

Bella Sera Community Association
Balance Sheet by Class
As of December 31, 2025

	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Checking/Savings			
1-1015 · Cash-Operating RCB Bank	98,037.28	0.00	98,037.28
2-1025 · Cash-Reserve Account-RCB Bank	0.00	50,965.94	50,965.94
1-1030 · Certificate of Deposit	0.00	0.00	0.00
2-1035 · Certificate of Deposit #1	0.00	275,000.00	275,000.00
2-1036 · Certificate of Deposit #2	0.00	224,000.00	224,000.00
Total Checking/Savings	<u>98,037.28</u>	<u>549,965.94</u>	<u>648,003.22</u>
Total Current Assets	98,037.28	549,965.94	648,003.22
Fixed Assets			
1-1510 · Furniture & equipment	6,336.97	0.00	6,336.97
1-1590 · Accumulated depreciation	(6,336.97)	0.00	(6,336.97)
Total Fixed Assets	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>98,037.28</u>	<u>549,965.94</u>	<u>648,003.22</u>
LIABILITIES & FUND BALANCES			
Liabilities			
Total Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Fund Balances			
1-3010 · Operating Fund Balance	108,125.76	0.00	108,125.76
2-3010 · Reserve Fund Balance	0.00	435,977.33	435,977.33
Net Income	<u>(10,088.48)</u>	<u>113,988.61</u>	<u>103,900.13</u>
Total Fund Balances	<u>98,037.28</u>	<u>549,965.94</u>	<u>648,003.22</u>
TOTAL LIABILITIES & FUND BALANCES	<u>98,037.28</u>	<u>549,965.94</u>	<u>648,003.22</u>

**Bella Sera Community Association
Profit & Loss by Class**

December 2025

	Operating		Reserve		TOTAL	
	Dec 25	Jan - Dec 25	Dec 25	Jan - Dec 25	Dec 25	Jan - Dec 25
Income						
Revenues						
1-4010 · Dues	33,523.81	402,285.72	0.00	0.00	33,523.81	402,285.72
1-4310 · Guest suite rental	1,780.00	10,400.00	0.00	0.00	1,780.00	10,400.00
1-4320 · Fitness Center	660.00	7,920.00	0.00	0.00	660.00	7,920.00
1-4340 · Office rent	118.79	1,425.48	0.00	0.00	118.79	1,425.48
1-4410 · Interest income	0.00	232.98	0.00	0.00	0.00	232.98
1-4510 · Other income	25.00	3,260.10	0.00	0.00	25.00	3,260.10
2-4010 · Reserve dues	0.00	0.00	12,054.98	144,659.76	12,054.98	144,659.76
2-4410 · Reserve interest income	0.00	0.00	858.95	12,494.23	858.95	12,494.23
Total Revenues	36,107.60	425,524.28	12,913.93	157,153.99	49,021.53	582,678.27
Total Income	36,107.60	425,524.28	12,913.93	157,153.99	49,021.53	582,678.27
Gross Profit	36,107.60	425,524.28	12,913.93	157,153.99	49,021.53	582,678.27
Expense						
Administrative						
1-5010 · Management fees	1,275.00	15,300.00	0.00	0.00	1,275.00	15,300.00
1-5012 · MPM On-Site Manager	2,520.00	31,367.70	0.00	0.00	2,520.00	31,367.70
1-5030 · Accounting fees	280.00	4,960.00	0.00	0.00	280.00	4,960.00
1-5035 · Office rent	118.79	1,425.48	0.00	0.00	118.79	1,425.48
1-5040 · Office expenses	2,135.77	6,309.32	0.00	0.00	2,135.77	6,309.32
1-5050 · Bank fees	36.75	448.60	0.00	0.00	36.75	448.60
1-5070 · Communications	325.84	3,134.33	0.00	0.00	325.84	3,134.33
1-5075 · Reserve Study	0.00	2,390.00	0.00	0.00	0.00	2,390.00
1-5080 · Insurance expense	4,251.95	54,079.03	0.00	0.00	4,251.95	54,079.03
Total Administrative	10,944.10	119,414.46	0.00	0.00	10,944.10	119,414.46
Contracted Services						
1-5310 · Lawn & plant care	850.00	20,970.82	0.00	0.00	850.00	20,970.82
1-5320 · Sprinkler system	187.07	2,752.59	0.00	0.00	187.07	2,752.59
1-5330 · Water feature	0.00	5,294.87	0.00	0.00	0.00	5,294.87
1-5340 · Pest control	1,105.91	3,669.00	0.00	0.00	1,105.91	3,669.00
1-5350 · Snow removal	887.15	6,146.64	0.00	0.00	887.15	6,146.64
1-5360 · Security	0.00	3,420.91	0.00	0.00	0.00	3,420.91
1-5370 · Inspections	0.00	4,201.77	0.00	0.00	0.00	4,201.77
Total Contracted Services	3,030.13	46,456.60	0.00	0.00	3,030.13	46,456.60

No audit, review, compilation or assurance services provided.

Bella Sera Community Association
Profit & Loss by Class
 December 2025

	Operating		Reserve		TOTAL	
	Dec 25	Jan - Dec 25	Dec 25	Jan - Dec 25	Dec 25	Jan - Dec 25
Repairs & Maintenance						
1-5510 · Elevator service contract	1,002.61	11,665.36	0.00	0.00	1,002.61	11,665.36
1-5520 · HVAC	1,199.44	14,495.78	0.00	0.00	1,199.44	14,495.78
1-5530 · Janitorial contract	2,524.00	30,288.00	0.00	0.00	2,524.00	30,288.00
1-5532 · Janitorial supplies & services	164.54	1,642.57	0.00	0.00	164.54	1,642.57
1-5550 · Plumbing	0.00	981.25	0.00	0.00	0.00	981.25
1-5560 · Lighting	1,449.73	4,376.80	0.00	0.00	1,449.73	4,376.80
1-5580 · Appliances	0.00	245.41	0.00	0.00	0.00	245.41
1-5610 · Pool service contract	925.00	8,569.45	0.00	0.00	925.00	8,569.45
1-5620 · Pool other	0.00	1,702.09	0.00	0.00	0.00	1,702.09
1-5710 · Gates & controlled access	0.00	5,078.32	0.00	0.00	0.00	5,078.32
1-5810 · Other repairs & maintenance	726.86	24,850.82	0.00	0.00	726.86	24,850.82
1-5820 · Garage door	72.50	107.38	0.00	0.00	72.50	107.38
2-5770 · Concrete/Asphalt	0.00	0.00	0.00	21,385.00	0.00	21,385.00
2-5820 · Garage	0.00	0.00	0.00	15,141.52	0.00	15,141.52
Total Repairs & Maintenance	8,064.68	104,003.23	0.00	36,526.52	8,064.68	140,529.75
Unit Services & Other						
1-5920 · Guest suite expenses	607.33	4,419.96	0.00	0.00	607.33	4,419.96
1-5930 · Fitness center expenses	67.66	2,176.54	0.00	0.00	67.66	2,176.54
2-5930 · Fitness center	0.00	0.00	0.00	6,638.86	0.00	6,638.86
Total Unit Services & Other	674.99	6,596.50	0.00	6,638.86	674.99	13,235.36
Utilities						
1-5210 · Electricity	7,343.65	82,288.62	0.00	0.00	7,343.65	82,288.62
1-5220 · Gas	1,634.19	5,462.33	0.00	0.00	1,634.19	5,462.33
1-5230 · Water & sewer	2,494.21	36,823.10	0.00	0.00	2,494.21	36,823.10
1-5240 · Trash	655.64	7,867.68	0.00	0.00	655.64	7,867.68
1-5250 · Cable TV	1,267.52	15,210.24	0.00	0.00	1,267.52	15,210.24
1-5260 · Internet	957.50	11,490.00	0.00	0.00	957.50	11,490.00
Total Utilities	14,352.71	159,141.97	0.00	0.00	14,352.71	159,141.97
Total Expense	37,066.61	435,612.76	0.00	43,165.38	37,066.61	478,778.14
Net Income	(959.01)	(10,088.48)	12,913.93	113,988.61	11,954.92	103,900.13

No audit, review, compilation or assurance services provided.

