

Tiara at the Abbey

Run Date: 01/05/2026
Run Time: 02:55 PM

BALANCE SHEET As of: 12/31/2025

Assets

Account #	Account Name	Total
10300	Operating Account	\$12,071.15
	TOTAL ASSETS	<u>\$12,071.15</u>

Liabilities

Account #	Account Name	Total
31000	Prepaid Assessment	\$295.00
	TOTAL LIABILITIES	<u>\$295.00</u>

Equity

Account #	Account Name	Total
57000	Equity	\$13,843.61
	Current Year Net Income/(Loss)	<u>(\$2,067.46)</u>
	TOTAL EQUITY	\$11,776.15
	TOTAL LIABILITIES AND EQUITY	<u>\$12,071.15</u>

Tiara at the Abbey

YEARLY INCOME STATEMENT

Start: 01/01/2025 | End: 12/31/2025

Income

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
61000 Assessments	\$980.84	\$785.84	\$589.92	\$16,244.39	\$8,992.92	\$390.00	\$390.00	\$550.25	\$390.00	\$4,430.87	\$1,807.72	\$1,040.87	\$36,593.62
62000 Special Assessment	\$360.00	\$450.00	\$315.00	\$8,521.36	\$4,699.54	\$200.00	\$50.00	\$345.00	\$200.00	\$2,125.00	\$990.00	\$500.00	\$18,755.90
74000 Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135.00	\$0.00	\$135.00
75000 CLAIM REIM	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
Total Income:	\$1,340.84	\$1,235.84	\$904.92	\$25,765.75	\$13,692.46	\$590.00	\$440.00	\$895.25	\$590.00	\$6,555.87	\$2,932.72	\$1,540.87	\$56,484.52

Expense

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
81100 Postage	\$26.62	\$74.30	\$344.15	\$323.41	\$23.38	\$21.20	\$29.21	\$25.45	\$27.63	\$58.38	\$34.59	\$39.27	\$1,027.59
81120 Admin fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$594.00
81500 Management Fee	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00
81600 Bank Charges	\$0.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$50.00	\$15.00	\$15.00	\$27.00	\$3.00	\$200.00
81700 Website Maintenance	\$0.00	\$0.00	\$336.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$384.00	\$0.00	\$720.20
81900 Newsletter / Mailing Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$432.73	\$0.00	\$0.00	\$432.73
82000 Legal	\$160.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,909.64	\$409.64	\$489.64	\$0.00	\$1,570.36	\$0.00	\$3,594.00	\$9,133.28
84100 Electric - Lights	\$78.37	\$92.53	\$37.61	\$36.12	\$70.06	(\$48.75)	\$0.00	\$41.22	\$41.31	\$42.88	\$42.21	\$83.89	\$517.45
86100 Landscape Contract	\$1,380.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,074.00	\$4,174.00	\$3,800.00	\$2,850.00	\$4,000.00	\$1,900.00	\$0.00	\$24,178.00
86200 Fertilization / Weed Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$374.00	\$0.00	\$374.00	\$374.00	\$0.00	\$2,122.00
86400 Common Ground Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$695.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$695.00
86500 Spillway Maintenance / Repair	\$0.00	\$0.00	\$6,840.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,840.00
87100 General Repair & Maintenance	\$0.00	\$0.00	\$630.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$630.00
88100 Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$1,777.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,783.00	(\$6.00)	\$0.00	\$3,554.00
88200 Personal Property Tax	\$1,712.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,559.99
88300 Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135.00	\$135.00

Start: 01/01/2025 | End: 12/31/2025

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Expense													
Total Expense:	\$3,732.73	\$556.83	\$8,577.96	\$749.53	\$2,260.44	\$11,041.09	\$5,002.85	\$5,155.31	\$3,308.94	\$8,651.35	\$3,130.80	\$6,384.15	\$58,551.98
Net Income													(\$2,067.46)

Tiara at the Abbey
CHECK REGISTER - DETAILED
START: 12/01/2025 | END: 12/31/2025

Run Date: 01/05/2026
Run Time: 02:56 PM

Date	Check	Vendor	Reference	Amount
Midwest Bank Centre Operating Account				
12/05/2025	1170	000100 - ERNST MANAGEMENT SERVICE...		\$429.27
12/01/2025	Inv: Monthly Mgmt, postage	Acct: 81500 - 000 - Management Fee		\$375.00
12/01/2025	Inv: Monthly Mgmt, postage	Acct: 81100 - 000 - Postage		\$39.27
12/01/2025	Inv: Monthly Mgmt, postage	Acct: 81600 - 000 - Bank Charges		\$15.00
12/08/2025	1171	CC111648 - County Collector-Miche...	Parce 10-3.0-0-0-000-077	\$1,559.99
12/01/2025	Inv: 2025 Real Estate Tax	Acct: 88200 - 000 - Personal Property Tax	Parce 10-3.0-0-0-000-077	\$636.60
12/01/2025	Inv: 2025 Taxes Tiara Common G	Acct: 88200 - 000 - Personal Property Tax	Parcel 10-3.0-07.0-0-000-076	\$482.69
12/01/2025	Inv: 2025 Taxes Tiara Common G	Acct: 88200 - 000 - Personal Property Tax	Parcel 10-3.0-07.0-0-000-004.14	\$440.70
12/08/2025	1172	000169 - AMEREN UE		\$83.89
11/13/2025	Inv: electric	Acct: 84100 - 000 - Electric - Lights		\$37.38
11/13/2025	Inv: electric	Acct: 84100 - 000 - Electric - Lights		\$46.51
12/08/2025	1173	SR111601 - Schreimann, Rackers & ...	ATV/UTV Restrictions Legal	\$2,120.00
11/13/2025	Inv: 98195	Acct: 82000 - 000 - Legal	ATV/UTV Restrictions Legal	\$2,120.00
12/08/2025	1174	000100 - ERNST MANAGEMENT SERVICE...		\$135.00
11/12/2025	Inv: Reimb Trs Fee 423 TR	Acct: 88300 - 000 - Miscellaneous Expense		\$135.00
12/11/2025	1175	RD 111552 - Recorder of Deeds	11 Property Liens 11X \$24.00 each	\$264.00
12/11/2025	Inv: Liens	Acct: 82000 - 000 - Legal	11 Property Liens 11X \$24.00 each	\$264.00
12/18/2025	1176	SR111601 - Schreimann, Rackers & ...	Emails, Clyde Johnson Advice, Let...	\$1,210.00

Date	Check	Vendor	Reference	Amount
12/11/2025	Inv: 98697	Acct: 82000 - 000 - Legal	Emails, Clyde Johnson Advice, Letter, ...	\$1,210.00
12/18/2025	1177	000100 - ERNST MANAGEMENT SERVICE...		\$594.00
12/11/2025	Inv: 12 Assessment of Llens	Acct: 81120 - 000 - Admin fees		\$594.00

Sub-Total: \$6,396.15

Total: \$6,396.15