

**VILLAGE EAST HOMEOWNERS ASSOCIATION
BALANCE SHEET
DECEMBER 31, 2025**

ASSETS

CURRENT ASSETS

CASH IN BANK - CHECKING	\$	58,613.67	
CASH IN BANK - MONEY MARKET		2,480.01	
TOTAL CURRENT ASSETS			61,093.68

PROPERTY AND EQUIPMENT

LAND		5,733.00	
BUILDINGS		73,701.00	
---LESS: ACCUM. DEPRECIATION		(73,701.00)	
EQUIPMENT		42,793.53	
---LESS: ACCUM. DEPRECIATION		(42,793.53)	
SIGNS		2,206.93	
---LESS: ACCUM. DEPRECIATION		(2,206.93)	
TOTAL PROPERTY AND EQUIPMENT			5,733.00

OTHER ASSETS

TOTAL OTHER ASSETS			0.00
TOTAL ASSETS	\$		66,826.68

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES

FUI PAYABLE	\$	96.59	
TOTAL CURRENT LIABILITIES			96.59

LONG-TERM LIABILITIES

TOTAL LONG-TERM LIABILITIES			0.00
TOTAL LIABILITIES			96.59

FUND BALANCE

FUND BALANCE		55,272.18	
CURRENT PERIOD NET INCOME		11,457.91	
TOTAL FUND BALANCE			66,730.09
TOTAL LIABILITIES AND FUND BALANCE	\$		66,826.68

"MANAGEMENT PURPOSES ONLY"

**VILLAGE EAST HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2025**

	Year to Date	%
REVENUES		
HOMEOWNERS FEES	89,229.00	99.59
INCOME - OTHER	200.00	0.22
INTEREST INCOME	167.30	0.19
	89,596.30	100.00
 LABOR AND RELATED		
SALARIES AND WAGES	16,098.67	17.97
TAXES - PAYROLL	1,513.45	1.69
WORKERS COMPENSATION INS.	1,042.00	1.16
	18,654.12	20.82
 OPERATING EXPENSES		
BANK CHARGES	124.00	0.14
ACCOUNTING AND BOOKKEEPING	1,899.80	2.12
CONTRACT LABOR	175.00	0.20
DUES AND MEMBERSHIPS	25.00	0.03
ENTERTAINMENT AND MEALS	1,469.18	1.64
INSURANCE	3,645.00	4.07
LANDSCAPE	8,175.00	9.12
OFFICE SUPPLIES AND EXPENSE	480.28	0.54
POSTAGE	259.60	0.29
POOL SERVICE	7,029.88	7.85
POOL CHEMICALS	3,405.05	3.80
POOL SUPPLIES	1,544.25	1.72
POOL REPAIRS	3,547.29	3.96
BUILDING MAINTENANCE	2,076.52	2.32
PARK MAINTENANCE	5,286.72	5.90
SNOW REMOVAL	730.00	0.81
TAXES - INCOME	62.00	0.07
UTILITIES - GAS	1,810.68	2.02
UTILITIES - WATER	7,068.69	7.89
UTILITIES - ELECTRIC	1,653.48	1.85
UTILITIES - TRASH REMOVAL	325.62	0.36
UTILITIES - STORM WATER	1,052.65	1.17
UTILITIES - WASTE WATER	7,638.58	8.53
	59,484.27	66.39
NET INCOME FROM OPERATIONS	11,457.91	12.79
 OTHER EXPENSE		
TOTAL OTHER EXPENSE	0.00	0.00
NET INCOME	\$ 11,457.91	12.79

"MANAGEMENT PURPOSES ONLY"

**VILLAGE EAST HOMEOWNERS ASSOCIATION
COMPARATIVE STATEMENT OF INCOME AND EXPENSE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2025**

