



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
CURRENT ASSETS				
CASH AND INVESTMENTS				
1060	Operating - Barrington Bank	14,414	0	14,414
1100-IC	(Due To) / Due From Reserve	(107,813)	0	(107,813)
1124	Lisle Savings 6492	54,092	0	54,092
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	107,813	107,813
1201-MM	Reserve Money Market Accounts	0	840,515	840,515
1230-INV	Reserve Investment Accounts	0	1,218,892	1,218,892
	TOTAL CASH AND INVESTMENTS	(38,954)	2,167,221	2,128,267
ACCOUNTS RECEIVABLE				
1310	Accounts Receivable	356,193	0	356,193
1312	Other Accounts Receivable	2,493	0	2,493
	TOTAL ACCOUNTS RECEIVABLES	358,686	0	358,686
FIXED ASSETS				
1730	Asset Account	867,559	0	867,559
1731	Accumulated Depreciation	(945,345)	0	(945,345)
1740	Asset Account	119,832	0	119,832
	TOTAL FIXED ASSETS	42,046	0	42,046
	TOTAL ASSETS	361,778	2,167,221	2,528,999
LIABILITIES & FUND BALANCE				
ACCOUNTS PAYABLE				
2100	Accounts Payable	53,116	0	53,116
2105	Additional Accounts Payable	5,192	0	5,192
2106	Add'l Accrued Exp	4,535	0	4,535
2140	Monies Return/Transfer	1,639	0	1,639
2145	Insurance Claim Payable	2,114	0	2,114
	TOTAL ACCOUNTS PAYABLE	66,595	0	66,595
LOANS PAYABLE				
2980	Line of Credit	0	656,973	656,973
	TOTAL LOANS PAYABLE	0	656,973	656,973
DEFERRED LIABILITIES				
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
	TOTAL DEFERRED LIABILITIES	260,034	0	260,034
	TOTAL LIABILITIES	326,629	656,973	983,602



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Balance Sheet Comparison
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ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	FUND BALANCE			
3520	Retained Earnings	(287,689)	0	(287,689)
3953	Retained Earnings	0	1,441,239	1,441,239
	CURRENT PROFIT / (LOSS)	325,338	66,509	391,847
		-----	-----	-----
	TOTAL FUND BALANCE	37,649	1,507,748	1,545,397
	TOTAL LIABILITIES / FUND BALANCE	364,278	2,164,721	2,528,999
	Bank balances \$250K+ aren't FDIC insured			
	Unaudited and subject to review			



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Income & Expense Report
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Nov 2025 ACTUAL	Nov 2025 BUDGET	Nov 2025 \$ VAR	Nov 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
GENERAL ACTIVITY											
ASSESSMENT INCOME											
135,548	135,545	3	0 %	4010	Assessments - Regular	1,491,028	1,490,995	33	0 %	1,626,538	(135,510)
0	0	0	0 %	4020	Late Charges	38,547	0	38,547	0 %	0	38,547
135,548	135,545	3	0 %		Total Assessment Income	1,529,575	1,490,995	38,580	3 %	1,626,538	(96,963)
OTHER INCOME											
0	0	0	0 %	4150	Party Room Rental Fees	12,613	20,000	(7,387)	(37)%	20,000	(7,387)
0	0	0	0 %	4160	Pool Passes	0	2,000	(2,000)	(100)%	2,000	(2,000)
10,962	8,333	2,629	32 %	4170	Maintenance Service Inc.	81,455	91,663	(10,208)	(11)%	100,000	(18,545)
0	0	0	0 %	4170-1	Volley Ball League Income	27,296	29,500	(2,204)	(7)%	29,500	(2,204)
18,000	9,000	9,000	100 %	4410	Commercial Income	99,000	99,000	0	0 %	108,000	(9,000)
(8,700)	0	(8,700)	0 %	4510	Commercial Income	4,200	0	4,200	0 %	0	4,200
19,236	21,657	(2,421)	(11)%	7805-5	Landscape Reimbursement	234,532	238,227	(3,695)	(2)%	259,884	(25,352)
0	250	(250)	(100)%	7840-5	Snow & Ice Removal	23,134	10,750	12,384	115 %	15,000	8,134
39,498	39,240	258	1 %		Total Other Income	482,230	491,140	(8,910)	(2)%	534,384	(52,154)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	36,663	(36,663)	(100)%	40,000	(40,000)
0	3,333	(3,333)	(100)%		Total Investment Income	0	36,663	(36,663)	(100)%	40,000	(40,000)
175,046	178,118	(3,072)	(2)%		Total General Activities Income	2,011,805	2,018,798	(6,993)	0 %	2,200,922	(189,117)
GENERAL EXPENSES											
ADMINISTRATIVE											
2,351	0	(2,351)	0 %	7065	Hand Scan/Payroll Administration	31,141	24,500	(6,641)	(27)%	24,500	(6,641)
0	333	333	100 %	7623	Antenna/Cable Services	765	3,663	2,898	79 %	4,000	3,235
447	458	11	2 %	8550	General Office Expenses	12,740	5,038	(7,702)	(153)%	5,500	(7,240)
925	1,025	100	10 %	8521	Legal Services (Assn)	10,289	11,275	986	9 %	12,300	2,011
0	0	0	0 %	8530	Audit & Financial Services	7,556	19,000	11,444	60 %	19,000	11,444
0	417	417	100 %	8540	Professional Services	0	4,587	4,587	100 %	5,000	5,000
159	692	533	77 %	8551	Photocopy/Reproduction	7,777	7,612	(165)	(2)%	8,300	523
50	188	138	73 %	8552	Postage Expenses	2,074	2,068	(6)	0 %	2,250	176
31	35	4	12 %	8553	Coupon Books/Lockbox Fee	371	385	14	4 %	420	49
(46)	125	171	137 %	8554	Credit Card Charges	3,611	1,500	(2,111)	(141)%	1,500	(2,111)
0	0	0	0 %	8555	Employee Relations	1,042	800	(242)	(30)%	1,500	458
0	458	458	100 %	8556	Dues, Fees, & Licenses	3,217	5,038	1,821	36 %	5,500	2,283
0	188	188	100 %	8557	Office Equipment Expense	0	2,068	2,068	100 %	2,250	2,250
333	333	1	0 %	8565	Internet/Website Expense	6,407	3,663	(2,744)	(75)%	4,000	(2,407)



