

January Actual	January Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
INCOME											
ASSESSMENT INCOME											
138,748	138,748	(1)	0 %	4010	Assessments - Regular	138,748	138,748	(1)	0 %	1,664,970	(1,526,223)
0	9,000	(9,000)	(100)%	4410	Commercial Income - 4410	0	9,000	(9,000)	(100)%	108,000	(108,000)
9,300	300	9,000	999 %	4510	Commercial Income - 4510	9,300	300	9,000	999 %	3,600	5,700
138,748	147,748	(9,001)		TOTAL	ASSESSMENT INCOME	138,748	147,748	(9,001)		1,772,970	(1,634,223)
OTHER INCOME											
0	0	0	0 %	4150	Party Room Rental Fees	0	0	0	0 %	20,000	(20,000)
0	0	0	0 %	4160	Pool Passes	0	0	0	0 %	1,000	(1,000)
5,603	0	5,603	0 %	4170	Maintenance Service Inc.	5,603	0	5,603	0 %	100,000	(94,397)
0	0	0	0 %	4170-1	Volley Ball League Income	0	0	0	0 %	29,500	(29,500)
22,302	21,882	420	2 %	7805-5	Landscape Reimbursement	22,302	21,882	420	2 %	265,104	(242,802)
12,806	1,250	11,556	924 %	7840-5	Snow & Ice Removal-Charges-7840-5	12,806	1,250	11,556	924 %	15,000	(2,194)
280,899	456,872	#####	(39)%	8872	Ski Hill Income	280,899	456,872	(175,973)	(39)%	696,493	(415,594)
7,290	0	7,290	0 %	8872-2	Ski Hill Goods-Income - 8872-2	7,290	0	7,290	0 %	0	7,290
328,900	480,004	#####		TOTAL	OTHER INCOME	328,900	480,004	(151,104)	0	1,127,097	(798,197)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	3,333	(3,333)	(100)%	40,000	(40,000)
0	3,333	(3,333)		TOTAL	INVESTMENT INCOME	0	3,333	(3,333)	0	40,000	(40,000)
467,648	631,085	(163,438)			Total Association Income	467,648	631,085	(163,438)		2,940,067	(2,472,420)
EXPENSES											
ADMINISTRATIVE											
6,902	0	(6,902)	0 %	7065	Hand Scan/Payroll Administration	6,902	0	(6,902)	0 %	25,162	18,260

January Actual	January Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
1,092	0	(1,092)	0 %	8550	General Office Expenses	1,092	0	(1,092)	0 %	6,000	4,908
925	1,025	100	10 %	8521	Legal Services (Assn)	925	1,025	100	10 %	12,300	11,375
0	0	0	0 %	8530	Audit & Financial Services	0	0	0	0 %	19,000	19,000
0	250	250	100 %	8540	Professional Services	0	250	250	100 %	3,000	3,000
725	692	(33)	(5)%	8551	Photocopy/Reproduction	725	692	(33)	(5)%	8,300	7,575
1,855	188	(1,667)	(887)%	8552	Postage Expenses	1,855	188	(1,667)	(887)%	2,250	395
31	35	4	12 %	8553	Coupon Books/Lockbox Fee	31	35	4	12 %	421	390
938	146	(792)	(542)%	8554	Credit Card Charges	938	146	(792)	(542)%	1,750	812
0	125	125	100 %	8555	Employee Relations	0	125	125	100 %	1,500	1,500
1,721	1,250	(471)	(38)%	8556	Dues, Fees, & Licenses	1,721	1,250	(471)	(38)%	5,500	3,779
0	100	100	100 %	8557	Office Equipment Expense	0	100	100	100 %	3,500	3,500
257	375	118	32 %	8565	Internet/Website Expense	257	375	118	32 %	4,500	4,243
1,893	0	(1,893)	0 %	8575	Promotions/Social Activity	1,893	0	(1,893)	0 %	8,000	6,107
0	21	21	100 %	8576	Meeting Expenses	0	21	21	100 %	250	250
1,901	1,145	(756)	(66)%	8590	Interest Pd:Debt,Loans	1,901	1,145	(756)	(66)%	13,743	11,842
0	0	0	0 %	8873	Conventions & Conferences	0	0	0	0 %	3,000	3,000
0	1,500	1,500	100 %	8875	Office Equipment	0	1,500	1,500	100 %	2,750	2,750
0	100	100	100 %	8875-1	Office Supplies-Ski-8875-1	0	100	100	100 %	2,850	2,850
0	1,725	1,725	100 %	8876	Web Site Maintenance	0	1,725	1,725	100 %	7,000	7,000
0	650	650	100 %	8876-1	Printing & Copying	0	650	650	100 %	2,600	2,600
0	125	125	100 %	8876-2	Postage	0	125	125	100 %	500	500
31	0	(31)	0 %	8595	Other Administrative Expense	31	0	(31)	0 %	0	(31)
18,271	9,452	(8,819)		TOTAL	ADMINISTRATIVE EXPENSES	18,271	9,452	(8,819)	0	133,876	115,605
PAYROLL & BENEFITS											
Building Manager											
3,807	6,876	3,069	45 %	7011	Building Manager-7011	3,807	6,876	3,069	45 %	82,515	78,708
Special Event Payroll											
Rec Director											
7,675	37,025	29,350	79 %	7020	Maintenance Salaries	7,675	37,025	29,350	79 %	444,299	436,624
1,931	3,333	1,402	42 %	7081	PR Tax/Benefits	1,931	3,333	1,402	42 %	40,000	38,069

