

# COVENTRY H.O.A.

Run Date: 01/01/2026

Run Time: 10:37 AM

## BALANCE SHEET

As of: 12/31/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01020	Valley National Bank operating	\$2,566.27
01025	Valley National Bank Reserve	\$6,525.59
01310	Accounts Receivable	\$5,325.00
	ASSET TOTAL:	<u>\$14,416.86</u>
	TOTAL ASSETS:	<u>\$14,416.86</u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$4,714.50
	LIABILITY TOTAL:	<u>\$4,714.50</u>
	TOTAL LIABILITIES:	<u>\$4,714.50</u>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
05020	General Reserve	\$12,583.60
05025	Reserve Interest	\$1,941.99
	RESERVES TOTAL:	<u>\$14,525.59</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$6,461.37
	MEMBERS EQUITY TOTAL:	<u>\$6,461.37</u>
	Current Year Net Income/(Loss)	<u>(\$11,284.60)</u>
	TOTAL EQUITY:	<u>\$9,702.36</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$14,416.86</u>

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## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Maintenance Income	0.00	0.00	0.00	78,720.00	78,849.00	(129.00)	78,849.00
06315 Excess Funds	0.00	0.00	0.00	0.00	1,575.00	(1,575.00)	1,575.00
06340 Late Fee Income	0.00	0.00	0.00	1,934.00	0.00	1,934.00	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	343.69	0.00	343.69	0.00
06381 Administrative Fee	(250.00)	0.00	(250.00)	500.00	0.00	500.00	0.00
06390 Owner Interest Income	0.00	0.00	0.00	31.87	0.00	31.87	0.00
<b>Income Total</b>	<b>(250.00)</b>	<b>0.00</b>	<b>(250.00)</b>	<b>81,529.56</b>	<b>80,424.00</b>	<b>1,105.56</b>	<b>80,424.00</b>
<b>Total Income</b>	<b>(250.00)</b>	<b>0.00</b>	<b>(250.00)</b>	<b>81,529.56</b>	<b>80,424.00</b>	<b>1,105.56</b>	<b>80,424.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07005 Master Association Fees	0.00	0.00	0.00	57,581.52	48,327.00	(9,254.52)	48,327.00
07010 Management Fees	883.33	700.00	(183.33)	8,583.33	8,400.00	(183.33)	8,400.00
07020 Accounting Fees	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
07160 Legal Fees	0.00	41.74	41.74	343.69	500.00	156.31	500.00
07280 D&O Insurance	0.00	208.37	208.37	2,197.76	2,500.00	302.24	2,500.00
07320 Administration	104.74	41.74	(63.00)	1,792.27	500.00	(1,292.27)	500.00
07445 Taxes, Licenses & Fees	0.00	5.12	5.12	61.25	61.00	(0.25)	61.00
<b>General &amp; Administrative Total</b>	<b>988.07</b>	<b>1,080.34</b>	<b>92.27</b>	<b>70,559.82</b>	<b>61,288.00</b>	<b>(9,271.82)</b>	<b>61,288.00</b>
<b>Site Improvement</b>							
08510 Landscaping	43.20	125.00	81.80	2,087.60	1,500.00	(587.60)	1,500.00
<b>Site Improvement Total</b>	<b>43.20</b>	<b>125.00</b>	<b>81.80</b>	<b>2,087.60</b>	<b>1,500.00</b>	<b>(587.60)</b>	<b>1,500.00</b>
<b>Utilities</b>							
08910 Electricity	279.88	250.00	(29.88)	2,095.05	3,000.00	904.95	3,000.00
<b>Utilities Total</b>	<b>279.88</b>	<b>250.00</b>	<b>(29.88)</b>	<b>2,095.05</b>	<b>3,000.00</b>	<b>904.95</b>	<b>3,000.00</b>
<b>Maintenance</b>							
09005 Repairs & Maintenance	0.00	50.00	50.00	180.90	600.00	419.10	600.00
09111 Irrigation Repair	0.00	16.74	16.74	0.00	200.00	200.00	200.00
09250 Entrance/Exit Lighting	0.00	83.37	83.37	519.10	1,000.00	480.90	1,000.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>150.11</b>	<b>150.11</b>	<b>700.00</b>	<b>1,800.00</b>	<b>1,100.00</b>	<b>1,800.00</b>
<b>Contract Services</b>							
09600 Holiday Lights	2,775.04	339.37	(2,435.67)	8,325.13	4,072.00	(4,253.13)	4,072.00
09610 Lawn Service	500.00	475.00	(25.00)	5,900.00	5,700.00	(200.00)	5,700.00
09660 Lake Treatment	182.32	172.00	(10.32)	2,146.56	2,064.00	(82.56)	2,064.00
09860 Better/ Improvement Reserve	0.00	0.00	0.00	1,000.00	1,000.00	0.00	1,000.00
<b>Contract Services Total</b>	<b>3,457.36</b>	<b>986.37</b>	<b>(2,470.99)</b>	<b>17,371.69</b>	<b>12,836.00</b>	<b>(4,535.69)</b>	<b>12,836.00</b>
<b>Total Expense</b>	<b>4,768.51</b>	<b>2,591.82</b>	<b>(2,176.69)</b>	<b>92,814.16</b>	<b>80,424.00</b>	<b>(12,390.16)</b>	<b>80,424.00</b>

<b>Net Income</b>	<b>(5,018.51)</b>	<b>(2,591.82)</b>	<b>(2,426.69)</b>	<b>(11,284.60)</b>	<b>0.00</b>	<b>(11,284.60)</b>	<b>0.00</b>
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