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Nov 2025 ACTUAL	Nov 2025 BUDGET	Nov 2025 \$ VAR	Nov 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	2,000	2,000	100 %	8575	Promotions/Social Activity	5,029	8,000	2,971	37 %	8,000	2,971
0	21	21	100 %	8576	Meeting Expenses	0	231	231	100 %	250	250
2,344	1,145	(1,199)	(105)%	8590	Interest Pd:Debt,Loans	27,979	12,595	(15,384)	(122)%	13,743	(14,236)
107	0	(107)	0 %	8595	Other Administrative Expense	812	0	(812)	0 %	0	(812)
6,700	7,418	718	10 %		Total Administrative	120,809	112,023	(8,786)	(8)%	118,013	(2,796)
					PAYROLL & BENEFITS						
3,097	0	(3,097)	0 %	7010	Building Manager	10,141	0	(10,141)	0 %	0	(10,141)
7,152	6,695	(457)	(7)%	7011	Building Manager	89,843	73,645	(16,198)	(22)%	80,345	(9,498)
0	500	500	100 %	7013	Special Event Payroll	0	4,000	4,000	100 %	4,000	4,000
0	0	0	0 %	7014	Rec Director	0	39,476	39,476	100 %	39,476	39,476
32,420	33,500	1,080	3 %	7020	Maintenance Salaries	380,509	398,818	18,309	5 %	432,618	52,109
3,400	3,083	(317)	(10)%	7081	PR Tax/Benefits	72,121	33,913	(38,208)	(113)%	37,000	(35,121)
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)
714	604	(110)	(18)%	7085	Workers Comp Insurance	8,649	6,644	(2,005)	(30)%	7,250	(1,399)
15,261	3,917	(11,344)	(290)%	7086	Medical/Life Insurance	82,668	43,087	(39,581)	(92)%	47,000	(35,668)
0	0	0	0 %	7088	Gifts	0	0	0	0 %	3,250	3,250
223	333	110	33 %	7089	Misc. Payroll Benefit	(1,103)	3,663	4,766	130 %	4,000	5,103
3,712	0	(3,712)	0 %	8030	Pool P/R, Taxes, Benefits	92,295	50,000	(42,295)	(85)%	50,000	(42,295)
65,978	48,632	(17,346)	(36)%		Total Payroll & Benefits	735,342	653,246	(82,096)	(13)%	704,939	(30,403)
					INSURANCE						
0	10,000	10,000	100 %	8710	All Association Insurance	146,393	125,460	(20,933)	(17)%	135,460	(10,933)
0	1,242	1,242	100 %	8720	Insurance Premiums	4,032	13,662	9,630	70 %	14,901	10,869
0	11,242	11,242	100 %		Total Insurance	150,425	139,122	(11,303)	(8)%	150,361	(64)
					UTILITIES						
2,897	3,833	936	24 %	7210	Electricity	46,871	42,163	(4,708)	(11)%	46,000	(871)
1,930	2,083	153	7 %	7220	Water Other-MHOA	28,530	22,913	(5,617)	(25)%	25,000	(3,530)
816	1,667	851	51 %	7230	Gas	11,607	18,337	6,730	37 %	20,000	8,393
60	458	398	87 %	8560	Telephone/Pager Expense	6,331	5,038	(1,293)	(26)%	5,500	(831)
5,703	8,041	2,338	29 %		Total Utilities	93,339	88,451	(4,888)	(6)%	96,500	3,161
					OPERATIONS						
0	0	0	0 %	7475	Uniforms	6,845	4,750	(2,095)	(44)%	4,750	(2,095)
0	0	0	0 %		Total Operations	6,845	4,750	(2,095)	(44)%	4,750	(2,095)
					CONTRACTED SERVICES						
600	600	0	0 %	8562	Records Storage	6,000	6,600	600	9 %	7,200	1,200
0	516	516	100 %	7410	Scavenger Services	11,292	5,676	(5,616)	(99)%	6,186	(5,106)
0	0	0	0 %	7830	Lakes,Ponds&Fountains	30,905	17,000	(13,905)	(82)%	17,000	(13,905)