Bella Sera Community Association
Profit & Loss Budget vs. Actual for the Month-Operating Fund
December 2025

	Dec 25	Budget	\$ Over Budget	% of Budget
Income				
Revenues				
1-4010 · Dues	33,523.81	33,642.52	(118.71)	99.6%
1-4110 · Initiation fees	0.00	83.33	(83.33)	0.0%
1-4310 · Guest suite rental	1,780.00	583.37	1,196.63	305.1%
1-4320 · Fitness Center	660.00	660.00	0.00	100.0%
1-4340 · Office rent	118.79	118.79	0.00	100.0%
1-4510 · Other income	25.00	14.17	10.83	176.4%
Total Revenues	36,107.60	35,102.18	1,005.42	102.9%
Total Income	36,107.60	35,102.18	1,005.42	102.9%
Gross Profit	36,107.60	35,102.18	1,005.42	102.9%
Expense				
Administrative				
1-5010 · Management fees	1,275.00	1,275.00	0.00	100.0%
1-5012 · MPM On-Site Manager	2,520.00	2,425.00	95.00	103.9%
1-5020 · Legal fees	0.00	166.67	(166.67)	0.0%
1-5030 · Accounting fees	280.00	318.20	(38.20)	88.0%
1-5035 · Office rent	118.79	118.79	0.00	100.0%
1-5040 · Office expenses	2,135.77	333.33	1,802.44	640.7%
1-5050 · Bank fees	36.75	41.67	(4.92)	88.2%
1-5070 · Communications	325.84	208.33	117.51	156.4%
1-5075 · Reserve Study	0.00	166.67	(166.67)	0.0%
1-5080 · Insurance expense	4,251.95	4,276.67	(24.72)	99.4%
Total Administrative	10,944.10	9,330.33	1,613.77	117.3%
Contracted Services				
1-5310 · Lawn & plant care	850.00	1,625.00	(775.00)	52.3%
1-5320 · Sprinkler system	187.07	158.33	28.74	118.2%
1-5330 · Water feature	0.00	208.33	(208.33)	0.0%
1-5340 · Pest control	1,105.91	416.67	689.24	265.4%
1-5350 · Snow removal	887.15	391.67	495.48	226.5%
1-5360 · Security	0.00	83.33	(83.33)	0.0%
1-5370 · Inspections	0.00	416.67	(416.67)	0.0%
1-5390 · Fire Sprinkler System	0.00	83.33	(83.33)	0.0%
Total Contracted Services	3,030.13	3,383.33	(353.20)	89.6%
Repairs & Maintenance				
1-5510 · Elevator service contract	1,002.61	894.77	107.84	112.1%
1-5520 · HVAC	1,199.44	1,291.67	(92.23)	92.9%
1-5530 · Janitorial contract	2,524.00	2,524.00	0.00	100.0%
1-5532 · Janitorial supplies & services	164.54	125.00	39.54	131.6%
1-5540 · Electrical	0.00	83.33	(83.33)	0.0%
1-5550 · Plumbing	0.00	83.33	(83.33)	0.0%
1-5560 · Lighting	1,449.73	250.00	1,199.73	579.9%
1-5570 · Carpet	0.00	83.33	(83.33)	0.0%
1-5580 · Appliances	0.00	83.33	(83.33)	0.0%
1-5610 · Pool service contract	925.00	666.67	258.33	138.7%
1-5620 · Pool other	0.00	83.33	(83.33)	0.0%
1-5710 · Gates & controlled access	0.00	250.00	(250.00)	0.0%
1-5810 · Other repairs & maintenance	726.86	916.67	(189.81)	79.3%
1-5820 · Garage door	72.50	125.00	(52.50)	58.0%
Total Repairs & Maintenance	8,064.68	7,460.43	604.25	108.1%

No audit, review, compilation or assurance services provided.

Bella Sera Community Association
Profit & Loss Budget vs. Actual for the Month-Operating Fund
December 2025

	Dec 25	Budget	\$ Over Budget	% of Budget
Unit Services & Other				
1-5920 · Guest suite expenses	607.33	208.33	399.00	291.5%
1-5930 · Fitness center expenses	67.66	154.17	(86.51)	43.9%
Total Unit Services & Other	674.99	362.50	312.49	186.2%
Utilities				
1-5210 · Electricity	7,343.65	5,720.00	1,623.65	128.4%
1-5220 · Gas	1,634.19	2,000.00	(365.81)	81.7%
1-5230 · Water & sewer	2,494.21	2,360.00	134.21	105.7%
1-5240 · Trash	655.64	655.00	0.64	100.1%
1-5250 · Cable TV	1,267.52	1,267.50	0.02	100.0%
1-5260 · Internet	957.50	957.50	0.00	100.0%
Total Utilities	14,352.71	12,960.00	1,392.71	110.7%
Total Expense	37,066.61	33,496.59	3,570.02	110.7%
Net Income	(959.01)	1,605.59	(2,564.60)	(59.7)%

No audit, review, compilation or assurance services provided.

Bella Sera Community Association
Profit & Loss Budget vs. Actual Year to Date-Operating Fund
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Income				
Revenues				
1-4010 · Dues	402,285.72	403,710.24	(1,424.52)	99.6%
1-4110 · Initiation fees	0.00	1,000.00	(1,000.00)	0.0%
1-4310 · Guest suite rental	10,400.00	7,000.00	3,400.00	148.6%
1-4320 · Fitness Center	7,920.00	7,920.00	0.00	100.0%
1-4340 · Office rent	1,425.48	1,425.47	0.01	100.0%
1-4410 · Interest income	232.98	0.00	232.98	100.0%
1-4510 · Other income	3,260.10	170.00	3,090.10	1,917.7%
Total Revenues	425,524.28	421,225.71	4,298.57	101.0%
Total Income	425,524.28	421,225.71	4,298.57	101.0%
Gross Profit	425,524.28	421,225.71	4,298.57	101.0%
Expense				
Administrative				
1-5010 · Management fees	15,300.00	15,300.00	0.00	100.0%
1-5012 · MPM On-Site Manager	31,367.70	29,100.00	2,267.70	107.8%
1-5020 · Legal fees	0.00	2,000.00	(2,000.00)	0.0%
1-5030 · Accounting fees	4,960.00	5,000.00	(40.00)	99.2%
1-5035 · Office rent	1,425.48	1,425.47	0.01	100.0%
1-5040 · Office expenses	6,309.32	4,000.00	2,309.32	157.7%
1-5050 · Bank fees	448.60	500.00	(51.40)	89.7%
1-5070 · Communications	3,134.33	2,500.00	634.33	125.4%
1-5075 · Reserve Study	2,390.00	2,000.00	390.00	119.5%
1-5080 · Insurance expense	54,079.03	51,320.00	2,759.03	105.4%
Total Administrative	119,414.46	113,145.47	6,268.99	105.5%
Contracted Services				
1-5310 · Lawn & plant care	20,970.82	19,500.00	1,470.82	107.5%
1-5320 · Sprinkler system	2,752.59	1,900.00	852.59	144.9%
1-5330 · Water feature	5,294.87	2,500.00	2,794.87	211.8%
1-5340 · Pest control	3,669.00	5,000.00	(1,331.00)	73.4%
1-5350 · Snow removal	6,146.64	4,700.00	1,446.64	130.8%
1-5360 · Security	3,420.91	1,000.00	2,420.91	342.1%
1-5370 · Inspections	4,201.77	5,000.00	(798.23)	84.0%
1-5390 · Fire Sprinkler System	0.00	1,000.00	(1,000.00)	0.0%
Total Contracted Services	46,456.60	40,600.00	5,856.60	114.4%
Repairs & Maintenance				
1-5510 · Elevator service contract	11,665.36	10,737.24	928.12	108.6%
1-5520 · HVAC	14,495.78	15,500.00	(1,004.22)	93.5%
1-5530 · Janitorial contract	30,288.00	30,288.00	0.00	100.0%
1-5532 · Janitorial supplies & services	1,642.57	1,500.00	142.57	109.5%
1-5540 · Electrical	0.00	1,000.00	(1,000.00)	0.0%
1-5550 · Plumbing	981.25	1,000.00	(18.75)	98.1%
1-5560 · Lighting	4,376.80	3,000.00	1,376.80	145.9%
1-5570 · Carpet	0.00	1,000.00	(1,000.00)	0.0%
1-5580 · Appliances	245.41	1,000.00	(754.59)	24.5%
1-5610 · Pool service contract	8,569.45	8,000.00	569.45	107.1%
1-5620 · Pool other	1,702.09	1,000.00	702.09	170.2%
1-5710 · Gates & controlled access	5,078.32	3,000.00	2,078.32	169.3%
1-5810 · Other repairs & maintenance	24,850.82	11,000.00	13,850.82	225.9%
1-5820 · Garage door	107.38	1,500.00	(1,392.62)	7.2%
Total Repairs & Maintenance	104,003.23	89,525.24	14,477.99	116.2%
Unit Services & Other				
1-5920 · Guest suite expenses	4,419.96	2,500.00	1,919.96	176.8%
1-5930 · Fitness center expenses	2,176.54	1,850.00	326.54	117.7%
Total Unit Services & Other	6,596.50	4,350.00	2,246.50	151.6%

No audit, review, compilation or assurance services provided.

Bella Sera Community Association
Profit & Loss Budget vs. Actual Year to Date-Operating Fund
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Utilities				
1-5210 · Electricity	82,288.62	86,900.00	(4,611.38)	94.7%
1-5220 · Gas	5,462.33	15,000.00	(9,537.67)	36.4%
1-5230 · Water & sewer	36,823.10	35,638.00	1,185.10	103.3%
1-5240 · Trash	7,867.68	7,867.00	0.68	100.0%
1-5250 · Cable TV	15,210.24	15,210.00	0.24	100.0%
1-5260 · Internet	11,490.00	11,490.00	0.00	100.0%
Total Utilities	<u>159,141.97</u>	<u>172,105.00</u>	<u>(12,963.03)</u>	<u>92.5%</u>
Total Expense	<u>435,612.76</u>	<u>419,725.71</u>	<u>15,887.05</u>	<u>103.8%</u>
Net Income	<u>(10,088.48)</u>	<u>1,500.00</u>	<u>(11,588.48)</u>	<u>(672.6)%</u>

No audit, review, compilation or assurance services provided.

