

Statement of Financial Position

Carnahan Crest HOA

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL			
	AS OF DECEMBER 31, 2025	AS OF DECEMBER 31, 2024 (PY)	\$ CHANGE (PY)	% CHANGE (PY)
Assets				
Current Assets				
Bank Accounts				
1000 OPERATING FUND ACCOUNTS				
1000.01 Carnahan Crest Checking (10)	6,892.13	194.78	6,697.35	3438.42 %
Total for 1000 OPERATING FUND ACCOUNTS	\$6,892.13	\$194.78	\$6,697.35	3438.42 %
1200.20 Operating Reserve Savings (20)	10,477.01	10,477.01	0.00	0.0 %
1200.21 Capital Reserve Savings (21)	19,712.51	33,272.51	-13,560.00	-40.75 %
1200.56 Capital Reserve CD (56)	20,838.31		20,838.31	
1200.60 Septic Reserve Savings (00)	2,000.00	2,000.00	0.00	0.0 %
Total for Bank Accounts	\$59,919.96	\$45,944.30	\$13,975.66	30.42 %
Accounts Receivable				
1500 Accounts Receivable	0.00	-4,190.00	4,190.00	100.0 %
Total for Accounts Receivable	\$0.00	-\$4,190.00	\$4,190.00	100.0 %
Other Current Assets				
1800 Undeposited Funds	0.00	4,140.00	-4,140.00	-100.0 %
Total for Other Current Assets	\$0.00	\$4,140.00	-\$4,140.00	-100.0 %
Total for Current Assets	\$59,919.96	\$45,894.30	\$14,025.66	30.56 %

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Fixed Assets				
2000 Land	7,500.00	7,500.00	0.00	0.0 %
2100 Monument Sign	5,000.00	5,000.00	0.00	0.0 %
Total for Fixed Assets	\$12,500.00	\$12,500.00	\$0.00	0.0 %
Other Assets				
Total for Assets	\$72,419.96	\$58,394.30	\$14,025.66	24.02 %
Liabilities and Equity				
Liabilities				
Current Liabilities				
Accounts Payable				
3000 Accounts Payable	3,103.79	100.00	3,003.79	3003.79 %
Total for Accounts Payable	\$3,103.79	\$100.00	\$3,003.79	3003.79 %
Credit Cards				
Other Current Liabilities				
Total for Current Liabilities	\$3,103.79	\$100.00	\$3,003.79	3003.79 %
Long-term Liabilities				
Total for Liabilities	\$3,103.79	\$100.00	\$3,003.79	3003.79 %
Equity				
4502 Unrestricted Net Assets	-0.00	0.00	-0.00	
Net Income	4,581.87	-0.00	4,581.87	

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	AS OF DECEMBER 31, 2025	AS OF DECEMBER 31, 2024 (PY)	\$ CHANGE (PY)	% CHANGE (PY)
4000 RESERVE FUNDS				
4100 CAPITAL RESERVE FUND	\$0.00	\$0.00	\$0.00	
4100.01 Balance Jan 1-Capital Reserve Savings	33,272.51	33,272.51	0.00	0.0 %
4100.02 YTD Deposits-Capital Reserve Savings	6,440.00	0.00	6,440.00	
4100.03 YTD Withdrawals-Capital Reserve Savings	0.00	0.00	0.00	
Total for 4100 CAPITAL RESERVE FUND	\$39,712.51	\$33,272.51	\$6,440.00	19.36 %
4200 OPERATING RESERVE FUND	\$0.00	\$0.00	\$0.00	
4200.01 Balance Jan 1-Operating Reserve Savings	10,477.01	10,477.01	0.00	0.0 %
4200.02 YTD Deposits-Operating Reserve Savings	0.00	0.00	0.00	
4200.03 YTD Withdrawals-Operating Reserve Savings	0.00	0.00	0.00	
Total for 4200 OPERATING RESERVE FUND	\$10,477.01	\$10,477.01	\$0.00	0.0 %
4300 SEPTIC RESERVE FUND	\$2,000.00	\$2,000.00	\$0.00	0.0 %
Septic Reserve Deposits	0.00	0.00	0.00	
Total for 4300 SEPTIC RESERVE FUND	\$2,000.00	\$2,000.00	\$0.00	0.0 %
Total for 4000 RESERVE FUNDS	\$52,189.52	\$45,749.52	\$6,440.00	14.08 %
4501 RETAINED EARNINGS-PRIOR YEARS	12,544.78	12,544.78	0.00	0.0 %
Total for Equity	\$69,316.17	\$58,294.30	\$11,021.87	18.91 %
Total for Liabilities and Equity	\$72,419.96	\$58,394.30	\$14,025.66	24.02 %