	Current Year	%	Prior Year	%
REVENUES				
HOMEOWNERS FEES	89,229.00	99.59	85,905.84	97.99
INCOME - OTHER	200.00	0.22	1,563.97	1.78
INTEREST INCOME	167.30	0.19	196.51	0.22
	89,596.30	100.00	87,666.32	100.00
 LABOR AND RELATED				
SALARIES AND WAGES	16,098.67	17.97	16,201.10	18.48
TAXES - PAYROLL	1,513.45	1.69	1,555.52	1.77
WORKERS COMPENSATION INS.	1,042.00	1.16	1,264.00	1.44
	18,654.12	20.82	19,020.62	21.70
 OPERATING EXPENSES				
BANK CHARGES	124.00	0.14	124.00	0.14
ACCOUNTING AND BOOKKEEPING	1,899.80	2.12	1,437.00	1.64
CONTRACT LABOR	175.00	0.20	230.00	0.26
DUES AND MEMBERSHIPS	25.00	0.03	0.00	0.00
ENTERTAINMENT AND MEALS	1,469.18	1.64	2,322.35	2.65
INSURANCE	3,645.00	4.07	3,057.00	3.49
LANDSCAPE	8,175.00	9.12	8,720.00	9.95
LEGAL	0.00	0.00	25.00	0.03
MISCELLANEOUS	0.00	0.00	50.00	0.06
NEWSLETTER	0.00	0.00	578.38	0.66
OFFICE SUPPLIES AND EXPENSE	480.28	0.54	846.59	0.97
POSTAGE	259.60	0.29	460.97	0.53
POOL SERVICE	7,029.88	7.85	6,250.00	7.13
POOL CHEMICALS	3,405.05	3.80	3,843.02	4.38
POOL SUPPLIES	1,544.25	1.72	1,796.99	2.05
POOL REPAIRS	3,547.29	3.96	0.00	0.00
BUILDING MAINTENANCE	2,076.52	2.32	1,066.34	1.22
PARK MAINTENANCE	5,286.72	5.90	0.00	0.00
SNOW REMOVAL	730.00	0.81	300.00	0.34
SUPPLIES - OPERATING	0.00	0.00	345.96	0.39
TAXES - INCOME	62.00	0.07	0.00	0.00
TELEPHONE	0.00	0.00	399.44	0.46
UTILITIES - GAS	1,810.68	2.02	1,619.74	1.85
UTILITIES - WATER	7,068.69	7.89	6,274.53	7.16
UTILITIES - ELECTRIC	1,653.48	1.85	1,526.82	1.74
UTILITIES - TRASH REMOVAL	325.62	0.36	392.91	0.45
UTILITIES - STORM WATER	1,052.65	1.17	995.30	1.14
UTILITIES - WASTE WATER	7,638.58	8.53	6,689.36	7.63
	59,484.27	66.39	49,351.70	56.29
NET INCOME FROM OPERATIONS	11,457.91	12.79	19,294.00	22.01
 OTHER EXPENSE				
TOTAL OTHER EXPENSE	0.00	0.00	0.00	0.00

"MANAGEMENT PURPOSES ONLY"

VILLAGE EAST HOMEOWNERS ASSOCIATION
COMPARATIVE STATEMENT OF INCOME AND EXPENSE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2025

	<u>Current Year</u>	%	<u>Prior Year</u>	%
NET INCOME	\$ 11,457.91	12.79	\$ 19,294.00	22.01

"MANAGEMENT PURPOSES ONLY"

VILLAGE EAST HOMEOWNERS ASSOCIATION
STATEMENT OF CASH FLOW
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2025

Year to Date

CASH FLOWS FROM OPERATING ACTIVITIES

NET INCOME \$ 11,457.91

ADJUSTMENTS TO RECONCILE CASH

DEPRECIATION & AMORTIZATION 0.00

DECREASE (INCREASE) IN CURRENT ASSETS

INCREASE (DECREASE) IN CURRENT LIABILITIES

SWT PAYABLE (354.00)

FUI PAYABLE 96.59

TOTAL ADJUSTMENTS (257.41)