Bella Sera Community Association
Profit & Loss Budget vs. Actual for the Month-Reserve Fund
 December 2025

	<u>Dec 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
Revenues				
2-4010 · Reserve dues	12,054.98	12,054.97	0.01	100.0%
2-4410 · Reserve interest income	858.95	608.33	250.62	141.2%
Total Revenues	<u>12,913.93</u>	<u>12,663.30</u>	<u>250.63</u>	<u>102.0%</u>
Total Income	<u>12,913.93</u>	<u>12,663.30</u>	<u>250.63</u>	<u>102.0%</u>
Gross Profit	<u>12,913.93</u>	<u>12,663.30</u>	<u>250.63</u>	<u>102.0%</u>
Expense				
Repairs & Maintenance				
2-5730 · Stucco/EIFS waterproofing	0.00	6,888.00	(6,888.00)	0.0%
2-5770 · Concrete/Asphalt	0.00	1,250.00	(1,250.00)	0.0%
2-5820 · Garage	0.00	1,058.33	(1,058.33)	0.0%
Total Repairs & Maintenance	<u>0.00</u>	<u>9,196.33</u>	<u>(9,196.33)</u>	<u>0.0%</u>
Total Expense	<u>0.00</u>	<u>9,196.33</u>	<u>(9,196.33)</u>	<u>0.0%</u>
Net Income	<u><u>12,913.93</u></u>	<u><u>3,466.97</u></u>	<u><u>9,446.96</u></u>	<u><u>372.5%</u></u>

No audit, review, compilation or assurance services provided.

Bella Sera Community Association
Profit & Loss Budget vs. Actual Year to Date-Reserve Fund
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Income				
Revenues				
2-4010 · Reserve dues	144,659.76	144,659.70	0.06	100.0%
2-4410 · Reserve interest income	12,494.23	7,300.00	5,194.23	171.2%
Total Revenues	<u>157,153.99</u>	<u>151,959.70</u>	<u>5,194.29</u>	<u>103.4%</u>
Total Income	<u>157,153.99</u>	<u>151,959.70</u>	<u>5,194.29</u>	<u>103.4%</u>
Gross Profit	157,153.99	151,959.70	5,194.29	103.4%
Expense				
Repairs & Maintenance				
2-5730 · Stucco/EIFS waterproofing	0.00	82,656.00	(82,656.00)	0.0%
2-5770 · Concrete/Asphalt	21,385.00	15,000.00	6,385.00	142.6%
2-5820 · Garage	15,141.52	12,700.00	2,441.52	119.2%
Total Repairs & Maintenance	<u>36,526.52</u>	<u>110,356.00</u>	<u>(73,829.48)</u>	<u>33.1%</u>
Unit Services & Other				
2-5930 · Fitness center	6,638.86	0.00	6,638.86	100.0%
Total Unit Services & Other	<u>6,638.86</u>	<u>0.00</u>	<u>6,638.86</u>	<u>100.0%</u>
Total Expense	<u>43,165.38</u>	<u>110,356.00</u>	<u>(67,190.62)</u>	<u>39.1%</u>
Net Income	<u><u>113,988.61</u></u>	<u><u>41,603.70</u></u>	<u><u>72,384.91</u></u>	<u><u>274.0%</u></u>

No audit, review, compilation or assurance services provided.

**Bella Sera Community Association
General Ledger**

As of December 31, 2025

Type	Date	Num	Name	Memo	Class	Amount	Balance
1-1010 - Cash - Operating							0.00
Total 1-1010 - Cash - Operating							0.00
1-1110 - Accounts receivable							0.00
Invoice	12/01/2025	6283	Angle, Jean Living Trust		Operating	1,372.36	1,372.36
Invoice	12/01/2025	6284	Bankart, Peler and Brenda		Operating	860.06	2,252.42
Invoice	12/01/2025	6285	Benz, Jan and Bob		Operating	1,325.78	3,578.20
Invoice	12/01/2025	6286	Brandau, Jeffery and Cynthia		Operating	658.14	4,236.34
Invoice	12/01/2025	6287	Calhoun, Judy		Operating	1,222.66	5,459.00
Invoice	12/01/2025	6288	Diener, Alex		Operating	718.49	6,177.49
Invoice	12/01/2025	6289	Drahozal, Chris and Kaye		Operating	2,564.12	8,741.61
Invoice	12/01/2025	6290	Eck Real Estate Services		Operating	793.10	9,534.71
Invoice	12/01/2025	6291	Harrison, Belh		Operating	1,408.46	10,943.17
Invoice	12/01/2025	6292	Heath, Don & Mary Jo		Operating	1,498.28	12,441.45
Invoice	12/01/2025	6293	HOA Office		Operating	118.79	12,560.24
Invoice	12/01/2025	6294	Hoss, Dennis and Deanna Unit 301		Operating	1,222.66	13,782.90
Invoice	12/01/2025	6295	Johnson, Becky		Operating	1,408.46	15,191.36
Invoice	12/01/2025	6296	Kaw River Holdings, LLC		Operating	94.09	15,285.45
Invoice	12/01/2025	6297	Keil, Albert & Carolyn		Operating	1,009.78	16,295.23
Invoice	12/01/2025	6298	Kingston, Neal and Maxine		Operating	1,308.19	17,603.42
Invoice	12/01/2025	6299	Kozeny, Penny		Operating	2,475.74	20,079.16
Invoice	12/01/2025	6300	Lang, Edward & Virginia		Operating	718.49	20,797.65
Invoice	12/01/2025	6301	Lipsey, Richard		Operating	927.57	21,725.22
Invoice	12/01/2025	6302	Locniskar, Mary		Operating	1,335.29	23,060.51
Invoice	12/01/2025	6303	Martinez, Sheila		Operating	1,325.32	24,385.83
Invoice	12/01/2025	6304	Maypole, Sara -- Unit 139		Operating	1,210.78	25,596.61
Invoice	12/01/2025	6305	McGillivray, Bill & Katherine		Operating	1,261.62	26,858.23
Invoice	12/01/2025	6306	Menke, Steve		Operating	71.75	26,929.98
Invoice	12/01/2025	6307	Mirecki, Paul		Operating	927.57	27,857.55
Invoice	12/01/2025	6308	Morph Training		Operating	660.00	28,517.55
Invoice	12/01/2025	6309	Mulinazzi, Tom and Kathy		Operating	1,009.78	29,527.33
Invoice	12/01/2025	6310	Olson, Donna and Rodney		Operating	1,009.78	30,537.11
Invoice	12/01/2025	6311	Papa Nana, LLC		Operating	69.85	30,606.96
Invoice	12/01/2025	6312	Papa Nana, LLC		Operating	79.35	30,686.31
Invoice	12/01/2025	6313	Papa Nana, LLC		Operating	74.12	30,760.43
Invoice	12/01/2025	6314	Reitz, Jean		Operating	1,408.46	32,168.89
Invoice	12/01/2025	6315	Roeder, Connie		Operating	1,009.78	33,178.67
Invoice	12/01/2025	6316	Schmidt, Randy & Tammie		Operating	658.14	33,836.81
Invoice	12/01/2025	6317	Shenoy, Prakash & Cathy		Operating	1,009.78	34,846.59
Invoice	12/01/2025	6318	Sherr, Suzanne		Operating	1,009.78	35,856.37
Invoice	12/01/2025	6319	Steeple, Don & Tammy		Operating	1,367.11	37,223.48
Invoice	12/01/2025	6320	Stone, Tom		Operating	718.49	37,941.97
Invoice	12/01/2025	6321	Terlizzi, Garth and Enid		Operating	927.57	38,869.54
Invoice	12/01/2025	6322	Todd Landis, Inc.		Operating	217.17	39,086.71
Invoice	12/01/2025	6323	Todd, John & Pam		Operating	1,408.46	40,495.17
Invoice	12/01/2025	6324	Tri-Angle Holding Inc		Operating	2,561.27	43,056.44
Invoice	12/01/2025	6325	Vaughn, Sherri		Operating	860.06	43,936.50
Invoice	12/01/2025	6326	Vogel, Matt and Michelle		Operating	927.57	44,864.07
Invoice	12/01/2025	6327	Wilson, George & Bev		Operating	1,493.51	46,357.58
Credit Memo	12/01/2025	6328	Papa Nana, LLC		Operating	(74.12)	46,283.46
Credit Memo	12/01/2025	6329	Papa Nana, LLC		Operating	(79.35)	46,204.11
Credit Memo	12/01/2025	6330	Papa Nana, LLC		Operating	(69.85)	46,134.26
Credit Memo	12/01/2025	6331	Schmidt, Randy & Tammie		Operating	(658.14)	45,476.12
Credit Memo	12/01/2025	6378	HOA Office		Operating	(118.79)	45,357.33
Payment	12/08/2025	Unit 207	Bankart, Peter and Brenda		Operating	(860.06)	44,477.27
Payment	12/08/2025	Unit 140	Benz, Jan and Bob		Operating	(1,325.78)	43,151.49
Payment	12/08/2025	Unit 408	Brandau, Jeffery and Cynthia		Operating	(658.14)	42,493.35
Payment	12/08/2025	Unit 401	Calhoun, Judy		Operating	(1,222.66)	41,270.69
Payment	12/08/2025	Unit 112	Kaw River Holdings, LLC		Operating	(94.09)	41,176.60
Payment	12/08/2025	Unit 403	Diener, Alex		Operating	(718.49)	40,458.11
Payment	12/08/2025	Unit 505/106	Drahozal, Chris and Kaye		Operating	(2,564.12)	37,893.99
Payment	12/08/2025	Unit 310/108	Wilson, George & Bev		Operating	(1,493.51)	36,400.48
Payment	12/08/2025	Unit 306/107	Heath, Don & Mary Jo		Operating	(1,498.28)	34,902.20
Payment	12/08/2025	Unit 301	Hoss, Dennis and Deanna Unit 301		Operating	(1,222.66)	33,679.54
Payment	12/08/2025	Unit 206	Johnson, Becky		Operating	(1,408.46)	32,271.08
Payment	12/08/2025	Unit 404	Keil, Albert & Carolyn		Operating	(1,009.78)	31,261.30
Payment	12/08/2025	Unit 301/105	Kingston, Neal and Maxine		Operating	(1,308.19)	29,953.11
Payment	12/08/2025	Unit 504	Kozeny, Penny		Operating	(2,475.74)	27,477.37
Payment	12/08/2025	Unit 203	Lang, Edward & Virginia		Operating	(718.49)	26,758.88
Payment	12/08/2025	Unit 407	Lipsey, Richard		Operating	(927.57)	25,831.31
Payment	12/08/2025	Unit 305/104	Locniskar, Mary		Operating	(1,335.29)	24,496.02
Payment	12/08/2025	Unit 502	Martinez, Sheila		Operating	(1,325.32)	23,170.70
Payment	12/08/2025	Unit 139	Maypole, Sara -- Unit 139		Operating	(1,210.78)	21,959.92
Payment	12/08/2025	Unit 405/132	McGillivray, Bill & Katherine		Operating	(1,261.62)	20,698.30
Payment	12/08/2025	Unit 109	Menke, Steve		Operating	(71.75)	20,626.55
Payment	12/08/2025	Unit 503	Tri-Angle Holding Inc		Operating	(2,561.27)	18,065.28
Payment	12/08/2025	Unit 307	Mirecki, Paul		Operating	(927.57)	17,137.71
Payment	12/08/2025	Unit 304	Olson, Donna and Rodney		Operating	(1,009.78)	16,127.93
Payment	12/08/2025	Unit 410	Reitz, Jean		Operating	(1,408.46)	14,719.47
Payment	12/08/2025	Unit 302	Morph Training		Operating	(660.00)	14,059.47
Payment	12/08/2025	Unit 302	Roeder, Connie		Operating	(1,009.78)	13,049.69
Payment	12/08/2025	Unit 402	Shenoy, Prakash & Cathy		Operating	(1,009.78)	12,039.91
Payment	12/08/2025	Unit 202	Sherr, Suzanne		Operating	(1,009.78)	11,030.13
Payment	12/08/2025	Unit 303	Stone, Tom		Operating	(718.49)	10,311.64
Payment	12/08/2025	Unit 309	Terlizzi, Garth and Enid		Operating	(927.57)	9,384.07
Payment	12/08/2025	Unit 210	Todd, John & Pam		Operating	(1,408.46)	7,975.61
Payment	12/08/2025	Unit 133	Todd Landis, Inc.		Operating	(217.17)	7,758.44
Payment	12/08/2025	Unit 209	Vaughn, Sherri		Operating	(860.06)	6,898.38
Payment	12/08/2025	Unit 409	Vogel, Matt and Michelle		Operating	(927.57)	5,970.81
Payment	12/09/2025	4184644115	Harrison, Belh		Operating	(1,408.46)	4,562.35
Payment	12/09/2025	626	Eck Real Estate Services		Operating	(793.10)	3,769.25
Payment	12/09/2025	16459	Angle, Jean Living Trust		Operating	(1,372.36)	2,396.89
Payment	12/09/2025	46615280	Steeple, Don & Tammy		Operating	(1,367.11)	1,029.78
Payment	12/09/2025	46808138	Mulinazzi, Tom and Kathy		Operating	(1,009.78)	0.00
Total 1-1110 - Accounts receivable						0.00	0.00
1-1810 - Prepaid Insurance							4,251.95
General Journal	12/31/2025	NBPC397		December Insurance Expense	Operating	(4,251.95)	0.00
Total 1-1810 - Prepaid Insurance						(4,251.95)	0.00
1-1510 - Furniture & equipment							6,336.97
Total 1-1510 - Furniture & equipment							6,336.97
1-1590 - Accumulated depreciation							(6,336.97)
Total 1-1590 - Accumulated depreciation							(6,336.97)

