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Accrual Basis

## Master Homeowners Association for Green Valley Ranch

## Profit &amp; Loss - UNAUDITED

January through June 2026

|                                                | Jan - Jun 26      |
|------------------------------------------------|-------------------|
| <b>Ordinary Income/Expense</b>                 |                   |
| <b>Income</b>                                  |                   |
| 03000a · Income Matching accounts              |                   |
| 03952 · Late Fees                              | 7,070.00          |
| 03953 · Rule Violation Fines                   | 114,090.70        |
| 03954 · Closing Fees                           | 21,750.00         |
| 03956 · Credit Card Fee                        | 679.65            |
| 03962 · Unbilled Income                        | 0.00              |
| 03964 · Reimb. Collection Fees                 | 49,700.05         |
| 07583 · Foreclosure Legal                      | 701.32            |
| 520430 · Rush Fees                             | 1,600.00          |
| 520410 · NSF Fees                              | 50.00             |
| 520420 · Admin Fees                            | 600.00            |
| 521117 · Postage - Certified Mailings          | 1,320.13          |
| 521310 · Reimb. Legal                          | 184,536.67        |
| 521421 · Lien Fees                             | 11,680.00         |
| <b>Total 03000a · Income Matching accounts</b> | <b>393,778.52</b> |
| 03570 · Interest                               | 12,743.56         |
| <b>Total Income</b>                            | <b>406,522.08</b> |
| <b>Gross Profit</b>                            | <b>406,522.08</b> |
| <b>Expense</b>                                 |                   |
| 741100 · Postage & Shipping                    | 1,552.26          |
| 06500 · Bank Charges                           | 1,108.13          |
| 07510 · Management Fee                         | 93,000.00         |
| 07516 · Lien Fee Costs-HOA                     | 5,585.50          |
| 07517 · Reimb. Collection Expense Acct         | 49,700.05         |
| 07520 · Legal General                          | 15,651.34         |
| 07521 · Audit                                  | 2,000.00          |
| 07526 · VMS Software and Support               | 4,447.40          |
| 07570 · Misc. Administration                   | 356.36            |
| 07580 · Reimburse Legal                        | 186,512.75        |
| 07584 · Foreclosure Legal                      | 701.32            |
| 07587 · Mail Box Repairs                       | 8,154.78          |
| 741020 · Bad Debt Expense                      |                   |
| 741022 · Bad Debt-Board of Director W/O        | 23,230.81         |
| 741023 · Bad Debt-Appeal Waived by Board       | 0.00              |
| 741024 · Bad Debt-Collection fee-20%           | 0.00              |
| 741025 · Bad Debt-Foreclosure write off        | 760.00            |
| 741026 · Bad Debt-Bankruptcy write off         | 0.00              |
| 741033 · Bad Debt-Attorney Write Offs          | 40,674.36         |
| <b>Total 741020 · Bad Debt Expense</b>         | <b>64,665.17</b>  |
| <b>Total Expense</b>                           | <b>433,435.06</b> |
| <b>Net Ordinary Income</b>                     | <b>-26,912.98</b> |
| <b>Net Income</b>                              | <b>-26,912.98</b> |