



Financial Report Package

January 2026

Prepared for

Braeden Neighborhood Association, Inc.

By

Homeside Properties, Inc.

	Operating		Reserve		Total
Assets					
Current Assets					
Cash - Enterprise Bank Operating Account	\$	12,828.84	\$	-	\$ 12,828.84
Cash - Enterprise Bank MM Replacement Fund		-		42,996.08	42,996.08
Cash - Enterprise Bank MM Replace - Land Proceeds		-		6,529.61	6,529.61
MMA / Savings / Checking Replacement Fund #2		-		105,283.07	105,283.07
CD HomeTrust 9/30/2026		-		105,942.41	105,942.41
CD HomeTrust 6/30/2026		-		105,955.50	105,955.50
CD HomeTrust 3/30/2026		-		105,981.68	105,981.68
Total: Current Assets	\$	12,828.84	\$	472,688.35	\$ 485,517.19
Accounts Receivable					
Due from Operating Fund		-		19,581.77	19,581.77
Total: Accounts Receivable	\$	-	\$	19,581.77	\$ 19,581.77
Total: Assets	\$	12,828.84	\$	492,270.12	\$ 505,098.96
Liabilities & Equity					
Current Liabilities					
Assessments Paid-in-Advance		4,330.80		-	4,330.80
Due to Replacement Fund		19,581.77		-	19,581.77
Deferred Liability - Replacement Fund		-		200,670.23	200,670.23
Total: Current Liabilities	\$	23,912.57	\$	200,670.23	\$ 224,582.80
Members' Equity					
Members' Equity - Replacement Fund - Prior Years'		-		291,459.74	291,459.74
Members' Equity - Operating Fund - Prior Years'		8,079.36		-	8,079.36
Total: Members' Equity	\$	8,079.36	\$	291,459.74	\$ 299,539.10
Net Income Gain/Loss		-		140.15	140.15
Net Income Gain/Loss		(19,163.09)		-	(19,163.09)
Total: Liabilities & Equity	\$	12,828.84	\$	492,270.12	\$ 505,098.96