**Bella Sera Community Association
General Ledger**

As of December 31, 2025

Type	Date	Num	Name	Memo	Class	Amount	Balance
1-2010 - Accounts payable							0.00
Bill	12/03/2025	6337	Bracciano Pest Control	6337		(1,105.81)	(1,105.91)
Bill	12/03/2025	4832106	HOA Express	4832106		(410.40)	(1,516.31)
Bill	12/03/2025	112025	BPI Squared, LLC	112025		(2,524.00)	(4,040.31)
Bill	12/03/2025	30633	Midwest Property Management	30633		(1,275.00)	(5,315.31)
Bill	12/03/2025	6345	Olis Elevator	December elevator		(1,002.61)	(6,317.92)
Bill Pmt -Check	12/03/2025	6345	BPI Squared, LLC	112025		2,524.00	(3,793.92)
Bill Pmt -Check	12/03/2025	6346	Bracciano Pest Control	6337		1,105.91	(2,688.01)
Bill Pmt -Check	12/03/2025	6347	HOA Express	4832106		410.40	(2,277.61)
Bill Pmt -Check	12/03/2025	6346	Midwest Property Management	30633		1,275.00	(1,002.61)
Bill Pmt -Check	12/03/2025	6349	Olis Elevator	December elevator		1,002.61	0.00
Bill	12/10/2025	November l...	Olusoji Olaide Babalola	November laundry		(413.32)	(413.32)
Bill	12/10/2025	Dec Cable/I...	Midco	December Cable/Internet		(2,550.86)	(2,964.18)
Bill	12/10/2025	December ...	Hinckley Springs	December water		(30.83)	(2,995.01)
Bill	12/10/2025	86839	Lawrence Landscape, Inc.	86839		(867.15)	(3,862.16)
Bill	12/10/2025	91843	Lawrence Landscape, Inc.	91843		(167.07)	(4,069.23)
Bill	12/10/2025	10-23-25	Chavez Tree and Lawn Service LLC	10-23-25		(850.00)	(4,919.23)
Bill	12/10/2025	5715497103	Evergy	5715497103		(7,487.79)	(12,407.02)
Bill	12/10/2025	54651	Novak Birks, P. C.	54651		(280.00)	(12,687.02)
Bill Pmt -Check	12/10/2025	6350	Chavez Tree and Lawn Service LLC	10-23-25		850.00	(11,837.02)
Bill Pmt -Check	12/10/2025	6351	Evergy	Account #5715497103		7,487.79	(4,349.23)
Bill Pmt -Check	12/10/2025	6352	Hinckley Springs	Customer #486298514161561		30.83	(4,318.40)
Bill Pmt -Check	12/10/2025	6353	Lawrence Landscape, Inc.			1,074.22	(3,244.18)
Bill Pmt -Check	12/10/2025	6354	Midco	December Cable/Internet		2,550.86	(693.32)
Bill Pmt -Check	12/10/2025	6355	Novak Birks, P. C.	54651		280.00	(413.32)
Bill Pmt -Check	12/10/2025	6356	Olusoji Olaide Babalola	November laundry		413.32	0.00
Bill	12/17/2025	Reimburse...	Debbie Meeker	Reimbursement		(120.00)	(384.17)
Bill	12/17/2025	5062	Brooks Electric Inc.	5062		(384.17)	(768.34)
Bill	12/17/2025	1017870-25...	City of Lawrence	1017870-259723		(3,149.85)	(3,654.02)
Bill	12/17/2025	9593	GreenLight Data Solutions, Inc	9593		(795.52)	(4,449.54)
Bill	12/17/2025	S251209106	Lippert Mechanical Service Corp.	S251209106		(354.71)	(4,804.25)
Bill	12/17/2025	3418 8145 95	Black Hills Energy	3418 8145 95		(1,634.19)	(6,438.44)
Bill	12/17/2025	30639	Midwest Property Management	30639		(1,170.00)	(7,608.44)
Bill	12/17/2025	Reimburse...	Debbie Meeker	Reimbursement		(81.97)	(7,690.41)
Bill	12/17/2025	P87938204	Batteries + Bulbs	P87938204		(229.09)	(7,919.50)
Bill	12/17/2025	42291	Hawk Wash	42291		(378.00)	(8,297.50)
Bill	12/17/2025	December ...	Lippert Mechanical Service Corp.	December HVAC		(844.73)	(9,142.23)
Bill Pmt -Check	12/17/2025	6357	Batteries + Bulbs	P87938204		229.09	(8,913.14)
Bill Pmt -Check	12/17/2025	6358	Black Hills Energy	Account #3418 8145 95		1,634.19	(7,278.95)
Bill Pmt -Check	12/17/2025	6359	Brooks Electric Inc.	5062		120.00	(7,158.95)
Bill Pmt -Check	12/17/2025	6360	City of Lawrence	Acct #435936142467		3,149.85	(4,009.10)
Bill Pmt -Check	12/17/2025	6361	Debbie Meeker			466.14	(3,542.96)
Bill Pmt -Check	12/17/2025	6362	GreenLight Data Solutions, Inc	9593		795.52	(2,747.44)
Bill Pmt -Check	12/17/2025	6363	Hawk Wash	42291		378.00	(2,369.44)
Bill Pmt -Check	12/17/2025	6364	Lippert Mechanical Service Corp.			1,199.44	(1,170.00)
Bill Pmt -Check	12/17/2025	6365	Midwest Property Management	30639		1,170.00	0.00
Bill	12/30/2025	5059	Brooks Electric Inc.	5059		(809.00)	(809.00)
Bill	12/30/2025	30640	Midwest Property Management	30640		(1,350.00)	(2,159.00)
Bill	12/30/2025	10868	Waterfront, Inc.	10868		(925.00)	(3,084.00)
Bill	12/30/2025	Reimburse...	Debbie Meeker	Reimbursement		(15.39)	(3,099.39)
Bill	12/30/2025	Reimburse...	Debbie Meeker	Reimbursement		(119.08)	(3,218.47)
Bill Pmt -Check	12/30/2025	6367	Brooks Electric Inc.	5059		809.00	(2,409.47)
Bill Pmt -Check	12/30/2025	6368	Debbie Meeker			134.47	(2,275.00)
Bill Pmt -Check	12/30/2025	6369	Midwest Property Management	30640		1,350.00	(925.00)
Bill Pmt -Check	12/30/2025	6370	Waterfront, Inc.	10868		925.00	0.00
Bill	12/30/2025	30643	Midwest Property Management	30643		(870.50)	(870.50)
Bill	12/30/2025	30642	Midwest Property Management	30642		(427.77)	(1,298.27)
Bill	12/30/2025	December ...	Hinckley Springs	December water		(36.83)	(1,335.10)
Bill Pmt -Check	12/30/2025	6371	Hinckley Springs	Customer #486298514161561		36.83	(1,298.27)
Bill Pmt -Check	12/30/2025	6372	Midwest Property Management			1,298.27	0.00
Bill	12/31/2025	780641	Century Business Technologies	780641		(102.52)	(102.52)
Bill Pmt -Check	12/31/2025	6373	Century Business Technologies	780641		102.52	0.00
Total 1-2010 - Accounts payable						0.00	0.00
1-2100 - Prepaid dues							
Credit Memo	12/01/2025	6328	Papa Nana, LLC	Prepaid Unit 115 Dec 2025 Dues	Operating	74.12	(881.46)
Credit Memo	12/01/2025	6329	Papa Nana, LLC	Unit 103 Dec 2025 HOA dues	Operating	79.35	(807.34)
Credit Memo	12/01/2025	6330	Papa Nana, LLC	Unit 114 December 2025 HOA Dues	Operating	89.85	(727.99)
Credit Memo	12/01/2025	6331	Schmidt, Randy & Tammie	Unit 308 December 2025 HOA Dues	Operating	658.14	(658.14)
Total 1-2100 - Prepaid dues						881.46	0.00
Operating Board Reserve.							(108,125.76)
1-3010 - Operating Board Reserve							(108,125.76)
Total 1-3010 - Operating Board Reserve							(108,125.76)
Total Operating Board Reserve.							(108,125.76)
Revenues							(389,416.68)
1-4010 - Dues							(368,761.91)
Invoice	12/01/2025	6283	Angle, Jean Living Trust	Operating Expense allocation of monthly dues for Unit 501 @ 4500 ...	Operating	(899.57)	(369,661.48)
Invoice	12/01/2025	6283	Angle, Jean Living Trust	Capital Reserve allocation of monthly dues for Unit 501 @ 4500 Bo...	Operating	(378.22)	(370,039.70)
Invoice	12/01/2025	6283	Angle, Jean Living Trust	Operating Expense allocation of monthly dues for Unit 134 @ 4500 ...	Operating	(66.57)	(370,106.27)
Invoice	12/01/2025	6283	Angle, Jean Living Trust	Capital Reserve allocation of monthly dues for Unit 134 @ 4500 Bo...	Operating	(28.00)	(370,134.27)
Invoice	12/01/2025	6284	Bankart, Peter and Brenda	Operating Expense allocation of monthly dues for Unit 207 @ 4500 ...	Operating	(619.56)	(370,753.83)
Invoice	12/01/2025	6284	Bankart, Peter and Brenda	Capital Reserve allocation of monthly dues for Unit 207 @ 4500 Bo...	Operating	(260.50)	(371,014.33)
Invoice	12/01/2025	6285	Benz, Jan and Bob	Operating Expense allocation of monthly dues for Unit 140 @ 4500 ...	Operating	(933.34)	(371,947.67)
Invoice	12/01/2025	6285	Benz, Jan and Bob	Capital Reserve allocation of monthly dues for Unit 140 @ 4500 Bo...	Operating	(392.44)	(372,340.11)
Invoice	12/01/2025	6286	Brandau, Jeffery and Cynthia	Operating Expense allocation of monthly dues for Unit 408 @ 4500 ...	Operating	(463.33)	(372,803.44)
Invoice	12/01/2025	6286	Brandau, Jeffery and Cynthia	Capital Reserve allocation of monthly dues for Unit 408 @ 4500 Bo...	Operating	(194.81)	(372,998.25)
Invoice	12/01/2025	6287	Calhoun, Judy.	Operating Expense allocation of monthly dues for Unit 401 @ 4500 ...	Operating	(860.75)	(373,859.00)
Invoice	12/01/2025	6287	Calhoun, Judy.	Capital Reserve allocation of monthly dues for Unit 401 @ 4500 Bo...	Operating	(351.91)	(374,210.91)
Invoice	12/01/2025	6288	Diener, Alex	Operating Expense allocation of monthly dues for Unit 403 @ 4500 ...	Operating	(505.82)	(374,716.73)
Invoice	12/01/2025	6288	Diener, Alex	Capital Reserve allocation of monthly dues for Unit 403 @ 4500 Bo...	Operating	(119.08)	(374,835.81)
Invoice	12/01/2025	6289	Drahozal, Chris and Kaye	Operating Expense allocation of monthly dues for Unit 505 @ 4500 ...	Operating	(1,742.92)	(376,578.73)
Invoice	12/01/2025	6289	Drahozal, Chris and Kaye	Capital Reserve allocation of monthly dues for Unit 505 @ 4500 Bo...	Operating	(732.82)	(377,311.55)
Invoice	12/01/2025	6289	Drahozal, Chris and Kaye	Operating Expense allocation of monthly dues for Unit 106 @ 4500 ...	Operating	(62.22)	(377,373.77)
Invoice	12/01/2025	6289	Drahozal, Chris and Kaye	Capital Reserve allocation of monthly dues for Unit 106 @ 4500 Bo...	Operating	(26.18)	(377,400.52)
Invoice	12/01/2025	6290	Eck Real Estate Services	Operating Expense allocation of monthly dues for Unit 208 @ 4500 ...	Operating	(558.34)	(377,958.86)
Invoice	12/01/2025	6290	Eck Real Estate Services	Capital Reserve allocation of monthly dues for Unit 208 @ 4500 Bo...	Operating	(234.76)	(378,193.62)
Invoice	12/01/2025	6291	Harrison, Belh	Operating Expense allocation of monthly dues for Unit 406 @ 4500 ...	Operating	(991.56)	(379,185.18)
Invoice	12/01/2025	6291	Harrison, Belh	Capital Reserve allocation of monthly dues for Unit 406 @ 4500 Bo...	Operating	(416.90)	(379,602.08)
Invoice	12/01/2025	6292	Heath, Don & Mary Jo	Operating Expense allocation of monthly dues for Unit 306 @ 4500 ...	Operating	(991.56)	(380,593.64)
Invoice	12/01/2025	6292	Heath, Don & Mary Jo	Capital Reserve allocation of monthly dues for Unit 306 @ 4500 Bo...	Operating	(416.90)	(381,010.54)
Invoice	12/01/2025	6292	Heath, Don & Mary Jo	Operating Expense allocation of monthly dues for Unit 107 @ 4500 ...	Operating	(63.23)	(381,073.77)
Invoice	12/01/2025	6292	Heath, Don & Mary Jo	Capital Reserve allocation of monthly dues for Unit 107 @ 4500 Bo...	Operating	(26.59)	(381,100.36)
Invoice	12/01/2025	6294	Hoss, Dennis and Deanna Unit 301	Operating Expense allocation of monthly dues for Unit 301 @ 4500 ...	Operating	(860.75)	(381,961.11)
Invoice	12/01/2025	6294	Hoss, Dennis and Deanna Unit 301	Capital Reserve allocation of monthly dues for Unit 301 @ 4500 Bo...	Operating	(361.91)	(382,323.02)
Invoice	12/01/2025	6295	Johnson, Becky	Operating Expense allocation of monthly dues for Unit 206 @ 4500 ...	Operating	(991.56)	(383,314.58)

