

To: **Garden District HOA Board of Directors**
Re: **Monthly Financial Report – May 2026**



June 26, 2026

Enclosed please find the following reports issued through May 31, 2026 for Garden District Association:

- Balance Sheet
- Income and Expense Statement(s)
- Bank Statements (Savings & Working Capital statements are quarterly)
- Aged Owner Balances Report
- Prepaid Owners Report
- CC&R Violations Report

The balance of Association bank accounts as of month end were as follows:

1011	Alliance Bank - Operating	\$13,747.07
1013	Alliance Bank - Reserves WC	\$13,896.04
	Total	\$27,643.11

INCOME

Total income for this period was \$677.06, which is over budget by \$0.31. All looks good.

Delinquencies: Per the Aged Owner Balances Report, the outstanding balance (over 60 days) is \$0, which is the same as last month. This includes outstanding late fees, NSF charges, lien fees, late interest, attorney fees, transfer fees and violation fees. We are working diligently to collect each past-due account. Please refer to the attached Aged Owner Balance report for past due balance and collection status details. The Collection Status Key is offered below:

CODE	DESCRIPTION	DAYS	MINIMUM BAL.	FEE
00	Small Balance	29	\$10.00	-
10	Late Notice	30	\$50.00	-
20	Door Tag	60	\$300.00	-
21	Door Tag – Letter Only	61	"	
30	Intent to Lien	90	\$500.00	\$50
31	ITL – No Fee	91	"	-
40	Recorded Lien	120	\$1,000.00	\$135
41	Lien – No Fee	121	"	-
50	PreCollection	150	\$1,500.00	-
60H	3 rd Party Collections	180	\$2,000.00	-
61H	Bankruptcy	n/a	n/a	-
62H	Foreclosure	n/a	n/a	-
90H	Payment Plan	n/a	n/a	-

Liens: 0 (new) Intent to Lien Notice(s) was/were sent this period and 0 lien(s) was/were filed. A \$50 fee is charged to the owner when an intent to lien notice is sent, and a \$607 fee is charged to each owner when

To: Garden District HOA Board of Directors
Re: Monthly Financial Report – May 2026



the lien is drafted. The ITL fee is collected by RPM while the lien fee is collected by the Association to reimburse the cost of recording/releasing the lien.

Collection Turn-Over: During this period, 0 account(s) were referred to Chapman Financial Services for collection. Accounts listed as "Pre-Collection" status are being held in-house until the balance is sufficient to warrant turnover to Chapman. Our efforts to reach the owner and establish suitable payment arrangements continue during this status. Accounts are submitted for collection via Chapman when the soft costs (interest, late fees, violation fines) accrue sufficient to pay for the collection with little or no write-off of hard costs (assessments, lien fees, bill backs, etc.). Chapman provides another avenue to collect aside from foreclosing on the Association's lien and helps "stop the bleed" before delinquencies reach an uncollectable amount.

EXPENSES

Total expenses for the month were \$1,173.79, which is over budget by \$33.48. Below is a list of the more significant expense variances:

- None at this time.

Community Updates:

- None at this time.

CC&R Violations and Inspections:

Letters were mailed for violations that were identified during 2 inspections performed this period. In addition, letters were mailed out after receiving phone calls and emails regarding violations.

Summary:

My goal with the monthly report is to inform the Board of significant actual to budget variances, project updates, and other significant items of concern. We are happy to make modifications at your direction.

Respectfully,

A handwritten signature in blue ink that reads "Gil Pierce".

