Residences at Bethel Woods Condo Assoc
BALANCE SHEET
As of September 30, 2026

ASSETS

OPERATING		
1105-Alliance-OP xx7991	$	3,067.53
1200-Due To/From RES		(29,658.06)
1205-A/R-Homeowners		4,015.82
Total Operating	$	(22,574.71)
RESERVES		
1110-Alliance-RES xx0251	$	10,247.48
1210-Due To/From OP		29,658.06
Total Reserves	$	39,905.54
TOTAL ASSETS	$	17,330.83

LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES		
2080-Prepaid Dues	$	1,500.41
Total Current Liabilities	$	1,500.41
Total Liabilities	$	1,500.41
ASSOCIATION EQUITY		
RES Retained Earnings	$	37,491.13
YEAR-TO-DATE NET INCOME	$	(2,579.92)
OP Retained Earnings		(19,080.79)
Total Equity	$	15,830.42
TOTAL LIABILITIES AND EQUITY	$	17,330.83

Residences at Bethel Woods Condo Assoc
ACTUAL vs. BUDGET

OPERATING INCOME STATEMENT

	1 Month Ended 09/30/26 Actual	1 Month Ended 09/30/26 Budget	Variance	9 Months Ended 09/30/26 Actual	9 Months Ended 09/30/26 Budget	Variance
OPERATING REVENUES						
5110-Fees-OP	$ 7,905.00	$ 7,650.00	$ 255.00	$ 69,995.70	$ 68,850.00	$ 1,145.70
5113-Developer Subsidy	0.00	432.50	(432.50)	0.00	3,892.50	(3,892.50)
5115-Water/Sewer (Edge)	2,823.75	3,919.25	(1,095.50)	27,770.33	35,273.25	(7,502.92)
5116-Amenities Inc	0.00	12.50	(12.50)	25.00	112.50	(87.50)
5130-Interest Inc-OP	0.15	0.00	0.15	1.90	0.00	1.90
5150-Misc Income	0.00	0.00	0.00	50.00	0.00	50.00
6150-Trash Removal	(1,282.08)	(975.15)	(306.93)	(7,532.53)	(8,776.38)	1,243.85
TOTAL REVENUES	$ 9,446.82	$ 11,039.10	$ (1,592.28)	$ 90,310.40	$ 99,351.87	$ (9,041.47)
OPERATING EXPENSES						
UTILITIES						
6110-Electric	$ 0.00	$ 66.09	$ (66.09)	$ 567.90	$ 594.83	$ (26.93)
6120-Gas	0.00	62.65	(62.65)	559.07	563.95	(4.88)
6130-Water/Sewer	0.00	3,919.25	(3,919.25)	20,555.79	35,273.25	(14,717.46)
TOTAL UTILITIES	0.00	4,047.99	(4,047.99)	21,682.76	36,432.03	(14,749.27)
LAWN & GROUNDS MAINT						
6210-Landscape-Contract	$ 8,489.00	$ 3,068.54	$ 5,420.46	$ 48,560.72	$ 27,616.88	$ 20,943.84
6220-Landscape-General	0.00	124.45	(124.45)	3,414.90	1,120.15	2,294.75
6230-Landscape-Floral	0.00	171.66	(171.66)	0.00	1,545.02	(1,545.02)
6250-Snow Removal	0.00	637.50	(637.50)	5,990.00	5,737.50	252.50
6260-Pond-Contract	0.00	200.00	(200.00)	757.50	1,800.00	(1,042.50)
6270-Pond-General	0.00	41.66	(41.66)	789.14	375.02	414.12
6280-Pond-Fountain	0.00	62.50	(62.50)	2,670.21	562.50	2,107.71
TOTAL LAWN & GROUNDS	8,489.00	4,306.31	4,182.69	62,182.47	38,757.07	23,425.40
BUILDING MAINTENANCE						
6310-General Maint	$ 0.00	$ 83.33	$ (83.33)	$ 0.00	$ 750.01	$ (750.01)
6315-Pavilion Maint	0.00	62.50	(62.50)	151.89	562.50	(410.61)
6320-Entry Gate/Security	0.00	137.50	(137.50)	399.60	1,237.50	(837.90)
TOTAL BUILDING MAINT	0.00	283.33	(283.33)	551.49	2,550.01	(1,998.52)
ADMINISTRATIVE						
6710-Administrative	$ 2.34	$ 162.50	$ (160.16)	$ 392.01	$ 1,462.50	$ (1,070.49)

Residences at Bethel Woods Condo Assoc
ACTUAL vs. BUDGET

OPERATING INCOME STATEMENT

	1 Month Ended 09/30/26	1 Month Ended 09/30/26		9 Months Ended 09/30/26	9 Months Ended 09/30/26	
	Actual	Budget	Variance	Actual	Budget	Variance
6720-Management Fees	825.00	682.50	142.50	7,575.00	6,142.50	1,432.50
6725-Tax/Audit Exp	0.00	0.00	0.00	275.00	500.00	(225.00)
6730-Legal Fees	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)
6740-Insurance	149.00	281.10	(132.10)	2,646.00	2,529.95	116.05
TOTAL ADMIN	976.34	1,376.10	(399.76)	10,888.01	12,884.95	(1,996.94)
TOTAL EXPENSES	$ 9,465.34	$ 10,013.73	$ (548.39)	$ 95,304.73	$ 90,624.06	$ 4,680.67
NET INCOME (LOSS)	$ (18.52)	$ 1,025.37	$ (1,043.89)	$ (4,994.33)	$ 8,727.81	$ (13,722.14)

Residences at Bethel Woods Condo Assoc
ACTUAL vs. BUDGET

RESERVE INCOME STATEMENT

	1 Month Ended 09/30/26 Actual	1 Month Ended 09/30/26 Budget	Variance	9 Months Ended 09/30/26 Actual	9 Months Ended 09/30/26 Budget	Variance
RESERVE REVENUES						
5125-Transfer Fees	$ 0.00	$ 300.00	$ (300.00)	$ 2,400.00	$ 2,700.00	$ (300.00)
5135-Interest Inc-RES	1.26	0.00	1.26	14.41	0.00	14.41
TOTAL REVENUES	$ 1.26	$ 300.00	$ (298.74)	$ 2,414.41	$ 2,700.00	$ (285.59)
RESERVE EXPENSES						
7015-Reserve Exps	$ 0.00	$ 1,483.66	$ (1,483.66)	$ 0.00	$ 13,352.94	$ (13,352.94)
TOTAL RESERVE	$ 0.00	$ 1,483.66	$ (1,483.66)	$ 0.00	$13,352.94	$ (13,352.94)
NET INCOME (LOSS)	$ 1.26	$ (1,183.66)	$ 1,184.92	$ 2,414.41	$ (10,652.94)	$ 13,067.35