NET CASH PROVIDED BY OPERATIONS 11,200.50

CASH FLOW FROM INVESTING ACTIVITIES

NET CASH PROVIDED (USED) BY INVESTING 0.00

CASH FLOWS FROM FINANCING ACTIVITIES

NET CASH PROVIDED (USED) IN FINANCING 0.00

NET INCREASE <DECREASE> IN CASH \$ 11,200.50

SUMMARY

CASH BALANCE - ENDING \$ 61,093.68

CASH BALANCE - BEGINNING 49,893.18

NET INCREASE <DECREASE> IN CASH \$ 11,200.50

**VILLAGE EAST HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSE
BUDGET COMPARISON
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2025**

	Current Year Actual	%	Current Year Budget	%
REVENUES				
HOMEOWNERS FEES	89,229.00	99.59	84,525.00	100.00
INCOME - OTHER	200.00	0.22	0.00	0.00
INTEREST INCOME	167.30	0.19	0.00	0.00
TOTAL REVENUES	<u>89,596.30</u>	100.00	<u>84,525.00</u>	100.00
 LABOR AND RELATED				
SALARIES AND WAGES	16,098.67	17.97	16,687.00	19.74
TAXES - PAYROLL	1,513.45	1.69	1,602.00	1.90
WORKERS COMPENSATION INS.	1,042.00	1.16	1,302.00	1.54
TOTAL LABOR AND RELATED	<u>18,654.12</u>	20.82	<u>19,591.00</u>	23.18
 OPERATING EXPENSES				
BANK CHARGES	124.00	0.14	128.00	0.15
ACCOUNTING AND BOOKKEEPING	1,899.80	2.12	1,480.00	1.75
CONTRACT LABOR	175.00	0.20	237.00	0.28
DUES AND MEMBERSHIPS	25.00	0.03	0.00	0.00
ENTERTAINMENT AND MEALS	1,469.18	1.64	2,392.00	2.83
INSURANCE	3,645.00	4.07	3,149.00	3.73
LANDSCAPE	8,175.00	9.12	8,982.00	10.63
LEGAL	0.00	0.00	26.00	0.03
MISCELLANEOUS	0.00	0.00	52.00	0.06
NEWSLETTER	0.00	0.00	596.00	0.71
OFFICE SUPPLIES AND EXPENSE	480.28	0.54	872.00	1.03
POSTAGE	259.60	0.29	475.00	0.56
POOL SERVICE	7,029.88	7.85	6,438.00	7.62
POOL CHEMICALS	3,405.05	3.80	3,958.00	4.68
POOL SUPPLIES	1,544.25	1.72	1,851.00	2.19
POOL REPAIRS	3,547.29	3.96	0.00	0.00
BUILDING MAINTENANCE	2,076.52	2.32	1,098.00	1.30
PARK MAINTENANCE	5,286.72	5.90	0.00	0.00
SNOW REMOVAL	730.00	0.81	309.00	0.37
SUPPLIES - OPERATING	0.00	0.00	356.00	0.42
TAXES - INCOME	62.00	0.07	0.00	0.00
TELEPHONE	0.00	0.00	411.00	0.49
UTILITIES - GAS	1,810.68	2.02	1,668.00	1.97
UTILITIES - WATER	7,068.69	7.89	6,463.00	7.65
UTILITIES - ELECTRIC	1,653.48	1.85	1,573.00	1.86
UTILITIES - TRASH REMOVAL	325.62	0.36	405.00	0.48
UTILITIES - STORM WATER	1,052.65	1.17	1,025.00	1.21
UTILITIES - WASTE WATER	7,638.58	8.53	6,890.00	8.15
TOTAL OPERATING EXPENSES	<u>59,484.27</u>	66.39	<u>50,834.00</u>	60.14
NET INCOME FROM OPERATIONS	<u>11,457.91</u>	12.79	<u>14,100.00</u>	16.68
 OTHER EXPENSE				

VILLAGE EAST HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSE
BUDGET COMPARISON
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2025

	Current Year Actual	%	Current Year Budget	%
TOTAL OTHER EXPENSE	0.00	0.00	0.00	0.00
NET INCOME	\$ 11,457.91	12.79	\$ 14,100.00	16.68