

JANUARY 2026 FINANCIAL REPORT

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Expenses			
Administrative (Property Management)	Level Up	\$1,200.00	
Administrative (Legal)	Hirzel Law LLC	\$500.00	
	Hirzel Law LLC	\$172.50	
	Hirzel Law LLC	\$319.00	
	Hirzel Law LLC	\$500.00	
	Hirzel Law LLC	\$2,450.00	
Administrative (Insurance)	Farm Bureau	\$2,200.92	
TOTAL ADMINISTRATIVE EXPENSES:			\$7,342.42
TOTAL MAINTENANCE/GROUNDS			
Landscaping (snow removal)	Meadows	\$7,500.00	
Landscaping (Sprinklers)	April Rain	\$4,797.75	
Gutter Repair	Roofman	\$1,100.00	
Beautification(christmas decorations)	Diana Eaton	\$103.88	
TOTAL LANDSCAPING EXPENSES:			\$13,501.63
Major Repairs (Concrete)	Meadows	\$3,000.00	
TOTAL MAJOR REPAIRS			\$3,000.00
Utilities			
	DTE	\$40.43	
	DTE	\$20.86	
	DTE	\$20.42	
	DTE	\$40.43	
	YCUA	\$37.70	
TOTAL UTILITIES EXPENSES			\$159.84

Reserve Fund	Transfer to Reserve		\$3,600.00
TOTAL MONTHLY EXPENSES:			\$27,603.89
Operating Account:			
Beginning Balance January 1, 2026		\$8,303.70	
Credits		\$37,073.67	
January Monthly Expenses		\$27,603.89	
Ending Balance January 31, 2026			\$17,773.48
Reserve Account			
Beginning Balance January 1, 2026		\$46,751.59	
January deposit		\$3,600.00	
January interest		\$68.26	
Ending Balance January 31, 2026			\$50,419.85
Total Revenue as of January 31, 2026			\$68,193.33