Bella Sera Community Association

General Ledger

As of December 31, 2025

Type	Date	Num	Name	Memo	Class	Amount	Balance
Invoice	12/01/2025	6295	Johnson, Becky	Capital Reserve allocation of monthly dues for Unit 206 @ 4500 Bo...	Operating	(416.90)	(383,834.48)
Invoice	12/01/2025	6296	Kaw River Holdings, LLC	Operating Expense allocation of monthly dues for Unit 112 @ 4500 ...	Operating	(66.24)	(383,900.72)
Invoice	12/01/2025	6296	Kaw River Holdings, LLC	Capital Reserve allocation of monthly dues for Unit 112 @ 4500 Bo...	Operating	(27.85)	(383,928.57)
Invoice	12/01/2025	6297	Keil, Albert & Carolyn	Operating Expense allocation of monthly dues for Unit 404 @ 4500 ...	Operating	(710.89)	(384,639.46)
Invoice	12/01/2025	6297	Keil, Albert & Carolyn	Capital Reserve allocation of monthly dues for Unit 401 @ 4500 ...	Operating	(298.89)	(384,938.35)
Invoice	12/01/2025	6298	Kingston, Neal and Maxine	Operating Expense allocation of monthly dues for Unit 401 @ 4500 ...	Operating	(860.75)	(385,799.10)
Invoice	12/01/2025	6298	Kingston, Neal and Maxine	Capital Reserve allocation of monthly dues for Unit 401 @ 4500 Bo...	Operating	(361.91)	(386,161.01)
Invoice	12/01/2025	6298	Kingston, Neal and Maxine	Operating Expense allocation of monthly dues for Unit 105 @ 4500 ...	Operating	(60.21)	(386,221.22)
Invoice	12/01/2025	6298	Kingston, Neal and Maxine	Capital Reserve allocation of monthly dues for Unit 105 @ 4500 Bo...	Operating	(25.32)	(386,246.54)
Invoice	12/01/2025	6299	Kozeny, Penny	Operating Expense allocation of monthly dues for Unit 504 @ 4500 ...	Operating	(1,742.82)	(387,989.46)
Invoice	12/01/2025	6299	Kozeny, Penny	Capital Reserve allocation of monthly dues for Unit 504 @ 4500 Bo...	Operating	(732.82)	(388,722.28)
Invoice	12/01/2025	6300	Lang, Edward & Virginia	Operating Expense allocation of monthly dues for Unit 203 @ 4500 ...	Operating	(505.82)	(389,228.10)
Invoice	12/01/2025	6300	Lang, Edward & Virginia	Capital Reserve allocation of monthly dues for Unit 203 @ 4500 Bo...	Operating	(212.67)	(389,440.77)
Invoice	12/01/2025	6301	Lipsey, Richard	Operating Expense allocation of monthly dues for Unit 407 @ 4500 ...	Operating	(653.01)	(390,093.78)
Invoice	12/01/2025	6301	Lipsey, Richard	Capital Reserve allocation of monthly dues for Unit 407 @ 4500 Bo...	Operating	(274.56)	(390,368.34)
Invoice	12/01/2025	6302	Looniskar, Mary	Operating Expense allocation of monthly dues for Unit 305 @ 4500 ...	Operating	(860.75)	(391,229.09)
Invoice	12/01/2025	6302	Looniskar, Mary	Capital Reserve allocation of monthly dues for Unit 305 @ 4500 Bo...	Operating	(361.91)	(391,591.00)
Invoice	12/01/2025	6302	Looniskar, Mary	Operating Expense allocation of monthly dues for Unit 104 @ 4500 ...	Operating	(79.29)	(391,670.29)
Invoice	12/01/2025	6302	Looniskar, Mary	Capital Reserve allocation of monthly dues for Unit 104 @ 4500 Bo...	Operating	(33.34)	(391,703.63)
Invoice	12/01/2025	6303	Martinez, Sheila	Operating Expense allocation of monthly dues for Unit 502 @ 4500 ...	Operating	(933.03)	(392,636.66)
Invoice	12/01/2025	6303	Martinez, Sheila	Capital Reserve allocation of monthly dues for Unit 502 @ 4500 Bo...	Operating	(392.29)	(393,028.95)
Invoice	12/01/2025	6304	Maypole, Sara -- Unit 139	Operating Expense allocation of monthly dues for Unit 139 @ 4500 ...	Operating	(652.39)	(393,681.34)
Invoice	12/01/2025	6304	Maypole, Sara -- Unit 139	Capital Reserve allocation of monthly dues for Unit 139 @ 4500 Bo...	Operating	(358.39)	(394,039.73)
Invoice	12/01/2025	6305	McGillivray, Bill & Katherine	Operating Expense allocation of monthly dues for Unit 405 @ 4500 ...	Operating	(860.75)	(395,100.48)
Invoice	12/01/2025	6305	McGillivray, Bill & Katherine	Capital Reserve allocation of monthly dues for Unit 405 @ 4500 Bo...	Operating	(361.91)	(395,462.39)
Invoice	12/01/2025	6305	McGillivray, Bill & Katherine	Operating Expense allocation of monthly dues for Unit 132 @ 4500 ...	Operating	(27.43)	(395,489.82)
Invoice	12/01/2025	6305	McGillivray, Bill & Katherine	Capital Reserve allocation of monthly dues for Unit 132 @ 4500 Bo...	Operating	(11.53)	(395,501.35)
Invoice	12/01/2025	6306	Menke, Steve	Operating Expense allocation of monthly dues for Unit 109 @ 4500 ...	Operating	(50.51)	(395,551.86)
Invoice	12/01/2025	6307	Mirecki, Paul	Operating Expense allocation of monthly dues for Unit 307 @ 4500 ...	Operating	(21.24)	(395,573.10)
Invoice	12/01/2025	6307	Mirecki, Paul	Capital Reserve allocation of monthly dues for Unit 307 @ 4500 Bo...	Operating	(653.01)	(396,226.11)
Invoice	12/01/2025	6309	Mulinazzi, Tom and Kathy	Operating Expense allocation of monthly dues for Unit 204 @ 4500 ...	Operating	(274.56)	(396,500.67)
Invoice	12/01/2025	6309	Mulinazzi, Tom and Kathy	Capital Reserve allocation of monthly dues for Unit 204 @ 4500 Bo...	Operating	(710.89)	(397,211.56)
Invoice	12/01/2025	6310	Olson, Donna and Rodney	Operating Expense allocation of monthly dues for Unit 304 @ 4500 ...	Operating	(298.89)	(397,510.45)
Invoice	12/01/2025	6310	Olson, Donna and Rodney	Capital Reserve allocation of monthly dues for Unit 304 @ 4500 Bo...	Operating	(710.89)	(398,221.34)
Invoice	12/01/2025	6311	Papa Nana, LLC	Operating Expense allocation of monthly dues for Unit 304 @ 4500 ...	Operating	(298.89)	(398,520.23)
Invoice	12/01/2025	6311	Papa Nana, LLC	Capital Reserve allocation of monthly dues for Unit 114 @ 4500 ...	Operating	(49.17)	(398,569.40)
Invoice	12/01/2025	6312	Papa Nana, LLC	Operating Expense allocation of monthly dues for Unit 114 @ 4500 ...	Operating	(20.68)	(398,590.08)
Invoice	12/01/2025	6312	Papa Nana, LLC	Capital Reserve allocation of monthly dues for Unit 103 @ 4500 ...	Operating	(55.86)	(398,645.94)
Invoice	12/01/2025	6313	Papa Nana, LLC	Operating Expense allocation of monthly dues for Unit 103 @ 4500 ...	Operating	(23.49)	(398,669.43)
Invoice	12/01/2025	6313	Papa Nana, LLC	Capital Reserve allocation of monthly dues for Unit 115 @ 4500 ...	Operating	(52.17)	(398,721.60)
Invoice	12/01/2025	6314	Reitz, Jean	Operating Expense allocation of monthly dues for Unit 410 @ 4500 ...	Operating	(21.95)	(398,743.55)
Invoice	12/01/2025	6314	Reitz, Jean	Capital Reserve allocation of monthly dues for Unit 410 @ 4500 Bo...	Operating	(991.56)	(399,735.11)