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600	1,116	516	46 %		Total Contracted Services	48,197	29,276	(18,921)	(65)%	30,386	(17,811)
					REPAIRS & MAINTENANCE						
0	360	360	100 %	7420	Exterminating	7,099	8,500	1,401	16 %	8,500	1,401
0	792	792	100 %	7450	Fire Prevention	21,706	8,712	(12,994)	(149)%	9,500	(12,206)
0	2,583	2,583	100 %	7600	Building Repair Maint	4,498	28,413	23,915	84 %	31,000	26,502
0	2,250	2,250	100 %	7607	Janitorial Supplies & Maint	30,505	24,750	(5,755)	(23)%	27,000	(3,505)
795	1,375	580	42 %	7608	Equipment Repairs	28,474	15,125	(13,349)	(88)%	16,500	(11,974)
0	1,333	1,333	100 %	7610	Plumbing Repairs/Supplies	3,835	14,663	10,828	74 %	16,000	12,165
0	683	683	100 %	7620	Electric Repairs/Supplies	6,310	7,513	1,203	16 %	8,200	1,890
0	500	500	100 %	7632	HVAC Repairs/Supplies	15,291	5,500	(9,791)	(178)%	6,000	(9,291)
0	375	375	100 %	7644	Glass Replacement	743	4,125	3,382	82 %	4,500	3,757
1,411	1,500	89	6 %	7647	Garage Maintenance/Repairs	17,594	16,500	(1,094)	(7)%	18,000	406
0	375	375	100 %	7650	All Painting & Decorating	1,169	4,125	2,956	72 %	4,500	3,331
0	1,500	1,500	100 %	7670	Roof Repairs & Supplies	4,500	4,000	(500)	(13)%	4,000	(500)
440	0	(440)	0 %	7805	Landscape Maint HOA	46,264	28,000	(18,264)	(65)%	28,000	(18,264)
4,980	0	(4,980)	0 %	7811	Trees & Bushes	5,475	17,500	12,025	69 %	20,000	14,525
27,783	30,000	2,217	7 %	7840	Snow & Ice Removal	115,358	120,000	4,642	4 %	150,000	34,642
9,020	0	(9,020)	0 %	7842	Snow Removal Equipment/Supplies	42,084	45,000	2,916	6 %	60,000	17,916
0	0	0	0 %	7871	Paving	0	5,000	5,000	100 %	5,000	5,000
414	0	(414)	0 %	8012	Pool Supplies/Repair & Maintenance	37,152	19,000	(18,152)	(96)%	19,000	(18,152)
0	0	0	0 %	8111	Clubhouse/Recreation Repair/Mainten	1,328	10,500	9,172	87 %	10,500	9,172
0	0	0	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
0	0	0	0 %	8150	Volley Ball League Expense	10,125	9,500	(625)	(7)%	9,500	(625)
440	2,083	1,643	79 %	8501	Association Chargebacks	5,885	22,913	17,028	74 %	25,000	19,115
45,283	45,709	426	1 %		Total Repairs & Maintenance	406,521	422,339	15,818	4 %	483,700	77,179
					PROFESSIONAL SERVICES						
3,931	3,538	(393)	(11)%	8505	Management Contract	42,566	38,223	(4,343)	(11)%	41,761	(805)
0	0	0	0 %	8581	Real Estate Taxes	41,292	68,250	26,958	39 %	68,250	26,958
3,931	3,538	(393)	(11)%		Total Professional Services	83,858	106,473	22,615	21 %	110,011	26,153
					OTHER EXPENSES						
1,448	2,647	1,199	45 %	8807	Loan Payment	21,317	29,117	7,800	27 %	31,762	10,445
1,448	2,647	1,199	45 %		Total Other Expenses	21,317	29,117	7,800	27 %	31,762	10,445
					RESERVE CONTRIBUTIONS						
0	37,167	37,167	100 %	8801	Budgeted Trsf to Res	376,816	408,837	32,021	8 %	446,000	69,184
0	37,167	37,167	100 %		Total Reserve Contributions	376,816	408,837	32,021	8 %	446,000	69,184
(129,643)	(165,510)	35,867	22 %		Total General Activities Expense	(2,043,468)	(1,993,634)	(49,834)	(2)%	(2,176,422)	132,954



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Nov 2025 ACTUAL	Nov 2025 BUDGET	Nov 2025 \$ VAR	Nov 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
45,403	12,608	32,795	260 %		Total General Activities Inc/(Loss)	(31,663)	25,164	(56,827)	(226)%	24,500	(56,163)



