



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
<b>CURRENT ASSETS</b>				
<b>CASH AND INVESTMENTS</b>				
1060	Operating - Barrington Bank	24,358	0	24,358
1100-IC	(Due To) / Due From Reserve	(147,538)	0	(147,538)
1124	Lisle Savings 6492	54,102	0	54,102
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	147,538	147,538
1201-MM	Reserve Money Market Accounts	0	836,229	836,229
1230-INV	Reserve Investment Accounts	0	1,214,659	1,214,659
		-----	-----	-----
	<b>TOTAL CASH AND INVESTMENTS</b>	<b>(68,725)</b>	<b>2,198,426</b>	<b>2,129,701</b>
<b>ACCOUNTS RECEIVABLE</b>				
1310	Accounts Receivable	315,417	0	315,417
1312	Other Accounts Receivable	2,493	0	2,493
		-----	-----	-----
	<b>TOTAL ACCOUNTS RECEIVABLES</b>	<b>317,910</b>	<b>0</b>	<b>317,910</b>
<b>FIXED ASSETS</b>				
1730	Asset Account	867,559	0	867,559
1731	Accumulated Depreciation	(945,345)	0	(945,345)
1740	Asset Account	119,832	0	119,832
		-----	-----	-----
	<b>TOTAL FIXED ASSETS</b>	<b>42,046</b>	<b>0</b>	<b>42,046</b>
	<b>TOTAL ASSETS</b>	<b>291,230</b>	<b>2,198,426</b>	<b>2,489,656</b>
<b>LIABILITIES &amp; FUND BALANCE</b>				
<b>ACCOUNTS PAYABLE</b>				
2106	Add'l Accrued Exp	4,535	0	4,535
2130	Prepaid Assessments	60,795	0	60,795
2140	Monies Return/Transfer	740	0	740
2145	Insurance Claim Payable	2,114	0	2,114
		-----	-----	-----
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>68,184</b>	<b>0</b>	<b>68,184</b>
<b>LOANS PAYABLE</b>				
2980	Line of Credit	0	656,973	656,973
		-----	-----	-----
	<b>TOTAL LOANS PAYABLE</b>	<b>0</b>	<b>656,973</b>	<b>656,973</b>
<b>DEFERRED LIABILITIES</b>				
2351	Security Deposits	425	0	425
2355	Other Deposits	16,000	0	16,000
2521	Accrued Vacation	1,421	0	1,421
2525	Accrued Real Estate Tax/Legal	61,043	0	61,043
2550	Deferred Cable Income	180,322	0	180,322
2601	Deferred Revenue	823	0	823
		-----	-----	-----
	<b>TOTAL DEFERRED LIABILITIES</b>	<b>260,034</b>	<b>0</b>	<b>260,034</b>
	<b>TOTAL LIABILITIES</b>	<b>328,218</b>	<b>656,973</b>	<b>985,190</b>



0706 Four Lakes Village Condominium Homeowners Assn  
Balance Sheet Comparison  
09/30/2025

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	<b>FUND BALANCE</b>			
3520	Retained Earnings	(287,689)	0	(287,689)
3953	Retained Earnings	0	1,441,239	1,441,239
	<b>CURRENT PROFIT / (LOSS)</b>	<b>250,741</b>	<b>100,175</b>	<b>350,916</b>
		-----	-----	-----
	<b>TOTAL FUND BALANCE</b>	<b>(36,948)</b>	<b>1,541,413</b>	<b>1,504,466</b>
	<b>TOTAL LIABILITIES / FUND BALANCE</b>	<b>291,270</b>	<b>2,198,386</b>	<b>2,489,656</b>

