



# **Financial Report Package**

**December 2025**

**Prepared for**

**Heritage at Crabapple Community Association,  
Inc.**

**Atlanta Community Services, Inc.**



**Balance Sheet - Operating**  
 Heritage at Crabapple Community Association, Inc.  
 End Date: 12/31/2025

Date: 1/7/2026  
 Time: 6:46 pm  
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**Assets**

Operating Accounts		
00-1002-00 FCB - OPR - 1362	\$39,639.32	
		\$39,639.32
Total Operating Accounts:		
Reserve Accounts		
01-0149-00 HomeTrust - CD 7029 6 mo Mat 03/18/26	34,962.62	
01-0150-00 HomeTrust CD 18900 - 6 mos Mat 12/18/25	16,844.07	
01-1112-00 FCB - MM - 1374	57.99	
		\$51,864.68
Total Reserve Accounts:		
<b>Total Assets:</b>		<b>\$91,504.00</b>

**Liabilities & Equity**

Liabilities		
05-0345-00 Prepaid Assessments	25,707.36	
		\$25,707.36
Total Liabilities:		
Equity		
10-0296-00 Retained Earnings	81,563.50	
		\$81,563.50
Total Equity:		
Net Income Gain / Loss	(15,766.86)	
		(\$15,766.86)
<b>Total Liabilities &amp; Equity:</b>		<b>\$91,504.00</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
20-0301-00 Association Fees	\$ 621.00	\$ -	\$ 621.00	\$172,202.40	\$172,692.00	(\$ 489.60)	\$172,692.00
20-0303-00 Initiation Fee	900.00	-	900.00	7,200.00	-	7,200.00	-
20-0309-00 Key/FOB/Access Card	20.00	-	20.00	100.00	-	100.00	-
20-0317-00 Delinquent Fees	( 116.00)	-	( 116.00)	1,350.98	-	1,350.98	-
20-0350-00 Legal Expenses Recaptured	-	-	-	447.32	-	447.32	-
<b>Capital Reserve</b>							
0803-00 Interest Income - Reserve Accounts	171.85	150.00	21.85	2,145.10	1,800.00	345.10	1,800.00
<b>Total Capital Reserve</b>	<u>\$ 171.85</u>	<u>\$ 150.00</u>	<u>\$ 21.85</u>	<u>\$ 2,145.10</u>	<u>\$ 1,800.00</u>	<u>\$345.10</u>	<u>\$ 1,800.00</u>
<b>Total OPERATING INCOME</b>	<b>\$ 1,596.85</b>	<b>\$ 150.00</b>	<b>\$ 1,446.85</b>	<b>\$183,445.80</b>	<b>\$174,492.00</b>	<b>\$ 8,953.80</b>	<b>\$174,492.00</b>
<b>OPERATING EXPENSE</b>							
<b>General Expenses</b>							
0450-00 Management Fee	742.50	742.50	-	8,910.00	8,910.00	-	8,910.00
0460-00 Property Insurance	2,000.00	-	( 2,000.00)	2,000.00	3,300.00	1,300.00	3,300.00
0490-00 Termite Bond	-	-	-	303.00	300.00	( 3.00)	300.00
0492-00 Pest/Rodent Control	-	-	-	460.00	444.00	( 16.00)	444.00
0500-00 Social Committee	-	-	-	( 42.24)	2,000.00	2,042.24	2,000.00
0514-00 Telephone	32.06	90.00	57.94	1,095.23	1,080.00	( 15.23)	1,080.00
0529-00 Miscellaneous Admin. Expenses	428.84	166.63	( 262.21)	2,306.54	2,000.00	( 306.54)	2,000.00
5000-00 Corporate Transparency Fee	-	-	-	229.00	-	( 229.00)	-
<b>Total General Expenses</b>	<u>\$ 3,203.40</u>	<u>\$ 999.13</u>	<u>(\$ 2,204.27)</u>	<u>\$ 15,261.53</u>	<u>\$ 18,034.00</u>	<u>\$2,772.47</u>	<u>\$ 18,034.00</u>
<b>Utilities Expenses</b>							
0400-00 Electricity	-	215.00	215.00	8,873.39	8,575.00	( 298.39)	8,575.00
0410-00 Water & Sewage	-	458.37	458.37	1,250.17	5,500.00	4,249.83	5,500.00
0430-00 Trash/Garbage Contract	( 169.32)	-	169.32	20,960.66	19,932.00	( 1,028.66)	19,932.00