January Actual	January Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
2,866	3,000	134	4 %	7082	Life/Medical Insurance-ski-7082	2,866	3,000	134	4 %	36,000	33,134
211	0	(211)	0 %	7083	Life/Medical Insurance	211	0	(211)	0 %	0	(211)
320	0	(320)	0 %	7084	State Unemployment Tax	320	0	(320)	0 %	0	(320)
0	0	0	0 %	7085	Workers Comp Insurance	0	0	0	0 %	7,250	7,250
398	4,583	4,185	91 %	7086	Medical/Life Insurance	398	4,583	4,185	91 %	55,000	54,602
0	0	0	0 %	7088	Gifts	0	0	0	0 %	7,250	7,250
Misc. Payroll Benefit											
0	0	0	0 %	8030	Pool P/R, Taxes, Benefits	0	0	0	0 %	75,000	75,000
0	500	500	100 %	8875-2	Hand Scan/Payroll Admin	0	500	500	100 %	2,600	2,600
49,942	47,000	(2,942)	(6)%	8877	Ski Hill Payroll	49,942	47,000	(2,942)	(6)%	185,000	135,058
Rec Director-ski-8877-1											
44,711	11,200	(33,511)	(299)%	8877-2	VS Salaries	44,711	11,200	(33,511)	(299)%	148,100	103,389
3,807	2,691	(1,116)	(41)%	8878	Building Manager PR	3,807	2,691	(1,116)	(41)%	10,763	6,956
16,570	25,170	8,600	34 %	8878-1	Payroll Taxes	16,570	25,170	8,600	34 %	43,458	26,888
4,945	0	(4,945)	0 %	8878-2	Workers Comp-ski-8878-2	4,945	0	(4,945)	0 %	19,716	14,771
120	1,500	1,380	92 %	8878-3	Ski Hill Drug Testing/Patrol	120	1,500	1,380	92 %	14,000	13,880
137,303	142,878	5,575		TOTAL	PAYROLL & BENEFITS	137,303	142,878	5,575		1,170,951	1,033,648
INSURANCE											
36,928	26,218	(10,710)	(41)%	8710	All Association Insurance	36,928	26,218	(10,710)	(41)%	146,922	109,994
260	1,360	1,100	81 %	8720	Insurance Premiums	260	1,360	1,100	81 %	16,325	16,065
60,353	4,636	(55,717)	(999)%	8874	Ski Hill Insurance-8874	60,353	4,636	(55,717)	(999)%	74,037	13,684
97,541	32,214	(65,327)		TOTAL	INSURANCE	97,541	32,214	(65,327)		237,284	139,743
UTILITIES											
10,098	7,400	(2,698)	(36)%	7210	Electricity	10,098	7,400	(2,698)	(36)%	55,000	44,902
173	10,300	10,127	98 %	7220	Water Other-MHOA	173	10,300	10,127	98 %	31,408	31,235
871	1,900	1,029	54 %	7230	Gas	871	1,900	1,029	54 %	18,500	17,629
919	500	(419)	(84)%	8560	Telephone/Pager Expense	919	500	(419)	(84)%	6,000	5,081
0	1,750	1,750	100 %	8879	Electric	0	1,750	1,750	100 %	5,000	5,000