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

Unaudited and subject to review



0706 Four Lakes Village Condominium Homeowners Assn  
 Income & Expense Report  
 09/30/2025

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 \$ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
<b>GENERAL ACTIVITY</b>											
<b>ASSESSMENT INCOME</b>											
135,548	135,545	3	0 %	4010	Assessments - Regular	1,219,932	1,219,905	27	0 %	1,626,538	(406,606)
<b>135,548</b>	<b>135,545</b>	<b>3</b>	<b>0 %</b>		<b>Total Assessment Income</b>	<b>1,219,932</b>	<b>1,219,905</b>	<b>27</b>	<b>0 %</b>	<b>1,626,538</b>	<b>(406,606)</b>
<b>OTHER INCOME</b>											
2,478	2,000	478	24 %	4150	Party Room Rental Fees	12,103	18,000	(5,897)	(33)%	20,000	(7,897)
0	250	(250)	(100)%	4160	Pool Passes	0	2,000	(2,000)	(100)%	2,000	(2,000)
9,360	8,333	1,027	12 %	4170	Maintenance Service Inc.	64,827	74,997	(10,170)	(14)%	100,000	(35,173)
155	2,500	(2,345)	(94)%	4170-1	Volley Ball League Income	27,296	27,500	(204)	(1)%	29,500	(2,204)
9,000	9,000	0	0 %	4410	Commercial Income	81,000	81,000	0	0 %	108,000	(27,000)
3,300	0	3,300	0 %	4510	Commercial Income	3,600	0	3,600	0 %	0	3,600
21,244	21,657	(413)	(2)%	7805-5	Landscape Reimbursement	194,052	194,913	(861)	0 %	259,884	(65,832)
0	0	0	0 %	7840-5	Snow & Ice Removal	23,134	10,500	12,634	120 %	15,000	8,134
<b>45,537</b>	<b>43,740</b>	<b>1,797</b>	<b>4 %</b>		<b>Total Other Income</b>	<b>406,012</b>	<b>408,910</b>	<b>(2,898)</b>	<b>(1)%</b>	<b>534,384</b>	<b>(128,372)</b>
<b>INVESTMENT INCOME</b>											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	29,997	(29,997)	(100)%	40,000	(40,000)
<b>0</b>	<b>3,333</b>	<b>(3,333)</b>	<b>(100)%</b>		<b>Total Investment Income</b>	<b>0</b>	<b>29,997</b>	<b>(29,997)</b>	<b>(100)%</b>	<b>40,000</b>	<b>(40,000)</b>
<b>181,085</b>	<b>182,618</b>	<b>(1,533)</b>	<b>(1)%</b>		<b>Total General Activities Income</b>	<b>1,625,944</b>	<b>1,658,812</b>	<b>(32,868)</b>	<b>(2)%</b>	<b>2,200,922</b>	<b>(574,978)</b>
<b>GENERAL EXPENSES</b>											
<b>ADMINISTRATIVE</b>											
1,753	3,000	1,247	42 %	7065	Hand Scan/Payroll Administration	26,193	21,500	(4,693)	(22)%	24,500	(1,693)
0	333	333	100 %	7623	Antenna/Cable Services	765	2,997	2,232	74 %	4,000	3,235
883	458	(425)	(93)%	8550	General Office Expenses	10,411	4,122	(6,289)	(153)%	5,500	(4,911)
925	1,025	100	10 %	8521	Legal Services (Assn)	8,439	9,225	786	9 %	12,300	3,861
3,000	4,000	1,000	25 %	8530	Audit & Financial Services	5,012	14,000	8,988	64 %	19,000	13,988
0	417	417	100 %	8540	Professional Services	0	3,753	3,753	100 %	5,000	5,000
146	692	546	79 %	8551	Photocopy/Reproduction	6,237	6,228	(9)	0 %	8,300	2,063
22	188	166	88 %	8552	Postage Expenses	586	1,692	1,106	65 %	2,250	1,664
0	35	35	100 %	8553	Coupon Books/Lockbox Fee	276	315	39	12 %	420	144
368	200	(168)	(84)%	8554	Credit Card Charges	2,653	1,225	(1,428)	(117)%	1,500	(1,153)
0	125	125	100 %	8555	Employee Relations	1,042	800	(242)	(30)%	1,500	458
0	458	458	100 %	8556	Dues, Fees, & Licenses	3,056	4,122	1,066	26 %	5,500	2,444
0	188	188	100 %	8557	Office Equipment Expense	0	1,692	1,692	100 %	2,250	2,250
921	333	(588)	(177)%	8565	Internet/Website Expense	5,124	2,997	(2,127)	(71)%	4,000	(1,124)
337	500	163	33 %	8575	Promotions/Social Activity	5,029	5,500	471	9 %	8,000	2,971



