Sterling Estates HOA - Financial Activity

Q3: July through September 2026

Income Statement	July 2026	August 2026	Sept. 2026	YTD Totals
Income/Collections	49,278.60	21,382.19	20,063.24	90,724.03
Expenses/Payments	16,388.84	11,840.74	18,158.62	46,388.20
Net Income (Cash Flow)	**$32,889.76**	**$9,541.45**	**$1,904.62**	**44,335.83**

Bank Balance / Reconciliation	July 2026	August 2026	Sept. 2026	
Beginning Account Balance	-	68,414.76	78,196.21	
Net Income (Cash Flow)	32,889.76	9,541.45	1,904.62	
Transfers in	35,525.00	240.00	8,030.78	
Ending Trust Account Balance	**$68,414.76**	**$78,196.21**	**$88,131.61**	**88,131.61**

As of 9/30/2026		
	HOA Operating Account - in trust (Hinson)	$ 88,131.61
	Reserve Account (Truist Bank)	$ 100,000.00
	Total of HOA cash balances	$ 188,131.61

Note: *When Hinson Management was hired, the an initial operating account fund was created from which Hinson could pay HOA bills and collect HOA assessments, in the amount of $35,525. The HOA subsequently closed its operating account with Truist Bank in September. The $8,030.78 ending Truist balance was transferred into the HOA trust account held by Hinson. Both of these amounts are noted in* ***purple*** *above.*

Sterling Estates HOA — Outstanding Balance Summary

Q3 -- July through September 2026

	July 2026	August 2026	September 2026
Past due homeowner accounts	200	107	66
Outstanding balances (total)	$70,170.27	$49,404.46	$32,225.14
Credits	($860.93)	($1,127.31)	($1,127.33)
Net outstanding balance	**$69,309.34**	**$48,277.15**	**$31,097.81**

Discussion: *Hinson Management's first full month of work was July 2026. Net outstanding homeowner balances declined from $69,309.34 in July to $48,277.15 in August and $31,097.81 in September.* ***This is a $38,211.53 (55.1%) reduction from July through September. The number of accounts with outstanding balances declined from 200 to 66.***

SE HOA BUDGET

through 9/30/26 (q3)

Section	Category	2026 Projected	2026 Prorated/ YTD Budget	2026 YTD Actual	Variance	Fav/ Unf
Revenue	Revenue/Collections	180,675	135,506	178,786	43,280	F
Revenue	Clubhouse/Cabana Rentals	8,000	6,000	2,175	(4,017)	U
Revenue	Clubhouse Rental Refunds	-	-	(1,075)	(1,075)	U
Revenue	Other	-	-	-	-	F
Revenue	**BUDGETED 2026**	**188,675**	**141,506**	**179,886**	**38,188**	**F**
Expenses	Utilities- Electricity	43,054	32,291	33,251	(960)	U
Expenses	Landscaping	23,583	17,687	20,610	(2,923)	U
Expenses	Pool Maintenance	17,494	13,121	12,943	177	F
Expenses	Utilities- Water	8,377	6,283	7,269	(987)	U
Expenses	Cleaning and Clubhouse	7,888	5,916	9,148	(3,232)	U
Expenses	Maintenance - Emergency	6,314	4,736	-	4,736	F
Expenses	Insurance	5,760	4,320	5,611	(1,291)	U
Expenses	Maintenance - Pond	5,675	4,256	-	4,256	F
Expenses	Software/services	4,987	3,740	420	3,320	F
Expenses	Hospitality	4,150	3,113	672	2,440	F
Expenses	Maintenance - General	3,469	2,602	1,314	1,288	F
Expenses	Transaction fees	3,789	2,842	1,521	1,321	F
Expenses	Website	2,009	1,507	-	1,507	F
Expenses	Telephone/Internet	1,623	1,217	1,019	198	F
Expenses	Security	752	564	-	564	F
Expenses	Utilities- Gas	500	375	602	(227)	U
Expenses	Management Fee	21,900	16,425	16,709	(284)	U
Expenses	Office/Admin/Misc Expenses	3,220	2,415	2,135	280	F
Expenses	Legal/Professional	-	-	526	(526)	U
Expenses	Charitable contributions	-	-	1,276	(1,276)	U
Expenses	Unknown	-	-	4,016	(4,016)	U
Expenses	**BUDGETED 2026**	**164,544**	**123,408**	**119,042**	**4,366**	**F**

RESULTS		**33,796**	**F**