January Actual	January Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
112	1,300	1,188	91 %	8879-1	Gas ski-8879-1	112	1,300	1,188	91 %	9,200	9,088
1,228	208	(1,020)	(490)%	8879-2	Telephone	1,228	208	(1,020)	(490)%	2,500	1,272
13,401	23,358	9,957		TOTAL	UTILITIES	13,401	23,358	9,957		127,608	114,207
OPERATIONS											
0	0	0	0 %	7475	Uniforms	0	0	0	0 %	4,750	4,750
0	0	0	0 %	8880	Uniforms	0	0	0	0 %	6,000	6,000
0	0	0		TOTAL	OPERATIONS	0	0	0		10,750	10,750
CONTRACTED SERVICES											
0	600	600	100 %	8562	Records Storage	0	600	600	100 %	7,200	7,200
909	547	(362)	(66)%	7410	Scavenger Services	909	547	(362)	(66)%	6,560	5,651
30,561	30,000	(561)	(2)%	7840	Snow & Ice Removal Exp.-7840	30,561	30,000	(561)	(2)%	150,000	119,439
0	0	0	0 %	7830	Lakes,Ponds&Fountains	0	0	0	0 %	17,000	17,000
159	926	767	83 %	8881	Snow Removal	159	926	767	83 %	4,722	4,563
309	0	(309)	0 %	8882-1	Snow Removal & Supplies-Ski-8882-1	309	0	(309)	0 %	3,750	3,441
31,938	32,073	135		TOTAL	CONTRACTED SERVICES	31,938	32,073	135		189,232	157,294
REPAIRS & MAINTENANCE											
0	0	0	0 %	7420	Exterminating	0	0	0	0 %	8,500	8,500
0	0	0	0 %	7450	Fire Prevention	0	0	0	0 %	10,000	10,000
878	2,583	1,706	66 %	7600	Building Repair Maint	878	2,583	1,706	66 %	31,000	30,123
4,824	2,250	(2,574)	(114)%	7607	Janitorial Supplies & Maint	4,824	2,250	(2,574)	(114)%	27,000	22,176
1,901	1,292	(609)	(47)%	7608	Equipment Repairs	1,901	1,292	(609)	(47)%	15,500	13,599
135	917	782	85 %	7610	Plumbing Repairs/Supplies	135	917	782	85 %	11,000	10,865
706	667	(39)	(6)%	7620	Electric Repairs/Supplies	706	667	(39)	(6)%	8,000	7,294
0	0	0	0 %	7632	HVAC Repairs/Supplies	0	0	0	0 %	6,000	6,000
3,750	375	(3,375)	(900)%	7644	Glass Replacement	3,750	375	(3,375)	(900)%	4,500	750
842	1,250	408	33 %	7647	Garage Maintenance/Repairs	842	1,250	408	33 %	15,000	14,158

January Actual	January Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
116	188	72	39 %	7650	All Painting & Decorating	116	188	72	39 %	2,250	2,134
0	625	625	100 %	7670	Roof Repairs & Supplies	0	625	625	100 %	7,500	7,500
0	0	0	0 %	7805	Landscape Maint HOA	0	0	0	0 %	28,000	28,000
0	0	0	0 %	7811	Trees & Bushes	0	0	0	0 %	12,000	12,000
15,750	30,000	14,250	47 %	7842	Snow Removal Equipment/Supplies	15,750	30,000	14,250	47 %	50,000	34,250
0	0	0	0 %	7871	Paving	0	0	0	0 %	5,000	5,000
0	0	0	0 %	8012	Pool Supplies/Repair & Maintenance	0	0	0	0 %	27,500	27,500
72	951	879	92 %	8111	Clubhouse/Recreation Repair/Mainten	72	951	879	92 %	5,000	4,928
0	0	0	0 %	8129	Boats	0	0	0	0 %	2,000	2,000
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	0	0	0	0 %	1,000	1,000
0	0	0	0 %	8150	Volley Ball League Expense	0	0	0	0 %	9,500	9,500
1,254	2,083	829	40 %	8501	Association Chargebacks	1,254	2,083	829	40 %	25,000	23,746
13,968	0	(13,968)	0 %	8882	Equipment Services	13,968	0	(13,968)	0 %	13,000	(968)
375	1,000	625	63 %	8882-2	Maintenance Vehicles	375	1,000	625	63 %	18,000	17,625
44,571	44,181	(389)		TOTAL	REPAIRS & MAINTENANCE	44,571	44,181	(389)		342,250	297,680
PROFESSIONAL SERVICES											
3,538	3,575	37	1 %	8505	Management Contract	3,538	3,575	37	1 %	42,894	39,356
393	393	0	0 %	8886	SKI-Management Contract-8886	393	393	0	0 %	4,766	4,373
3,931	3,968	37		TOTAL	PROFESSIONAL SERVICES	3,931	3,968	37		47,660	43,729
OTHER EXPENSES											
288	1,500	1,212	81 %	8887	SKI-Credit Card Charges-8887	288	1,500	1,212	81 %	19,750	19,462
288	1,500	1,212		TOTAL	OTHER EXPENSES	288	1,500	1,212		19,750	19,462
TAXES											
0	0	0	0 %	8581	Real Estate Taxes	0	0	0	0 %	71,663	71,663
0	0	0	0 %	8886-1	Income & RE Tax	0	0	0	0 %	46,531	46,531
0	0	0	0 %	8886-2	Sales Tax	0	0	0	0 %	2,500	2,500

