0365 Wynbrooke HOA, Inc.
Balance Sheet
10/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
Murrells Inlet SC 29576

FirstService Residential SC

Account #	Description	Operating	Reserves	Special Project	Totals
	ASSETS				
	Cash				
100	Alliance Operating	$ 13,406.78	$ 0.00	$ 0.00	$ 13,406.78
118	Popular Bank MMKT-For Loan	103,105.34	0.00	0.00	103,105.34
119	Popular Loan Proceeds Account	10,000.00	0.00	0.00	10,000.00
12015	Webster Bank Reserve MMkt	0.00	248,990.62	0.00	248,990.62
12066	Encore CD - Reserves	0.00	247,352.46	0.00	247,352.46
1335	Alliance Reserve Money Market	0.00	131,819.98	0.00	131,819.98
1335-EBT	Enterprise Bank Reserve	0.00	203,401.14	0.00	203,401.14
1335-MS	Morgan Stanley Reserve	0.00	111,138.12	0.00	111,138.12
133701	Conway Bank - CD	0.00	156,000.00	0.00	156,000.00
	Total Cash	**$ 126,512.12**	**$ 1,098,702.32**	**$ 0.00**	**$ 1,225,214.44**
	Accounts Receivable				
1100	A/R - Owner Assessment	$ 14,369.59	$ 0.00	$ 0.00	$ 14,369.59
1105	A/R - Int./Late Charges	1,065.02	0.00	0.00	1,065.02
1106	A/R - Admin Fees	882.32	0.00	0.00	882.32
1115	A/R - Other Due from Owners	1,090.65	0.00	0.00	1,090.65
	Accounts Receivable	**$ 17,407.58**	**$ 0.00**	**$ 0.00**	**$ 17,407.58**
1120	Allowance for Uncollectible Accts	$ (36,635.20)	$ 0.00	$ 0.00	$ (36,635.20)
	Total Accounts Receivable	**$ (19,227.62)**	**$ 0.00**	**$ 0.00**	**$ (19,227.62)**
	Other Assets				
1117	AR Receivables- FSR	$ 3,560.93	$ 0.00	$ 0.00	$ 3,560.93
1121	A/R - Miscellaneous	300.00	0.00	0.00	300.00
1134	Prepaid Insurance	168,885.90	0.00	0.00	168,885.90
1135	Prepaid Expenses	27,137.00	0.00	0.00	27,137.00
1420	Due from Operating	0.00	19,000.00	0.00	19,000.00
	Total Other Assets	**$ 199,883.83**	**$ 19,000.00**	**$ 0.00**	**$ 218,883.83**
	TOTAL ASSETS	**$ 307,168.33**	**$ 1,117,702.32**	**$ 0.00**	**$ 1,424,870.65**
	LIABILITIES & EQUITY				
2000	Prepaid Owners	$ 55,190.80	$ 0.00	$ 0.00	$ 55,190.80
2010	Refund Payable	330.00	0.00	0.00	330.00
2027	Pool Key Deposits	50.00	0.00	0.00	50.00
2030	Accounts Payable	12,800.00	0.00	0.00	12,800.00
2050	Accrued Expenses	12,468.00	0.00	0.00	12,468.00
2060	Due to Reserves	19,000.00	0.00	0.00	19,000.00
2070	Admin Fees Payable	(245.63)	0.00	0.00	(245.63)
20850	Loan Payable Popular Bank	381,979.28	0.00	0.00	381,979.28
2110	Insurance Payable	108,091.36	0.00	0.00	108,091.36
2125	Notes Payable - CNB	95,565.64	0.00	0.00	95,565.64
22073	Ins Claim Payable	(129.00)	0.00	0.00	(129.00)
	Total Liabilities	**$ 685,100.45**	**$ 0.00**	**$ 0.00**	**$ 685,100.45**
	EQUITY				
3600	Owners Equity - Operating	$ (351,378.73)	$ 0.00	$ 0.00	$ (351,378.73)
3700	Owners Equity - Reserves	0.00	930,736.62	0.00	930,736.62
	Net Income/(Loss)	(26,553.39)	186,965.70	0.00	160,412.31
	TOTAL EQUITY	**$ (377,932.12)**	**$ 1,117,702.32**	**$ 0.00**	**$ 739,770.20**
	TOTAL LIABILITIES & EQUITY	**$ 307,168.33**	**$ 1,117,702.32**	**$ 0.00**	**$ 1,424,870.65**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
100	Alliance Operating	$ 13,407	$ 3,083	$ 10,324
1100	A/R - Owner Assessment	14,370	15,579	(1,210)
1104	A/R - Insurance Assess	0	50	(50)
1105	A/R - Int./Late Charges	1,065	1,122	(57)
1106	A/R - Admin Fees	882	1,015	(133)
1115	A/R - Other Due from Owners	1,091	2,696	(1,605)
1117	AR Receivables- FSR	3,561	3,561	0
1120	Allowance for Uncollectible Accts	(36,635)	(36,635)	0
1121	A/R - Miscellaneous	300	300	0
1134	Prepaid Insurance	168,886	211,107	(42,221)
1135	Prepaid Expenses	27,137	27,137	0
118	Popular Bank MMKT-For Loan	103,105	103,075	31
119	Popular Loan Proceeds Account	10,000	10,000	0
	TOTAL ASSETS	**$ 307,168**	**$ 342,089**	**$ (34,920)**
	LIABILITIES & EQUITY			
2000	Prepaid Owners	$ 55,191	$ 56,593	$ (1,402)
2010	Refund Payable	330	330	0
2027	Pool Key Deposits	50	50	0
2030	Accounts Payable	12,800	0	12,800
2050	Accrued Expenses	12,468	12,718	(250)
2060	Due to Reserves	19,000	12,000	7,000
2070	Admin Fees Payable	(246)	239	(485)
20850	Loan Payable Popular Bank	381,979	394,697	(12,718)
2110	Insurance Payable	108,091	150,315	(42,224)
2112	Income Tax Payable	0	(32)	32
2125	Notes Payable - CNB	95,566	96,062	(497)
22073	Ins Claim Payable	(129)	(129)	0
	TOTAL LIABILITIES	**$ 685,100**	**$ 722,845**	**$ (37,744)**
	EQUITY			
3600	Owners Equity - Operating	$ (351,379)	$ (351,379)	$ 0
	Net Income/(Loss)	(26,553)	(29,377)	2,824
	TOTAL EQUITY	**$ (377,932)**	**$ (380,756)**	**$ 2,824**
	TOTAL LIABILITIES AND EQUITY	**$ 307,168**	**$ 342,089**	**$ (34,920)**

