Balance Sheet

(RF008)THE FOUR SEASONS CONDOMINIUM ASSOCIATION

As Of September 30, 2026

Account		Ending Balance	Total
1010-000	Operating	41,413.27	
1011-000	Flood Contingency	33,026.46	
1012-000	Capital Reserve	204,273.74	
1013-000	CD- OF 6MO #5958 - Capital Reserve (6/30/26)	200,000.00	
1014-000	Mandated Capital Reserve	28,008.93	
1015-000	CD- Sturdy 9MO #3866 - Mandated Cap Res (8/21/26)	121,076.59	
1016-000	Major Repair - Building Structure	38,520.20	
1100-000	ASSESSMENTS RECEIVABLE	4,824.00	
1200-000	PREPAID INSURANCE	4,169.28	
TOTAL ASSETS			**675,312.47**
2100-000	ASSESSMENTS ADVANCED	33,647.56	
TOTAL LIABILITIES			**33,647.56**
3020-000	RETAINED EARNINGS	638,533.74	
3100-000	CURRENT YEAR EARNINGS	3,131.17	
TOTAL EQUITY			**641,664.91**
tOTAL LIABILITIES AND EQUITY			**675,312.47**

Profit and Loss Variance

(RF008)THE FOUR SEASONS CONDOMINIUM ASSOCIATION

Through September 30, 2026

Account	MTD Actual	Budget	Var.	MTD %	YTD Actual	Budget	Var.	YTD %	Year Budget
CAPITAL RESERVE FUNDING									
4100-000 OWNER CONTRIBUTIONS	8,333.00	8,333	(0.33)	0.000	69,664.00	75,000	(5,335.97)	0.000	100,000
4105-000 MANDATED CAPITAL RESERVE FUNDING	5,333.00	5,333	(0.33)	0.000	53,330.00	48,000	5,330.03	0.000	64,000
4200-000 SPECIAL ASSESSMENT	0.00	0	0.00	0.000	219,479.00	440,000	(220,521.00)	0.000	440,000
4300-000 INTEREST INCOME	2.39	4	(1.78)	0.000	1,110.78	38	1,073.25	0.000	50
TOTAL RESERVE INCOME	**13,668.39**	**13,671**	**(2.44)**	**0.000**	**343,583.78**	**563,037**	**(219,453.69)**	**0.000**	**604,050**
CAPITAL RESERVE FUND EXPENSE									
4744-000 MISC CAPITAL EXPENSE	0.00	1,250	1,250.00	0.000	0.00	11,250	11,250.00	0.000	15,000
4755-000 Brick Facade 2023-24 - Engineer	0.00	0	0.00	0.000	(7,800.00)	0	7,800.00	0.000	0
4762-000 Phase 5: Lintels 2025	0.00	0	0.00	0.000	246,550.00	0	(246,550.00)	0.000	0
4765-000 100-Amp Upgrade 2026	0.00	0	0.00	0.000	2,300.00	0	(2,300.00)	0.000	0
4766-000 Window Caulking 2026	0.00	0	0.00	0.000	17,587.50	0	(17,587.50)	0.000	0
4767-000 Porch Roof Renovations 2026	0.00	0	0.00	0.000	61,130.00	0	(61,130.00)	0.000	0
TOTAL CAPITAL EXPENSE	**0.00**	**1,250**	**1,250.00**	**0.000**	**319,767.50**	**11,250**	**(308,517.50)**	**0.000**	**15,000**
NET CAPITAL RESERVE FUNDING	**13,668.39**	**12,421**	**1,247.56**	**0.000**	**23,816.28**	**551,787**	**(527,971.19)**	**0.000**	**589,050**
INCOME									
5100-000 COMMON CHARGES	31,922.00	31,762	160.25	0.000	287,308.00	285,856	1,452.25	0.000	381,141
5105-000 WORKING FUNDS	0.00	300	(300.00)	0.000	11,516.00	2,700	8,816.00	0.000	3,600
5190-000 INTEREST INCOME	0.40	1	(0.85)	0.000	5.70	11	(5.55)	0.000	15
5200-000 SALES/RENTAL FEES	25.00	42	(16.67)	0.000	100.00	375	(275.03)	0.000	500
5210-000 LATE CHARGES	50.00	42	8.33	0.000	375.01	375	(0.02)	0.000	500
5215-000 DELINQUENCY COSTS	0.00	17	(16.67)	0.000	545.00	150	394.97	0.000	200
5220-000 WATER CLAIM 3572 SIMPSON 2012	0.00	0	0.00	0.000	931.43	0	931.43	0.000	0
5227-000 MUNICIPAL SERVICES REIMB.	0.00	0	0.00	0.000	11,000.00	5,500	5,500.00	0.000	11,000
5230-000 OTHER INCOME	0.00	21	(20.83)	0.000	1,018.00	187	830.53	0.000	250
TOTAL INCOME	**31,997.40**	**32,184**	**(186.44)**	**0.000**	**312,799.14**	**295,155**	**17,644.58**	**0.000**	**397,206**
EXPENSES									
ADMINISTRATIVE									
6200-000 ADVER,SUBSCRIPTIONS,DONATIONS	0.00	15	14.58	0.000	0.00	131	131.22	0.000	175
6210-000 OFFICE SUPPLIES	35.40	58	22.93	0.000	618.30	525	(93.33)	0.000	700
6290-000 BOARD OF TRUSTEE EXPENSE	0.00	42	41.67	0.000	0.00	375	375.03	0.000	500
6300-000 MANAGEMENT FEES	1,958.33	1,958	0.00	0.000	17,624.97	17,625	0.00	0.000	23,500
6310-000 ACCOUNTING SERVICES	175.00	0	(175.00)	0.000	350.00	500	150.00	0.000	500
6320-000 LEGAL SERVICES	175.00	417	241.67	0.000	3,540.00	3,750	210.03	0.000	5,000
6330-000 PROFESSIONAL SERVICES	0.00	42	41.67	0.000	0.00	375	375.03	0.000	500
6340-000 WEBSITE	0.00	25	25.00	0.000	2,500.00	225	(2,275.00)	0.000	300
6370-000 POSTAGE	24.75	83	58.58	0.000	593.69	750	156.28	0.000	1,000
6380-000 MISCELLANEOUS ADMINISTRATIVE	50.00	17	(33.33)	0.000	100.25	150	49.78	0.000	200
TOTAL ADMINISTRATIVE	**2,418.48**	**2,656**	**237.77**	**0.000**	**25,327.21**	**24,406**	**(920.96)**	**0.000**	**32,375**
MAINTENANCE									
6405-000 JANITORIAL CLEANING&SUPPLIES	341.20	275	(66.20)	0.000	2,228.46	2,475	246.54	0.000	3,300
6430-000 EXTERMINATING	3,464.01	433	(3,030.68)	0.000	3,840.51	3,900	59.46	0.000	5,200
6440-000 GROUNDS MAINTENANCE	1,940.58	2,083	142.75	0.000	17,659.41	18,750	1,090.56	0.000	25,000