Gil Pierce
HOA Manager
Rockwood Property Management

Garden District HOA

Run Date: 06/26/2026

Run Time: 06:36 AM

BALANCE SHEET

As of: 05/31/2026

Assets

Account #	Account Name	Total
1011-000	Alliance Bank - Operating	\$13,747.07
1013-000	Alliance Bank - Reserves/WC	\$13,896.04
	TOTAL ASSETS	\$27,643.11

Liabilities

Account #	Account Name	Total
2000-000	Accounts Payable	\$310.00
2100-000	Prepaid Dues - Main	\$505.43
	TOTAL LIABILITIES	\$815.43

Equity

Account #	Account Name	Total
3900-000	Retained Earnings	\$21,775.48
	Current Year Net Income/(Loss)	\$5,052.20
	TOTAL EQUITY	\$26,827.68
	TOTAL LIABILITIES AND EQUITY	\$27,643.11

Garden District HOA

INCOME STATEMENT

Start: 05/01/2026 | End: 05/31/2026

Income

Run Date: 06/26/2026
Run Time: 06:36 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5000-900 Capital Reserve Income	675.00	675.00	0.00	3,375.00	3,375.00	0.00	8,100.00
5010-000 Dues	0.00	0.00	0.00	7,440.00	7,065.60	374.40	15,360.00
5012-000 Builders Dues	0.00	0.00	0.00	0.00	240.00	(240.00)	240.00
5020-000 Late Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	11.01	0.00	11.01	0.00
5050-000 Interest Income	0.30	0.35	(0.05)	1.64	1.75	(0.11)	4.20
5050-900 Interest Income	1.76	1.40	0.36	7.66	7.00	0.66	16.80
Income Total	677.06	676.75	0.31	10,910.31	10,689.35	220.96	23,721.00

Total Income	677.06	676.75	0.31	10,910.31	10,689.35	220.96	23,721.00
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	50.00
6305-000 Accounting	0.00	0.00	0.00	285.00	285.00	0.00	285.00
6310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	600.16
6415-000 Electricity & Gas	187.29	153.31	(33.98)	645.11	766.55	121.44	1,839.72
6620-000 Capital Reserve Funding	675.00	675.00	0.00	3,375.00	3,375.00	0.00	8,100.00
6626-000 Postage	1.50	12.00	10.50	3.00	36.00	33.00	122.00
6900-000 Web Fees	0.00	0.00	0.00	0.00	21.97	21.97	181.97
7505-000 Management Fee	310.00	300.00	(10.00)	1,550.00	1,500.00	(50.00)	3,700.00
Expense Total	1,173.79	1,140.31	(33.48)	5,858.11	5,984.52	126.41	14,878.85

Total Expense	1,173.79	1,140.31	(33.48)	5,858.11	5,984.52	126.41	14,878.85
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Net Income	(496.73)	(463.56)	(33.17)	5,052.20	4,704.83	347.37	8,842.15
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Garden District HOA

Run Date: 06/26/2026

Run Time: 06:36 AM

INCOME STATEMENT

Main

Start: 05/01/2026 | End: 05/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010-000 Dues	0.00	0.00	0.00	7,440.00	7,065.60	374.40	15,360.00
5012-000 Builders Dues	0.00	0.00	0.00	0.00	240.00	(240.00)	240.00
5020-000 Late Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	11.01	0.00	11.01	0.00
5050-000 Interest Income	0.30	0.35	(0.05)	1.64	1.75	(0.11)	4.20
Income Total	0.30	0.35	(0.05)	7,527.65	7,307.35	220.30	15,604.20
Total Income	0.30	0.35	(0.05)	7,527.65	7,307.35	220.30	15,604.20

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	50.00
6305-000 Accounting	0.00	0.00	0.00	285.00	285.00	0.00	285.00
6310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	600.16
6415-000 Electricity & Gas	187.29	153.31	(33.98)	645.11	766.55	121.44	1,839.72
6620-000 Capital Reserve Funding	675.00	675.00	0.00	3,375.00	3,375.00	0.00	8,100.00
6626-000 Postage	1.50	12.00	10.50	3.00	36.00	33.00	122.00
6900-000 Web Fees	0.00	0.00	0.00	0.00	21.97	21.97	181.97
7505-000 Management Fee	310.00	300.00	(10.00)	1,550.00	1,500.00	(50.00)	3,700.00
Expense Total	1,173.79	1,140.31	(33.48)	5,858.11	5,984.52	126.41	14,878.85
Total Expense	1,173.79	1,140.31	(33.48)	5,858.11	5,984.52	126.41	14,878.85
Net Income	(1,173.49)	(1,139.96)	(33.53)	1,669.54	1,322.83	346.71	725.35