Invoice	12/01/2025	6315	Roeder, Connie	Operating Expense allocation of monthly dues for Unit 302 @ 4500 ...	Operating	(416.90)	(400,152.01)
Invoice	12/01/2025	6315	Roeder, Connie	Capital Reserve allocation of monthly dues for Unit 302 @ 4500 Bo...	Operating	(710.89)	(400,862.90)
Invoice	12/01/2025	6316	Schmidt, Randy & Tammie	Operating Expense allocation of monthly dues for Unit 308 @ 4500 ...	Operating	(298.89)	(401,161.79)
Invoice	12/01/2025	6316	Schmidt, Randy & Tammie	Capital Reserve allocation of monthly dues for Unit 308 @ 4500 Bo...	Operating	(463.33)	(401,625.12)
Invoice	12/01/2025	6317	Shenoy, Prakash & Cathy	Operating Expense allocation of monthly dues for Unit 402 @ 4500 ...	Operating	(194.81)	(401,819.93)
Invoice	12/01/2025	6317	Shenoy, Prakash & Cathy	Capital Reserve allocation of monthly dues for Unit 402 @ 4500 Bo...	Operating	(710.89)	(402,530.82)
Invoice	12/01/2025	6318	Sherr, Suzanne	Operating Expense allocation of monthly dues for Unit 202 @ 4500 ...	Operating	(298.89)	(402,829.71)
Invoice	12/01/2025	6318	Sherr, Suzanne	Capital Reserve allocation of monthly dues for Unit 202 @ 4500 Bo...	Operating	(710.89)	(403,540.60)
Invoice	12/01/2025	6319	Steeple, Don & Tammy	Operating Expense allocation of monthly dues for Unit 205 @ 4500 ...	Operating	(289.89)	(403,830.49)
Invoice	12/01/2025	6319	Steeple, Don & Tammy	Capital Reserve allocation of monthly dues for Unit 205 @ 4500 Bo...	Operating	(860.75)	(404,701.24)
Invoice	12/01/2025	6320	Steeple, Don & Tammy	Operating Expense allocation of monthly dues for Unit 117 @ 4500 ...	Operating	(361.91)	(405,063.15)
Invoice	12/01/2025	6320	Steeple, Don & Tammy	Capital Reserve allocation of monthly dues for Unit 117 @ 4500 Bo...	Operating	(42.76)	(405,105.91)
Invoice	12/01/2025	6320	Steeple, Don & Tammy	Operating Expense allocation of monthly dues for Unit 303 @ 4500 ...	Operating	(505.82)	(405,611.73)
Invoice	12/01/2025	6320	Steeple, Don & Tammy	Capital Reserve allocation of monthly dues for Unit 303 @ 4500 Bo...	Operating	(212.67)	(405,824.40)
Invoice	12/01/2025	6321	Terlizzi, Garth and Enid	Operating Expense allocation of monthly dues for Unit 309 @ 4500 ...	Operating	(653.01)	(406,477.41)
Invoice	12/01/2025	6321	Terlizzi, Garth and Enid	Capital Reserve allocation of monthly dues for Unit 309 @ 4500 Bo...	Operating	(274.56)	(406,751.97)
Invoice	12/01/2025	6322	Todd Landis, Inc.	Operating Expense allocation of monthly dues for Unit 133 @ 4500 ...	Operating	(152.89)	(406,904.86)
Invoice	12/01/2025	6322	Todd Landis, Inc.	Capital Reserve allocation of monthly dues for Unit 133 @ 4500 Bo...	Operating	(64.26)	(407,069.12)
Invoice	12/01/2025	6323	Todd, John & Pam	Operating Expense allocation of monthly dues for Unit 210 @ 4500 ...	Operating	(991.56)	(408,060.68)
Invoice	12/01/2025	6323	Todd, John & Pam	Capital Reserve allocation of monthly dues for Unit 210 @ 4500 Bo...	Operating	(416.90)	(408,477.58)
Invoice	12/01/2025	6324	Tri-Angle Holding Inc	Operating Expense allocation of monthly dues for Unit 503 @ 4500 ...	Operating	(1,803.14)	(410,280.72)
Invoice	12/01/2025	6324	Tri-Angle Holding Inc	Capital Reserve allocation of monthly dues for Unit 503 @ 4500 Bo...	Operating	(758.13)	(411,038.85)
Invoice	12/01/2025	6325	Vaughn, Sherri	Operating Expense allocation of monthly dues for Unit 209 @ 4500 ...	Operating	(619.56)	(411,658.41)
Invoice	12/01/2025	6325	Vaughn, Sherri	Capital Reserve allocation of monthly dues for Unit 209 @ 4500 Bo...	Operating	(260.50)	(411,918.91)
Invoice	12/01/2025	6326	Vogel, Matt and Michelle	Operating Expense allocation of monthly dues for Unit 409 @ 4500 ...	Operating	(653.01)	(412,571.92)
Invoice	12/01/2025	6326	Vogel, Matt and Michelle	Capital Reserve allocation of monthly dues for Unit 409 @ 4500 Bo...	Operating	(274.56)	(412,846.48)
Invoice	12/01/2025	6327	Wilson, George & Bev	Operating Expense allocation of monthly dues for Unit 310 @ 4500 ...	Operating	(991.56)	(413,838.04)
Invoice	12/01/2025	6327	Wilson, George & Bev	Capital Reserve allocation of monthly dues for Unit 310 @ 4500 Bo...	Operating	(416.90)	(414,254.94)
Invoice	12/01/2025	6327	Wilson, George & Bev	Operating Expense allocation of monthly dues for Unit 108 @ 4500 ...	Operating	(59.87)	(414,314.81)
Invoice	12/01/2025	6327	Wilson, George & Bev	Capital Reserve allocation of monthly dues for Unit 108 @ 4500 Bo...	Operating	(25.18)	(414,340.00)
General Journal	12/15/2025	NBPC398		Transfer dues to reserve	Operating	12,054.98	(402,285.72)
Total 1-4010 · Dues						(33,523.81)	(402,285.72)
1-4310 · Guest suite rental							(8,620.00)
Deposit	12/09/2025	1120	Krauth, Deborah	11/26 -29 both suites	Operating	(360.00)	(8,980.00)
Deposit	12/09/2025	2048	Schmidt, Randy & Tammie	1/31 - Feb 1, 1/16 -1/17, 2/20 - 2/22 Serata	Operating	(330.00)	(9,310.00)
Deposit	12/09/2025	4646	Drahozal, Chris and Kaye	12/9 - 12 Aurora	Operating	(180.00)	(9,490.00)
Deposit	12/09/2025	4206	McGillivray, Bill & Katherine	12/4 - 7, both suites	Operating	(360.00)	(9,850.00)
Deposit	12/29/2025	5681	Steeple, Don & Tammy	Serata 12/22 - 12/27	Operating	(300.00)	(10,150.00)
Deposit	12/30/2025	3894	Heath, Don & Mary Jo	Aurora 12/26	Operating	(70.00)	(10,220.00)
Deposit	12/30/2025	2099	Mulinazzi, Tom and Kathy	Aurora 12/23 -12/25	Operating	(180.00)	(10,400.00)
Total 1-4310 · Guest suite rental						(1,780.00)	(10,400.00)
1-4320 · Fitness Center							(7,260.00)
Invoice	12/01/2025	6308	Morph Training	Monthly dues for the Fitness Center @ 4500 Bob Billings Parkway, ...	Operating	(660.00)	(7,920.00)
Total 1-4320 · Fitness Center						(660.00)	(7,920.00)
1-4340 · Office rent							(1,306.69)
Invoice	12/01/2025	6293	HOA Office	Operating Expense allocation of monthly dues for Unit 118 @ 4500 ...	Operating	(83.62)	(1,390.31)
Invoice	12/01/2025	6293	HOA Office	Capital Reserve allocation of monthly dues for Unit 118 @ 4500 Bo...	Operating	(35.17)	(1,425.48)
Total 1-4340 · Office rent						(118.79)	(1,425.48)
1-4410 · Interest income							(232.98)
Total 1-4410 · Interest income							(232.98)
1-4510 · Other income							(3,235.10)
Deposit	12/09/2025	3882	Heath, Don & Mary Jo	Fob purchase	Operating	(25.00)	(3,260.10)
Total 1-4510 · Other income						(25.00)	(3,260.10)
Total Revenues						(36,107.60)	(425,524.28)