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SKI HILL ACTIVITIES											
INCOME											
OTHER INCOME											
7,397	0	7,397	0 %	8872	Ski Hill Income	600,919	586,145	14,774	3 %	661,145	(60,226)
0	0	0	0 %	8872-2	Ski Hill Goods	0	1,500	(1,500)	(100)%	2,000	(2,000)
7,397	0	7,397	0 %		Total Other Income	600,919	587,645	13,274	2 %	663,145	(62,226)
INVESTMENT INCOME											
0	8	(8)	(100)%	8872-3	Interest Earned Operating	0	88	(88)	(100)%	100	(100)
0	8	(8)	(100)%		Total Investment Income	0	88	(88)	(100)%	100	(100)
7,397	8	7,389	999 %		Total Ski Hill Activites Income	600,919	587,733	13,186	2 %	663,245	(62,326)
EXPENSE											
ADMINISTRATIVE											
0	1,000	1,000	100 %	8873	Conventions & Conferences	0	3,000	3,000	100 %	3,000	3,000
0	2,000	2,000	100 %	8875	Office Equipment	78	2,750	2,672	97 %	3,500	3,422
0	1,000	1,000	100 %	8875-1	Office Supplies	1,439	1,750	311	18 %	2,750	1,311
0	250	250	100 %	8875-2	Hand Scan/Payroll Admin	0	2,300	2,300	100 %	2,600	2,600
333	583	251	43 %	8876	Web Site Maintenance	9,673	6,413	(3,260)	(51)%	7,000	(2,673)
0	520	520	100 %	8876-1	Printing & Copying	0	2,080	2,080	100 %	2,600	2,600
0	0	0	0 %	8876-2	Postage	0	375	375	100 %	500	500
333	5,353	5,021	94 %		Total Administrative	11,190	18,668	7,478	40 %	21,950	10,760
PAYROLL & BENEFITS											
0	2,000	2,000	100 %	8877	Ski Hill Payroll	154,143	130,000	(24,143)	(19)%	150,000	(4,143)
0	2,259	2,259	100 %	8877-1	Rec Director	0	18,058	18,058	100 %	22,572	22,572
3,303	12,000	8,697	72 %	8877-2	VS Salaries	101,971	128,432	26,461	21 %	144,206	42,235
0	2,096	2,096	100 %	8878	Building Manager PR	782	8,384	7,602	91 %	10,480	9,698
0	1,000	1,000	100 %	8878-1	Payroll Taxes	28,039	39,890	11,851	30 %	42,390	14,351
0	2,614	2,614	100 %	8878-2	Workers Comp	12,491	12,272	(219)	(2)%	15,000	2,509
0	2,500	2,500	100 %	8878-3	Ski Hill Drug Testing/Patrol	11,786	11,000	(786)	(7)%	13,000	1,214
2,167	2,292	125	5 %	7082	Life/Medical Insurance	35,185	25,212	(9,973)	(40)%	27,500	(7,685)
5,470	26,761	21,291	80 %		Total Payroll & Benefits	344,398	373,248	28,850	8 %	425,148	80,750
INSURANCE											
13,202	6,000	(7,202)	(120)%	8874	Insurance	53,300	57,961	4,661	8 %	63,961	10,661



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13,202	6,000	(7,202)	(120)%		Total Insurance	53,300	57,961	4,661	8 %	63,961	10,661
					UTILITIES						
0	0	0	0 %	8879	Electric	0	10,000	10,000	100 %	15,000	15,000
203	0	(203)	0 %	8879-1	Gas	3,193	7,800	4,607	59 %	9,200	6,007
0	130	130	100 %	8879-2	Telephone	3,288	2,370	(918)	(39)%	2,500	(788)
203	130	(73)	(56)%		Total Utilities	6,481	20,170	13,689	68 %	26,700	20,219
					OPERATIONS						
0	3,000	3,000	100 %	8880	Uniforms	1,481	3,000	1,519	51 %	6,000	4,519
0	3,000	3,000	100 %		Total Operations	1,481	3,000	1,519	51 %	6,000	4,519
					CONTRACTED SERVICES						
3,087	926	(2,161)	(233)%	8881	Snow Removal	12,348	3,704	(8,644)	(233)%	4,631	(7,717)
3,087	926	(2,161)	(233)%		Total Contracted Services	12,348	3,704	(8,644)	(233)%	4,631	(7,717)
					REPAIRS & MAINTENANCE						
0	0	0	0 %	8882	Equipment Services	8,678	5,000	(3,678)	(74)%	5,000	(3,678)
0	750	750	100 %	8882-1	Snow Removal & Supplies	3,431	2,950	(481)	(16)%	3,750	319
0	5,000	5,000	100 %	8882-2	Maintenance Vehicles	13,385	13,000	(385)	(3)%	18,000	4,615
0	5,750	5,750	100 %		Total Repairs & Maintenance	25,495	20,950	(4,545)	(22)%	26,750	1,256
					SKI HILL EXPENSES						
5,538	0	(5,538)	0 %	8883	Grounds	9,688	6,500	(3,188)	(49)%	21,500	11,812
0	0	0	0 %	8883-1	Equipment Supplies	1,281	2,000	719	36 %	4,300	3,019
0	0	0	0 %	8883-2	Ski Equipment Repair	149	300	151	50 %	600	451
0	0	0	0 %	8884	Ski Hill Goods	5,288	0	(5,288)	0 %	3,000	(2,288)
0	5,000	5,000	100 %	8885	Advertising	20,352	12,500	(7,852)	(63)%	15,000	(5,352)
5,538	5,000	(538)	(11)%		Total Ski Hill Expenses	36,758	21,300	(15,458)	(73)%	44,400	7,642
					PROFESSIONAL SERVICES						
0	390	390	100 %	8886	Management Contract	0	4,250	4,250	100 %	4,640	4,640
0	390	390	100 %		Total Professional Services	0	4,250	4,250	100 %	4,640	4,640
					TAXES						