Garden District HOA

INCOME STATEMENT

Capital Reserves

Start: 05/01/2026 | End: 05/31/2026

Income

Run Date: 06/26/2026
Run Time: 06:36 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5000-900 Capital Reserve Income	675.00	675.00	0.00	3,375.00	3,375.00	0.00	8,100.00
5050-900 Interest Income	1.76	1.40	0.36	7.66	7.00	0.66	16.80
Income Total	676.76	676.40	0.36	3,382.66	3,382.00	0.66	8,116.80
Total Income	676.76	676.40	0.36	3,382.66	3,382.00	0.66	8,116.80

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	676.76	676.40	0.36	3,382.66	3,382.00	0.66	8,116.80



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

GARDEN DISTRICT HOMEOWNERS ASSOCIATION
C/O ROCKWOOD PROPERTY MANAGEMENT LLC
OPERATING
1421 N MEADOWWOOD LN SUITE 200
LIBERTY LAKE WA 99019-7613

Last statement: April 30, 2026
This statement: May 31, 2026
Total days in statement period: 31

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XXXXXX4590
(3)

Direct inquiries to:
888-734-4567

Alliance Association Banking
3075 W. Ray Road, FL 4
Chandler AZ 85226

*new
6/2/26*

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX4590	Beginning balance	\$14,810.63
Enclosures	3	Total additions	240.30
Low balance	\$13,934.06	Total subtractions	1,116.57
Average balance	\$14,085.24	Ending balance	\$13,934.36
Avg collected balance	\$14,077		

CHECKS

Number	Date	Amount	Number	Date	Amount
1128	05-01	130.07	1130	05-12	310.00
1129	05-12	1.50			

DEBITS

Date	Description	Subtractions
05-05	Online Transfer Dr REF 1250611L FUNDS TRANSFER TO DEP XXXXXX4000 FROM MONTHLY RESERVE XFER	675.00

CREDITS

Date	Description	Additions
05-07	* Lockbox Deposit	240.00
05-31	* Interest Credit	0.30

DAILY BALANCES

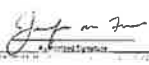
<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
04-30	14,810.63	05-05	14,005.56	05-12	13,934.06
05-01	14,680.56	05-07	14,245.56	05-31	13,934.36

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$14,077.50
Interest earned	\$0.30

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Garden District HOA 1421 N Meadowwood Lane Liberty Lake WA 99019 (509) 321-5921	Alliance Association Bank 3033 W Ray Road, Suite 200 Chandler AZ 85226 91-598/1221	1128 4/27/2026
Pay Exactly ONE HUNDRED THIRTY DOLLARS AND 07/100 CENTS		\$130.07
To The Order Of Arleta 1411 E Mission Ave MSC 57 Spokane WA 99252		
⑈001128⑈ ⑆122105980⑆ 8118504590⑈ ⑈000013007⑈		

05/01/2026 1128 \$130.07

Garden District HOA 1421 N Meadowwood Lane Liberty Lake WA 99019 (509) 321-5921	Alliance Association Bank 3033 W Ray Road, Suite 200 Chandler AZ 85226 91-598/1221	1129 5/11/2026
Pay Exactly ONE DOLLARS AND 50/100 CENTS		\$1.50
To The Order Of Greenstone Management, LLC 1421 N Meadowwood Lane Liberty Lake WA 99019		
⑈001129⑈ ⑆122105980⑆ 8118504590⑈		

05/12/2026 1129 \$1.50

Garden District HOA 1421 N Meadowwood Lane Liberty Lake WA 99019 (509) 321-5921	Alliance Association Bank 3033 W Ray Road, Suite 200 Chandler AZ 85226 91-598/1221	1130 5/11/2026
Pay Exactly THREE HUNDRED TEN DOLLARS AND 00/100 CENTS		\$310.00
To The Order Of Rockwood Property Management 1421 N Meadowwood Lane Liberty Lake WA 99019		
⑈001130⑈ ⑆122105980⑆ 8118504590⑈		