**0706 Four Lakes Village Condominium Homeowners Assn**  
**Income & Expense Report**  
**09/30/2025**

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 \$ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
0	21	21	100 %	8576	Meeting Expenses	0	189	189	100 %	250	250
2,673	1,145	(1,528)	(133)%	8590	Interest Pd:Debt,Loans	23,036	10,305	(12,731)	(124)%	13,743	(9,293)
0	0	0	0 %	8595	Other Administrative Expense	677	0	(677)	0 %	0	(677)
<b>11,029</b>	<b>13,118</b>	<b>2,089</b>	<b>16 %</b>		<b>Total Administrative</b>	<b>98,539</b>	<b>90,662</b>	<b>(7,877)</b>	<b>(9)%</b>	<b>118,013</b>	<b>19,474</b>
					<b>PAYROLL &amp; BENEFITS</b>						
0	0	0	0 %	7010	Building Manager	7,045	0	(7,045)	0 %	0	(7,045)
6,994	6,695	(299)	(4)%	7011	Building Manager	73,386	60,255	(13,131)	(22)%	80,345	6,959
0	0	0	0 %	7013	Special Event Payroll	0	3,500	3,500	100 %	4,000	4,000
0	5,263	5,263	100 %	7014	Rec Director	0	31,581	31,581	100 %	39,476	39,476
38,975	44,500	5,525	12 %	7020	Maintenance Salaries	315,370	320,818	5,448	2 %	432,618	117,248
5,915	3,083	(2,832)	(92)%	7081	PR Tax/Benefits	65,586	27,747	(37,839)	(136)%	37,000	(28,586)
0	0	0	0 %	7083	Life/Medical Insurance	81	0	(81)	0 %	0	(81)
0	0	0	0 %	7084	State Unemployment Tax	137	0	(137)	0 %	0	(137)
951	604	(347)	(58)%	7085	Workers Comp Insurance	7,518	5,436	(2,082)	(38)%	7,250	(268)
(346)	3,917	4,263	109 %	7086	Medical/Life Insurance	44,496	35,253	(9,243)	(26)%	47,000	2,504
0	0	0	0 %	7088	Gifts	0	0	0	0 %	3,250	3,250
443	333	(110)	(33)%	7089	Misc. Payroll Benefit	(1,565)	2,997	4,562	152 %	4,000	5,565
9,953	5,000	(4,953)	(99)%	8030	Pool P/R, Taxes, Benefits	84,094	48,250	(35,844)	(74)%	50,000	(34,094)
<b>62,886</b>	<b>69,395</b>	<b>6,509</b>	<b>9 %</b>		<b>Total Payroll &amp; Benefits</b>	<b>596,148</b>	<b>535,837</b>	<b>(60,311)</b>	<b>(11)%</b>	<b>704,939</b>	<b>108,791</b>
					<b>INSURANCE</b>						
8,262	5,460	(2,802)	(51)%	8710	All Association Insurance	86,137	85,460	(677)	(1)%	135,460	49,323
918	1,242	324	26 %	8720	Insurance Premiums	918	11,178	10,260	92 %	14,901	13,983
<b>9,180</b>	<b>6,702</b>	<b>(2,478)</b>	<b>(37)%</b>		<b>Total Insurance</b>	<b>87,055</b>	<b>96,638</b>	<b>9,583</b>	<b>10 %</b>	<b>150,361</b>	<b>63,306</b>
					<b>UTILITIES</b>						
3,468	3,833	365	10 %	7210	Electricity	40,881	34,497	(6,384)	(19)%	46,000	5,119
2,530	2,083	(447)	(21)%	7220	Water Other-MHOA	24,711	18,747	(5,964)	(32)%	25,000	289
553	1,667	1,114	67 %	7230	Gas	10,223	15,003	4,780	32 %	20,000	9,777
511	458	(53)	(12)%	8560	Telephone/Pager Expense	5,380	4,122	(1,258)	(31)%	5,500	120
<b>7,062</b>	<b>8,041</b>	<b>979</b>	<b>12 %</b>		<b>Total Utilities</b>	<b>81,194</b>	<b>72,369</b>	<b>(8,825)</b>	<b>(12)%</b>	<b>96,500</b>	<b>15,306</b>
					<b>OPERATIONS</b>						
0	0	0	0 %	7475	Uniforms	6,845	4,750	(2,095)	(44)%	4,750	(2,095)
<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>		<b>Total Operations</b>	<b>6,845</b>	<b>4,750</b>	<b>(2,095)</b>	<b>(44)%</b>	<b>4,750</b>	<b>(2,095)</b>
					<b>CONTRACTED SERVICES</b>						
600	600	0	0 %	8562	Records Storage	4,800	5,400	600	11 %	7,200	2,400
969	516	(453)	(88)%	7410	Scavenger Services	4,761	4,644	(117)	(3)%	6,186	1,425
3,570	0	(3,570)	0 %	7830	Lakes,Ponds&Fountains	25,634	17,000	(8,634)	(51)%	17,000	(8,634)