<b>Total Utilities Expenses</b>	<u>(\$ 169.32)</u>	<u>\$ 673.37</u>	<u>\$ 842.69</u>	<u>\$ 31,084.22</u>	<u>\$ 34,007.00</u>	<u>\$2,922.78</u>	<u>\$ 34,007.00</u>
<b>Grounds Expenses</b>							
0600-00 Landscape Maintenance Contract	2,270.37	2,178.00	( 92.37)	27,244.44	26,136.00	( 1,108.44)	26,136.00
0629-00 Pinestraw/Mulch	-	-	-	10,240.00	10,000.00	( 240.00)	10,000.00
0630-00 Landscaping Contract - Homeowner	4,143.63	4,122.00	( 21.63)	50,548.56	49,464.00	( 1,084.56)	49,464.00
0631-00 Flowers	-	-	-	5,390.00	4,000.00	( 1,390.00)	4,000.00
0640-00 Landscape Improvements	-	166.63	166.63	20,782.50	2,000.00	( 18,782.50)	2,000.00
0641-00 Tree Maintenance	2,800.00	333.37	( 2,466.63)	9,975.00	4,000.00	( 5,975.00)	4,000.00
0646-00 Retention Pond Maintenance	-	166.63	166.63	2,000.00	2,000.00	-	2,000.00
<b>Total Grounds Expenses</b>	<u>\$ 9,214.00</u>	<u>\$ 6,966.63</u>	<u>(\$ 2,247.37)</u>	<u>\$126,180.50</u>	<u>\$ 97,600.00</u>	<u>(\$28,580.50)</u>	<u>\$ 97,600.00</u>
<b>Recreation Expenses</b>							
0650-00 Pool Maintenance Contract	-	185.00	185.00	7,801.93	9,345.00	1,543.07	9,345.00
0658-00 Pool Repairs/Supplies	-	-	-	5,833.50	1,800.00	( 4,033.50)	1,800.00
0660-00 Pool Permit	-	-	-	525.00	525.00	-	525.00
0720-00 Cleaning/Janitorial Expense	-	-	-	2,138.03	-	( 2,138.03)	-
0722-00 Security Services	-	-	-	2,730.00	3,000.00	270.00	3,000.00
<b>Total Recreation Expenses</b>	<u>\$ -</u>	<u>\$ 185.00</u>	<u>\$ 185.00</u>	<u>\$ 19,028.46</u>	<u>\$ 14,670.00</u>	<u>(\$4,358.46)</u>	<u>\$ 14,670.00</u>
<b>Legal Expenses</b>							
0470-00 Legal Fees	-	16.63	16.63	-	200.00	200.00	200.00
0473-00 Legal Collection	-	-	-	562.76	-	( 562.76)	-
<b>Total Legal Expenses</b>	<u>\$ -</u>	<u>\$ 16.63</u>	<u>\$ 16.63</u>	<u>\$ 562.76</u>	<u>\$ 200.00</u>	<u>(\$362.76)</u>	<u>\$ 200.00</u>
<b>Maintenance Expenses</b>							
0766-00 Gate Maintenance	-	41.63	41.63	109.45	500.00	390.55	500.00
0789-00 General Repairs and Maintenance	-	166.63	166.63	1,898.75	2,000.00	101.25	2,000.00
0797-00 Neighborhood Improvements	-	91.63	91.63	1,985.64	1,100.00	( 885.64)	1,100.00
<b>Total Maintenance Expenses</b>	<u>\$ -</u>	<u>\$ 299.89</u>	<u>\$ 299.89</u>	<u>\$ 3,993.84</u>	<u>\$ 3,600.00</u>	<u>(\$393.84)</u>	<u>\$ 3,600.00</u>
<b>Tax Expenses</b>							
0481-00 Accounting/Tax Services	-	-	-	320.00	300.00	( 20.00)	300.00
0532-00 Federal Income Tax	-	-	-	447.00	-	( 447.00)	-
0534-00 State Income Tax	-	-	-	80.00	-	( 80.00)	-
0538-00 Property Taxes	-	60.00	60.00	2,254.35	1,060.00	( 1,194.35)	1,060.00



**Income Statement - Operating**  
 Heritage at Crabapple Community Association, Inc.  
 12/31/2025

Date: 1/7/2026  
 Time: 6:46 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Tax Expenses	\$-	\$60.00	\$60.00	\$3,101.35	\$1,360.00	(\$1,741.35)	\$1,360.00
Total OPERATING EXPENSE	\$12,248.08	\$9,200.65	(\$3,047.43)	\$199,212.66	\$169,471.00	(\$29,741.66)	\$169,471.00
Net Income:	<u>(\$10,651.23)</u>	<u>(\$9,050.65)</u>	<u>(\$1,600.58)</u>	<u>(\$15,766.86)</u>	<u>\$5,021.00</u>	<u>(\$20,787.86)</u>	<u>\$5,021.00</u>