**Bella Sera Community Association
General Ledger**

As of December 31, 2025

Type	Date	Num	Name	Memo	Class	Amount	Balance	
Administrative							108,470.36	
1-5010 - Management fees							14,025.00	
Bill	12/03/2025	30633	Midwest Property Management	December management fee	Operating	1,275.00	15,300.00	
Total 1-5010 - Management fees							1,275.00	15,300.00
1-5012 - MPM On-Site Manager							28,847.70	
Bill	12/17/2025	30639	Midwest Property Management	HOA Mgr wages 11/24-25 - 12/7/25	Operating	1,170.00	30,017.70	
Bill	12/30/2025	30640	Midwest Property Management	HOA Mgr wages 12/8 - 12/22/25	Operating	1,350.00	31,367.70	
Total 1-5012 - MPM On-Site Manager							2,520.00	31,367.70
1-5030 - Accounting fees							4,680.00	
Bill	12/10/2025	54651	Novak Birks, P. C.	November accounting	Operating	280.00	4,960.00	
Total 1-5030 - Accounting fees							280.00	4,960.00
1-5035 - Office rent							1,306.69	
Credit Memo	12/01/2025	6378	HOA Office	December rent	Operating	118.79	1,425.48	
Total 1-5035 - Office rent							118.79	1,425.48
1-5040 - Office expenses							4,173.55	
Bill	12/03/2025	4832108	HOA Express	Annual website fee	Operating	410.40	4,583.95	
Bill	12/17/2025	Reimburse...	Debbie Meeker	Purchase 3 \$100 gift cards for Devin, Brian and Janette, stamps, ba...	Operating	384.17	4,968.12	
Bill	12/17/2025	9593	GreenLight Data Solutions, Inc	Solve QuickBooks/intuit sign in problems, Add WIFI access points f...	Operating	795.52	5,763.64	
Bill	12/30/2025	Reimburse...	Debbie Meeker	Office candy	Operating	15.39	5,779.03	
Bill	12/30/2025	30642	Midwest Property Management	Annual HOA Express website hosting	Operating	410.40	6,189.43	
Bill	12/30/2025	30642	Midwest Property Management	Double window security envelopes	Operating	17.37	6,206.80	
Bill	12/31/2025	780641	Century Business Technologies	Maintenance on copy machine	Operating	102.52	6,309.32	
Total 1-5040 - Office expenses							2,135.77	6,309.32
1-5050 - Bank fees							411.85	
Check	12/31/2025			Service Charge	Operating	36.75	448.60	
Total 1-5050 - Bank fees							36.75	448.60
1-5070 - Communications							2,808.49	
Bill	12/10/2025	Dec Cable/1...	Midco	December Communications	Operating	325.84	3,134.33	
Total 1-5070 - Communications							325.84	3,134.33
1-5075 - Reserve Study							2,390.00	
Total 1-5075 - Reserve Study								2,390.00
1-5080 - Insurance expense							49,827.08	
General Journal	12/31/2025	NBPC397		December Insurance Expense	Operating	4,251.95	54,079.03	
Total 1-5080 - Insurance expense							4,251.95	54,079.03
Total Administrative							10,944.10	119,414.48
Contracted Services								
1-5310 - Lawn & plant care							43,426.47	
Bill	12/10/2025	10-23-25	Chavez Tree and Lawn Service LLC	Remove flowers from beds/pots, trim bushes by east dumpsters, an...	Operating	850.00	20,120.82	
Total 1-5310 - Lawn & plant care							850.00	20,970.82
1-5320 - Sprinkler system							2,565.52	
Bill	12/10/2025	91843	Lawrence Landscape, Inc.	Winter shut-off, Zone 9 line cut, drip system having issues, Zone 2 ...	Operating	187.07	2,752.59	
Total 1-5320 - Sprinkler system							187.07	2,752.59
1-5330 - Water feature							5,294.87	
Total 1-5330 - Water feature								5,294.87
1-5340 - Pest control							2,563.09	
Bill	12/03/2025	6337	Bracciano Pest Control	Quarterly pest control	Operating	1,105.91	3,669.00	
Total 1-5340 - Pest control							1,105.91	3,669.00
1-5350 - Snow removal							5,259.49	
Bill	12/10/2025	86839	Lawrence Landscape, Inc.	Snow removal 12/1 and 12/2	Operating	887.15	6,146.64	
Total 1-5350 - Snow removal							887.15	6,146.64
1-5360 - Security							3,420.91	
Total 1-5360 - Security								3,420.91
1-5370 - Inspections							4,201.77	
Total 1-5370 - Inspections								4,201.77
Total Contracted Services							3,030.13	46,456.60
Repairs & Maintenance								95,938.55
1-5510 - Elevator service contract							10,862.75	
Bill	12/03/2025	Dec elevator	Otis Elevator	December elevator	Operating	1,002.61	11,865.36	
Total 1-5510 - Elevator service contract							1,002.61	11,865.36
1-5520 - HVAC							13,296.34	
Bill	12/17/2025	S251209106	Lippert Mechanical Service Corp.	Replace AHU belt	Operating	354.71	13,651.05	
Bill	12/17/2025	December ...	Lippert Mechanical Service Corp.	December HVAC	Operating	844.73	14,495.78	
Total 1-5520 - HVAC							1,199.44	14,495.78
1-5530 - Janitorial contract							27,764.00	
Bill	12/03/2025	112025	BPI Squared, LLC	December janitorial	Operating	2,524.00	30,288.00	
Total 1-5530 - Janitorial contract							2,524.00	30,288.00
1-5532 - Janitorial supplies & services							1,478.03	
Bill	12/17/2025	Reimburse...	Debbie Meeker	Kleenex, coffee cups disposable, ice machine cleaner	Operating	81.97	1,560.00	
Bill	12/30/2025	Reimburse...	Debbie Meeker	Tri-fold paper towels, paper towels, Febreze	Operating	82.57	1,642.57	
Total 1-5532 - Janitorial supplies & services							164.54	1,642.57
1-5550 - Plumbing							981.25	
Total 1-5550 - Plumbing								981.25
1-5560 - Lighting							2,927.07	
Bill	12/17/2025	F87938204	Batteries + Bulbs	4' light bulbs	Operating	229.09	3,156.16	
Bill	12/30/2025	5059	Brooks Electric Inc.	Replace emergency ballast 1st floor west	Operating	809.00	3,965.16	
Bill	12/30/2025	30643	Midwest Property Management	Replaced numerous lights through the building	Operating	411.64	4,376.80	
Total 1-5560 - Lighting							1,449.73	4,376.80