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
	ASSETS			
12015	Webster Bank Reserve MMkt	$ 248,991	$ 248,208	$ 783
12066	Encore CD - Reserves	247,352	247,352	0
133701	Conway Bank - CD	156,000	156,000	0
1335	Alliance Reserve Money Market	131,820	119,773	12,047
1335-EBT	Enterprise Bank Reserve	203,401	202,785	617
1335-MS	Morgan Stanley Reserve	111,138	110,741	397
1420	Due from Operating	19,000	12,000	7,000
	TOTAL ASSETS	**$ 1,117,702**	**$ 1,096,859**	**$ 20,843**
	EQUITY			
3700	Owners Equity-Rsrv	$ 930,737	$ 930,737	$ 0
	Net Income/(Loss)	186,966	166,122	20,843
	TOTAL EQUITY	**$ 1,117,702**	**$ 1,096,859**	**$ 20,843**
	TOTAL LIABILITIES AND EQUITY	**$ 1,117,702**	**$ 1,096,859**	**$ 20,843**

0365 Wynbrooke HOA, Inc.
Operating Income Statement
10/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
Murrells Inlet SC 29576

FirstService Residential SC

	Description	Current Period Actual	Current Period Budget	Variance	Year To Date Actual	Year To Date Budget	Variance	Yearly Budget
	INCOME							
4001	Regular Assessments	$ 128,375	$ 128,407	$ (32)	$ 1,283,194	$ 1,284,070	$ (876)	$ 1,540,880
4002	Reserve Funding	(18,883)	(18,883)	0	(188,830)	(188,830)	0	(226,596)
4011	Insurance Assessment Income	50	4,013	(3,963)	49,700	40,130	9,570	48,150
4026	Interest Late Charge	100	125	(25)	1,490	1,250	240	1,500
4027	Late Fees/NSF Fees	85	125	(40)	2,870	1,250	1,620	1,500
4029	Fines/Violations	(1,300)	250	(1,550)	6,525	2,500	4,025	3,000
4034	Working Capital Fee	2,000	3,333	(1,333)	34,000	33,330	670	40,000
4049	Pool Membership Income	0	42	(42)	0	420	(420)	500
4059	Decal/Bar Code/Key Fob Income	0	17	(17)	135	170	(35)	200
4120	Interest Income-Operating	32	33	(1)	317	330	(13)	400
4199	Miscellaneous Income	114	0	114	114	0	114	0
	Total Income	$ 110,573	$ 117,462	$ (6,889)	$ 1,189,515	$ 1,174,620	$ 14,895	$ 1,409,534
	EXPENSES							
	General & Administrative							
5000	General & Administrative	$ 1,266	$ 224	$ (1,042)	$ 6,873	$ 2,240	$ (4,633)	$ 2,689
5001	Office Supplies & Expenses	400	42	(358)	2,857	420	(2,437)	500
5009	Board Meeting Expense	300	458	158	750	4,580	3,830	5,500
5017	Management Services	3,974	3,974	0	40,085	39,740	(345)	47,688
5018	Architectural Services	45	0	(45)	45	0	(45)	0
5021	Audit/Tax Preparation Services	0	0	0	0	0	0	2,500
5023	Insurance Expense	42,221	46,663	4,442	461,006	466,630	5,624	559,960