**0706 Four Lakes Village Condominium Homeowners Assn**  
**Income & Expense Report**  
**09/30/2025**

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 \$ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
<b>5,139</b>	<b>1,116</b>	<b>(4,023)</b>	<b>(360)%</b>		<b>Total Contracted Services</b>	<b>35,195</b>	<b>27,044</b>	<b>(8,151)</b>	<b>(30)%</b>	<b>30,386</b>	<b>(4,809)</b>
					<b>REPAIRS &amp; MAINTENANCE</b>						
1,126	1,380	254	18 %	7420	Exterminating	3,448	6,760	3,313	49 %	8,500	5,053
1,200	792	(408)	(52)%	7450	Fire Prevention	13,418	7,128	(6,290)	(88)%	9,500	(3,918)
309	2,583	2,274	88 %	7600	Building Repair Maint	3,884	23,247	19,363	83 %	31,000	27,116
2,538	2,250	(288)	(13)%	7607	Janitorial Supplies & Maint	24,949	20,250	(4,699)	(23)%	27,000	2,051
613	1,375	762	55 %	7608	Equipment Repairs	24,025	12,375	(11,650)	(94)%	16,500	(7,525)
200	1,333	1,133	85 %	7610	Plumbing Repairs/Supplies	3,804	11,997	8,193	68 %	16,000	12,196
554	683	129	19 %	7620	Electric Repairs/Supplies	6,007	6,147	140	2 %	8,200	2,193
0	500	500	100 %	7632	HVAC Repairs/Supplies	15,202	4,500	(10,702)	(238)%	6,000	(9,202)
0	375	375	100 %	7644	Glass Replacement	0	3,375	3,375	100 %	4,500	4,500
2,687	1,500	(1,187)	(79)%	7647	Garage Maintenance/Repairs	15,032	13,500	(1,532)	(11)%	18,000	2,968
239	375	136	36 %	7650	All Painting & Decorating	515	3,375	2,860	85 %	4,500	3,985
0	250	250	100 %	7670	Roof Repairs & Supplies	3,000	2,500	(500)	(20)%	4,000	1,000
2,287	4,250	1,963	46 %	7805	Landscape Maint HOA	32,761	27,750	(5,011)	(18)%	28,000	(4,761)
0	6,500	6,500	100 %	7811	Trees & Bushes	495	17,500	17,005	97 %	20,000	19,505
0	0	0	0 %	7840	Snow & Ice Removal	87,575	90,000	2,425	3 %	150,000	62,425
0	0	0	0 %	7842	Snow Removal Equipment/Supplies	33,064	45,000	11,936	27 %	60,000	26,936
0	0	0	0 %	7871	Paving	0	5,000	5,000	100 %	5,000	5,000
8,323	3,000	(5,323)	(177)%	8012	Pool Supplies/Repair & Maintenance	35,466	19,000	(16,466)	(87)%	19,000	(16,466)
71	500	430	86 %	8111	Clubhouse/Recreation Repair/Mainten	1,311	10,000	8,689	87 %	10,500	9,189
