

CROSSINGS AT COOPER CHAPEL  
BALANCE SHEET  
DECEMBER 31, 2025

ASSETS

CASH			
RB&T - OPERATING	\$	33,432.45	
RB&T - RESERVE		24,144.25	
TOTAL CASH			57,576.70
CURRENT ASSETS			
ACCOUNTS RECEIVABLE		45,827.67	
AR - SPECIAL ASSESSMENT		26,247.24	
DUE TO RESERVE FROM OPERATING		57,297.02	
TOTAL CURRENT ASSETS			129,371.93
TOTAL ASSETS	\$		186,948.63

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
ACCOUNTS PAYABLE	\$	1,646.78	
DUE TO RESERVE FROM OPERATING		57,297.02	
PREPAID ASSESSMENTS		2,293.00	
RESERVES FOR REPLACEMENT		58,743.33	
TOTAL CURRENT LIABILITIES			119,980.13
TOTAL LIABILITIES			119,980.13
CAPITAL			
RETAINED EARNINGS		15,337.64	
RESERVE TRANSFERS		21,859.08	
CURRENT NET INCOME		29,771.78	
TOTAL CAPITAL			66,968.50
TOTAL LIABILITIES & CAPITAL	\$		186,948.63

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

CROSSINGS AT COOPER CHAPEL  
STATEMENT OF OPERATIONS  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
<b>REVENUES</b>					
MAINTENANCE FEES	\$ 18,492.00	\$ 18,644.50	\$ 216,939.00	\$ 218,592.00	\$ 218,592.00
LATE FEES	450.01	0.00	3,775.01	0.00	0.00
LEGAL FEE RECOVERY	191.50	0.00	3,435.70	0.00	0.00
GARAGE FEES	506.00	545.00	5,940.00	6,348.00	6,348.00
INTEREST INCOME	2.92	0.00	67.40	0.00	0.00
FINES IMPOSED	0.00	0.00	525.00	0.00	0.00
SPECIAL ASSESSMENT	0.00	0.00	62,926.00	0.00	0.00
<b>TOTAL REVENUES</b>	<u>19,642.43</u>	<u>19,189.50</u>	<u>293,608.11</u>	<u>224,940.00</u>	<u>224,940.00</u>
<b>EXPENSES</b>					
REPAIRS & MAINTENANCE	(335.00)	416.66	11,219.17	5,000.00	5,000.00
ROOF REPAIRS	0.00	291.66	8,237.23	3,500.00	3,500.00
MAILBOX REPAIRS	0.00	125.00	0.00	1,500.00	1,500.00
PLUMBING REPAIRS	225.00	750.00	1,268.00	9,000.00	9,000.00
DECK & PORCH REPAIRS	0.00	358.41	0.00	4,301.00	4,301.00
FIRE HYDRANTS	0.00	37.50	150.00	450.00	450.00
LAWN SERVICE	1,455.73	1,373.33	17,760.26	16,480.00	16,480.00
EXTERMINATION	0.00	358.33	0.00	4,300.00	4,300.00
PEST CONTROL	0.00	0.00	606.00	0.00	0.00
SNOW REMOVAL	0.00	0.00	1,563.50	2,000.00	2,000.00
POOL MAINTENANCE	0.00	0.00	250.00	0.00	0.00
ELECTRIC	356.53	541.68	5,382.43	6,500.00	6,500.00
WATER	9,857.51	0.00	95,848.24	65,000.00	65,000.00
TELEPHONE	0.00	116.66	0.00	1,400.00	1,400.00
TRASH REMOVAL	440.79	400.00	5,468.82	4,800.00	4,800.00
MANAGEMENT FEE	875.00	875.00	10,500.00	10,500.00	10,500.00
OFFICE EXPENSES	51.30	91.68	1,839.98	1,100.00	1,100.00
ACCOUNTING	0.00	0.00	550.00	3,450.00	3,450.00
LEGAL EXPENSE	405.78	0.00	13,863.17	0.00	0.00
INSURANCE	3,972.75	7,066.66	67,470.45	84,800.00	84,800.00
RESERVE	1,821.59	1,821.58	21,859.08	21,859.00	21,859.00
<b>TOTAL EXPENSES</b>	<u>19,126.98</u>	<u>14,624.15</u>	<u>263,836.33</u>	<u>245,940.00</u>	<u>245,940.00</u>
<b>NET INCOME</b>	<u>\$ 515.45</u>	<u>\$ 4,565.35</u>	<u>\$ 29,771.78</u>	<u>\$ (21,000.00)</u>	<u>\$ (21,000.00)</u>

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