5035	Interest Expense	1,515	2,504	989	17,529	25,040	7,511	30,045
5037	Taxes	8,434	125	(8,309)	8,434	1,250	(7,184)	1,500
5015	Legal Services	1,025	417	(608)	2,205	4,170	1,965	5,000
	Total General & Administrative	$ 59,180	$ 54,407	$ (4,773)	$ 539,784	$ 544,070	$ 4,286	$ 655,382
	Repairs & Maintenance							
6000	General Maintenance	$ 1,255	$ 417	$ (838)	$ 22,181	$ 4,170	$ (18,011)	$ 5,000
6008	Lightning Strike Expense	0	0	0	14,219	0	(14,219)	0
6010	Road Repairs - Hwy 17	0	99	99	0	990	990	1,184
6011	Power Washing	0	0	0	17,334	14,000	(3,334)	14,000
6024	Roofing Repairs	304	833	529	13,879	8,330	(5,549)	10,000
6026	Roofing Contract	0	1,963	1,963	22,293	19,630	(2,663)	23,550
6028	Storm Damage	0	237	237	0	2,370	2,370	2,838
6037	Pest & Nuisance Control	0	333	333	3,702	3,330	(372)	4,000
6039	Termite Bond	0	2,731	2,731	36,878	27,310	(9,568)	32,775
6108	Painting	0	2,896	2,896	39,197	28,960	(10,237)	34,757
6113	Siding Repairs	0	250	250	3,330	2,500	(830)	3,000
6150	Irrigation Expense	467	1,083	616	9,636	10,830	1,194	13,000
6151	Landscape Contract	12,800	12,800	0	128,000	128,000	0	153,600
6152	Landscape Maint	158	667	510	1,017	6,670	5,654	8,000
6158	Tree Maintenance	0	1,667	1,667	13,163	16,670	3,508	20,000
6159	Lake & Pond Contract	2,636	739	(1,897)	13,514	7,390	(6,124)	8,868
6916	Mulch	0	2,083	2,083	32,000	20,830	(11,170)	25,000
	Total Repairs & Maintenance	$ 17,619	$ 28,798	$ 11,179	$ 370,341	$ 301,980	$ (68,361)	$ 359,572
	Pool Expenses							
6400	Pool Cleaning Contract	$ 907	$ 950	$ 43	$ 9,070	$ 9,500	$ 430	$ 11,400
6403	Pool Supplies	412	875	463	9,544	8,750	(794)	10,500
6405	Pool Repairs & Maintenance	0	50	50	3,080	500	(2,580)	600
6407	Pool Access Coggin	141	42	(99)	669	420	(249)	500
	Total Pool Expenses	$ 1,459	$ 1,917	$ 458	$ 22,363	$ 19,170	$ (3,193)	$ 23,000
	Utilities							
7951	Electric	$ 2,892	$ 2,750	$ (142)	$ 26,640	$ 27,500	$ 860	$ 33,000
7953	Water & Sewer	11,762	10,750	(1,012)	114,991	107,500	(7,491)	129,000
7957	Trash Removal	5,717	5,417	(300)	54,915	54,170	(745)	65,000
7963	Cable TV	9,120	8,465	(655)	87,033	84,650	(2,383)	101,580
	Total Utilities	$ 29,490	$ 27,382	$ (2,108)	$ 283,580	$ 273,820	$ (9,760)	$ 328,580
	Other Expenses							

c/o FirstService Residential
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FirstService Residential SC