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0	0	0		TOTAL	TAXES	0	0	0		120,694	120,694
SKI HILL EXPENSES											
1,380	2,900	1,520	52 %	8883	Grounds	1,380	2,900	1,520	52 %	21,500	20,120
0	1,800	1,800	100 %	8883-1	Equipment Supplies-skis-8883-1	0	1,800	1,800	100 %	4,300	4,300
13	200	187	94 %	8883-2	Ski Equipment Repair	13	200	187	94 %	600	587
5,570	3,000	(2,570)	(86)%	8884	Ski Hill Goods-Expense-8884	5,570	3,000	(2,570)	(86)%	3,000	(2,570)
8,682	0	(8,682)	0 %	8885	Advertising	8,682	0	(8,682)	0 %	15,000	6,318
15,645	7,900	(7,745)		TOTAL	SKI HILL EXPENSES	15,645	7,900	(7,745)		44,400	28,755
RESERVE CONTRIBUTIONS											
39,225	39,225	0	0 %	8801	Budgeted Trsf to Res	39,225	39,225	0	0 %	470,700	431,475
39,225	39,225	0		TOTAL	Total Reserve Contributions	39,225	39,225	0		470,700	431,475
402,114	336,749	(65,364)			Total Association Expense	402,114	336,749	(65,364)		2,915,155	2,513,042
RESERVE											
INVESTMENT INCOME											
39,225	39,225	39,225	39,225	9001	Budgeted Operating Fund to Reserves	39,225	39,225	0	0 %	470,700	(431,475)
0	0	0	0	9002	Oper Fnd to Res - Special Pool Fund -	0	40,840	(40,840)	(100)%	490,080	(490,080)
3,473	3,473	3,473	3,473	9025	Reserve Interest Inc	3,473	3,333	140	4 %	40,000	(36,527)
42,698	42,698	42,698		TOTAL	INVESTMENT INCOME	42,698	83,398	(40,700)		1,000,780	(958,082)
RESERVE											
EXPENSES											
Bank Service Fees											
0	0	0	0 %	9160	Building Capital Expenses-9160	0	0	0	0 %	64,025	64,025

January Actual	January Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
0	26,677	26,677	100 %	9167	Grounds Capital Expense	0	26,677	26,677	100 %	26,677	26,677
0	0	0	0 %	9173	Asphalt Capital Expense	0	0	0	0 %	11,228	11,228
50,402	10,473	(39,929)	(381)%	9180	Swimming Pool Capital Expense	50,402	10,473	(39,929)	(381)%	125,678	75,276
50,402	37,150	(13,252)		TOTAL	RESERVE EXPENSES	50,402	37,150	(13,252)		227,608	177,206
(7,704)	5,548	55,950		TOTAL	RESERVE NET INCOME/(LOSS)	(7,704)	46,248	(27,448)		773,172	(1,135,288)



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
CURRENT ASSETS				
CASH AND INVESTMENTS				
1060	Operating - Barrington Bank	196,702	0	196,702
1100-IC	(Due To) / Due From Reserve	(434,052)	0	(434,052)
1124	Lisle Savings 6492	89,791	0	89,791
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	434,052	434,052
1201-MM	Reserve Money Market Accounts	0	844,539	844,539
1230-INV	Reserve Investment Accounts	0	1,222,497	1,222,497
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	TOTAL CASH AND INVESTMENTS	(147,206)	2,501,088	2,353,882
ACCOUNTS RECEIVABLE				
1310	Accounts Receivable	353,016	0	353,016
1312	Other Accounts Receivable	2,493	0	2,493
1360	Resident Chargeback	1,343	0	1,343
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	TOTAL ACCOUNTS RECEIVABLES	356,851	0	356,851
PREPAID ASSETS				
1630	Auditor Prepaid Insurance	26,311	0	26,311
		-----	-----	-----
	TOTAL PREPAID ASSETS	26,311	0	26,311
FIXED ASSETS				
1730	Asset Account	930,086	0	930,086
1731	Accumulated Depreciation	(1,029,591)	0	(1,029,591)
1740	Asset Account	153,653	0	153,653
		-----	-----	-----
	TOTAL FIXED ASSETS	54,148	0	54,148
	TOTAL ASSETS	290,105	2,501,088	2,791,193
LIABILITIES & FUND BALANCE				
ACCOUNTS PAYABLE				
2100	Accounts Payable	104,540	0	104,540
2130	Prepaid Assessments	30,335	0	30,335
2140	Monies Return/Transfer	3,586	0	3,586
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	TOTAL ACCOUNTS PAYABLE	138,461	0	138,461
LOANS PAYABLE				
2980	Line of Credit	0	587,996	587,996
		-----	-----	-----
	TOTAL LOANS PAYABLE	0	587,996	587,996
DEFERRED LIABILITIES				
2355	Other Deposits	16,000	0	16,000
2521	Accrued Vacation	1,421	0	1,421
2525	Accrued Real Estate Tax/Legal	60,312	0	60,312
2550	Deferred Cable Income	107,323	0	107,323
2960	Deferred Revenue - Asmts Recd in Advance	0	1,403,739	1,403,739
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	TOTAL DEFERRED LIABILITIES	185,056	1,403,739	1,588,795



0706 Four Lakes Village Condominium Homeowners Assn
Balance Sheet Comparison
01/31/2026

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	TOTAL LIABILITIES	323,517	1,991,735	2,315,251
	FUND BALANCE			
3520	Retained Earnings	(149,196)	0	(149,196)
3953	Retained Earnings	0	517,057	517,057
	CURRENT PROFIT / (LOSS)	115,784	(7,704)	108,080
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	TOTAL FUND BALANCE	(33,412)	509,353	475,942
	TOTAL LIABILITIES / FUND BALANCE	290,105	2,501,088	2,791,193