29	0	(29)	0 %	8129	Boats	271	2,000	1,729	86 %	2,000	1,729
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	854	1,000	146	15 %	1,000	146
488	1,800	1,312	73 %	8150	Volley Ball League Expense	9,837	9,000	(837)	(9)%	9,500	(337)
455	2,083	1,628	78 %	8501	Association Chargebacks	5,358	18,747	13,389	71 %	25,000	19,642
<b>21,118</b>	<b>31,529</b>	<b>10,411</b>	<b>33 %</b>		<b>Total Repairs &amp; Maintenance</b>	<b>320,275</b>	<b>360,151</b>	<b>39,876</b>	<b>11 %</b>	<b>483,700</b>	<b>163,425</b>
					<b>PROFESSIONAL SERVICES</b>						
3,931	3,538	(393)	(11)%	8505	Management Contract	34,705	31,147	(3,558)	(11)%	41,761	7,056
(21,938)	34,125	56,063	164 %	8581	Real Estate Taxes	41,292	68,250	26,958	39 %	68,250	26,958
<b>(18,007)</b>	<b>37,663</b>	<b>55,670</b>	<b>148 %</b>		<b>Total Professional Services</b>	<b>75,997</b>	<b>99,397</b>	<b>23,400</b>	<b>24 %</b>	<b>110,011</b>	<b>34,014</b>
					<b>OTHER EXPENSES</b>						
1,119	2,647	1,528	58 %	8807	Loan Payment	18,676	23,823	5,147	22 %	31,762	13,086
<b>1,119</b>	<b>2,647</b>	<b>1,528</b>	<b>58 %</b>		<b>Total Other Expenses</b>	<b>18,676</b>	<b>23,823</b>	<b>5,147</b>	<b>22 %</b>	<b>31,762</b>	<b>13,086</b>
					<b>RESERVE CONTRIBUTIONS</b>						
37,167	37,167	0	0 %	8801	Budgeted Trsf to Res	376,816	334,503	(42,313)	(13)%	446,000	69,184
<b>37,167</b>	<b>37,167</b>	<b>0</b>	<b>0 %</b>		<b>Total Reserve Contributions</b>	<b>376,816</b>	<b>334,503</b>	<b>(42,313)</b>	<b>(13)%</b>	<b>446,000</b>	<b>69,184</b>
<b>(136,692)</b>	<b>(207,378)</b>	<b>70,686</b>	<b>34 %</b>		<b>Total General Activities Expense</b>	<b>(1,696,740)</b>	<b>(1,645,174)</b>	<b>(51,566)</b>	<b>(3)%</b>	<b>(2,176,422)</b>	<b>479,682</b>



0706 Four Lakes Village Condominium Homeowners Assn  
Income & Expense Report  
09/30/2025

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 \$ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
<b>44,393</b>	<b>(24,760)</b>	<b>69,153</b>	<b>279 %</b>		<b>Total General Activities Inc/(Loss)</b>	<b>(70,796)</b>	<b>13,638</b>	<b>(84,434)</b>	<b>(619)%</b>	<b>24,500</b>	<b>(95,296)</b>



