The Meadows South Association, Inc.
Profit and Loss

January 2026 Summary

LI	ITEM			2025 JAN (ACTUAL $)	2025 JAN (EST. $)	2025 EOY CUM (ACTUAL $)	2025 EOY CUM (EST. $)	2,025.00 EOY CUM (ADOPTED $)
1	**INCOME**							
2	Dues, Late Fees, & Interest			36,231.50	21,980.00	36,231.50	263,760.00	263,760.00
		01/03/26	CCU Deposit	13,290.00				
		01/03/26	CCU Deposit	5,665.00				
		01/06/26	CCU Deposit	8,195.00				
		01/08/26	CCU Deposit	1,856.74				
		01/13/26	CCU Deposit	3,245.70				
		01/14/26	CCU Deposit	334.06				
		04/27/26	CCU Deposit	2,960.00				
		01/27/26	CCU Deposit	685.00				
4	Interest (CCU)			11.00	10.00	11.00	120.00	120.00
5	Member Loan Repayments			0.00	155.00	0.00	1,320.00	0.00
		1283A	Sdwlk Conc. ($1,300 > $1,000)	[100]	100.00			
		1283E	Tree Removal ($950 > $320)	[110]	55.00			
6	**Total**			**36,242.50**	**22,145.00**	**36,242.50**	**265,200.00**	**263,880.00**
7	**EXPENSES**							
8	**Contracts, Recurring**							
9	Cable, Spectrum [Contract thru 04/05/27]			10,951.16	11,682.00	140,179.00	140,179.00	140,179.00
10	Waste Collection, City			2,559.42	2,400.00	2,559.42	28,800.00	28,800.00
11	Lawn Care			2,200.00	2,200.00	2,200.00	26,400.00	26,400.00
		C2410	Too Tall Lawn Care	2,200.00				
12	Electric, FPL			667.65	700.00	667.65	8,400.00	8,400.00
				493.24				
				106.47				
				35.92				
				32.02				
13	Property Management			600.00	600.00	600.00	7,200.00	7,200.00
		01/05/26	EFT: 631 MS	600.00				
14	Insurance			0.00	0.00	0.00	2,000.00	2,000.00
15	Water, Reclaimed, City			64.70	66.00	64.70	792.00	792.00
				64.00				
				0.35				
				0.35				
16	**Pest Control**							
17	Termite Bond Inspection			0.00	0.00	0.00	8,500.00	8,500.00

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18	Interior		300.00	300.00	0.00	3,600.00	3,600.00
19	Exterior		300.00	300.00	0.00	3,600.00	3,600.00
20	**Complex Maintenance**						
21	Landscaping		0.00	650.00	0.00	7,800.00	7,800.00
22	Asphalt Repairs						3,589.00
23	General Repairs			210.00		2,500.00	2,500.00
24	Irrigation System		471.28	210.00	471.28	2,500.00	2,500.00
	01/22/26	Lowes, Parts (Flowers CC)	71.28				
	01/26/26	GWPC: Check 2411	400.00				
25	**Straight-Line Reserves**						
26	Streets		785.00	785.00	785.00	9,420.00	9,420.00
27	**General**						
28	Annual Meeting Docs & Mailings		0.00	150.00	0.00	2,200.00	2,500.00
29	Legal Counsel		0.00	0.00	2,800.00	2,100.00	2,500.00
30	Miscellaneous		22.60	125.00	22.60	1,500.00	1,500.00
	01/26/26	Lowes: Split Rings (Flowers CC)	10.61				
	01/27/26	Clerk: Amendment Recording (F	11.99				
31	Postage & Box Rental		250.89	100.00	250.89	1,200.00	1,200.00
	01/06/26	Postage: Annl Mtg. (Debit Card)	40.89				
	01/07/26	Box Rental, 1-year, Reimbursem	210.00				
32	Room Rentals		0.00	0.00	0.00	300.00	300.00
33	Website		0.00	0.00	0.00	250.00	250.00
34	Financial Account Audit			0.00	0.00	250.00	250.00
35	Taxes						100.00
36	Member Loans		0.00	0.00	0.00	0.00	0.00
36A	Collections		179.40	0.00	179.40	0.00	0.00
	01/08/26	1283C: Intent to Lien Notice	75.00				
	01/08/26	1317H: NOLA	15.00				
	01/14/26	1281I: Certificate of Mailing	2.40				
	01/14/26	1281I: Delinquency Notice	5.00				
	01/14/26	1281I: Violation Notice	7.00				
	01/27/26	1317H: NOLA (2nd Notice)	0.00				
	01/27/26	1317C: Intent to Lien Notice	75.00				
	01/27/26	1281I: Intent (2nd Notice)	0.00				
37	**Total Expenses**		**19,352.10**	**20,478.00**	**19,352.10**	**20,478.00**	**263,880.00**

Profit/Loss: **16,890.40**