Bank balances \$250K+ aren't FDIC insured

Unaudited and subject to review



0706 Four Lakes Village Condominium Homeowners Assn
 Income & Expense Report
 01/31/2026

Jan 2026 ACTUAL	Jan 2026 BUDGET	Jan 2026 \$ VAR	Jan 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
GENERAL ACTIVITY											
ASSESSMENT INCOME											
138,748	138,748	(1)	0 %	4010	Assessments - Regular	138,748	138,748	(1)	0 %	1,664,970	(1,526,223)
1,620	0	1,620	0 %	4020	Late Charges	1,620	0	1,620	0 %	0	1,620
140,368	138,748	1,620	1 %		Total Assessment Income	140,368	138,748	1,620	1 %	1,664,970	(1,524,603)
OTHER INCOME											
0	0	0	0 %	4150	Party Room Rental Fees	0	0	0	0 %	20,000	(20,000)
0	0	0	0 %	4160	Pool Passes	0	0	0	0 %	1,000	(1,000)
5,603	0	5,603	0 %	4170	Maintenance Service Inc.	5,603	0	5,603	0 %	100,000	(94,397)
0	0	0	0 %	4170-1	Volley Ball League Income	0	0	0	0 %	29,500	(29,500)
0	9,000	(9,000)	(100)%	4410	Commercial Income	0	9,000	(9,000)	(100)%	108,000	(108,000)
9,300	300	9,000	999 %	4510	Commercial Income	9,300	300	9,000	999 %	3,600	5,700
22,302	21,882	420	2 %	7805-5	Landscape Reimbursement	22,302	21,882	420	2 %	265,104	(242,802)
12,806	1,250	11,556	924 %	7840-5	Snow & Ice Removal	12,806	1,250	11,556	924 %	15,000	(2,194)
50,011	32,432	17,579	54 %		Total Other Income	50,011	32,432	17,579	54 %	542,204	(492,193)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	3,333	(3,333)	(100)%	40,000	(40,000)
0	3,333	(3,333)	(100)%		Total Investment Income	0	3,333	(3,333)	(100)%	40,000	(40,000)
190,379	174,513	15,866	9 %		Total General Activities Income	190,379	174,513	15,866	9 %	2,247,174	(2,056,796)
GENERAL EXPENSES											
ADMINISTRATIVE											
6,902	0	(6,902)	0 %	7065	Hand Scan/Payroll Administration	6,902	0	(6,902)	0 %	25,162	18,260
1,092	0	(1,092)	0 %	8550	General Office Expenses	1,092	0	(1,092)	0 %	6,000	4,908
925	1,025	100	10 %	8521	Legal Services (Assn)	925	1,025	100	10 %	12,300	11,375
0	0	0	0 %	8530	Audit & Financial Services	0	0	0	0 %	19,000	19,000
0	250	250	100 %	8540	Professional Services	0	250	250	100 %	3,000	3,000
725	692	(33)	(5)%	8551	Photocopy/Reproduction	725	692	(33)	(5)%	8,300	7,575
1,855	188	(1,667)	(887)%	8552	Postage Expenses	1,855	188	(1,667)	(887)%	2,250	395
31	35	4	12 %	8553	Coupon Books/Lockbox Fee	31	35	4	12 %	421	390
938	146	(792)	(542)%	8554	Credit Card Charges	938	146	(792)	(542)%	1,750	812
0	125	125	100 %	8555	Employee Relations	0	125	125	100 %	1,500	1,500
1,721	1,250	(471)	(38)%	8556	Dues, Fees, & Licenses	1,721	1,250	(471)	(38)%	5,500	3,779
0	100	100	100 %	8557	Office Equipment Expense	0	100	100	100 %	3,500	3,500
257	375	118	32 %	8565	Internet/Website Expense	257	375	118	32 %	4,500	4,243
1,893	0	(1,893)	0 %	8575	Promotions/Social Activity	1,893	0	(1,893)	0 %	8,000	6,107



