September 2026 Notes to the Financial

COA#	Description	Comments	Date
September 2026			
1015	SMARTSTREET-BOC - CHECKING - OPERATING	LAST RECONCILED ON 09/30/2026	10/13/2026
1016	SMARTSTREET-BOC - CHECKING - RESERVE	LAST RECONCILED ON 09/30/2026	10/13/2026
1065	SMARTSTREET-BOC - MM - RESERVE	LAST RECONCILED ON 09/30/2026	10/13/2026

September 2026 Balance Sheet

	OPERATING	RESERVE	TOTAL
September 2026			
CURRENT ASSETS			
1015 SMARTSTREET-BOC - CHECKING - OPERATING	8,642.62		8,642.62
1016 SMARTSTREET-BOC - CHECKING - RESERVE		899.78	899.78
1065 SMARTSTREET-BOC - MM - RESERVE		58,078.45	58,078.45
	8,642.62	58,978.23	67,620.85
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	13,784.00		13,784.00
1240 ASSESSMENTS - MISCELLANEOUS	150.00		150.00
1250 LEGAL FEES	8,743.75		8,743.75
1260 CREDIT RISK ALLOWANCE	(2,000.00)		(2,000.00)
	20,677.75	0.00	20,677.75
PREPAID ASSETS			
	0.00	0.00	0.00
TOTAL ASSETS	29,320.37	58,978.23	88,298.60
CURRENT LIABILITIES			
2032 DEFERRED ANNUAL ASSESSMENT	8,602.50		8,602.50
2130 PREPAID ASSESSMENTS	470.00		470.00
	9,072.50	0.00	9,072.50

September 2026 Balance Sheet

	OPERATING	RESERVE	TOTAL
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		297.12	297.12
2271 RESERVES - POOLED		58,681.11	58,681.11
SPENT FROM RESERVES			
	0.00	58,978.23	58,978.23
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	18,924.80		18,924.80
2670 CURRENT YEAR SURPLUS (DEFICIT)	1,323.07		1,323.07
	20,247.87	0.00	20,247.87
TOTAL LIABILITIES & EQUITY	29,320.37	58,978.23	88,298.60

September 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	9 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
September 2026							
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - ANNUAL	2,867.50	2,867.50	0.00	25,807.50	25,807.50	0.00	34,410
4340 INTEREST - RESERVES	33.33	0.00	33.33	297.12	0.00	297.12	0
4350 INTEREST ALLOC TO RESERVES	-33.33	0.00	-33.33	-297.12	0.00	-297.12	0
4970	2,867.50	2,867.50	0.00	25,807.50	25,807.50	0.00	34,410
4980 TOTAL INCOME	2,867.50	2,867.50	0.00	25,807.50	25,807.50	0.00	34,410
EXPENSES							
BUILDING MAINTENANCE							
5620 REIMBURSABLE OWNER EXPENSE	0.00	0.00	0.00	226.13	0.00	226.13	0
5799	0.00	0.00	0.00	226.13	0.00	226.13	0
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	2,254.26	1,190.00	1,064.26	8,007.90	10,710.00	-2,702.10	14,280
6599	2,254.26	1,190.00	1,064.26	8,007.90	10,710.00	-2,702.10	14,280
ADMINISTRATIVE							
8020 MANAGEMENT FEE	744.17	744.17	0.00	6,697.53	6,697.53	0.00	8,930
8040 POSTAGE	21.84	27.08	-5.24	226.90	243.76	-16.86	325
8060 COPIES/PRINTING/SUPPLIES	0.40	29.16	-28.76	109.53	262.48	-152.95	349
8061 WEBSITE	0.00	8.33	-8.33	0.00	75.01	-75.01	100

September 2026 Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	9 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
8069 TECHNOLOGY FEE	0.00	25.00	-25.00	0.00	225.00	-225.00	300
8080 CPA SERVICES	0.00	31.25	-31.25	325.00	281.25	43.75	375
8100 LEGAL EXPENSE	0.00	306.25	-306.25	4,759.70	2,756.25	2,003.45	3,675
8120 INSURANCE	0.00	239.58	-239.58	1,731.75	2,156.26	-424.51	2,875
8479	766.41	1,410.82	-644.41	13,850.41	12,697.54	1,152.87	16,930
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	266.67	266.67	0.00	2,399.99	2,399.99	0.00	3,200
9299	266.67	266.67	0.00	2,399.99	2,399.99	0.00	3,200
9980 TOTAL EXPENSES	3,287.34	2,867.49	419.85	24,484.43	25,807.53	-1,323.10	34,410
9990 GAIN (LOSS)	(419.84)	0.01	(419.85)	1,323.07	(0.03)	1,323.10	0

September 2026 Closing Report

Account Number	Owner/Billing Name & Address	Comment	Closing Date	Closing	Closing Update
September 2026					
	Total names 0				

