

**The Meadows South Association, Inc.**  
**Profit and Loss**

September 2026 Summary

| LI       | ITEM                                          |       |                                        | 2026<br>SEP<br>(ACTUAL \$) | 2026<br>SEP<br>(EST. \$) | 2026<br>SEP CUM<br>(ACTUAL \$) | 2026<br>SEP CUM<br>(EST. \$) | 2026<br>EOY CUM<br>(ACTUAL \$) | 2026<br>EOY CUM<br>(EST. \$) | 2026<br>EOY CUM<br>(ADOPTED \$) |
|----------|-----------------------------------------------|-------|----------------------------------------|----------------------------|--------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------|---------------------------------|
| <b>1</b> | <b>INCOME</b>                                 |       |                                        |                            |                          |                                |                              |                                |                              |                                 |
| 2        | Dues, Fees, & Interest                        |       |                                        | 22,217.04                  | 21,980.00                | 230,002.09                     | 197,820.00                   | 230,002.09                     | 263,760.00                   | 263,760.00                      |
|          | 09/03/26                                      |       | LCU Deposit                            | 13,832.62                  |                          |                                |                              |                                |                              |                                 |
|          | 09/03/26                                      |       | 1283A Loan Repayment                   | -100.00                    |                          |                                |                              |                                |                              |                                 |
|          | 09/04/26                                      |       | LCU Deposit                            | 644.42                     |                          |                                |                              |                                |                              |                                 |
|          | 09/10/26                                      |       | LCU Deposit                            | 2,990.00                   |                          |                                |                              |                                |                              |                                 |
|          | 09/18/26                                      |       | LCU Deposit                            | 1,060.00                   |                          |                                |                              |                                |                              |                                 |
|          | 09/22/26                                      |       | JoAT Refund                            | 2,000.00                   |                          |                                |                              |                                |                              |                                 |
|          | 09/23/26                                      |       | LCU Deposit                            | 1,790.00                   |                          |                                |                              |                                |                              |                                 |
| 4        | CCU Savings Account Interest                  |       |                                        | 10.71                      | 10.00                    | 97.16                          | 90.00                        | 97.16                          | 120.00                       | 120.00                          |
| 4A       | CCU Reserve Account Interest                  |       |                                        | 5.04                       | 9.00                     | 79.83                          | 81.00                        | 79.83                          | 108.00                       | 0.00                            |
| 4B       | LCU Savings Account Interest                  |       |                                        | 0.08                       |                          |                                |                              |                                |                              |                                 |
| 4C       | LCU Checking Account Interest                 |       |                                        | 6.01                       |                          |                                |                              |                                |                              |                                 |
| 5        | Member Loan Repayments                        |       |                                        | 100.00                     | 100.00                   | 1,084.50                       | 1,165.00                     | 1,084.50                       | 1,265.00                     | 0.00                            |
|          | 1283A                                         |       | Concrete, Sidewalk (\$1,300)           | 100.00                     | 100.00                   |                                |                              |                                |                              |                                 |
|          | 1283E                                         |       | Tree Removal (\$950: Paid-in-full)     |                            |                          |                                |                              |                                |                              |                                 |
| 5A       | Petty Cash [3]                                |       |                                        |                            |                          |                                |                              |                                |                              |                                 |
| 6        | Total                                         |       |                                        | 22,332.79                  | 22,099.00                | 231,263.58                     | 199,156.00                   | 231,263.58                     | 265,253.00                   | 263,880.00                      |
| 7        | EXPENSES                                      |       |                                        |                            |                          | 179,115.69                     |                              |                                |                              |                                 |
| 8        | Contracts, Recurring                          |       |                                        |                            |                          |                                |                              |                                |                              |                                 |
| 9        | Cable, Spectrum [Contract thru April 2, 2031] |       |                                        | 0.00                       | 11,681.00                | 87,511.67                      | 105,136.00                   | 140,179.00                     | 140,179.00                   | 140,179.00                      |
