

# PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION

February 2026

## PROFIT AND LOSS SUMMARY - ACCRUAL BASIS

INCOME	Feb 2026	Y-T-D 2026	Y-T-D 2025	% Chg 25/26
PRIOR YEAR CARRY-OVER		\$ 178,300	\$ 46,767	281%
ASSESSMENTS	\$ 155,374	\$ 322,064	\$ 293,859	10%
UTILITY INCOME	\$ 56,203	\$ 102,121	\$ 87,248	17%
FEES & SERVICES	\$ 2,766	\$ 5,149	\$ 10,228	-50%
INTEREST INCOME	\$ 280	\$ 557	\$ 1,678	-67%
TRANSFER FROM RESERVE CD (VERITEX)			\$ 60,000	-100%
<b>TOTAL INCOME</b>	<b>\$ 214,623</b>	<b>\$ 608,191</b>	<b>\$ 499,780</b>	<b>22%</b>
EXPENSES	Feb 2026	Y-T-D 2026	Y-T-D 2025	% Chg 25/26
PAYROLL	\$ 36,405	\$ 79,619	\$ 68,473	16%
UTILITIES	\$ 69,342	\$ 125,546	\$ 87,249	*
OPERATING MAINTENANCE	\$ 21,838	\$ 34,139	\$ 52,196	-35%
INSURANCE	\$ 39,251	\$ 78,599	\$ 106,883	**
ADMINISTRATION	\$ 11,869	\$ 19,966	\$ 25,356	-21%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 178,705</b>	<b>\$ 337,869</b>	<b>\$ 340,157</b>	<b>-1%</b>
CAPITAL/RESERVE EXPENSES	\$ 6,849	\$ 12,148	\$ 186,535	***
MANSARD ROOF REPLACEMENT	\$ 18,650	\$ 28,770		
<b>TOTAL RESERVE &amp; OTHER EXP.</b>	<b>\$ 25,499</b>	<b>\$ 40,918</b>	<b>\$ 186,535</b>	<b>-78%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 204,204</b>	<b>\$ 378,787</b>	<b>\$ 526,692</b>	<b>-28%</b>
<b>NET INCOME</b>	<b>\$ 10,419</b>	<b>\$ 229,404</b>	<b>\$ (26,912)</b>	<b>-952%</b>
* Increased rates for electric and water				
** Lower premium for 2026				
*** Electric line replacement, NanoBubbler, HVAC Plumbing Replacement, Pool Controlled Access Gates				

## FIRE 9/6/2025 INSURANCE

	2026	2025	Total	DEDUCTIBLE
FIRE - PAYMENT RECEIVED	\$ 61,861	\$ 125,000	\$ 186,861	25,000
DISTRIBUTION	\$ 61,861	\$ 123,205	\$ 185,066	
		\$ 1,795	1795	

## BANK BALANCES

OPERATING	2/28/2026	2/28/2025	% Chg 25/26
NDBT OPERATING/RESERVE MONEY MKT	\$ 110,156.32	\$ 105,577.37	
NDBT CHECKING	\$ 45,516.36	\$ 13,112.88	
NDBT DEBIT CARD	\$ 4,792.11	\$ 3,649.89	
VERITEX CHECKING - MANSARD ROOF	\$ 17,150.57	\$ 76,570.02	
NDBT CHECKING - FIRE 9/6/2025	\$ 63,656.01		
<b>CASH</b>	<b>\$ 241,271.37</b>	<b>\$ 198,910.16</b>	<b>21%</b>
RESERVES			
CD - AAB Insurance Deductible	\$ 221,296.07	\$ 214,849.54	
CD - NDBT Insur Loan Security	\$ 264,930.13	\$ 252,910.75	
<b>RESERVE FUNDS</b>	<b>\$ 486,226.20</b>	<b>\$ 467,760.29</b>	<b>4%</b>
LOANS			
INSURANCE LOAN - NDBT	\$ 191,453.90	\$ 312,330.16	
ROOF LOAN-NDBT	\$ 29,439.90		
	<b>\$ 220,893.80</b>	<b>\$ 312,330.16</b>	
<b>AVAILABLE RESERVE FUNDS</b>	<b>\$ 265,332.40</b>	<b>\$ 155,430.13</b>	<b>71%</b>