0706 Four Lakes Village Condominium Homeowners Assn  
 Income & Expense Report  
 09/30/2025

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 \$ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
<b>SKI HILL ACTIVITIES</b>											
<b>INCOME</b>											
<b>OTHER INCOME</b>											
0	0	0	0 %	8872	Ski Hill Income	591,122	586,145	4,977	1 %	661,145	(70,023)
0	0	0	0 %	8872-2	Ski Hill Goods	0	1,500	(1,500)	(100)%	2,000	(2,000)
<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>		<b>Total Other Income</b>	<b>591,122</b>	<b>587,645</b>	<b>3,477</b>	<b>1 %</b>	<b>663,145</b>	<b>(72,023)</b>
<b>INVESTMENT INCOME</b>											
0	8	(8)	(100)%	8872-3	Interest Earned Operating	0	72	(72)	(100)%	100	(100)
<b>0</b>	<b>8</b>	<b>(8)</b>	<b>(100)%</b>		<b>Total Investment Income</b>	<b>0</b>	<b>72</b>	<b>(72)</b>	<b>(100)%</b>	<b>100</b>	<b>(100)</b>
<b>0</b>	<b>8</b>	<b>(8)</b>	<b>(100)%</b>		<b>Total Ski Hill Activites Income</b>	<b>591,122</b>	<b>587,717</b>	<b>3,405</b>	<b>1 %</b>	<b>663,245</b>	<b>(72,123)</b>
<b>EXPENSE</b>											
<b>ADMINISTRATIVE</b>											
0	2,000	2,000	100 %	8873	Conventions & Conferences	0	2,000	2,000	100 %	3,000	3,000
0	0	0	0 %	8875	Office Equipment	78	750	672	90 %	3,500	3,422
0	0	0	0 %	8875-1	Office Supplies	1,439	750	(689)	(92)%	2,750	1,311
0	0	0	0 %	8875-2	Hand Scan/Payroll Admin	0	1,900	1,900	100 %	2,600	2,600
665	583	(82)	(14)%	8876	Web Site Maintenance	5,851	5,247	(604)	(12)%	7,000	1,149
0	0	0	0 %	8876-1	Printing & Copying	0	1,560	1,560	100 %	2,600	2,600
0	0	0	0 %	8876-2	Postage	0	375	375	100 %	500	500
<b>665</b>	<b>2,583</b>	<b>1,918</b>	<b>74 %</b>		<b>Total Administrative</b>	<b>7,369</b>	<b>12,582</b>	<b>5,213</b>	<b>41 %</b>	<b>21,950</b>	<b>14,581</b>
<b>PAYROLL &amp; BENEFITS</b>											
10	0	(10)	0 %	8877	Ski Hill Payroll	154,143	126,000	(28,143)	(22)%	150,000	(4,143)
0	0	0	0 %	8877-1	Rec Director	0	15,799	15,799	100 %	22,572	22,572
0	0	0	0 %	8877-2	VS Salaries	98,669	116,432	17,763	15 %	144,206	45,537
0	0	0	0 %	8878	Building Manager PR	782	6,288	5,506	88 %	10,480	9,698
0	0	0	0 %	8878-1	Payroll Taxes	28,039	38,390	10,351	27 %	42,390	14,351
0	0	0	0 %	8878-2	Workers Comp	12,491	8,294	(4,197)	(51)%	15,000	2,509
0	7,000	7,000	100 %	8878-3	Ski Hill Drug Testing/Patrol	11,786	8,500	(3,286)	(39)%	13,000	1,214
2,451	2,292	(159)	(7)%	7082	Life/Medical Insurance	30,835	20,628	(10,207)	(49)%	27,500	(3,335)
<b>2,461</b>	<b>9,292</b>	<b>6,831</b>	<b>74 %</b>		<b>Total Payroll &amp; Benefits</b>	<b>336,746</b>	<b>340,331</b>	<b>3,585</b>	<b>1 %</b>	<b>425,148</b>	<b>88,402</b>
<b>INSURANCE</b>											
0	0	0	0 %	8874	Insurance	28,007	38,815	10,808	28 %	63,961	35,954



