DORSEY HILLS COUNCIL OF CO-OWNERS
BALANCE SHEET
SEPTEMBER 30, 2026

	ASSETS		
CASH			
WAB - OPERATING	$ 38,154.94		
WAB - RESERVE	78,211.62		
RB&T RESERVE	199,692.58		
TOTAL CASH			316,059.14
CERTIFICATES OF DEPOSIT			
CDAR [FINANCE FACTORS, 8/5/27]	140,657.30		
CDAR [CLEAR MTN. BK, 8/3/28]	139,054.96		
TOTAL CERTIFICATES OF DEPOSIT			279,712.26
CURRENT ASSETS			
ACCOUNTS RECEIVABLE	45,498.73		
PREPAID INSURANCE	64,374.38		
TOTAL CURRENT ASSETS			109,873.11
FIXED ASSETS			
CLUBHOUSE & GARAGE	177,369.00		
FURNITURE & FIXTURES	52,746.81		
POOL, TENNIS COURT & LANDSCAPE	136,056.19		
ACCUMULATED DEPRECIATION	(325,197.70)		
TOTAL FIXED ASSETS			40,974.30
TOTAL ASSETS		$	746,618.81
	LIABILITIES AND CAPITAL		
CURRENT LIABILITIES			
ACCOUNTS PAYABLE	$ 5,739.16		
PREPAID MAINTENANCE FEES	19,351.60		
CONTRACT LIABILITIES	600,386.37		
ASSESSMENTS REC'D IN ADVANCE			
TOTAL CURRENT LIABILITIES			625,477.13
TOTAL LIABILITIES			625,477.13
CAPITAL			
MEMBERS' EQUITY	76,013.97		
RESERVE TRANSFERS [CURRENT YR]	45,290.25		
CURRENT PROV. EQUITY RESERVE	(162.54)		
TOTAL CAPITAL			121,141.68
TOTAL LIABILITIES & CAPITAL		$	746,618.81

DORSEY HILLS COUNCIL OF CO-OWNERS
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2026

	Current Month Actual	Year to Date Actual	Annual Budget
REVENUES			
MAINTENANCE FEES	$ 50,348.00	$ 451,625.00	$ 602,209.00
CLUBHOUSE RENTAL FEES	0.00	1,100.00	500.00
LATE FEES	700.00	6,475.00	0.00
INTEREST	1,088.05	11,043.29	0.00
MISCELLANEOUS INCOME	0.00	2,515.27	500.00
POOL FOBS	0.00	125.00	0.00
TOTAL REVENUES	52,136.05	472,883.56	603,209.00
ADMINISTRATIVE EXPENSES			
ACCOUNTING FEES	0.00	585.00	2,000.00
CLUBHOUSE COORDINATOR FEE	70.00	585.00	200.00
DUES/SUBSCRIPTIONS/EDU./CAI	0.00	496.00	500.00
INSURANCE	6,604.90	55,593.49	75,277.00
LEGAL FEES	35.00	2,605.27	5,000.00
PRINTING , POSTAGE & OFFICE	339.88	1,501.94	3,000.00
MANAGEMENT COMPANY	2,750.00	24,750.00	33,000.00
SOCIAL COMMITTEE	170.78	487.06	1,200.00
TAXES & LICENSES	570.00	2,563.00	0.00
BAD DEBT EXPENSE	0.00	0.00	2,000.00
TOTAL ADMINISTRATIVE EXPENSES	10,540.56	89,166.76	122,177.00
BUILDING MAINTENANCE EXPENSES			
CLEANING SERVICE	1,404.35	10,929.41	14,000.00
CARPET CLEANING	0.00	0.00	4,000.00
ELECTRICAL & LIGHTING	742.99	2,677.88	5,050.00
PLUMBING	442.76	321.70	3,000.00
HVAC - CLUBHOUSE	0.00	55.00	1,500.00
FIRE & SECURITY	0.00	4,447.18	4,000.00
GENERAL MAINTENANCE	3,514.39	10,444.48	32,285.00
MAINTENANCE SUPPLIES	0.00	607.45	0.00
PAINTING	7,915.00	52,764.00	0.00
PEST CONTROL/TERMITES	250.00	10,793.93	13,000.00
ROOFS, GUTTERS, CHIMNEY CAPS	3,321.00	6,348.00	3,000.00
HALLWAY REPAIRS	0.00	0.00	2,000.00
GUTTER CLEANING	0.00	0.00	3,000.00
SIDING/WOOD REPLACEMENT	0.00	0.00	2,500.00
TOTAL BUILDING MAINTENANCE EXPEN	17,590.49	99,389.03	87,335.00
RECREATIONAL FACILITIES EXPENSES			
CLUBHOUSE/EXERCISE ROOM/SAUNA	108.01	1,918.47	2,000.00
EXERCISE ROOM EQUIPMENT REPAIR	0.00	0.00	1,000.00
POOL	(84.27)	12,815.10	26,000.00
CHRISTMAS DECORATIONS	0.00	0.00	750.00
TOTAL RECREATIONAL FACILITY EXPE	23.74	14,733.57	29,750.00
GROUNDS MAINTENANCE EXPENSES			
LAWNCARE CONTRACTOR	12,137.00	69,361.10	79,000.00
IRRIGATION SYSTEM	141.00	2,170.00	7,000.00
STREET REPAIRS - PATCHING	0.00	0.00	1,000.00
SIDEWALK REPAIRS	0.00	0.00	1,000.00
SIGNS	317.99	317.99	0.00
PLANT & TREE REMOVAL & REPLACE	0.00	0.00	12,000.00
SNOW REMOVAL	0.00	15,411.80	14,000.00
TOTAL GROUND MAINTENANCE EXPEN	12,595.99	87,260.89	114,000.00
UTILITIES EXPENSES			
LG & E	3,685.92	27,645.91	38,000.00
TELEPHONE	0.00	0.00	1,560.00
WATER	14,983.29	109,559.69	138,000.00
TOTAL UTILITIES EXPENSES	18,669.21	137,205.60	177,560.00
OTHER EXPENSES			

DORSEY HILLS COUNCIL OF CO-OWNERS
STATEMENT OF OPERATIONS
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2026

	Current Month Actual	Year to Date Actual	Annual Budget
RESERVE TRANSFERS	5,032.25	45,290.25	60,387.00
GENERAL CONTINGENCY	0.00	0.00	8,000.00
TOTAL OTHER EXPENSES	5,032.25	45,290.25	68,387.00
CAPITAL IMPROVEMENTS			
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	0.00
TOTAL EXPENSES	64,452.24	473,046.10	599,209.00
PROVISION TO EQUITY RESERVE	$ (12,316.19)	$ (162.54)	$ 4,000.00