

The Meadows South Association Inc.
Balance Sheet
As of January 31, 2026

Line Item	2026	
	Jan	Feb-Dec
ASSETS	106,159.11	241,780.00
Bank Accounts (CCU)	104,749.11	
Checking	47,820.98	
Savings	13,018.19	
Reserves	43,909.94	
Real Property	1,410.00	
Future Income (Dues)		241,780.00
OBLIGATIONS	85,219.12	241,780.00
Liabilities		234,531.46
Spectrum Cable	10,951.16	120,462.76
Lawn, Landscaping, & Trees	2,200.00	35,780.00
Waste Collection	2,559.42	28,153.62
Street Reserves	785.00	8,635.00
Termite Insp. & Bond	0.00	8,500.00
FPL	667.65	7,344.15
Pest Control	600.00	6,600.00
Repairs & Maintenance	0.00	6,089.00
Legal Counsel	0.00	2,500.00
Annual Meeting Docs & Mailings	0.00	2,500.00
Irrigation System	471.28	2,028.72
Insurance	0.00	2,000.00
Miscellaneous	22.60	1,477.40
Postage & Box Rental	250.89	949.11
Reclaimed Water	64.70	711.70
Room Rentals	0.00	300.00
Financial Account Audit	0.00	250.00
Website	0.00	150.00
Taxes	0.00	100.00
Collections	179.40	0.00
Member Loans	0.00	0.00
Equity	85,219.12	7,248.54
Reserves	43,909.94	8,635.00
Member Equity	41,309.18	-1,386.46
DELTA	20,939.99	0.00