

Owners Reports
Laurel Lakes Homeowners Association, Inc.
08/31/2026

Laurel Lakes Homeowners Association, Inc.

Balance Sheet as of 8/31/2026

Assets	Operating	Reserve	Total
Cash			
1010 - OP Truist #8165	$141.42		$141.42
1011 - OP MM Valley #1042	$37,598.23		$37,598.23
1013 - OP MM OZK #9848	$14,874.14		$14,874.14
1110 - OP Western Alliance #4674	$28,166.63		$28,166.63
1116 - Capital Western Alliance #3800	$83,042.51		$83,042.51
1120 - Res MM Western Alliance #0122		$176,399.83	$176,399.83
1122 - ICS Western Alliance Res #5471		$25,440.87	$25,440.87
Total Cash	**$163,822.93**	**$201,840.70**	**$365,663.63**
Accounts Receivables			
1310 - A/R Due From Owners	$5,917.15		$5,917.15
1360 - Allowance for Bad Debt	($1,339.60)		($1,339.60)
Total Accounts Receivables	**$4,577.55**		**$4,577.55**
Other Assets			
1510 - Utility Deposits	$1,523.00		$1,523.00
1610 - Prepaid Insurance	$25,757.66		$25,757.66
1620 - Prepaid Expense	$3,597.05		$3,597.05
1650 - Due from Reserve	$9,730.71		$9,730.71
Total Other Assets	**$40,608.42**		**$40,608.42**
Total Assets	**$209,008.90**	**$201,840.70**	**$410,849.60**

Laurel Lakes Homeowners Association, Inc.

Balance Sheet as of 8/31/2026

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	$8,725.11		$8,725.11
3045 - Unearned Income	$34,851.86		$34,851.86
3050 - Due to Operating		$9,730.71	$9,730.71
3055 - Hotwire Door Fee Rebate - Exp 6/24/2036	$28,518.75		$28,518.75
3060 - Clubhouse Use Deposit	$800.00		$800.00
3310 - Prepaid Owner	$18,874.71		$18,874.71
Total Liabilities	**$91,770.43**	**$9,730.71**	**$101,501.14**
Reserves			
5150 - Pooled Reserve		$170,375.11	$170,375.11
5160 - Unallocated Interest		$21,734.88	$21,734.88
Total Reserves		**$192,109.99**	**$192,109.99**
Members Equity			
5510 - Retained Earnings	$131,342.46		$131,342.46
5999 - Net Income	($14,103.99)		($14,103.99)
Total Members Equity	**$117,238.47**		**$117,238.47**
Total Liabilities / Equity	**$209,008.90**	**$201,840.70**	**$410,849.60**