0706 Four Lakes Village Condominium Homeowners Assn  
Income & Expense Report  
09/30/2025

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 \$ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>		<b>Total Insurance</b>	<b>28,007</b>	<b>38,815</b>	<b>10,808</b>	<b>28 %</b>	<b>63,961</b>	<b>35,954</b>
					<b>UTILITIES</b>						
0	0	0	0 %	8879	Electric	0	10,000	10,000	100 %	15,000	15,000
301	0	(301)	0 %	8879-1	Gas	2,675	7,800	5,125	66 %	9,200	6,525
362	130	(232)	(179)%	8879-2	Telephone	2,946	2,110	(836)	(40)%	2,500	(446)
<b>663</b>	<b>130</b>	<b>(533)</b>	<b>(410)%</b>		<b>Total Utilities</b>	<b>5,621</b>	<b>19,910</b>	<b>14,289</b>	<b>72 %</b>	<b>26,700</b>	<b>21,079</b>
					<b>OPERATIONS</b>						
0	0	0	0 %	8880	Uniforms	1,481	0	(1,481)	0 %	6,000	4,519
<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>		<b>Total Operations</b>	<b>1,481</b>	<b>0</b>	<b>(1,481)</b>	<b>0 %</b>	<b>6,000</b>	<b>4,519</b>
					<b>CONTRACTED SERVICES</b>						
0	0	0	0 %	8881	Snow Removal	9,261	2,778	(6,483)	(233)%	4,631	(4,630)
<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>		<b>Total Contracted Services</b>	<b>9,261</b>	<b>2,778</b>	<b>(6,483)</b>	<b>(233)%</b>	<b>4,631</b>	<b>(4,630)</b>
					<b>REPAIRS &amp; MAINTENANCE</b>						
0	0	0	0 %	8882	Equipment Services	8,678	5,000	(3,678)	(74)%	5,000	(3,678)
0	0	0	0 %	8882-1	Snow Removal & Supplies	3,431	2,200	(1,231)	(56)%	3,750	319
0	0	0	0 %	8882-2	Maintenance Vehicles	13,385	8,000	(5,385)	(67)%	18,000	4,615
<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>		<b>Total Repairs &amp; Maintenance</b>	<b>25,495</b>	<b>15,200</b>	<b>(10,295)</b>	<b>(68)%</b>	<b>26,750</b>	<b>1,256</b>
					<b>SKI HILL EXPENSES</b>						
0	0	0	0 %	8883	Grounds	4,091	6,500	2,409	37 %	21,500	17,409
0	0	0	0 %	8883-1	Equipment Supplies	0	2,000	2,000	100 %	4,300	4,300
0	0	0	0 %	8883-2	Ski Equipment Repair	120	300	180	60 %	600	480
0	0	0	0 %	8884	Ski Hill Goods	5,288	0	(5,288)	0 %	3,000	(2,288)
0	0	0	0 %	8885	Advertising	12,756	7,500	(5,256)	(70)%	15,000	2,244
<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>		<b>Total Ski Hill Expenses</b>	<b>22,256</b>	<b>16,300</b>	<b>(5,956)</b>	<b>(37)%</b>	<b>44,400</b>	<b>22,144</b>
					<b>PROFESSIONAL SERVICES</b>						
0	390	390	100 %	8886	Management Contract	0	3,470	3,470	100 %	4,640	4,640
<b>0</b>	<b>390</b>	<b>390</b>	<b>100 %</b>		<b>Total Professional Services</b>	<b>0</b>	<b>3,470</b>	<b>3,470</b>	<b>100 %</b>	<b>4,640</b>	<b>4,640</b>
					<b>TAXES</b>						



0706 Four Lakes Village Condominium Homeowners Assn  
 Income & Expense Report  
 09/30/2025

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 \$ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
21,938	19,157	(2,781)	(15)%	8886-1	Income & RE Tax	21,938	41,314	19,376	47 %	44,315	22,377
0	0	0	0 %	8886-2	Sales Tax	0	2,500	2,500	100 %	2,500	2,500
<b>21,938</b>	<b>19,157</b>	<b>(2,781)</b>	<b>(15)%</b>		<b>Total Taxes</b>	<b>21,938</b>	<b>43,814</b>	<b>21,876</b>	<b>50 %</b>	<b>46,815</b>	<b>24,877</b>
<b>OTHER EXPENSES</b>											
224	0	(224)	0 %	8887	Credit Card Charges	13,020	15,750	2,730	17 %	19,750	6,730
<b>224</b>	<b>0</b>	<b>(224)</b>	<b>0 %</b>		<b>Total Other Expenses</b>	<b>13,020</b>	<b>15,750</b>	<b>2,730</b>	<b>17 %</b>	<b>19,750</b>	<b>6,730</b>
<b>25,951</b>	<b>31,552</b>	<b>5,601</b>	<b>18 %</b>		<b>Total Ski Hill Activities Expense</b>	<b>471,192</b>	<b>508,950</b>	<b>37,758</b>	<b>7 %</b>	<b>690,745</b>	<b>219,553</b>
<b>(25,951)</b>	<b>(31,544)</b>	<b>5,593</b>	<b>18 %</b>		<b>Net Ski Hill Activities Income/(Loss)</b>	<b>119,929</b>	<b>78,767</b>	<b>41,162</b>	<b>52 %</b>	<b>(27,500)</b>	<b>147,429</b>