	Description	Current Period Actual	Current Period Budget	Variance	Year To Date Actual	Year To Date Budget	Variance	Yearly Budget
8017	Line of Credit Repayment CNB	$ 0	$ 3,583	$ 3,583	$ 0	$ 35,830	$ 35,830	$ 43,000
	Total Other Expenses	$ 0	$ 3,583	$ 3,583	$ 0	$ 35,830	$ 35,830	$ 43,000
	Total Expenses	**$ 107,749**	**$ 116,087**	**$ 8,338**	**$ 1,216,068**	**$ 1,174,870**	**$ (41,198)**	**$ 1,409,534**
	NET INCOME/(LOSS)	**$ 2,824**	**$ 1,375**	**$ 1,449**	**$ (26,553)**	**$ (250)**	**$ (26,303)**	**$ 0**

0365 Wynbrooke HOA, Inc.
Comparative Monthly Actual Report
10/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
Murrells Inlet SC 29576

FirstService Residential SC

	Descriptions Account	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Yearly 2025
	INCOME													
4001	Regular Assessments	$ 128,375	$ 127,819	$ 128,375	$ 128,375	$ 128,375	$ 128,375	$ 128,375	$ 128,375	$ 128,375	$ 128,375	$ 128,407	$ 128,403	$ 1,540,004
4002	Reserve Funding	(18,883)	(18,883)	(18,883)	(18,883)	(18,883)	(18,883)	(18,883)	(18,883)	(18,883)	(18,883)	(18,883)	(18,883)	(226,596)
4011	Insurance Assessment Inco	16,550	16,500	15,850	50	50	50	500	50	50	50	4,013	4,007	57,720
4026	Interest Late Charge	206	(146)	243	252	259	165	161	124	126	100	125	125	1,740
4027	Late Fees/NSF Fees	360	(170)	325	370	335	435	290	365	475	85	125	125	3,120
4029	Fines/Violations	100	1,650	125	75	200	350	10,725	(5,025)	(375)	(1,300)	250	250	7,025
4034	Working Capital Fee	4,000	4,000	2,000	0	4,000	0	8,000	4,000	6,000	2,000	3,333	3,337	40,670
4049	Pool Membership Income	0	0	0	0	0	0	0	0	0	0	42	38	80
4059	Decal/Bar Code/Key Fob In	0	0	0	0	25	10	0	100	0	0	17	13	165
4120	Interest Income-Operating	32	31	33	32	32	32	31	29	33	32	33	37	387
4199	Miscellaneous Income	0	0	0	0	0	0	0	0	0	114	0	0	114
	Total Income	$ 130,741	$ 130,800	$ 128,069	$ 110,271	$ 114,393	$ 110,534	$ 129,199	$ 109,135	$ 115,800	$ 110,573	$ 117,462	$ 117,452	$ 1,424,429
	EXPENSES													
	General & Administrative													
5000	General & Administrative	$ 3,556	$ 19	$ 76	$ 1,752	$ 137	$ 2	$ 20	$ 0	$ 45	$ 1,266	$ 224	$ 225	$ 7,322
5001	Office Supplies & Expense	191	162	503	0	0	437	705	107	352	400	42	38	2,937
5009	Board Meeting Expense	0	0	300	0	0	0	150	0	0	300	458	462	1,670
5017	Management Services	4,199	3,974	3,974	4,094	3,974	3,974	3,974	3,974	3,974	3,974	3,974	3,974	48,033
5018	Architectural Services	0	0	0	0	45	0	0	0	(45)	45	0	0	45
5021	Audit/Tax Preparation Ser	0	0	0	0	0	0	0	0	0	0	2,500	0	2,500
5023	Insurance Expense	60,130	60,130	42,221	42,221	42,221	42,221	45,196	42,221	42,221	42,221	46,663	46,667	554,336
5035	Interest Expense	2,009	1,961	1,729	1,864	1,753	1,762	1,659	1,663	1,613	1,515	2,504	2,501	22,534
5037	Taxes	0	0	0	0	0	0	0	0	0	8,434	125	125	8,684
5015	Legal Services	260	(980)	1,005	150	0	295	0	0	450	1,025	417	413	3,035
	Total General & Administr	$ 70,345	$ 65,264	$ 49,808	$ 50,081	$ 48,131	$ 48,692	$ 51,705	$ 47,966	$ 48,611	$ 59,180	$ 56,907	$ 54,405	$ 651,096
	Repairs & Maintenance													
6000	General Maintenance	$ 1,413	$ 142	$ 4,357	$ 0	$ 0	$ 483	$ 459	$ 277	$ 13,796	$ 1,255	$ 417	$ 413	$ 23,011