Laurel Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6310 - Assessment Fees	33,815.07	33,815.07	-	269,444.14	270,520.56	(1,076.42)	405,780.83
6315 - Reserve Assessment	-	-	-	62,499.00	62,499.00	-	83,332.00
6325 - Capital Contribution	-	-	-	7,000.00	-	7,000.00	-
6330 - Key Fob/Gate Clicker Income	75.00	125.00	(50.00)	1,035.00	1,000.00	35.00	1,500.00
6335 - Violations/Fines	-	-	-	(5,000.00)	-	(5,000.00)	-
6340 - Owners Interest Income	69.29	-	69.29	(1,244.21)	-	(1,244.21)	-
6350 - Late Fees	-	-	-	500.00	-	500.00	-
6365 - Owner Admin	-	-	-	1,575.00	-	1,575.00	-
6375 - Hotwire Door Fee - Bulk Cable	243.75	-	243.75	731.25	-	731.25	-
6910 - Interest Income - Operating	69.55	-	69.55	502.92	-	502.92	-
6920 - Application Fee	110.00	-	110.00	330.00	-	330.00	-
6925 - Clubhouse Income	(100.00)	-	(100.00)	500.00	-	500.00	-
6945 - Key Royal - Shared	-	-	-	3,150.00	3,150.00	-	4,200.00
Total Operating Income	**34,282.66**	**33,940.07**	**342.59**	**341,023.10**	**337,169.56**	**3,853.54**	**494,812.83**
Operating Expense							
Administration							
7010 - Management Contract	2,148.65	2,148.65	-	17,189.20	17,189.20	-	25,783.83
7015 - IMS/Portals/Website Mgmt	150.00	160.00	10.00	1,200.00	1,280.00	80.00	1,920.00
7025 - Taxes/License/Permits	-	150.00	150.00	1,124.35	1,200.00	75.65	1,800.00
7030 - Legal Fees	3,391.50	541.67	(2,849.83)	17,519.00	4,333.36	(13,185.64)	6,500.00
7040 - Office Expense	493.29	375.00	(118.29)	3,966.87	3,000.00	(966.87)	4,500.00
7045 - Annual Corporate Filing	-	5.17	5.17	122.50	41.36	(81.14)	62.00
7050 - Get Quorum Subscription	69.95	-	(69.95)	489.65	-	(489.65)	-
7060 - Accounting/Tax Prep	-	250.00	250.00	325.00	2,000.00	1,675.00	3,000.00
7070 - Insurance - Package	3,679.68	3,708.33	28.65	29,525.46	29,666.64	141.18	44,500.00
7080 - Contingencies-Administrative	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
Total Administration	**9,933.07**	**7,755.49**	**(2,177.58)**	**71,462.03**	**62,043.92**	**(9,418.11)**	**93,065.83**
Gate & Access Control							
8010 - Entry Gate Service Contract	104.17	104.17	-	833.41	833.36	(.05)	1,250.00
8020 - Entry Gate Repairs	868.40	458.33	(410.07)	12,969.68	3,666.64	(9,303.04)	5,500.00
8021 - Gate Clicker/Key Fob Expense	-	125.00	125.00	1,264.00	1,000.00	(264.00)	1,500.00
8022 - Gate App Subscriptions	826.80	383.33	(443.47)	6,818.98	3,066.64	(3,752.34)	4,600.00
Total Gate & Access Control	**1,799.37**	**1,070.83**	**(728.54)**	**21,886.07**	**8,566.64**	**(13,319.43)**	**12,850.00**
Amenity Center							
8026 - Building Maintenance	125.00	916.67	791.67	9,333.86	7,333.36	(2,000.50)	11,000.00
8027 - Qtrly - Gym Equipment Contract	-	59.58	59.58	180.20	476.64	296.44	715.00
8028 - Qtrly - Pest Control	-	141.67	141.67	817.00	1,133.36	316.36	1,700.00
8029 - Exercise Equipments Repair	-	83.33	83.33	421.61	666.64	245.03	1,000.00