0706 Four Lakes Village Condominium Homeowners Assn  
Income & Expense Report  
09/30/2025

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 \$ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
<b>RESERVE ACTIVITY</b>											
<b>INCOME</b>											
<b>INVESTMENT INCOME</b>											
37,167	37,167	0	0 %	9001	Budgeted Operating Fund to Reserves	335,976	334,503	1,473	0 %	446,000	(110,024)
40,840	40,840	0	0 %	9002	Bdgt Oper Fnd to Res	206,400	367,560	(161,160)	(44)%	490,080	(283,680)
5,215	3,333	1,882	56 %	9025	Reserve Interest Inc	49,086	29,997	19,089	64 %	40,000	9,086
<b>83,222</b>	<b>81,340</b>	<b>1,882</b>	<b>2 %</b>		<b>Total Investment Income</b>	<b>591,462</b>	<b>732,060</b>	<b>(140,598)</b>	<b>(19)%</b>	<b>976,080</b>	<b>(384,618)</b>
<b>83,222</b>	<b>81,340</b>	<b>1,882</b>	<b>2 %</b>		<b>Total Reserve Income</b>	<b>591,462</b>	<b>732,060</b>	<b>(140,598)</b>	<b>(19)%</b>	<b>976,080</b>	<b>(384,618)</b>
<b>EXPENSES</b>											
<b>ADMINISTRATIVE</b>											
40	0	(40)	0 %	9101	Bank Service Fees	140	0	(140)	0 %	0	(140)
5,265	0	(5,265)	0 %	9160	Building Capital Expenses	102,968	92,144	(10,824)	(12)%	137,596	34,628
0	0	0	0 %	9167	Grounds Capital Expense	22,246	65,079	42,833	66 %	160,115	137,869
0	0	0	0 %	9167-2	Grounds-Lakes, Ponds	0	90,000	90,000	100 %	90,000	90,000
0	0	0	0 %	9173	Asphalt Capital Expense	288,716	250,000	(38,716)	(15)%	313,602	24,886
200	0	(200)	0 %	9180	Swimming Pool Capital Expense	77,218	1,004,076	926,858	92 %	1,004,076	926,858
<b>(5,505)</b>	<b>0</b>	<b>(5,505)</b>	<b>0 %</b>		<b>Total Administrative Expenses</b>	<b>(491,288)</b>	<b>(1,501,299)</b>	<b>1,010,011</b>	<b>67 %</b>	<b>(1,705,389)</b>	<b>1,214,101</b>
<b>5,505</b>	<b>0</b>	<b>(5,505)</b>	<b>0 %</b>		<b>Total Reserve Expenses</b>	<b>491,288</b>	<b>1,501,299</b>	<b>1,010,011</b>	<b>67 %</b>	<b>1,705,389</b>	<b>1,214,101</b>
<b>77,717</b>	<b>81,340</b>	<b>(3,623)</b>	<b>(4)%</b>		<b>Net Reserve Income/(Loss)</b>	<b>100,175</b>	<b>(769,239)</b>	<b>869,414</b>	<b>113 %</b>	<b>(729,309)</b>	<b>829,484</b>
<b>96,247</b>	<b>25,286</b>	<b>70,961</b>	<b>281 %</b>		<b>Total Association Net Income/(Loss)</b>	<b>350,916</b>	<b>(674,584)</b>	<b>1,025,500</b>	<b>152 %</b>	<b>(729,309)</b>	<b>1,080,225</b>

Unaudited and subject to review