| 10       | Waste Collection, City                        |       |                                        | 2,559.42                   | 2,400.00                 | 23,034.78                      | 21,600.00                    | 23,034.78                      | 28,800.00                    | 28,800.00                       |
| 11       | Lawn Care                                     |       |                                        | 2,400.00                   | 2,200.00                 | 20,600.00                      | 19,800.00                    | 20,600.00                      | 26,400.00                    | 26,400.00                       |
|          | 09/01/26                                      | C1002 | Too Tall Lawn Care                     | 2,400.00                   |                          |                                |                              |                                |                              |                                 |
| 12       | Electric, FPL                                 |       |                                        | 584.64                     | 700.00                   | 5,925.84                       | 6,300.00                     | 5,925.84                       | 8,400.00                     | 8,400.00                        |
| 13       | Property Management                           |       |                                        | 0.00                       | 600.00                   | 4,800.00                       | 5,400.00                     | 4,800.00                       | 7,200.00                     | 7,200.00                        |
|          | 09/02/26                                      | EFT   | EFT: 631 MS                            |                            |                          |                                |                              |                                |                              |                                 |
|          | 09/02/26                                      | EFT   | EFT: 631 MS, August Reimbursements     | [324.54]                   |                          |                                |                              |                                |                              |                                 |
| 14       | Insurance                                     |       |                                        | 0.00                       | 0.00                     | 2,745.18                       | 2,000.00                     | 2,745.18                       | 2,000.00                     | 2,000.00                        |
| 15       | Water, Reclaimed, City                        |       |                                        | 65.00                      | 66.00                    | 581.90                         | 594.00                       | 581.90                         | 792.00                       | 792.00                          |
| 16       | Pest Control                                  |       |                                        |                            |                          |                                |                              |                                |                              |                                 |
| 17       | Termite Bond Inspection                       |       |                                        | 0.00                       | 0.00                     | 0.00                           | 8,500.00                     | 0.00                           | 8,500.00                     | 8,500.00                        |
| 18       | Interior                                      |       |                                        | 300.00                     | 300.00                   | 2,400.00                       | 2,700.00                     | 0.00                           | 3,600.00                     | 3,600.00                        |
| 19       | Exterior                                      |       |                                        | 300.00                     | 300.00                   | 2,400.00                       | 2,700.00                     | 0.00                           | 3,600.00                     | 3,600.00                        |
| 20       | Complex Maintenance                           |       |                                        |                            |                          |                                |                              |                                |                              |                                 |
| 21       | Landscaping                                   |       |                                        | 75.00                      | 900.00                   | 7,578.37                       | 8,800.00                     | 7,578.37                       | 11,000.00                    | 7,800.00                        |
|          | 09/07/26                                      | 631R  | Hedge Trimming & Stone Removal (2h)    | 50.00                      |                          |                                |                              |                                |                              |                                 |
|          | 09/08/26                                      | 631R  | Stone Removal (1h)                     | 25.00                      |                          |                                |                              |                                |                              |                                 |
| 22       | Asphalt Repairs                               |       |                                        | 332.97                     | 1,589.00                 | 332.97                         | 3,589.00                     | 332.97                         | 3,589.00                     | 3,589.00                        |
|          | 09/10/26                                      | 631P  | Lowes: AquaPhalt (3 Tubs) & Tamper     | 252.97                     |                          |                                |                              |                                |                              |                                 |
|          | 09/15/26                                      | 631R  | Asphalt Repair, Street 1               | 80.00                      |                          |                                |                              |                                |                              |                                 |
| 23       | General Repairs                               |       |                                        | 155.18                     | 210.00                   | 679.30                         | 1,870.00                     | 679.30                         | 2,500.00                     | 2,500.00                        |
|          | 09/10/26                                      | 631P  | Ace: Bulletin Board 3 Supplies (8/27)  | 55.18                      |                          |                                |                              |                                |                              |                                 |
|          | 09/10/26                                      | 631R  | Bulletin Board 3 Repair (2.5hr) (8/27) | 100.00                     |                          |                                |                              |                                |                              |                                 |
| 24       | Irrigation System                             |       |                                        | 1,051.68                   | 1,210.00                 | 7,173.07                       | 6,890.00                     | 7,173.07                       | 9,000.00                     | 2,500.00                        |

