

SEVENTH TEE TOWNHOUSE ASSOCIATION

Balance Sheet

April 30, 2026

ASSETS

Current Assets

UMB Bank

\$ 2,182.37

UMB Bank M/M

24,906.84

Total Current Assets

27,089.21

Total Assets

\$ 27,089.21

→ 54,032⁴³ (OPERATING)
< 26,943²³ > (SIDING)

LIABILITIES AND CAPITAL

Current Liabilities

Total Current Liabilities

0.00

Total Liabilities

0.00

Capital

Retained Earnings

\$ 226,215.73

Net Income

(199,126.52)

Total Capital

27,089.21

Total Liabilities & Capital

\$ 27,089.21

SEVENTH TEE TOWNHOUSE ASSOCIATION

Income Statement

For the Four Months Ending April 30, 2026

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues					
Monthly Operating Dues	9,000.00	6,000.00	27,500.00	24,000.00	3,500.00
Interest Income	97.44	0.00	1,465.87	0.00	1,465.87
Total Revenues	9,097.44	6,000.00	28,965.87	24,000.00	4,965.87
Expenses					
Accounting Expense	200.00	200.00	800.00	800.00	0.00
Administration Expense	0.00	12.00	0.00	48.00	(48.00)
General Repairs	0.00	84.00	1,904.98	336.00	1,568.98
Lawn Care	0.00	1,029.25	2,726.53	4,117.00	(1,390.47)
Tree Spraying	0.00	108.00	0.00	432.00	(432.00)
Insurance	0.00	3,494.92	10,580.75	13,979.68	(3,398.93)
Landscaping	0.00	180.00	0.00	720.00	(720.00)
Snow Removal	0.00	204.00	0.00	816.00	(816.00)
Sprinkler Repairs	0.00	208.33	0.00	833.32	(833.32)
Taxes	672.00	0.00	672.00	0.00	672.00
Trash Removal	229.75	239.25	912.88	957.00	(44.12)
Electricity	0.00	12.00	0.00	48.00	(48.00)
Water	0.00	620.83	0.00	2,483.32	(2,483.32)
Total Operating Expenses	1,101.75	6,392.58	17,597.14	25,570.32	(7,973.18)
Operating Income	7,995.69	(392.58)	11,368.73	(1,570.32)	12,939.05
Other Income					
Special Assessments- Siding	6,875.00	0.00	49,500.00	0.00	49,500.00
Other Expense					
Hardie Board Siding	88,903.35	0.00	242,495.25	0.00	242,495.25
Painting	0.00	0.00	17,500.00	0.00	17,500.00
Net Income	\$ (74,032.66)	\$ (392.58)	\$ (199,126.52)	\$ (1,570.32)	(197,556.20)

SEVENTH TEE TOWNHOUSE ASSOCIATION

Account Register

For the Period From Apr 1, 2026 to Apr 30, 2026

11104 - UMB Bank

Filter Criteria includes: Report order is by Date.

Date	Trans No	Type	Trans Desc	Deposit Amt	Withdrawal Amt	Balance
4/1/26	UMB#1026	Withdrawal	Beginning Balance			41,312.47
4/2/26	Apr'26#1	Other	KRUEGER BROTHERS CONSTRUCTIO		28,404.00	12,908.47
4/7/26	Apr'26#2	Other	Group Deposit	500.00		13,408.47
4/9/26	UMB#1027	Withdrawal	Group Deposit	12,375.00		25,783.47
4/9/26	UMB#14077704	Other	KRUEGER BROTHERS CONSTRUCTIO		50,157.60	-24,374.13
4/15/26	EFT 0145441952	Withdrawal	transfer from UMB M/M acct	30,000.00		5,625.87
4/15/26	UMB#1028	Withdrawal	COLORADO DEPT OF REVENUE		86.00	5,539.87
4/15/26	UMB#1337	Withdrawal	DEPARTMENT of the Treasury		586.00	4,953.87
4/17/26	APR'26#3	Other	HBS TRASH		229.75	4,724.12
4/17/26	UMB#1029	Withdrawal	Group Deposit	3,000.00		7,724.12
4/23/26	UMB 14261303	Other	KRUEGER BROTHERS CONSTRUCTIO		3,840.00	3,884.12
4/23/26	UMB#1030	Withdrawal	transfer from UMB M/M acct	5,000.00		8,884.12
4/30/26	UMB#1030	Withdrawal	KRUEGER BROTHERS CONSTRUCTIO		6,501.75	2,382.37
	UMB#1338	Withdrawal	BRENT FRUSH		200.00	2,182.37
Total				50,875.00	90,005.10	