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0	21	21	100 %	8576	Meeting Expenses	0	21	21	100 %	250	250
1,901	1,145	(756)	(66)%	8590	Interest Pd:Debt,Loans	1,901	1,145	(756)	(66)%	13,743	11,842
31	0	(31)	0 %	8595	Other Administrative Expense	31	0	(31)	0 %	0	(31)
18,271	5,352	(12,919)	(241)%		Total Administrative	18,271	5,352	(12,919)	(241)%	115,176	96,905
PAYROLL & BENEFITS											
3,807	6,876	3,069	45 %	7011	Building Manager	3,807	6,876	3,069	45 %	82,515	78,708
7,675	37,025	29,350	79 %	7020	Maintenance Salaries	7,675	37,025	29,350	79 %	444,299	436,624
1,931	3,333	1,402	42 %	7081	PR Tax/Benefits	1,931	3,333	1,402	42 %	40,000	38,069
211	0	(211)	0 %	7083	Life/Medical Insurance	211	0	(211)	0 %	0	(211)
320	0	(320)	0 %	7084	State Unemployment Tax	320	0	(320)	0 %	0	(320)
0	0	0	0 %	7085	Workers Comp Insurance	0	0	0	0 %	7,250	7,250
398	4,583	4,185	91 %	7086	Medical/Life Insurance	398	4,583	4,185	91 %	55,000	54,602
0	0	0	0 %	7088	Gifts	0	0	0	0 %	7,250	7,250
0	0	0	0 %	8030	Pool P/R, Taxes, Benefits	0	0	0	0 %	75,000	75,000
14,341	51,817	37,476	72 %		Total Payroll & Benefits	14,341	51,817	37,476	72 %	711,314	696,973
INSURANCE											
36,928	26,218	(10,710)	(41)%	8710	All Association Insurance	36,928	26,218	(10,710)	(41)%	146,922	109,994
260	1,360	1,100	81 %	8720	Insurance Premiums	260	1,360	1,100	81 %	16,325	16,065
37,187	27,578	(9,609)	(35)%		Total Insurance	37,187	27,578	(9,609)	(35)%	163,247	126,060
UTILITIES											
10,098	7,400	(2,698)	(36)%	7210	Electricity	10,098	7,400	(2,698)	(36)%	55,000	44,902
173	10,300	10,127	98 %	7220	Water Other-MHOA	173	10,300	10,127	98 %	31,408	31,235
871	1,900	1,029	54 %	7230	Gas	871	1,900	1,029	54 %	18,500	17,629
919	500	(419)	(84)%	8560	Telephone/Pager Expense	919	500	(419)	(84)%	6,000	5,081
12,061	20,100	8,039	40 %		Total Utilities	12,061	20,100	8,039	40 %	110,908	98,847
OPERATIONS											
0	0	0	0 %	7475	Uniforms	0	0	0	0 %	4,750	4,750
0	0	0	0 %		Total Operations	0	0	0	0 %	4,750	4,750
CONTRACTED SERVICES											
0	600	600	100 %	8562	Records Storage	0	600	600	100 %	7,200	7,200
909	547	(362)	(66)%	7410	Scavenger Services	909	547	(362)	(66)%	6,560	5,651
0	0	0	0 %	7830	Lakes,Ponds&Fountains	0	0	0	0 %	17,000	17,000
909	1,147	238	21 %		Total Contracted Services	909	1,147	238	21 %	30,760	29,851
REPAIRS & MAINTENANCE											
0	0	0	0 %	7420	Exterminating	0	0	0	0 %	8,500	8,500



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0	0	0	0 %	7450	Fire Prevention	0	0	0	0 %	10,000	10,000
878	2,583	1,706	66 %	7600	Building Repair Maint	878	2,583	1,706	66 %	31,000	30,123
4,824	2,250	(2,574)	(114)%	7607	Janitorial Supplies & Maint	4,824	2,250	(2,574)	(114)%	27,000	22,176
1,901	1,292	(609)	(47)%	7608	Equipment Repairs	1,901	1,292	(609)	(47)%	15,500	13,599
135	917	782	85 %	7610	Plumbing Repairs/Supplies	135	917	782	85 %	11,000	10,865
706	667	(39)	(6)%	7620	Electric Repairs/Supplies	706	667	(39)	(6)%	8,000	7,294
0	0	0	0 %	7632	HVAC Repairs/Supplies	0	0	0	0 %	6,000	6,000
3,750	375	(3,375)	(900)%	7644	Glass Replacement	3,750	375	(3,375)	(900)%	4,500	750
842	1,250	408	33 %	7647	Garage Maintenance/Repairs	842	1,250	408	33 %	15,000	14,158
116	188	72	39 %	7650	All Painting & Decorating	116	188	72	39 %	2,250	2,134
0	625	625	100 %	7670	Roof Repairs & Supplies	0	625	625	100 %	7,500	7,500
0	0	0	0 %	7805	Landscape Maint HOA	0	0	0	0 %	28,000	28,000
0	0	0	0 %	7811	Trees & Bushes	0	0	0	0 %	12,000	12,000
30,561	30,000	(561)	(2)%	7840	Snow & Ice Removal	30,561	30,000	(561)	(2)%	150,000	119,439
15,750	30,000	14,250	47 %	7842	Snow Removal Equipment/Supplies	15,750	30,000	14,250	47 %	50,000	34,250
0	0	0	0 %	7871	Paving	0	0	0	0 %	5,000	5,000
0	0	0	0 %	8012	Pool Supplies/Repair & Maintenance	0	0	0	0 %	27,500	27,500
72	951	879	92 %	8111	Clubhouse/Recreation Repair/Mainten	72	951	879	92 %	5,000	4,928
0	0	0	0 %	8129	Boats	0	0	0	0 %	2,000	2,000
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	0	0	0	0 %	1,000	1,000
0	0	0	0 %	8150	Volley Ball League Expense	0	0	0	0 %	9,500	9,500
1,254	2,083	829	40 %	8501	Association Chargebacks	1,254	2,083	829	40 %	25,000	23,746
60,789	73,181	12,392	17 %		Total Repairs & Maintenance	60,789	73,181	12,392	17 %	461,250	400,461
					PROFESSIONAL SERVICES						
3,538	3,575	37	1 %	8505	Management Contract	3,538	3,575	37	1 %	42,894	39,356
0	0	0	0 %	8581	Real Estate Taxes	0	0	0	0 %	71,663	71,663
3,538	3,575	37	1 %		Total Professional Services	3,538	3,575	37	1 %	114,557	111,019
					OTHER EXPENSES						
1,891	2,647	756	29 %	8807	Loan Payment	1,891	2,647	756	29 %	31,762	29,871
1,891	2,647	756	29 %		Total Other Expenses	1,891	2,647	756	29 %	31,762	29,871
					RESERVE CONTRIBUTIONS						
39,225	39,225	0	0 %	8801	Budgeted Trsf to Res	39,225	39,225	0	0 %	470,700	431,475
39,225	39,225	0	0 %		Total Reserve Contributions	39,225	39,225	0	0 %	470,700	431,475
(188,212)	(224,622)	36,410	16 %		Total General Activities Expense	(188,212)	(224,622)	36,410	16 %	(2,214,424)	2,026,212
2,167	(50,109)	52,276	104 %		Total General Activities Inc/(Loss)	2,167	(50,109)	52,276	104 %	32,750	(30,583)