6008	Lightning Strike Expense	0	0	0	0	0	0	0	0	14,219	0	0	0	14,219
6010	Road Repairs - Hwy 17	0	0	0	0	0	0	0	0	0	0	99	95	194
6011	Power Washing	0	0	0	0	0	16,050	1,284	0	0	0	0	0	17,334
6024	Roofing Repairs	347	755	976	475	4,196	2,225	826	0	3,775	304	833	837	15,549
6025	Exterior Paint/Repairs	550	0	0	129	13	0	0	0	(692)	0	0	0	0
6026	Roofing Contract	0	0	3,500	12,600	0	420	5,250	0	523	0	1,963	1,957	26,213
6028	Storm Damage	0	0	0	0	0	0	0	0	0	0	237	231	468
6037	Pest & Nuisance Control	0	2,200	0	700	0	0	100	600	102	0	333	337	4,372
6039	Termite Bond	0	8,192	4,096	4,096	4,096	4,096	4,096	4,096	4,110	0	2,731	2,734	42,343
6108	Painting	0	0	8,950	0	15,175	14,040	1,032	0	0	0	2,896	2,901	44,994
6113	Siding Repairs	775	194	139	1,095	1,035	93	0	0	0	0	250	250	3,830
6150	Irrigation Expense	0	895	0	7,545	729	0	0	0	0	467	1,083	1,087	11,806
6151	Landscape Contract	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	153,600
6152	Landscape Maint	0	0	0	0	0	0	0	0	859	158	667	663	2,347
6157	Irrigation Expense	0	0	0	0	0	0	280	579	(859)	0	0	0	0
6158	Tree Maintenance	0	11,650	0	0	875	638	0	0	0	0	1,667	1,663	16,493
6159	Lake & Pond Contract	739	739	739	4,967	739	739	739	739	739	2,636	739	739	14,992
6916	Mulch	0	0	0	0	0	0	32,000	0	0	0	2,083	2,087	36,170
	Total Repairs & Maintenan	$ 16,624	$ 37,567	$ 35,556	$ 44,406	$ 39,658	$ 51,584	$ 58,866	$ 19,091	$ 49,370	$ 17,619	$ 28,798	$ 28,794	$ 427,933
	Pool Expenses													
6400	Pool Cleaning Contract	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 907	$ 950	$ 950	$ 10,970
6403	Pool Supplies	814	427	2,147	855	383	1,651	1,251	1,070	536	412	875	875	11,294
6405	Pool Repairs & Maintenanc	38	0	0	0	699	365	0	1,476	503	0	50	50	3,180
6407	Pool Access Coggin	141	(25)	0	141	130	0	141	0	0	141	42	38	749
	Total Pool Expenses	$ 1,900	$ 1,309	$ 3,054	$ 1,903	$ 2,118	$ 2,922	$ 2,299	$ 3,453	$ 1,946	$ 1,459	$ 1,917	$ 1,913	$ 26,193
	Utilities													
7951	Electric	$ 2,691	$ 2,882	$ 1,832	$ 3,346	$ 3,621	$ 2,700	$ 1,995	$ 2,609	$ 2,073	$ 2,892	$ 2,750	$ 2,750	$ 32,140
7953	Water & Sewer	9,979	12,599	10,900	10,864	11,874	12,991	11,056	11,243	11,724	11,762	10,750	10,750	136,491
7957	Trash Removal	5,367	5,211	5,367	5,367	5,367	5,367	5,717	5,717	5,717	5,717	5,417	5,413	65,745
7963	Cable TV	8,696	8,342	8,756	8,590	8,616	8,841	8,728	8,616	8,728	9,120	8,465	8,465	103,963
	Total Utilities	$ 26,733	$ 29,034	$ 26,855	$ 28,166	$ 29,478	$ 29,899	$ 27,496	$ 28,186	$ 28,242	$ 29,490	$ 27,382	$ 27,378	$ 338,340
	Other Expenses													
8017	Line of Credit Repayment	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,583	$ 3,587	$ 7,170
	Total Other Expenses	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,583	$ 3,587	$ 7,170
	Total Expenses	**$ 115,602**	**$ 133,174**	**$ 115,274**	**$ 124,557**	**$ 119,385**	**$ 133,097**	**$ 140,366**	**$ 98,695**	**$ 128,169**	**$ 107,749**	**$ 118,587**	**$ 116,077**	**$ 1,450,732**
	NET INCOME/(LOSS)	**$ 15,138**	**$ (2,373)**	**$ 12,795**	**$ (14,286)**	**$ (4,992)**	**$ (22,563)**	**$ (11,167)**	**$ 10,440**	**$ (12,369)**	**$ 2,824**	**$ (1,125)**	**$ 1,375**	**$ (26,303)**