0706 Four Lakes Village Condominium Homeowners Assn
 Income & Expense Report
 11/30/2025

Nov 2025 ACTUAL	Nov 2025 BUDGET	Nov 2025 \$ VAR	Nov 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	0	0	0 %	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
0	0	0	0 %		Total Taxes	21,938	43,814	21,876	50 %	46,815	24,877
OTHER EXPENSES											
141	2,000	1,859	93 %	8887	Credit Card Charges	13,240	17,750	4,510	25 %	19,750	6,510
141	2,000	1,859	93 %		Total Other Expenses	13,240	17,750	4,510	25 %	19,750	6,510
27,973	55,310	27,337	49 %		Total Ski Hill Activities Expense	526,629	584,815	58,186	10 %	690,745	164,116
(20,576)	(55,302)	34,726	63 %		Net Ski Hill Activities Income/(Loss)	74,289	2,918	71,371	999 %	(27,500)	101,789



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
11/30/2025

Nov 2025 ACTUAL	Nov 2025 BUDGET	Nov 2025 \$ VAR	Nov 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
RESERVE ACTIVITY											
INCOME											
INVESTMENT INCOME											
0	37,167	(37,167)	(100)%	9001	Budgeted Operating Fund to Reserves	335,976	408,837	(72,861)	(18)%	446,000	(110,024)
0	40,840	(40,840)	(100)%	9002	Bdgt Oper Fnd to Res	206,400	449,240	(242,840)	(54)%	490,080	(283,680)
3,901	3,333	568	17 %	9025	Reserve Interest Inc	57,606	36,663	20,943	57 %	40,000	17,606
3,901	81,340	(77,439)	(95)%		Total Investment Income	599,982	894,740	(294,758)	(33)%	976,080	(376,098)
3,901	81,340	(77,439)	(95)%		Total Reserve Income	599,982	894,740	(294,758)	(33)%	976,080	(376,098)
EXPENSES											
ADMINISTRATIVE											
0	0	0	0 %	9101	Bank Service Fees	100	0	(100)	0 %	0	(100)
2,500	0	(2,500)	0 %	9117	Special Asmt Adm Fee	2,500	0	(2,500)	0 %	0	(2,500)
0	0	0	0 %	9160	Building Capital Expenses	102,968	137,596	34,628	25 %	137,596	34,628
0	64,046	64,046	100 %	9167	Grounds Capital Expense	22,246	160,115	137,869	86 %	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	313,602	24,886	8 %	313,602	24,886
0	0	0	0 %	9180	Swimming Pool Capital Expense	116,943	1,004,076	887,133	88 %	1,004,076	887,133
(2,500)	(64,046)	61,546	96 %		Total Administrative Expenses	(533,473)	(1,705,389)	1,171,916	69 %	(1,705,389)	1,171,916
2,500	64,046	61,546	96 %		Total Reserve Expenses	533,473	1,705,389	1,171,916	69 %	1,705,389	1,171,916
1,401	17,294	(15,893)	(92)%		Net Reserve Income/(Loss)	66,509	(810,649)	877,158	108 %	(729,309)	795,818
66,370	(25,150)	91,520	364 %		Total Association Net Income/(Loss)	391,847	(779,817)	1,171,664	150 %	(729,309)	1,121,156

Unaudited and subject to review

November rActual	November Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remainin g
INCOME											
ASSESSMENT INCOME											
135,548	135,545	3	0 %	4010	Assessments - Regular	1,491,028	1,490,995	33	0 %	1,626,538	(135,510)
18,000	9,000	9,000	100 %	4410	Commercial Income - 4410	99,000	99,000	0	0 %	108,000	(9,000)
(8,700)	0	(8,700)	0 %	4510	Commercial Income - 4510	4,200	0	4,200	0 %	0	4,200
153,548	144,545	9,003		TOTAL	ASSESSMENT INCOME	1,590,028	1,589,995	33		1,734,538	(144,510)
OTHER INCOME											
0	0	0	0 %	4150	Party Room Rental Fees	12,613	20,000	(7,387)	(37)%	20,000	(7,387)
0	0	0	0 %	4160	Pool Passes	0	2,000	(2,000)	(100)%	2,000	(2,000)
10,962	8,333	2,629	32 %	4170	Maintenance Service Inc.	81,455	91,663	(10,208)	(11)%	100,000	(18,545)
0	0	0	0 %	4170-1	Volley Ball League Income	27,296	29,500	(2,204)	(7)%	29,500	(2,204)
19,236	21,657	(2,421)	(11)%	7805-5	Landscape Reimbursement	234,532	238,227	(3,695)	(2)%	259,884	(25,352)
0	250	(250)	(100)%	7840-5	Snow & Ice Removal-Charges-7840-5	23,134	10,750	12,384	115 %	15,000	8,134
7,397	0	7,397	0 %	8872	Ski Hill Income	600,919	586,145	14,774	3 %	661,145	(60,226)
0	0	0	0 %	8872-2	Ski Hill Goods-Income - 8872-2	0	1,500	(1,500)	(100)%	2,000	(2,000)
37,595	30,240	7,355		TOTAL	OTHER INCOME	979,949	979,785	164	0	1,089,529	(109,580)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	36,663	(36,663)	(100)%	40,000	(40,000)
0	8	(8)	(100)%	8872-3	Interest Earned Operating	0	88	(88)	(100)%	100	(100)
0	3,341	(3,341)		TOTAL	INVESTMENT INCOME	0	36,751	(36,751)	0	40,100	(40,100)
191,143	178,126	13,017			Total Association Income	2,569,977	2,606,531	(36,554)		2,864,167	(294,190)
EXPENSES											