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|-----|--------------------------------------|-------|--------------------------------------------|----------------------------|--------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------|---------------------------------|
|     | 09/15/26                             | 631R  | 1321 Repairs (1 hr)                        | 40.00                      |                          |                                |                              |                                |                              |                                 |
|     | 09/21/26                             | C1003 | GWPC                                       | 400.00                     |                          |                                |                              |                                |                              |                                 |
|     | 09/28/26                             | 631P  | Lowes: Supplies                            | 490.64                     |                          |                                |                              |                                |                              |                                 |
|     | 09/30/26                             | 631P  | Home Depot: Supplies, From 5/16/26         | 74.90                      |                          |                                |                              |                                |                              |                                 |
|     | 09/30/26                             | 631P  | Ace: PVC Supplies, From 5/4/26             | 28.65                      |                          |                                |                              |                                |                              |                                 |
|     | 09/30/26                             | 631P  | HD: Pop-Ups, From 4/27/26                  | 17.49                      |                          |                                |                              |                                |                              |                                 |
| 25  | <b><u>Straight-Line Reserves</u></b> |       |                                            |                            |                          |                                |                              |                                |                              |                                 |
| 26  | Streets                              |       |                                            | 785.00                     | 785.00                   | 7,065.00                       | 7,065.00                     | 7,065.00                       | 9,420.00                     | 9,420.00                        |
| 27  | <b><u>General</u></b>                |       |                                            |                            |                          |                                |                              |                                |                              |                                 |
| 28  | Annual Meeting Docs & Mailings       |       |                                            | 0.00                       | 0.00                     | 0.00                           | 350.00                       | 0.00                           | 2,200.00                     | 2,500.00                        |
| 29  | Legal Counsel                        |       |                                            | 0.00                       | 280.00                   | 0.00                           | 1,260.00                     | 0.00                           | 2,100.00                     | 2,500.00                        |
| 30  | Miscellaneous                        |       |                                            | 147.52                     | 125.00                   | 10,920.61                      | 1,125.00                     | 10,920.61                      | 1,500.00                     | 1,500.00                        |
|     | 09/09/26                             | 631R  | Shed Clean-Up & Dump Run                   | 50.00                      |                          |                                |                              |                                |                              |                                 |
|     | 09/18/26                             | 631P  | Dynamic 7 (Dumpster Signs)                 | 74.90                      |                          |                                |                              |                                |                              |                                 |
|     | 09/30/26                             | 631P  | Ace: "For Sale" Sign Supplies, From 6/8/26 | 22.62                      |                          |                                |                              |                                |                              |                                 |
| 31  | Postage & Box Rental                 |       |                                            | 20.60                      | 100.00                   | 271.49                         | 900.00                       | 271.49                         | 1,200.00                     | 1,200.00                        |
|     | 09/14/26                             | 631P  | Mail Center                                | 20.60                      |                          |                                |                              |                                |                              |                                 |
| 32  | Room Rentals                         |       |                                            | 0.00                       | 0.00                     | 300.00                         | 0.00                         | 300.00                         | 300.00                       | 300.00                          |
| 33  | Website                              |       |                                            | 0.00                       | 0.00                     | 250.00                         | 250.00                       | 250.00                         | 250.00                       | 250.00                          |
| 34  | Financial Account Audit              |       |                                            | 0.00                       | 0.00                     | 175.00                         | 250.00                       | 175.00                         | 250.00                       | 250.00                          |
| 35  | Taxes                                |       |                                            | 0.00                       | 0.00                     | 52.76                          | 100.00                       | 52.76                          | 100.00                       | 100.00                          |
| 36  | Member Loans                         |       |                                            | 0.00                       | 0.00                     | 0.00                           | 0.00                         | 0.00                           | 0.00                         | 0.00                            |
| 36A | <b>Collections</b>                   |       |                                            | 0.00                       | 0.00                     | 1,382.75                       | 0.00                         | 1,382.75                       | 0.00                         | 0.00                            |
| 37  | <b>Total Expenses</b>                |       |                                            | <b>8,777.01</b>            | <b>0.00</b>              | <b>185,395.69</b>              | <b>20,468.00</b>             | <b>185,395.69</b>              | <b>20,468.00</b>             | <b>263,880.00</b>               |

Profit/Loss: 13,555.78

45,867.89