

The Treetops at Ranger Point HOA, Inc.  
**Balance Sheet**  
 As of March 31, 2026

	Mar 31, 26	Feb 28, 26
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
Operating Bank Accounts		
10100 · Centennial Operating	60,879.32	62,197.75
10110 · Edward Jones CD	151,772.03	151,772.03
Total Operating Bank Accounts	212,651.35	213,969.78
Reserve Bank Accounts		
10106 · Centennial Reserve	186,272.10	184,331.38
Total Reserve Bank Accounts	186,272.10	184,331.38
Total Checking/Savings	398,923.45	398,301.16
Accounts Receivable		
11000 · Accounts Receivable	-6,204.89	-7,484.89
Total Accounts Receivable	-6,204.89	-7,484.89
Total Current Assets	392,718.56	390,816.27
<b>TOTAL ASSETS</b>	<b>392,718.56</b>	<b>390,816.27</b>
<b>LIABILITIES &amp; EQUITY</b>		
Equity		
30270 · Pooled Reserves	175,883.05	174,216.38
32000 · Retained Earnings	214,930.96	214,930.96
Net Income	1,904.55	1,668.93
Total Equity	392,718.56	390,816.27
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>392,718.56</b>	<b>390,816.27</b>

**The Treetops at Ranger Point HOA, Inc.**  
**Profit & Loss Budget Performance**  
**March 2026**

	Mar 26	Budget	Jan - Mar 26	YTD Budget	Annual Bud...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
40000 · Maintenance Fee Income	11,220.00	11,390.00	33,660.00	34,170.00	136,680.00
<b>Total Income</b>	11,220.00	11,390.00	33,660.00	34,170.00	136,680.00
<b>Gross Profit</b>	11,220.00	11,390.00	33,660.00	34,170.00	136,680.00
<b>Expense</b>					
<b>Insurance Expense</b>					
60434 · Prop/Liab/D&O/Crime	0.00	721.34	0.00	2,164.01	8,656.07
60437 · Workman's Comp	417.00	0.00	417.00	0.00	450.00
<b>Total Insurance Expense</b>	417.00	721.34	417.00	2,164.01	9,106.07
<b>Landscaping and Groundskeeping</b>					
60438 · Landscape Contract	4,613.51	4,157.93	13,840.53	12,473.74	49,895.11
60439 · Landscape Other	0.00	416.67	950.00	1,249.97	5,000.00
60463 · Bush Hog Mowing	0.00	0.00	0.00	0.00	1,000.00
<b>Total Landscaping and Groundskeeping</b>	4,613.51	4,574.60	14,790.53	13,723.71	55,895.11
<b>Pool</b>					
60420 · Cabana Cleaning	440.00	220.00	880.00	660.00	2,640.00
60440 · Pool Equipment and Maintenance	1,022.50	416.67	1,371.54	1,249.97	5,000.00
60441 · Pool Contract	297.92	295.83	893.76	887.53	3,550.00
60442 · Pool Furniture	0.00	0.00	0.00	0.00	500.00
60443 · Cabana Supplies	0.00	0.00	0.00	0.00	250.00
<b>Total Pool</b>	1,760.42	932.50	3,145.30	2,797.50	11,940.00
<b>Professional Fees</b>					
60410 · Legal	103.95	0.00	259.88	0.00	500.00
60411 · Office Expense	154.92		227.93		
60415 · License Fees	0.00	61.25	0.00	61.25	286.25
60450 · Property Management Fees	1,013.00	1,013.00	3,039.00	3,039.00	12,156.00
60470 · Bank Fees	0.00	0.00	135.00	0.00	150.00
60471 · Website	386.45	0.00	558.70	0.00	500.00
60477 · Reserve Study	0.00		1,650.00		
<b>Total Professional Fees</b>	1,658.32	1,074.25	5,870.51	3,100.25	13,592.25
<b>Repairs and Maintenance</b>					
60460 · Repairs and Maintenance General	0.00	1,250.00	646.64	3,750.00	15,000.00
60461 · Community Beautification	0.00	0.00	0.00	0.00	250.00
60462 · Retention Ponds	0.00	83.33	0.00	250.03	1,000.00
60472 · AC Service/Repair	0.00	0.00	0.00	0.00	100.00
60473 · Fire Extinguisher	0.00	0.00	0.00	0.00	100.00
<b>Total Repairs and Maintenance</b>	0.00	1,333.33	646.64	4,000.03	16,450.00
<b>Utilities</b>					
60430 · Electric	890.43	416.67	1,750.38	1,249.97	5,000.00
60480 · Water/Sewer	194.17	291.67	659.54	874.97	3,500.00
60485 · Internet	60.00	60.00	180.00	180.00	720.00
<b>Total Utilities</b>	1,144.60	768.34	2,589.92	2,304.94	9,220.00
60490 · Real Estate Tax	0.00	0.00	0.00	0.00	400.00
66500 · Postage and Delivery	0.00	16.67	89.10	49.97	200.00
<b>Total Expense</b>	9,593.85	9,421.03	27,549.00	28,140.41	116,803.43
<b>Net Ordinary Income</b>	1,626.15	1,968.97	6,111.00	6,029.59	19,876.57