**Bella Sera Community Association
General Ledger**

As of December 31, 2025

Type	Date	Num	Name	Memo	Class	Amount	Balance
1-5580 · Appliances							245.41
Total 1-5580 · Appliances							245.41
1-5610 · Pool service contract							7,644.45
Bill	12/30/2025	10868	Waterfront, Inc.	Winterize Pool, Cover Pool, Winterize Spa	Operating	925.00	8,569.45
Total 1-5610 · Pool service contract						925.00	8,569.45
1-5620 · Pool other							1,702.09
Total 1-5620 · Pool other							1,702.09
1-5710 · Gates & controlled access							5,078.32
Total 1-5710 · Gates & controlled access							5,078.32
1-5810 · Other repairs & maintenance							24,123.96
Bill	12/17/2025	5062	Brooks Electric Inc.	Evaluate sump pump loss of power message	Operating	120.00	24,243.96
Bill	12/17/2025	42291	Hawk Wash	Common area window cleaning-semi annual	Operating	378.00	24,621.96
Bill	12/30/2025	30643	Midwest Property Management	Elevator pit sump pump reset, inspection camera	Operating	228.86	24,850.82
Total 1-5810 · Other repairs & maintenance						726.86	24,850.82
1-5820 · Garage door							34.88
Bill	12/30/2025	30643	Midwest Property Management	Door not responding to outside PIN pad. Replaced 9V battery	Operating	72.50	107.38
Total 1-5820 · Garage door						72.50	107.38
Total Repairs & Maintenance						8,064.68	104,003.23
Unit Services & Other							5,921.51
1-5920 · Guest suite expenses							3,812.63
Bill	12/10/2025	November 1...	Olusoji Olaide Babalola	November laundry	Operating	413.32	4,225.95
Bill	12/30/2025	Reimburse ...	Debbie Meeker	Shampoo and body wash	Operating	36.51	4,262.46
Bill	12/30/2025	30643	Midwest Property Management	Repair bath in Aurora suite from water damage, joint on shower doo...	Operating	157.50	4,419.96
Total 1-5920 · Guest suite expenses						607.33	4,419.96
1-5930 · Fitness center expenses							2,108.88
Bill	12/10/2025	December ...	Hinckley Springs	December water	Operating	30.83	2,139.71
Bill	12/30/2025	December ...	Hinckley Springs	December water	Operating	36.83	2,176.54
Total 1-5930 · Fitness center expenses						67.66	2,176.54
Total Unit Services & Other						674.99	6,596.50
Utilities							144,789.26
1-5210 · Electricity							74,944.97
Deposit	12/09/2025	28322	EverCharge, Inc	October EV electricity reimbursement	Operating	(62.03)	74,882.94
Bill	12/10/2025	5715497103	Evergy	December electricity	Operating	7,487.79	82,370.73
Deposit	12/29/2025	29168	EverCharge, Inc	November reimbursement for E-vehicle charging	Operating	(82.11)	82,288.62
Total 1-5210 · Electricity						7,343.65	82,288.62
1-5220 · Gas							3,828.14
Bill	12/17/2025	3418 8145 95	Black Hills Energy	December gas	Operating	1,634.19	5,462.33
Total 1-5220 · Gas						1,634.19	5,462.33
1-5230 · Water & sewer							34,328.89
Bill	12/17/2025	1017870-25...	City of Lawrence	December water/sewer	Operating	2,494.21	36,823.10
Total 1-5230 · Water & sewer						2,494.21	36,823.10
1-5240 · Trash							7,212.04
Bill	12/17/2025	1017870-25...	City of Lawrence	December trash/recycling	Operating	655.64	7,867.68
Total 1-5240 · Trash						655.64	7,867.68
1-5250 · Cable TV							13,942.72
Bill	12/10/2025	Dec Cable/...	Midco	December bulk Cable	Operating	1,267.52	15,210.24
Total 1-5250 · Cable TV						1,267.52	15,210.24
1-5260 · Internet							10,532.50
Bill	12/10/2025	Dec Cable/...	Midco	December bulk internet	Operating	757.50	11,290.00
Bill	12/10/2025	Dec Cable/...	Midco	December business internet	Operating	200.00	11,490.00
Total 1-5260 · Internet						957.50	11,490.00
Total Utilities						14,352.71	159,141.97
TOTAL						(2,411.48)	(301,474.54)

**Bella Sera Community Association
General Ledger-Reserve Fund
As of December 31, 2025**

Type	Date	Num	Name	Memo	Class	Amount	Balance
2-1025 · Cash-Reserve Account-RCB Bank							157,052.01
General Journal	12/15/2025	NBPC398		Transfer dues to reserve	Reserve	12,054.98	169,106.99
Deposit	12/18/2025			Deposit		591.41	169,698.40
Deposit	12/18/2025			Deposit		105,217.96	274,916.36
Transfer	12/18/2025			Funds Transfer		(224,000.00)	50,916.36
Deposit	12/31/2025			Interest	Reserve	49.58	50,965.94
Total 2-1025 · Cash-Reserve Account-RCB Bank						(106,086.07)	50,965.94
2-1035 · Certificate of Deposit #1							275,000.00
Total 2-1035 · Certificate of Deposit #1							275,000.00
2-1036 · Certificate of Deposit #2							0.00
Transfer	12/18/2025			Funds Transfer	Reserve	224,000.00	224,000.00
Total 2-1036 · Certificate of Deposit #2						224,000.00	224,000.00
2-1110 · Accounts receivables							0.00
Total 2-1110 · Accounts receivables							0.00
2-3010 · Capital Reserve							(435,977.33)
Total 2-3010 · Capital Reserve							(435,977.33)
Revenues							(144,240.06)
2-4010 · Reserve dues							(132,604.78)
General Journal	12/15/2025	NBPC398		Transfer dues to reserve	Reserve	(12,054.98)	(144,659.76)
Total 2-4010 · Reserve dues						(12,054.98)	(144,659.76)
2-4410 · Reserve interest income							(11,635.28)
Deposit	12/18/2025			Deposit	Reserve	(591.41)	(12,226.69)
Deposit	12/18/2025			Deposit	Reserve	(217.96)	(12,444.65)
Deposit	12/31/2025			Interest	Reserve	(49.58)	(12,494.23)
Total 2-4410 · Reserve interest income						(858.95)	(12,494.23)
Total Revenues						(12,913.93)	(157,153.99)
Repairs & Maintenance							36,526.52
2-5770 · Concrete/Asphalt							21,385.00
Total 2-5770 · Concrete/Asphalt							21,385.00
2-5820 · Garage							15,141.52
Total 2-5820 · Garage							15,141.52
Total Repairs & Maintenance							36,526.52
Unit Services & Other							6,638.86
2-5930 · Fitness center							6,638.86
Total 2-5930 · Fitness center							6,638.86
Total Unit Services & Other							6,638.86
TOTAL						105,000.00	(325,496.18)