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SKI HILL ACTIVITIES											
INCOME											
OTHER INCOME											
280,899	456,872	(175,973)	(39)%	8872	Ski Hill Income	280,899	456,872	(175,973)	(39)%	696,493	(415,594)
7,290	0	7,290	0 %	8872-2	Ski Hill Goods	7,290	0	7,290	0 %	0	7,290
288,189	456,872	(168,683)	(37)%		Total Other Income	288,189	456,872	(168,683)	(37)%	696,493	(408,304)
288,189	456,872	(168,683)	(37)%		Total Ski Hill Activites Income	288,189	456,872	(168,683)	(37)%	696,493	(408,304)
EXPENSE											
ADMINISTRATIVE											
0	0	0	0 %	8873	Conventions & Conferences	0	0	0	0 %	3,000	3,000
0	1,500	1,500	100 %	8875	Office Equipment	0	1,500	1,500	100 %	2,750	2,750
0	100	100	100 %	8875-1	Office Supplies	0	100	100	100 %	2,850	2,850
0	500	500	100 %	8875-2	Hand Scan/Payroll Admin	0	500	500	100 %	2,600	2,600
0	1,725	1,725	100 %	8876	Web Site Maintenance	0	1,725	1,725	100 %	7,000	7,000
0	650	650	100 %	8876-1	Printing & Copying	0	650	650	100 %	2,600	2,600
0	125	125	100 %	8876-2	Postage	0	125	125	100 %	500	500
0	4,600	4,600	100 %		Total Administrative	0	4,600	4,600	100 %	21,300	21,300
PAYROLL & BENEFITS											
49,942	47,000	(2,942)	(6)%	8877	Ski Hill Payroll	49,942	47,000	(2,942)	(6)%	185,000	135,058
44,711	11,200	(33,511)	(299)%	8877-2	VS Salaries	44,711	11,200	(33,511)	(299)%	148,100	103,389
3,807	2,691	(1,116)	(41)%	8878	Building Manager PR	3,807	2,691	(1,116)	(41)%	10,763	6,956
16,570	25,170	8,600	34 %	8878-1	Payroll Taxes	16,570	25,170	8,600	34 %	43,458	26,888
4,945	0	(4,945)	0 %	8878-2	Workers Comp	4,945	0	(4,945)	0 %	19,716	14,771
120	1,500	1,380	92 %	8878-3	Ski Hill Drug Testing/Patrol	120	1,500	1,380	92 %	14,000	13,880
2,866	3,000	134	4 %	7082	Life/Medical Insurance	2,866	3,000	134	4 %	36,000	33,134
122,961	90,561	(32,400)	(36)%		Total Payroll & Benefits	122,961	90,561	(32,400)	(36)%	457,037	334,076
INSURANCE											
60,353	4,636	(55,717)	(999)%	8874	Insurance	60,353	4,636	(55,717)	(999)%	74,037	13,684
60,353	4,636	(55,717)	(999)%		Total Insurance	60,353	4,636	(55,717)	(999)%	74,037	13,684
UTILITIES											
0	1,750	1,750	100 %	8879	Electric	0	1,750	1,750	100 %	5,000	5,000