November rActual	November Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remainin g
ADMINISTRATIVE											
2,351	0	(2,351)	0 %	7065	Hand Scan/Payroll Administration	31,141	24,500	(6,641)	(27)%	24,500	(6,641)
0	333	333	100 %	7623	Antenna/Cable Services	765	3,663	2,898	79 %	4,000	3,235
447	458	11	2 %	8550	General Office Expenses	12,740	5,038	(7,702)	(153)%	5,500	(7,240)
925	1,025	100	10 %	8521	Legal Services (Assn)	10,289	11,275	986	9 %	12,300	2,011
0	0	0	0 %	8530	Audit & Financial Services	7,556	19,000	11,444	60 %	19,000	11,444
0	417	417	100 %	8540	Professional Services	0	4,587	4,587	100 %	5,000	5,000
159	692	533	77 %	8551	Photocopy/Reproduction	7,777	7,612	(165)	(2)%	8,300	523
50	188	138	73 %	8552	Postage Expenses	2,074	2,068	(6)	0 %	2,250	176
31	35	4	12 %	8553	Coupon Books/Lockbox Fee	371	385	14	4 %	420	49
(46)	125	171	137 %	8554	Credit Card Charges	3,611	1,500	(2,111)	(141)%	1,500	(2,111)
0	0	0	0 %	8555	Employee Relations	1,042	800	(242)	(30)%	1,500	458
0	458	458	100 %	8556	Dues, Fees, & Licenses	3,217	5,038	1,821	36 %	5,500	2,283
0	188	188	100 %	8557	Office Equipment Expense	0	2,068	2,068	100 %	2,250	2,250
333	333	1	0 %	8565	Internet/Website Expense	6,407	3,663	(2,744)	(75)%	4,000	(2,407)
0	2,000	2,000	100 %	8575	Promotions/Social Activity	5,029	8,000	2,971	37 %	8,000	2,971
0	21	21	100 %	8576	Meeting Expenses	0	231	231	100 %	250	250
2,344	1,145	(1,199)	(105)%	8590	Interest Pd:Debt,Loans	27,979	12,595	(15,384)	(122)%	13,743	(14,236)
0	1,000	1,000	100 %	8873	Conventions & Conferences	0	3,000	3,000	100 %	3,000	3,000
0	2,000	2,000	100 %	8875	Office Equipment	78	2,750	2,672	97 %	3,500	3,422
0	1,000	1,000	100 %	8875-1	Office Supplies-Ski-8875-1	1,439	1,750	311	18 %	2,750	1,311
333	583	251	43 %	8876	Web Site Maintenance	9,673	6,413	(3,260)	(51)%	7,000	(2,673)
0	520	520	100 %	8876-1	Printing & Copying	0	2,080	2,080	100 %	2,600	2,600
0	0	0	0 %	8876-2	Postage	0	375	375	100 %	500	500
107	0	(107)	0 %	8595	Other Administrative Expense	812	0	(812)	0 %	0	(812)
7,034	12,521	5,489		TOTAL	ADMINISTRATIVE EXPENSES	132,000	128,391	(3,609)	0	137,363	5,363
PAYROLL & BENEFITS											
3,097	0	(3,097)	0 %	7010	Building Manager	10,141	0	(10,141)	0 %	0	(10,141)
7,152	6,695	(457)	(7)%	7011	Building Manager-7011	89,843	73,645	(16,198)	(22)%	80,345	(9,498)
0	500	500	100 %	7013	Special Event Payroll	0	4,000	4,000	100 %	4,000	4,000

