Victorian Gables HOA

2026 First Quarter Summary Balance Sheet
(Through March 31, 2026)

Assets	**31-Dec-2020 Actual**	**31-Dec-2021 Actual**	**31-Dec-2022 Actual**	**31-Dec-2023 Actual**	**31-Dec-2024 Actual**	**31-Dec-2025 Actual**	**31-Mar-2026 Actual**	**31-Dec-2026 Projected ***
Cash and Cash Equivalents	$ 11,615.63	$ 16,273.86	$ 27,283.33	$ 33,482.20	$ 101,011.47	$ 118,439.48	$ 199,298.36	$ 48,374.88
Term Investments	$ 103,826.75	$ 105,201.89	$ 92,840.94	$ 95,651.75	$ 100,382.60	$ 104,018.81	$ 124,791.03	$ 167,429.28
Prepaid Expenses (Insurance)	$ 2,637.00	$ 20,874.94	$ 25,648.53	$ 44,244.95	$ 61,030.47	$ 64,691.48	$ 46,940.77	$ 77,470.20
Receivables (Delinquent Dues)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Receivables (Delinquent Trash Fees)	$ -	$ -	$ -	$ -	$ -	$ 78.00	$ 39.00	$ -
Receivables (Assessments)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Assets	**$ 118,079.38**	**$ 142,350.69**	**$ 145,772.80**	**$ 173,378.90**	**$ 262,424.54**	**$ 287,227.77**	**$ 371,069.16**	**$ 293,274.36**
Liabilities								
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loans	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Prepaid Dues	$ -	$ 6,625.00	$ -	$ -	$ -	$ 11,830.00	$ 56,610.00	$ -
Prepaid Trash Fees	$ -	$ -	$ -	$ -	$ -	$ 1.50	$ 390.00	$ -
Total Liabilities	**$ -**	**$ 6,625.00**	**$ -**	**$ -**	**$ -**	**$ 11,831.50**	**$ 57,000.00**	**$ -**
ASSETS - LIABILITIES	**$ 118,079.38**	**$ 135,725.69**	**$ 145,772.80**	**$ 173,378.90**	**$ 262,424.54**	**$ 275,396.27**	**$ 314,069.16**	**$ 293,274.36**
Reserve Funds	**31-Dec-2020 Actual**	**31-Dec-2021 Actual**	**31-Dec-2022 Actual**	**31-Dec-2023 Actual**	**31-Dec-2024 Actual**	**31-Dec-2025 Actual**	**31-Mar-2026 Actual**	**31-Dec-2026 Projected ***
Maintenance Reserve	$ 11,615.63	$ 9,648.86	$ 13,555.93	$ 8,194.11	$ 15,859.01	$ 10,103.71	$ 65,566.74	$ 10,929.34
Toward Tree Removal at #26 in 2028	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -
Toward Road Sealcoat in 2024	$ -	$ -	$ -	$ 6,600.00	$ -	$ -	$ -	$ -
Replacement Reserve	$ 86,791.56	$ 87,915.10	$ 89,095.04	$ 95,244.78	$ 166,887.20	$ 181,537.61	$ 182,395.76	$ 185,393.01
Insurance Reserve	$ 17,035.19	$ 17,286.79	$ 17,473.30	$ 18,095.06	$ 18,647.86	$ 19,063.47	$ 19,165.89	$ 19,481.81
Prepaid Expenses (Insurance)	$ 2,637.00	$ 20,874.94	$ 25,648.53	$ 44,244.95	$ 61,030.47	$ 64,691.48	$ 46,940.77	$ 77,470.20
Total Reserve Funds	**$ 118,079.38**	**$ 135,725.69**	**$ 145,772.80**	**$ 173,378.90**	**$ 262,424.54**	**$ 275,396.27**	**$ 314,069.16**	**$ 293,274.36**

* From Dec2025

Ted Huston, Treasurer

For April 8, 2026 Board Meeting