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112	1,300	1,188	91 %	8879-1	Gas	112	1,300	1,188	91 %	9,200	9,088
1,228	208	(1,020)	(490)%	8879-2	Telephone	1,228	208	(1,020)	(490)%	2,500	1,272
1,340	3,258	1,918	59 %		Total Utilities	1,340	3,258	1,918	59 %	16,700	15,360
OPERATIONS											
0	0	0	0 %	8880	Uniforms	0	0	0	0 %	6,000	6,000
0	0	0	0 %		Total Operations	0	0	0	0 %	6,000	6,000
CONTRACTED SERVICES											
159	926	767	83 %	8881	Snow Removal	159	926	767	83 %	4,722	4,563
159	926	767	83 %		Total Contracted Services	159	926	767	83 %	4,722	4,563
REPAIRS & MAINTENANCE											
13,968	0	(13,968)	0 %	8882	Equipment Services	13,968	0	(13,968)	0 %	13,000	(968)
309	0	(309)	0 %	8882-1	Snow Removal & Supplies	309	0	(309)	0 %	3,750	3,441
375	1,000	625	63 %	8882-2	Maintenance Vehicles	375	1,000	625	63 %	18,000	17,625
14,652	1,000	(13,652)	(999)%		Total Repairs & Maintenance	14,652	1,000	(13,652)	(999)%	34,750	20,098
SKI HILL EXPENSES											
1,380	2,900	1,520	52 %	8883	Grounds	1,380	2,900	1,520	52 %	21,500	20,120
0	1,800	1,800	100 %	8883-1	Equipment Supplies	0	1,800	1,800	100 %	4,300	4,300
13	200	187	94 %	8883-2	Ski Equipment Repair	13	200	187	94 %	600	587
5,570	3,000	(2,570)	(86)%	8884	Ski Hill Goods	5,570	3,000	(2,570)	(86)%	3,000	(2,570)
8,682	0	(8,682)	0 %	8885	Advertising	8,682	0	(8,682)	0 %	15,000	6,318
15,645	7,900	(7,745)	(98)%		Total Ski Hill Expenses	15,645	7,900	(7,745)	(98)%	44,400	28,755
PROFESSIONAL SERVICES											
393	393	0	0 %	8886	Management Contract	393	393	0	0 %	4,766	4,373
393	393	0	0 %		Total Professional Services	393	393	0	0 %	4,766	4,373
TAXES											
0	0	0	0 %	8886-1	Income & RE Tax	0	0	0	0 %	46,531	46,531
0	0	0	0 %	8886-2	Sales Tax	0	0	0	0 %	2,500	2,500
0	0	0	0 %		Total Taxes	0	0	0	0 %	49,031	49,031



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Jan 2026 ACTUAL	Jan 2026 BUDGET	Jan 2026 \$ VAR	Jan 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
OTHER EXPENSES											
288	1,500	1,212	81 %	8887	Credit Card Charges	288	1,500	1,212	81 %	19,750	19,462
288	1,500	1,212	81 %		Total Other Expenses	288	1,500	1,212	81 %	19,750	19,462
215,791	114,774	(101,017)	(88)%		Total Ski Hill Activities Expense	215,791	114,774	(101,017)	(88)%	732,493	516,702
72,398	342,098	(269,700)	(79)%		Net Ski Hill Activities Income/(Loss)	72,398	342,098	(269,700)	(79)%	(36,000)	108,398



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Jan 2026 ACTUAL	Jan 2026 BUDGET	Jan 2026 \$ VAR	Jan 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
RESERVE ACTIVITY											
INCOME											
INVESTMENT INCOME											
39,225	39,225	0	0 %	9001	Budgeted Operating Fund to Reserves	39,225	39,225	0	0 %	470,700	(431,475)
0	40,840	(40,840)	(100)%	9002	Bdgt Oper Fnd to Res	0	40,840	(40,840)	(100)%	490,080	(490,080)
3,473	3,333	140	4 %	9025	Reserve Interest Inc	3,473	3,333	140	4 %	40,000	(36,527)
42,698	83,398	(40,700)	(49)%		Total Investment Income	42,698	83,398	(40,700)	(49)%	1,000,780	(958,082)
42,698	83,398	(40,700)	(49)%		Total Reserve Income	42,698	83,398	(40,700)	(49)%	1,000,780	(958,082)
EXPENSES											
ADMINISTRATIVE											
0	0	0	0 %	9160	Building Capital Expenses	0	0	0	0 %	64,025	64,025
0	9,337	9,337	100 %	9161	Interior/Remodeling Capital Expenses	0	9,337	9,337	100 %	112,044	112,044
0	148,314	148,314	100 %	9164	Concrete Capital Expense	0	148,314	148,314	100 %	1,779,773	1,779,773
0	26,677	26,677	100 %	9167	Grounds Capital Expense	0	26,677	26,677	100 %	26,677	26,677
0	0	0	0 %	9173	Asphalt Capital Expense	0	0	0	0 %	11,228	11,228
50,402	10,473	(39,929)	(381)%	9180	Swimming Pool Capital Expense	50,402	10,473	(39,929)	(381)%	125,678	75,276
(50,402)	(194,801)	144,399	74 %		Total Administrative Expenses	(50,402)	(194,801)	144,399	74 %	(2,119,425)	2,069,023
50,402	194,801	144,399	74 %		Total Reserve Expenses	50,402	194,801	144,399	74 %	2,119,425	2,069,023
(7,704)	(111,403)	103,699	93 %		Net Reserve Income/(Loss)	(7,704)	(111,403)	103,699	93 %	(1,118,645)	1,110,941
108,080	180,857	(72,777)	(40)%		Total Association Net Income/(Loss)	108,080	180,857	(72,777)	(40)%	(1,118,645)	1,226,725

Unaudited and subject to review