September 2026 General Ledger

COA	Description	JR#	Date	Current Period	Balance YTD
September 2026					
1015	SMARTSTREET-BOC - CHECKING - OPERATING			Prior Balance	11,659.96
	TOTAL CHECKS RECEIVED	00-A/RJ	09/2026	220.00	
	TOTAL CHECKS RECEIVED	00-A/RJ	09/2026	50.00	
	TOTAL CHECKS WRITTEN	00-PURC	09/2026	-3,287.34	
				_____	_____
		Ending Balance		-3,017.34	8,642.62
				_____	_____
1016	SMARTSTREET-BOC - CHECKING - RESERVE			Prior Balance	899.78
				_____	_____
		Ending Balance		0.00	899.78
				_____	_____
1065	SMARTSTREET-BOC - MM - RESERVE			Prior Balance	57,778.45
	TOTAL CHECKS RECEIVED	00-A/RJ	09/2026	33.33	
	Taylor Ridge East Homeowners A	00-PURC	09/2026	266.67	
				_____	_____
		Ending Balance		300.00	58,078.45
				_____	_____
1210	ASSESSMENTS			Prior Balance	14,004.00
	TOTAL TO ACCTS RECEIV	00-A/RJ	09/2026	-220.00	
				_____	_____
		Ending Balance		-220.00	13,784.00
				_____	_____
1240	ASSESSMENTS - MISCELLANEOUS			Prior Balance	150.00
				_____	_____
		Ending Balance		0.00	150.00
				_____	_____

September 2026 General Ledger

COA	Description	JR#	Date	Current Period	Balance YTD
1250	LEGAL FEES			Prior Balance	8,793.75
	TOTAL TO ACCTS RECEIV	00-A/RJ	09/2026	-50.00	
		Ending Balance		-50.00	8,743.75
1260	CREDIT RISK ALLOWANCE			Prior Balance	-2,000.00
		Ending Balance		0.00	-2,000.00
2010	ACCOUNTS PAYABLE			Prior Balance	0.00
	TOTAL TO ACCTS PAYABLE	00-PURC	09/2026	-3,287.34	
	TOTAL CHECKS WRITTEN	00-PURC	09/2026	3,287.34	
		Ending Balance		0.00	0.00
2032	DEFERRED ANNUAL ASSESSMENT			Prior Balance	-11,470.00
	DEFERRED ANNUAL ASSESSMENTS	00-J002	09/2026	2,867.50	
		Ending Balance		2,867.50	-8,602.50
2130	PREPAID ASSESSMENTS			Prior Balance	-470.00
		Ending Balance		0.00	-470.00
2215	RESERVES - INTEREST			Prior Balance	-263.79
	Allocate Interest	00-PURC	09/2026	-33.33	

September 2026 General Ledger

COA	Description	JR#	Date	Current Period	Balance YTD
		Ending Balance		-33.33	-297.12
2271	RESERVES - POOLED			Prior Balance	-58,414.44
	Taylor Ridge East Homeowners A	00-PURC	09/2026	-266.67	
		Ending Balance		-266.67	-58,681.11
2650	PRIOR YEAR SURPLUS (DEFICIT)			Prior Balance	-18,924.80
		Ending Balance		0.00	-18,924.80
4020	ASSESSMENTS - ANNUAL			Prior Balance	-22,940.00
	DEFERRED ANNUAL ASSESSMENTS	00-J002	09/2026	-2,867.50	
		Ending Balance		-2,867.50	-25,807.50
4340	INTEREST - RESERVES			Prior Balance	-263.79
	INT EARNED RSVS SEPT SDC	00-A/RJ	09/2026	-33.33	
		Ending Balance		-33.33	-297.12
4350	INTEREST ALLOC TO RESERVES			Prior Balance	263.79
	Allocate Interest	00-PURC	09/2026	33.33	
		Ending Balance		33.33	297.12
5620	REIMBURSABLE OWNER EXPENSE			Prior Balance	226.13

September 2026 General Ledger

COA	Description	JR#	Date	Current Period	Balance YTD
		Ending Balance		0.00	226.13
6040	CONTRACTED LAWN SERVICE			Prior Balance	5,753.64
	Virgin Landscape LLC	00-PURC	09/2026	2,254.26	
		Ending Balance		2,254.26	8,007.90
8020	MANAGEMENT FEE			Prior Balance	5,953.36
	Sentry Management Inc	00-PURC	09/2026	744.17	
		Ending Balance		744.17	6,697.53
8040	POSTAGE			Prior Balance	205.06
	Sentry Management Inc	00-PURC	09/2026	21.84	
		Ending Balance		21.84	226.90
8060	COPIES/PRINTING/SUPPLIES			Prior Balance	109.13
	Sentry Management Inc	00-PURC	09/2026	0.40	
		Ending Balance		0.40	109.53
8080	CPA SERVICES			Prior Balance	325.00
		Ending Balance		0.00	325.00

September 2026 General Ledger

COA	Description	JR#	Date	Current Period	Balance YTD
8100	LEGAL EXPENSE			Prior Balance	4,759.70
		Ending Balance		0.00	4,759.70
8120	INSURANCE			Prior Balance	1,731.75
		Ending Balance		0.00	1,731.75
9171	POOLED RESERVES			Prior Balance	2,133.32
	Taylor Ridge East Homeowners A	00-PURC	09/2026	266.67	
		Ending Balance		266.67	2,399.99