

**Garden Court Townhouse Assoc.**  
**Balance Sheet**  
As of January 31, 2026

Accrual Basis

	Jan 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Reserve Deposits</b>	
1108 · US Bank MM 2692	214,129.93
1182 · 1st Community CD	78,990.99
	293,120.92
1101 · Old National Bank #6065	190,125.92
1130 · Accrued Interest Receivable	147.69
	483,394.53
<b>Accounts Receivable</b>	
1160 · Accounts Receivable	79,348.40
	79,348.40
<b>Other Current Assets</b>	
<b>Prepaid Expenses</b>	
1170 · Prepaid Property Insurance	813.43
1171 · Prepaid State Income Tax	434.00
1172 · Prepaid Federal Income Tax	849.00
	2,096.43
<b>Total Other Current Assets</b>	2,096.43
<b>Total Current Assets</b>	564,839.36
<b>Fixed Assets</b>	
1405 · Project Improvement	1,353,265.80
1451 · Project Improve Depreciation	(477,730.00)
	875,535.80
<b>TOTAL ASSETS</b>	1,440,375.16
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
1200 · Accounts Payable	66.91
	66.91
<b>Total Accounts Payable</b>	66.91

**Garden Court Townhouse Assoc.**  
**Balance Sheet**  
As of January 31, 2026

Accrual Basis

	<u>Jan 31, 26</u>
<b>Other Current Liabilities</b>	
1205 · Prepaid Assessments	17,830.45
1207 · Accrued Interest Expense	2,101.51
1208 · Clubhouse Security Deposits	1,545.00
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<b>Total Other Current Liabilities</b>	21,476.96
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<b>Total Current Liabilities</b>	21,543.87
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<b>Total Liabilities</b>	21,543.87
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<b>Equity</b>	
3000 · Homeowners Equity	1,062,225.57
30000 · Opening Balance Equity	94,812.87
3007 · Reserves	255,013.91
Net Income	6,778.94
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<b>Total Equity</b>	1,418,831.29
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,440,375.16</b>
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**Garden Court Townhouse Assoc.  
Profit & Loss Budget Performance**

January 2026

Accrual Basis

	Jan 26	Budget	\$ Over Budget	Jan 26	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 · Assessment Income	26,400.00	26,160.37	239.63	26,400.00	26,160.37	239.63	313,924.00
4008 · Interest Income	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
4010 · Late Fees	1,000.00	650.00	350.00	1,000.00	650.00	350.00	7,800.00
4015 · Miscellaneous Income	1,175.00	0.00	1,175.00	1,175.00	0.00	1,175.00	0.00
4025 · Clubhouse Rental	0.00	150.00	(150.00)	0.00	150.00	(150.00)	500.00
<b>Total Income</b>	<b>28,575.00</b>	<b>26,985.37</b>	<b>1,589.63</b>	<b>28,575.00</b>	<b>26,985.37</b>	<b>1,589.63</b>	<b>322,524.00</b>
<b>Expense</b>							
<b>Administrative Expenses</b>							
5077 · Write-off	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
5080 · Management Fee	1,739.17	1,774.13	(34.96)	1,739.17	1,774.13	(34.96)	21,290.00
5081 · Audit & Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	450.00
5082 · Insurance	299.00	425.00	(126.00)	299.00	425.00	(126.00)	5,100.00
5084 · Legal - General	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
5085 · Legal-Collections	(684.31)	166.63	(850.94)	(684.31)	166.63	(850.94)	2,000.00
5086 · Recording Secretary	120.00	120.00	0.00	120.00	120.00	0.00	1,440.00
5095 · Postage & Supplies	72.88	108.37	(35.49)	72.88	108.37	(35.49)	1,300.00
5096 · Printing/Miscellaneous Admin	73.22	216.63	(143.41)	73.22	216.63	(143.41)	2,600.00
<b>Total Administrative Expenses</b>	<b>1,619.96</b>	<b>2,935.76</b>	<b>(1,315.80)</b>	<b>1,619.96</b>	<b>2,935.76</b>	<b>(1,315.80)</b>	<b>49,680.00</b>
<b>Utilities</b>							
5040 · Electricity - Street Lights	100.97	100.00	0.97	100.97	100.00	0.97	1,200.00
<b>Total Utilities</b>	<b>100.97</b>	<b>100.00</b>	<b>0.97</b>	<b>100.97</b>	<b>100.00</b>	<b>0.97</b>	<b>1,200.00</b>
<b>Repair and Maintenance</b>							
5064 · Concrete	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
5065 · Plumbing	0.00	85.00	(85.00)	0.00	85.00	(85.00)	1,020.00
5067 · Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5068 · General Repairs	1,778.94	2,000.00	(221.06)	1,778.94	2,000.00	(221.06)	41,580.00
5069 · Roof Repairs	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00
<b>Total Repair and Maintenance</b>	<b>1,778.94</b>	<b>3,085.00</b>	<b>(1,306.06)</b>	<b>1,778.94</b>	<b>3,085.00</b>	<b>(1,306.06)</b>	<b>67,600.00</b>
<b>Clubhouse and Pool</b>							
5010 · Clubhouse Repairs	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
5011 · Clubhouse Janitorial	550.00	116.63	433.37	550.00	116.63	433.37	1,400.00
5012 · Clubhouse Supplies	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
5013 · Social Committee	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
5016 · Electricity - Pool/Clubhouse	163.92	150.00	13.92	163.92	150.00	13.92	1,800.00
5017 · Water/Sewer - Pool/Clubhouse	25.00	25.00	0.00	25.00	25.00	0.00	300.00
5018 · Gas - Pool/Clubhouse	441.77	428.57	13.20	441.77	428.57	13.20	3,000.00
5019 · Telephone - Pool/Clubhouse	303.50	250.00	53.50	303.50	250.00	53.50	3,000.00
<b>Total Clubhouse and Pool</b>	<b>1,484.19</b>	<b>1,353.57</b>	<b>130.62</b>	<b>1,484.19</b>	<b>1,353.57</b>	<b>130.62</b>	<b>14,100.00</b>

**Garden Court Townhouse Assoc.  
Profit & Loss Budget Performance**

January 2026

Accrual Basis

	Jan 26	Budget	\$ Over Budget	Jan 26	YTD Budget	\$ Over Budget	Annual Budget
<b>Grounds Maintenance</b>							
5000 · Landscape Contract	2,475.00	0.00	2,475.00	2,475.00	0.00	2,475.00	49,800.00
5001 · Landscape Replacement	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
5002 · Trim Large Trees	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
5005 · Snow Removal	6,700.00	6,700.00	0.00	6,700.00	6,700.00	0.00	33,500.00
<b>Total Grounds Maintenance</b>	9,175.00	6,700.00	2,475.00	9,175.00	6,700.00	2,475.00	98,300.00
<b>Reserve Funding</b>							
7000 · Reserve Funding	7,637.00	7,637.00	0.00	7,637.00	7,637.00	0.00	91,644.00
<b>Total Reserve Funding</b>	7,637.00	7,637.00	0.00	7,637.00	7,637.00	0.00	91,644.00
<b>Total Expense</b>	21,796.06	21,811.33	(15.27)	21,796.06	21,811.33	(15.27)	322,524.00
<b>Net Income</b>	<b>6,778.94</b>	<b>5,174.04</b>	<b>1,604.90</b>	<b>6,778.94</b>	<b>5,174.04</b>	<b>1,604.90</b>	<b>0.00</b>