05/12/2026 1130 \$310.00

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Garden District HOA
BANK RECONCILIATION
Statement Date: 5/31/2026

Run Date: 06/02/2026
Run Time: 12:44 PM

Reconciliation Summary: AAB - Alliance Association Bank		GL Account: 1011 - Alliance Bank - Operating	
Bank Statement Balance	\$13,934.36	Account Balance	\$13,747.07
GL Account Balance	\$13,747.07	+ Uncleared Payments	\$187.29
Difference	\$187.29	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$13,934.36
		- Statement Balance	\$13,934.36
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
1131	5/26/2026	AP 625062 AVI1411 - Avista	Uncleared	0.00	187.29
Totals				\$0.00	\$187.29



PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested

GARDEN DISTRICT HOMEOWNERS ASSOCIATION
C/O ROCKWOOD PROPERTY MANAGEMENT LLC
RESERVE
1421 N MEADOWWOOD LN SUITE 200
LIBERTY LAKE WA 99019-7613

Last statement: April 30, 2026
This statement: May 31, 2026
Total days in statement period: 31

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XXXXXX4000
(0)

Direct inquiries to:
888-734-4567

Alliance Association Banking
3075 W. Ray Road, FL 4
Chandler AZ 85226

next
6/2/26

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX4000	Beginning balance	\$13,219.28
Low balance	\$13,219.28	Total additions	676.76
Average balance	\$13,807.18	Total subtractions	0.00
Avg collected balance	\$13,807	Ending balance	\$13,896.04
Interest paid year to date	\$7.66		

CREDITS

Date	Description	Additions
05-05	' Online Transfer Cr REF 1250611L FUNDS TRANSFER FRMDEP XXXXXX4590 FROM MONTHLY RESERVE XFER	675.00
05-31	' Interest Credit	1.76

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
04-30	13,219.28	05-05	13,894.28	05-31	13,896.04

INTEREST INFORMATION

Annual percentage yield earned	0.15%
Interest-bearing days	31
Average balance for APY	\$13,807.18
Interest earned	\$1.76

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Garden District HOA
BANK RECONCILIATION
Statement Date: 5/31/2026

Run Date: 06/02/2026
Run Time: 12:44 PM

Reconciliation Summary: AAB - Alliance Association Bank		GL Account: 1013 - Alliance Bank - Reserves/WC	
Bank Statement Balance	\$13,896.04	Account Balance	\$13,896.04
GL Account Balance	\$13,896.04	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$13,896.04
		- Statement Balance	\$13,896.04
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00

Garden District HOA

AGED OWNER BALANCE

Run Date: 06/26/2026
Run Time: 06:36 AM

As of: 05/31/2026

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
Community Total				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
Grand Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Account#	Account Description	Delinquency Amount
Total:		\$0.00

Total Number of Homes: 0

Garden District HOA

Run Date: 06/26/2026

Run Time: 06:36 AM

PREPAID OWNERS

As of: 05/31/2026

Owner	Address	Account #	Lot #	Prepaid Balance
David & Jill Dutt	2114 E 33rd Ave	GRD000404	GRD0004 PP - General	\$25.43
			04 Total	\$25.43
Stanley P & Patricia J Smith	2004 E 33rd Ave	GRD000410	GRD0004 PP - General	\$240.00
			10 Total	\$240.00
Gregory & Kaylen Leland	2325 E 32nd Ave	GRD000501	GRD0005 PP - General	\$240.00
			01 Total	\$240.00
			PP - General	\$505.43
			Total	\$505.43

CC&R

Garden District HOA
As of: 06/26/2026

Run Date: 06/26/2026
Run Time: 06:36 AM

Name	CCR	Status	Create Date	Closed Date	Code	Account #	Lot/Unit #
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