**The Treetops at Ranger Point HOA, Inc.**  
**Profit & Loss Budget Performance**  
**March 2026**

	<u>Mar 26</u>	<u>Budget</u>	<u>Jan - Mar 26</u>	<u>YTD Budget</u>	<u>Annual Bud...</u>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>Interest Income</b>					
80315 · Operating Interest	2.09	1.67	6.05	4.97	20.00
80317 · Reserve Interest	274.05	291.67	787.51	874.97	3,500.00
<b>Total Interest Income</b>	<u>276.14</u>	<u>293.34</u>	<u>793.56</u>	<u>879.94</u>	<u>3,520.00</u>
<b>Total Other Income</b>	<u>276.14</u>	<u>293.34</u>	<u>793.56</u>	<u>879.94</u>	<u>3,520.00</u>
<b>Other Expense</b>					
60500 · Bad Debt	0.00	0.00	0.00	0.00	3,396.57
80495 · Reserve Expense	1,666.67	1,666.67	5,000.01	5,000.01	20,000.04
<b>Total Other Expense</b>	<u>1,666.67</u>	<u>1,666.67</u>	<u>5,000.01</u>	<u>5,000.01</u>	<u>23,396.61</u>
<b>Net Other Income</b>	<u>-1,390.53</u>	<u>-1,373.33</u>	<u>-4,206.45</u>	<u>-4,120.07</u>	<u>-19,876.61</u>
<b>Net Income</b>	<u><u>235.62</u></u>	<u><u>595.64</u></u>	<u><u>1,904.55</u></u>	<u><u>1,909.52</u></u>	<u><u>-0.04</u></u>

# The Treetops at Ranger Point HOA, Inc.

## Customer Balance Summary

As of March 31, 2026

	Mar 31, 26	
01	-1,530.00	
02	-1,530.00	
*03	170.00	-1
10	-170.00	
*12	170.00	
14	-510.00	
17	-1,630.00	
22	-1,729.00	
23	3,480.00	- w/Atty
24	-170.00	
26	-340.00	
27	4,250.00	- w/Atty
28	170.00	
29	170.00	
30	-174.00	
32	-170.00	
34	-170.00	
35	-170.00	
36	-325.00	
37	520.00	- w/Atty
38	-1,565.00	
39	170.00	- 4/13 mailed start
40	-170.00	
45	-1,530.00	
46	-1,530.00	
47	-320.00	
51	-170.00	
52	510.00	- ck lost in mail
57	-20.00	
59	-36.89	sbnsing replment ck.
64	-170.00	
66	10.00	
67	-1,530.00	
LocamHomes35	10.00	
Shrout54	-5.00	
TOP2BOTTOM41	-170.00	
<b>TOTAL</b>	<b>-6,204.89</b>	

\*03, 12 - Emailed stats/missing / no. PAYMENT

The Treetops at Ranger Point HOA, Inc.