November rActual	November Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remainin g
0	0	0	0 %	7014	Rec Director	0	39,476	39,476	100 %	39,476	39,476
32,420	33,500	1,080	3 %	7020	Maintenance Salaries	380,509	398,818	18,309	5 %	432,618	52,109
3,400	3,083	(317)	(10)%	7081	PR Tax/Benefits	72,121	33,913	(38,208)	(113)%	37,000	(35,121)
2,167	2,292	125	5 %	7082	Life/Medical Insurance-ski-7082	35,185	25,212	(9,973)	(40)%	27,500	(7,685)
0	0	0	0 %	7083	Life/Medical Insurance	81	0	(81)	0 %	0	(81)
0	0	0	0	7084	State Unemployment Tax	137	0	0	0	0	0
714	604	(110)	(18)%	7085	Workers Comp Insurance	8,649	6,644	(2,005)	(30)%	7,250	(1,399)
15,261	3,917	(11,344)	(290)%	7086	Medical/Life Insurance	82,668	43,087	(39,581)	(92)%	47,000	(35,668)
0	0	0	0 %	7088	Gifts	0	0	0	0 %	3,250	3,250
223	333	110	33 %	7089	Misc. Payroll Benefit	(1,103)	3,663	4,766	130 %	4,000	5,103
3,712	0	(3,712)	0 %	8030	Pool P/R, Taxes, Benefits	92,295	50,000	(42,295)	(85)%	50,000	(42,295)
0	250	250	100 %	8875-2	Hand Scan/Payroll Admin	0	2,300	2,300	100 %	2,600	2,600
0	2,000	2,000	100 %	8877	Ski Hill Payroll	154,143	130,000	(24,143)	(19)%	150,000	(4,143)
0	2,259	2,259	100 %	8877-1	Rec Director-ski-8877-1	0	18,058	18,058	100 %	22,572	22,572
3,303	12,000	8,697	72 %	8877-2	VS Salaries	101,971	128,432	26,461	21 %	144,206	42,235
0	2,096	2,096	100 %	8878	Building Manager PR	782	8,384	7,602	91 %	10,480	9,698
0	1,000	1,000	100 %	8878-1	Payroll Taxes	28,039	39,890	11,851	30 %	42,390	14,351
0	2,614	2,614	100 %	8878-2	Workers Comp-ski-8878-2	12,491	12,272	(219)	(2)%	15,000	2,509
0	2,500	2,500	100 %	8878-3	Ski Hill Drug Testing/Patrol	11,786	11,000	(786)	(7)%	13,000	1,214
71,449	75,643	4,194		TOTAL	PAYROLL & BENEFITS	1,079,738	1,028,794	(50,807)		1,132,687	53,086
INSURANCE											
0	10,000	10,000	100 %	8710	All Association Insurance	146,393	125,460	(20,933)	(17)%	135,460	(10,933)
0	1,242	1,242	100 %	8720	Insurance Premiums	4,032	13,662	9,630	70 %	14,901	10,869
13,202	6,000	(7,202)	(120)%	8874	Ski Hill Insurance-8874	53,300	57,961	4,661	8 %	63,961	10,661
13,202	17,242	4,040		TOTAL	INSURANCE	203,725	197,083	(6,642)		214,322	10,597
UTILITIES											
2,897	3,833	936	24 %	7210	Electricity	46,871	42,163	(4,708)	(11)%	46,000	(871)

November rActual	November Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remainin g
1,930	2,083	153	7 %	7220	Water Other-MHOA	28,530	22,913	(5,617)	(25)%	25,000	(3,530)
816	1,667	851	51 %	7230	Gas	11,607	18,337	6,730	37 %	20,000	8,393
60	458	398	87 %	8560	Telephone/Pager Expense	6,331	5,038	(1,293)	(26)%	5,500	(831)
0	0	0	0 %	8879	Electric	0	10,000	10,000	100 %	15,000	15,000
203	0	(203)	0 %	8879-1	Gas ski-8879-1	3,193	7,800	4,607	59 %	9,200	6,007
0	130	130	100 %	8879-2	Telephone	3,288	2,370	(918)	(39)%	2,500	(788)
5,906	8,171	2,265		TOTAL	UTILITIES	99,820	108,621	8,801		123,200	23,380
OPERATIONS											
0	0	0	0 %	7475	Uniforms	6,845	4,750	(2,095)	(44)%	4,750	(2,095)
0	3,000	3,000	100 %	8880	Uniforms	1,481	3,000	1,519	51 %	6,000	4,519
0	3,000	3,000		TOTAL	OPERATIONS	8,326	7,750	(576)		10,750	2,424
CONTRACTED SERVICES											
600	600	0	0 %	8562	Records Storage	6,000	6,600	600	9 %	7,200	1,200
0	516	516	100 %	7410	Scavenger Services	11,292	5,676	(5,616)	(99)%	6,186	(5,106)
27,783	30,000	2,217	7 %	7840	Snow & Ice Removal Exp.-7840	115,358	120,000	4,642	4 %	150,000	34,642
0	0	0	0 %	7830	Lakes,Ponds&Fountains	30,905	17,000	(13,905)	(82)%	17,000	(13,905)
3,087	926	(2,161)	(233)%	8881	Snow Removal	12,348	3,704	(8,644)	(233)%	4,631	(7,717)
0	750	750	100 %	8882-1	Snow Removal & Supplies-Ski-8882-	3,431	2,950	(481)	(16)%	3,750	319
31,470	32,792	1,322		TOTAL	CONTRACTED SERVICES	179,334	155,930	(23,404)		188,767	9,433
REPAIRS & MAINTENANCE											
0	360	360	100 %	7420	Exterminating	7,099	8,500	1,401	16 %	8,500	1,401
0	792	792	100 %	7450	Fire Prevention	21,706	8,712	(12,994)	(149)%	9,500	(12,206)
0	2,583	2,583	100 %	7600	Building Repair Maint	4,498	28,413	23,915	84 %	31,000	26,502
0	2,250	2,250	100 %	7607	Janitorial Supplies & Maint	30,505	24,750	(5,755)	(23)%	27,000	(3,505)
795	1,375	580	42 %	7608	Equipment Repairs	28,474	15,125	(13,349)	(88)%	16,500	(11,974)