Profit and Loss Prev Year Comparison

Carnahan Crest HOA

January-December, 2025

DISTRIBUTION ACCOUNT	TOTAL			
	JAN 1 - DEC 31 2025	JAN 1 - DEC 31 2024 (PY)	\$ CHANGE (PY)	% CHANGE (PY)
Income				
5000 EXEMPT FUNCTION INCOME				
5000.01 Carnahan Crest Quarterly Dues	51,520.00	45,640.00	5,880.00	12.88 %
5000.02 Late Payment Fees	10.00	60.38	-50.38	-83.44 %
5000.04 Special Assessments	200.00	9,048.42	-8,848.42	-97.79 %
5000.03 Reserve Fund Allocations		12,019.29	-12,019.29	-100.0 %
Total for 5000 EXEMPT FUNCTION INCOME	\$51,730.00	\$66,768.09	-\$15,038.09	-22.52 %
5200 NON-EXEMPT FUNCTION INCOME				
5200.01 Taxable Interest Income	1,015.49	356.49	659.00	184.86 %
Total for 5200 NON-EXEMPT FUNCTION INCOME	\$1,015.49	\$356.49	\$659.00	184.86 %
Total for Income	\$52,745.49	\$67,124.58	-\$14,379.09	-21.42 %
Cost of Goods Sold				
Gross Profit	\$52,745.49	\$67,124.58	-\$14,379.09	-21.42 %
Expenses				
6000 EXEMPT FUNCTION EXPENSES				
6100 GROUNDS/LANDSCAPING				
6100.01 Lawn Care/Mowing/Fertilization	16,662.24	15,025.01	1,637.23	10.9 %
6100.02 Irrigation System	3,044.84	2,468.79	576.05	23.33 %
6100.03 Cleanup/Pruning	12,017.49	8,852.94	3,164.55	35.75 %
6100.04 Beds Weed/Pest Control	2,648.89	5,784.60	-3,135.71	-54.21 %
6100.06 Misc. Landscape Maintenance	1,378.00	5,521.51	-4,143.51	-75.04 %
6100.08 Softscape Upgrade	1,178.30	9,447.48	-8,269.18	-87.53 %
6100.09 Yard Waste Pickup	375.17	365.16	10.01	2.74 %
Total for 6100 GROUNDS/LANDSCAPING	\$37,304.93	\$47,465.49	-\$10,160.56	-21.41 %

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January-December, 2025

DISTRIBUTION ACCOUNT	TOTAL			
	JAN 1 - DEC 31 2025	JAN 1 - DEC 31 2024 (PY)	\$ CHANGE (PY)	% CHANGE (PY)
6200 UTILITIES				
6200.10 WATER				
6200.11 Water-1921 (23980)	2,860.20	2,667.22	192.98	7.24 %
6200.12 Water-1811 (23981)	2,715.82	1,366.63	1,349.19	98.72 %
Total for 6200.10 WATER	\$5,576.02	\$4,033.85	\$1,542.17	38.23 %
6200.20 SEPTIC SYSTEMS		8,947.68	-8,947.68	-100.0 %
Total for 6200 UTILITIES	\$5,576.02	\$12,981.53	-\$7,405.51	-57.05 %
6300 ROAD MAINTENANCE				
6300.02 Snow Removal	754.67	349.29	405.38	116.06 %
6300.01 Road Repair/Repaving		5,635.58	-5,635.58	-100.0 %
Total for 6300 ROAD MAINTENANCE	\$754.67	\$5,984.87	-\$5,230.20	-87.39 %
6400 ADMIN/PROFESSIONAL SERVICES				
6400.01 Accounting-Quickbooks	3,127.72		3,127.72	
6400.02 Insurance Expense	508.00	508.00	0.00	0.0 %
6400.06 Bank Fees/Charges	97.89	29.20	68.69	235.24 %
6400.09 Other Administrative Expenses	636.39	33.49	602.90	1800.24 %
Total for 6400 ADMIN/PROFESSIONAL SERVICES	\$4,370.00	\$570.69	\$3,799.31	665.74 %
6500 GOVERNMENT TAXES/FEES				
6500.01 Federal Income Tax 1120-H	77.00	42.00	35.00	83.33 %
6500.02 Annual Corporation Renewal Fee	20.00	20.00	0.00	0.0 %
6500.03 County Property Taxes	61.00	60.00	1.00	1.67 %
Total for 6500 GOVERNMENT TAXES/FEES	\$158.00	\$122.00	\$36.00	29.51 %
Total for 6000 EXEMPT FUNCTION EXPENSES	\$48,163.62	\$67,124.58	-\$18,960.96	-28.25 %

Profit and Loss Prev Year Comparison

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January-December, 2025

DISTRIBUTION ACCOUNT	TOTAL			
	JAN 1 - DEC 31 2025	JAN 1 - DEC 31 2024 (PY)	\$ CHANGE (PY)	% CHANGE (PY)
Reconciliation Discrepancy	0.00	0.09	-0.09	-100.0 %
Total for Expenses	\$48,163.62	\$67,124.67	-\$18,961.05	-28.25 %
Net Operating Income	\$4,581.87	-\$0.09	\$4,581.96	5091066.67 %
Other Income				
Other Expenses				
Reconciliation Discrepancies	0.00	-0.09	0.09	100.0 %
Total for Other Expenses	\$0.00	-\$0.09	\$0.09	100.0 %
Net Other Income	\$0.00	\$0.09	-\$0.09	-100.0 %
Net Income	\$4,581.87	\$0.00	\$4,581.87	