			
6190 · Disability Insurance	0.00	0.00	0.00
6180 · Insurance - Other	0.00	0.00	0.00
Total 6180 · Insurance	0.00	0.00	0.00
6240 · Miscellaneous	0.00	0.00	0.00
Administrative Expense			
Annual Meeting Expense	0.00	100.00	-100.00
Checks & Deposit Slips	0.00	0.00	0.00
Liability Insurance	0.00	0.00	0.00
6160 · Dues and Subscriptions	0.00	0.00	0.00
Office Supplies	0.00	0.00	0.00
Postage and Delivery	0.00	0.00	0.00
Printing and Reproduction	0.00	0.00	0.00
Administrative Expense - Other	0.00	0.00	0.00
Total Administrative Expense	0.00	100.00	-100.00

Stokesberry Owners Association
Profit & Loss Budget vs. Actual
January 1 through July 15, 2026

	Jan 1 - Jul 15, 26	Budget	\$ Over Budget
6560 · Payroll Expenses	0.00	0.00	0.00
Professional Fees			
Extra Services	170.00	0.00	170.00
6650 · Accounting	0.00	0.00	0.00
6655 · Consulting	0.00	0.00	0.00
Legal Fees	0.00	0.00	0.00
Managment Fee	5,100.00	5,600.00	-500.00
Set Up Fee	0.00	0.00	0.00
Professional Fees - Other	0.00	0.00	0.00
Total Professional Fees	5,270.00	5,600.00	-330.00
Utilities			
Common Area Sprinkler Water	0.00	0.00	0.00
Garbage Services	7,219.36	5,711.91	1,507.45
Lighting & Pump Power Expense	772.91	911.06	-138.15
City Water/Backup Irrigation	-3.61	189.89	-193.50
Utilities - Other	0.00	0.00	0.00
Total Utilities	7,988.66	6,812.86	1,175.80
6670 · Program Expense	0.00	0.00	0.00
Common Area Expense			
Digital Sign Operations	0.00	0.00	0.00
Berm Sign Repair & Maintenance	0.00	0.00	0.00
Enclosures & Cmmn Area Cleanup	800.00	600.00	200.00
6310 · Building Repairs	0.00	0.00	0.00
Landscape Maintenance Contract	6,772.50	6,637.50	135.00
Common Lighting Repair & Maint	0.00	0.00	0.00
6320 · Computer Repairs	0.00	0.00	0.00
6330 · Equipment Repairs	0.00	0.00	0.00
Extra Services	0.00	650.00	-650.00
Concrete Repair	0.00	0.00	0.00
Irrigation Pump & Related	68.00	3,575.00	-3,507.00
Sprinkler Repair & Maint	60.00	2,000.00	-1,940.00
Landscape Replacement	0.00	0.00	0.00
Soil Aid, Flowers, Shrubs	0.00	0.00	0.00
Parking Lot Maintenance			
Parking Lot Repair & Seal-coat	0.00	0.00	0.00
Re-Striping	0.00	0.00	0.00
Snow Removal	2,625.00	1,600.00	1,025.00
Sweeping	870.00	975.00	-105.00
Parking Lot Maintenance - Other	0.00	0.00	0.00
Total Parking Lot Maintenance	3,495.00	2,575.00	920.00
Common Area Expense - Other	0.00	0.00	0.00
Total Common Area Expense	11,195.50	16,037.50	-4,842.00
6770 · Supplies			
6780 · Marketing	0.00	0.00	0.00
6790 · Office	0.00	0.00	0.00
6770 · Supplies - Other	0.00	0.00	0.00
Total 6770 · Supplies	0.00	0.00	0.00
6340 · Telephone	0.00	0.00	0.00
6350 · Travel & Ent			
6360 · Entertainment	0.00	0.00	0.00
6370 · Meals	0.00	0.00	0.00
6380 · Travel	0.00	0.00	0.00
6350 · Travel & Ent - Other	0.00	0.00	0.00
Total 6350 · Travel & Ent	0.00	0.00	0.00
Total Expense	24,474.16	28,566.36	-4,092.20
Net Ordinary Income	13,025.84	3,108.64	9,917.20
Other Income/Expense			

Stokesberry Owners Association
Profit & Loss Budget vs. Actual
 January 1 through July 15, 2026

	Jan 1 - Jul 15, 26	Budget	\$ Over Budget
Other Income			
7010 · Interest Income	0.00	0.00	0.00
7030 · Other Income	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Other Expense			
8010 · Other Expenses	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	13,025.84	3,108.64	9,917.20