FirstService RESIDENTIAL

0365 Wynbrooke HOA, Inc.
Reserve Income Statement - Accrual
10/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
Murrells Inlet SC 29576

FirstService Residential SC

	Description	Current Period Actual	Current Period Budget	Variance	Year To Date Actual	Year To Date Budget	Variance	Yearly Budget
	INCOME							
4202	Reserve Funding	$ 18,883	$ 18,883	$ 0	$ 188,830	$ 188,830	$ 0	$ 226,596
4320	Interest Income Reserves	1,960	0	1,960	27,316	0	27,316	0
	Total Income	$ 20,843	$ 18,883	$ 1,960	$ 216,146	$ 188,830	$ 27,316	$ 226,596
	EXPENSES							
9003	Irrigation System	$ 0	$ 0	$ 0	$ 13,788	$ 0	$ (13,788)	$ 0
9238	Balconies/Patios/Fences	0	0	0	15,392	0	(15,392)	0
	Total Expenses	$ 0	$ 0	$ 0	$ 29,180	$ 0	$ (29,180)	$ 0
	NET INCOME/ (LOSS)	**$ 20,843**	**$ 18,883**	**$ 1,960**	**$ 186,966**	**$ 188,830**	**$ (1,864)**	**$ 226,596**

0365 Wynbrooke HOA, Inc.
Monthly Comparative Reserves
10/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
Murrells Inlet SC 29576

FirstService Residential SC

	Account Descriptions	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Budget	Dec Budget	Yearly 2025
	INCOME													
4202	Reserve Funding	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 18,883	$ 226,596
4320	Interest Income Reserves	996	939	3,521	1,060	1,088	9,205	2,121	1,964	4,460	1,960	0	0	27,316
	Total Income	$ 19,879	$ 19,822	$ 22,404	$ 19,943	$ 19,971	$ 28,088	$ 21,004	$ 20,847	$ 23,343	$ 20,843	$ 18,883	$ 18,883	$ 253,912
	EXPENSES													
9003	Irrigation System	$ 59	$ 0	$ 1,577	$ 0	$ 0	$ 0	$ 5,843	$ 0	$ 6,310	$ 0	$ 0	$ 0	$ 13,788
9238	Balconies/Patios/Fences	15,392	0	0	0	0	0	0	0	0	0	0	0	15,392
	Total Expenses	$ 15,451	$ 0	$ 1,577	$ 0	$ 0	$ 0	$ 5,843	$ 0	$ 6,310	$ 0	$ 0	$ 0	$ 29,180
	NET INCOME/ (LOSS)	**$ 4,428**	**$ 19,822**	**$ 20,828**	**$ 19,943**	**$ 19,971**	**$ 28,088**	**$ 15,162**	**$ 20,847**	**$ 17,033**	**$ 20,843**	**$ 18,883**	**$ 18,883**	**$ 224,732**