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Owner Assessment							
4000-00 Member Assessment	\$ 10,880.00	\$ 11,040.00	(\$ 160.00)	\$ 10,880.00	\$ 11,040.00	(\$ 160.00)	\$ 132,480.00
4060-00 Master Association Assessment	9,760.00	9,760.00	-	9,760.00	9,760.00	-	117,120.00
Total Owner Assessment	\$ 20,640.00	\$ 20,800.00	(\$ 160.00)	\$ 20,640.00	\$ 20,800.00	(\$160.00)	\$ 249,600.00
Penalty Fees							
4200-00 Late Payment Fees	16.00	-	16.00	16.00	-	16.00	-
4216-00 Deferred Legal Processing Fee - Paid	(55.00)	-	(55.00)	(55.00)	-	(55.00)	-
Total Penalty Fees	(\$ 39.00)	\$ -	(\$ 39.00)	(\$ 39.00)	\$ -	(\$39.00)	\$ -
Total OPERATING INCOME	\$ 20,601.00	\$ 20,800.00	(\$ 199.00)	\$ 20,601.00	\$ 20,800.00	(\$ 199.00)	\$ 249,600.00
OPERATING EXPENSE							
G & A							
5000-00 Postage	23.68	50.00	26.32	23.68	50.00	26.32	600.00
5010-00 Printing / Copies	12.44	50.00	37.56	12.44	50.00	37.56	600.00
5025-00 Legal Fees - General	-	500.00	500.00	-	500.00	500.00	6,000.00
5026-00 Legal Fees - Retainer	-	1,200.00	1,200.00	-	1,200.00	1,200.00	1,200.00
5035-00 Property & Liability Insurance	-	-	-	-	-	-	4,750.00
5036-00 Extended Liability (Umbrella) Insurance	-	-	-	-	-	-	4,750.00
5037-00 D & O Liability Insurance	-	-	-	-	-	-	1,503.00
5045-00 Property Taxes	-	-	-	-	-	-	1,800.00
5048-00 Legal Fee - Collection - Incurred	137.50	-	(137.50)	137.50	-	(137.50)	-
5050-00 Accting & Tax Services	-	1,200.00	1,200.00	-	1,200.00	1,200.00	1,200.00
5055-00 Management Fees	983.45	983.45	-	983.45	983.45	-	12,007.90
5060-00 Master Association Assessment	29,280.00	-	(29,280.00)	29,280.00	-	(29,280.00)	-
5095-00 Misc. General & Admin.	354.40	666.67	312.27	354.40	666.67	312.27	8,000.00
Total G & A	\$ 30,791.47	\$ 4,650.12	(\$ 26,141.35)	\$ 30,791.47	\$ 4,650.12	(\$26,141.35)	\$ 42,410.90
Building Exterior							
5515-00 Building Maintenance - Exterior	-	-	-	-	-	-	3,000.00
5520-00 Roof Maintenance	-	-	-	-	-	-	600.00
5530-00 Termite Bond	-	-	-	-	-	-	600.00
5535-00 Electrical & Lighting - Exterior	-	-	-	-	-	-	1,000.00
5560-00 Plumbing Repairs - Exterior	-	-	-	-	-	-	2,000.00
Total Building Exterior	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	\$ 7,200.00
Building Interior							
5615-00 Fire Protection System - Inspection	-	-	-	-	-	-	350.00
5640-00 HVAC -Maint. Contract	-	-	-	-	-	-	2,400.00
5650-00 Door Locks & Keys	-	-	-	-	-	-	200.00
5670-00 Grill Maintenance	-	-	-	-	-	-	300.00
Total Building Interior	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	\$ 3,250.00
Landscaped Areas							
6000-00 Landscape Mgmt.	6,918.00	7,000.00	82.00	6,918.00	7,000.00	82.00	84,000.00
6015-00 Ground Cover	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
6020-00 Seasonal Flowers	-	-	-	-	-	-	7,000.00
6025-00 Irrigation System Maintenance.	-	-	-	-	-	-	10,000.00
6035-00 Retention/Detention Pond	-	-	-	-	-	-	2,500.00
6095-00 Misc. Landscaped Areas	-	-	-	-	-	-	5,000.00
Total Landscaped Areas	\$ 6,918.00	\$ 9,083.33	\$ 2,165.33	\$ 6,918.00	\$ 9,083.33	\$2,165.33	\$ 133,500.00
Site Improvement Repair							
6385-00 Pressure Washing	-	-	-	-	-	-	2,500.00
Total Site Improvement Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	\$ 2,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
General Utilities							
6500-00 Electricity	\$775.31	\$750.00	(\$25.31)	\$775.31	\$750.00	(\$25.31)	\$9,000.00
6516-00 Internet Connection	111.36	120.00	8.64	111.36	120.00	8.64	1,440.00
6530-00 Water - Irrigation	599.98	250.00	(349.98)	599.98	250.00	(349.98)	3,000.00
6531-00 Water & Sewer	30.33	25.00	(5.33)	30.33	25.00	(5.33)	300.00
6590-00 Annual Backflow Test	-	-	-	-	-	-	1,000.00
Total General Utilities	\$1,516.98	\$1,145.00	(\$371.98)	\$1,516.98	\$1,145.00	(\$371.98)	\$14,740.00
Community Services							
6810-00 Waste Removal Services	237.64	200.00	(37.64)	237.64	200.00	(37.64)	2,400.00
6820-00 Entry Gate Repairs	-	130.00	130.00	-	130.00	130.00	1,560.00
6821-00 Entry Gate Contract	-	-	-	-	-	-	950.00
6835-00 Janitorial / Cleaning - Bldg/Amenities	-	130.00	130.00	-	130.00	130.00	7,280.00
6850-00 Social Activities & Events	-	-	-	-	-	-	8,920.00
6856-00 Surveillance Equipment	-	625.00	625.00	-	625.00	625.00	7,500.00
6860-00 Holiday Decoration	-	-	-	-	-	-	2,000.00
Total Community Services	\$237.64	\$1,085.00	\$847.36	\$237.64	\$1,085.00	\$847.36	\$30,610.00
Pool Facility							
7010-00 Pool Mgmt. Contract	-	1,238.67	1,238.67	-	1,238.67	1,238.67	14,864.10
7020-00 Pool Maintenance	300.00	-	(300.00)	300.00	-	(300.00)	-
7030-00 Pool / Hot Tub Permit	-	-	-	-	-	-	525.00
Total Pool Facility	\$300.00	\$1,238.67	\$938.67	\$300.00	\$1,238.67	\$938.67	\$15,389.10
Total OPERATING EXPENSE	\$39,764.09	\$17,202.12	(\$22,561.97)	\$39,764.09	\$17,202.12	(\$22,561.97)	\$249,600.00
Net Income:	(\$19,163.09)	\$3,597.88	(\$22,760.97)	(\$19,163.09)	\$3,597.88	(\$22,760.97)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Interest							
4110-00 Interest - Replacement Fund	\$140.15	\$-	\$140.15	\$140.15	\$-	\$140.15	\$-
Total Interest	<u>\$140.15</u>	<u>\$-</u>	<u>\$140.15</u>	<u>\$140.15</u>	<u>\$-</u>	<u>\$140.15</u>	<u>\$-</u>
Total RESERVE INCOME	\$140.15	\$-	\$140.15	\$140.15	\$-	\$140.15	\$-
RESERVE EXPENSE							
G & A							
5044-00 Income Taxes - Replacement Account	-	-	-	-	-	-	62,000.00
Total G & A	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$0.00</u>	<u>\$62,000.00</u>
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$-	\$-	\$62,000.00
Net Reserve:	<u>\$140.15</u>	<u>\$0.00</u>	<u>\$140.15</u>	<u>\$140.15</u>	<u>\$0.00</u>	<u>\$140.15</u>	<u>(\$62,000.00)</u>