Profit and Loss Variance

(RF008)THE FOUR SEASONS CONDOMINIUM ASSOCIATION

Through September 30, 2026

Account	MTD Actual	Budget	Var.	MTD %	YTD Actual	Budget	Var.	YTD %	Year Budget
6445-000 LANDSCAPE IMPROVEMENT	0.00	0	0.00	0.000	4,864.23	2,331	(2,533.23)	0.000	2,331
6460-000 BOILER & HEATING REPAIRS	0.00	0	0.00	0.000	1,309.24	11,250	9,940.76	0.000	15,000
6470-000 LIGHTING	0.00	42	41.67	0.000	0.00	375	375.03	0.000	500
6475-000 Power Washing	0.00	0	0.00	0.000	7,350.45	8,500	1,149.55	0.000	8,500
6500-000 PLUMBING	0.00	83	83.33	0.000	1,732.66	750	(982.69)	0.000	1,000
6520-000 BLD MAINT	1,471.44	1,667	195.23	0.000	14,731.10	15,000	268.93	0.000	20,000
6530-000 SNOW REMOVAL	0.00	0	0.00	0.000	11,552.22	4,300	(7,252.22)	0.000	5,000
6555-000 TRASH REMOVAL	1,594.05	1,083	(510.72)	0.000	11,499.99	9,750	(1,750.02)	0.000	13,000
TOTAL MAINTENANCE	**8,811.28**	**5,667**	**(3,144.62)**	**0.000**	**76,768.27**	**77,381**	**612.67**	**0.000**	**98,831**
UTILITIES - INSURANCE - TAXES									
6605-000 ELECT-	1,181.37	650	(531.37)	0.000	6,079.07	5,850	(229.07)	0.000	7,800
6610-000 GAS	1,795.64	5,417	3,621.03	0.000	55,808.62	48,750	(7,058.59)	0.000	65,000
6620-000 WATER/SEWER	4,092.48	4,083	(9.15)	0.000	40,130.14	36,750	(3,380.17)	0.000	49,000
6640-000 MULTI-PERIL & LIABILITY	1,128.00	5,167	4,038.67	0.000	50,203.94	46,500	(3,703.91)	0.000	62,000
6650-000 FLOOD	0.00	0	0.00	0.000	75,232.00	78,000	2,768.00	0.000	78,000
6655-000 WORKERS COMPENSATION INSURANCE	0.00	0	0.00	0.000	1,375.00	1,500	125.00	0.000	1,500
6670-000 BOILER & MACHINERY	0.00	0	0.00	0.000	2,560.00	0	(2,560.00)	0.000	2,700
TOTAL UTILITIES / INSURANCE / TAXES	**8,197.49**	**15,317**	**7,119.18**	**0.000**	**231,388.77**	**217,350**	**(14,038.74)**	**0.000**	**266,000**
TOTAL OPERATING EXPENSES	**19,427.25**	**23,640**	**4,212.33**	**0.000**	**333,484.25**	**319,137**	**(14,347.03)**	**0.000**	**397,206**
NET OPERATING INCOME	**12,570.15**	**8,544**	**4,025.89**	**0.000**	**(20,685.11)**	**(23,983)**	**3,297.55**	**0.000**	**0**