Expenses by Vendor Detail

March 2026

04/13/26

Accrual Basis

Type	Date	Num	Memo	Account	Cir	Split	Amount	Balance
<b>A-1 Commercial Grade Cleaning LLC</b>								
Bill	03/18/2026	14489...	Service for Ja...	60420 · Cabana Cle...		20000 · Accou...	440.00	440.00
Total A-1 Commercial Grade Cleaning LLC							440.00	440.00
<b>Comcast</b>								
Bill	03/20/2026		Mo Svc	60485 · Internet		20000 · Accou...	60.00	60.00
Total Comcast							60.00	60.00
<b>Construction Dimensions, Inc.</b>								
Bill	03/13/2026		Deposit	60440 · Pool Equip...		20000 · Accou...	1,000.00	1,000.00
Total Construction Dimensions, Inc.							1,000.00	1,000.00
<b>El Jobean Water Association, Inc.</b>								
Bill	03/26/2026	00138	1/27/26-2/27/26	60480 · Water/Sewer		20000 · Accou...	81.57	81.57
Total El Jobean Water Association, Inc.							81.57	81.57
<b>FPL 37988-37021</b>								
Bill	03/01/2026	37988...	1/16/26-2/16/26	60430 · Electric		20000 · Accou...	547.75	547.75
Bill	03/30/2026	37988...	2/18/26-3/19/26	60430 · Electric		20000 · Accou...	342.68	890.43
Total FPL 37988-37021							890.43	890.43
<b>Goldman Tiseo Sturges</b>								
Bill	03/31/2026	55816	Corresponden...	60410 · Legal		20000 · Accou...	103.95	103.95
Total Goldman Tiseo Sturges							103.95	103.95
<b>Jerry Hite</b>								
Bill	03/31/2026	031726	Web hosting ...	60471 · Website		20000 · Accou...	386.45	386.45
Total Jerry Hite							386.45	386.45
<b>KAST Pool Company</b>								
Bill	03/17/2026	91334...	March service	60441 · Pool Contract		20000 · Accou...	297.92	297.92
Total KAST Pool Company							297.92	297.92
<b>Louis Alvarez</b>								
Bill	03/18/2026		Reimb... thermom...	60440 · Pool Equip...		20000 · Accou...	22.50	22.50
Total Louis Alvarez							22.50	22.50
<b>Palmer Property Management</b>								
Bill	03/01/2026		Monthly Mana...	60450 · Property Ma...		20000 · Accou...	1,013.00	1,013.00
Total Palmer Property Management							1,013.00	1,013.00
<b>Premier Landscape Management</b>								
Bill	03/17/2026	8158	contract rene...	60438 · Landscape ...		20000 · Accou...	4,613.51	4,613.51
Total Premier Landscape Management							4,613.51	4,613.51
<b>Riverwood CDD 23-10-0552-1-1</b>								
Bill	03/11/2026	0552-...	Svc 01/10/26-...	60480 · Water/Sewer		20000 · Accou...	56.30	56.30
Total Riverwood CDD 23-10-0552-1-1							56.30	56.30
<b>Riverwood CDD 23-10-0558-1-5</b>								
Bill	03/11/2026	0558-...	Svc 01/10/26-...	60480 · Water/Sewer		20000 · Accou...	56.30	56.30
Total Riverwood CDD 23-10-0558-1-5							56.30	56.30
<b>Royce Schumucker</b>								
Bill	03/18/2026	030526	HP Toner Car...	60411 · Office Expe...		20000 · Accou...	154.92	154.92
Total Royce Schumucker							154.92	154.92
<b>Zenith Insurance</b>								
Bill	03/26/2026	DP07...	Renewal 04/1...	60437 · Workman's ...		20000 · Accou...	417.00	417.00
Total Zenith Insurance							417.00	417.00
<b>TOTAL</b>							<b>9,593.85</b>	<b>9,593.85</b>