Laurel Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
8030 - Decorations	-	583.33	583.33	-	4,666.64	4,666.64	7,000.00
8033 - Social Activities	-	41.67	41.67	-	333.36	333.36	500.00
8035 - Tennis Crt/Bball Repair/Reseal	-	52.08	52.08	-	416.64	416.64	625.00
8040 - Janitorial Service	721.00	687.50	(33.50)	6,090.00	5,500.00	(590.00)	8,250.00
8041 - Janitorial Supplies	-	39.58	39.58	333.90	316.64	(17.26)	475.00
8042 - HVAC	-	41.67	41.67	736.00	333.36	(402.64)	500.00
Total Amenity Center	**846.00**	**2,647.08**	**1,801.08**	**17,912.57**	**21,176.64**	**3,264.07**	**31,765.00**
Entry & Common Area Main							
8050 - Landscape Contract	2,200.00	2,266.67	66.67	17,600.00	18,133.36	533.36	27,200.00
8051 - Pressure Washing	-	83.33	83.33	9,090.00	666.64	(8,423.36)	1,000.00
8052 - Mailbox Repair/Maintenance	805.60	416.67	(388.93)	3,950.80	3,333.36	(617.44)	5,000.00
8054 - Fuel Surcharge	45.00	-	(45.00)	120.00	-	(120.00)	-
8061 - Landscape Renovations	627.00	2,083.33	1,456.33	9,503.75	16,666.64	7,162.89	25,000.00
8062 - Irrigation Wet Checks	3,150.00	3,150.00	-	25,200.00	25,200.00	-	37,800.00
8063 - Irrigation Sprinkler Repairs	87.50	2,083.33	1,995.83	15,327.77	16,666.64	1,338.87	25,000.00
8064 - Grounds Maintenance	-	83.33	83.33	3,850.00	666.64	(3,183.36)	1,000.00
Total Entry & Common Area Main	**6,915.10**	**10,166.66**	**3,251.56**	**84,642.32**	**81,333.28**	**(3,309.04)**	**122,000.00**
Lakes & Preserve Main							
8065 - Mulch	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
8066 - Tree Trimming	-	416.67	416.67	1,920.00	3,333.36	1,413.36	5,000.00
8070 - Qtrly - Fountain Maint. Contract	424.36	150.00	(274.36)	1,273.08	1,200.00	(73.08)	1,800.00
8071 - Fountain Repairs	-	416.67	416.67	3,796.85	3,333.36	(463.49)	5,000.00
8072 - Lake Maintenance	419.06	541.67	122.61	3,352.48	4,333.36	980.88	6,500.00
8073 - Well Pump Maintenance	175.00	333.33	158.33	1,450.00	2,666.64	1,216.64	4,000.00
Total Lakes & Preserve Main	**1,018.42**	**2,358.34**	**1,339.92**	**11,792.41**	**18,866.72**	**7,074.31**	**28,300.00**
Single Family Homes							
8080 - Pool/Spa Contract	980.00	1,475.00	495.00	11,235.00	11,800.00	565.00	17,700.00
8085 - Pool/Spa Maintenance	-	333.33	333.33	5,448.74	2,666.64	(2,782.10)	4,000.00
Total Single Family Homes	**980.00**	**1,808.33**	**828.33**	**16,683.74**	**14,466.64**	**(2,217.10)**	**21,700.00**
Utility Expenses							
8510 - Water & Sewer	756.00	583.33	(172.67)	3,815.82	4,666.64	850.82	7,000.00
8520 - Electric (12)	3,507.88	4,000.00	492.12	30,578.71	32,000.00	1,421.29	48,000.00
8530 - Cable/Internet	11,698.05	3,900.00	(7,798.05)	33,854.42	31,200.00	(2,654.42)	46,800.00
Total Utility Expenses	**15,961.93**	**8,483.33**	**(7,478.60)**	**68,248.95**	**67,866.64**	**(382.31)**	**101,800.00**
Reserves							
9000 - Reserves	-	-	-	62,499.00	62,499.00	-	83,332.00
Total Reserves	**-**	**-**	**-**	**62,499.00**	**62,499.00**	**-**	**83,332.00**
Total Operating Expense	**37,453.89**	**34,290.06**	**(3,163.83)**	**355,127.09**	**336,819.48**	**(18,307.61)**	**494,812.83**

Laurel Lakes Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Operating Income (Loss)	**(3,171.23)**	**(349.99)**	**(2,821.24)**	**(14,103.99)**	**350.08**	**(14,454.07)**	**-**
Net Total	**(3,171.23)**	**(349.99)**	**(2,821.24)**	**(14,103.99)**	**350.08**	**(14,454.07)**	**-**

Laurel Lakes Homeowners Association, Inc.

Reserve Summary For 8/1/2026 - 8/31/2026

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
5150 - Pooled Reserve	201,331.36	-	(30,956.25)	-	170,375.11	-	-
5160 - Unallocated Interest	21,675.45	59.43	-	-	21,734.88	-	59.43
Net Total	**$223,006.81**	**$59.43**	**($30,956.25)**	**-**	**$192,109.99**	**-**	**$59.43**