November Actual	November Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
0	1,333	1,333	100 %	7610	Plumbing Repairs/Supplies	3,835	14,663	10,828	74 %	16,000	12,165
0	683	683	100 %	7620	Electric Repairs/Supplies	6,310	7,513	1,203	16 %	8,200	1,890
0	500	500	100 %	7632	HVAC Repairs/Supplies	15,291	5,500	(9,791)	(178)%	6,000	(9,291)
0	375	375	100 %	7644	Glass Replacement	743	4,125	3,382	82 %	4,500	3,757
1,411	1,500	89	6 %	7647	Garage Maintenance/Repairs	17,594	16,500	(1,094)	(7)%	18,000	406
0	375	375	100 %	7650	All Painting & Decorating	1,169	4,125	2,956	72 %	4,500	3,331
0	1,500	1,500	100 %	7670	Roof Repairs & Supplies	4,500	4,000	(500)	(13)%	4,000	(500)
440	0	(440)	0 %	7805	Landscape Maint HOA	46,264	28,000	(18,264)	(65)%	28,000	(18,264)
4,980	0	(4,980)	0 %	7811	Trees & Bushes	5,475	17,500	12,025	69 %	20,000	14,525
9,020	0	(9,020)	0 %	7842	Snow Removal Equipment/Supplies	42,084	45,000	2,916	6 %	60,000	17,916
0	0	0	0 %	7871	Paving	0	5,000	5,000	100 %	5,000	5,000
414	0	(414)	0 %	8012	Pool Supplies/Repair & Maintenance	37,152	19,000	(18,152)	(96)%	19,000	(18,152)
0	0	0	0 %	8111	Clubhouse/Recreation Repair/Mainten	1,328	10,500	9,172	87 %	10,500	9,172
0	0	0	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
0	0	0	0 %	8150	Volley Ball League Expense	10,125	9,500	(625)	(7)%	9,500	(625)
440	2,083	1,643	79 %	8501	Association Chargebacks	5,885	22,913	17,028	74 %	25,000	19,115
0	0	0	0 %	8882	Equipment Services	8,678	5,000	(3,678)	(74)%	5,000	(3,678)
0	5,000	5,000	100 %	8882-2	Maintenance Vehicles	13,385	13,000	(385)	(3)%	18,000	4,615
17,500	20,709	3,209		TOTAL	REPAIRS & MAINTENANCE	313,225	320,339	7,114		356,700	43,475
PROFESSIONAL SERVICES											
3,931	3,538	(393)	(11)%	8505	Management Contract	42,566	38,223	(4,343)	(11)%	41,761	(805)
0	390	390	100 %	8886	SKI-Management Contract-8886	0	4,250	4,250	100 %	4,640	4,640
3,931	3,928	(3)		TOTAL	PROFESSIONAL SERVICES	42,566	42,473	(93)		46,401	3,835
OTHER EXPENSES											
1,448	2,647	1,199	45 %	8807	Loan Payment	21,317	29,117	7,800	27 %	31,762	10,445
0	0	0	0	0	Provision for Operating Cash	0	0	0	0	0	0

November rActual	November Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remainin g
141	2,000	1,859	93 %	8887	SKI-Credit Card Charges-8887	13,240	17,750	4,510	25 %	19,750	6,510
1,589	4,647	3,058		TOTAL	OTHER EXPENSES	34,557	46,867	12,310		51,512	16,955
TAXES											
0	0	0	0 %	8581	Real Estate Taxes	41,292	68,250	26,958	39 %	68,250	26,958
0	0	0	0 %	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
0	0	0		TOTAL	TAXES	63,230	112,064	48,834		115,065	51,835
SKI HILL EXPENSES											
5,538	0	(5,538)	0 %	8883	Grounds	9,688	6,500	(3,188)	(49)%	21,500	11,812
0	0	0	0 %	8883-1	Equipment Supplies-skis-8883-1	1,281	2,000	719	36 %	4,300	3,019
0	0	0	0 %	8883-2	Ski Equipment Repair	149	300	151	50 %	600	451
0	0	0	0 %	8884	Ski Hill Goods-Expense-8884	5,288	0	(5,288)	0 %	3,000	(2,288)
0	5,000	5,000	100 %	8885	Advertising	20,352	12,500	(7,852)	(63)%	15,000	(5,352)
5,538	5,000	(538)		TOTAL	SKI HILL EXPENSES	36,758	21,300	(15,458)		44,400	7,642
RESERVE CONTRIBUTIONS											
0	37,167	37,167	100 %	8801	Budgeted Trsf to Res	376,816	408,837	32,021	8 %	446,000	69,184
0	37,167	37,167		TOTAL	Total Reserve Contributions	376,816	408,837	32,021		446,000	69,184
157,619	220,820	63,203			Total Association Expense	2,570,095	2,578,449	8,491		2,867,167	297,209
RESERVE											
INVESTMENT INCOME											
0	0	0	0	9001	Budgeted Operating Fund to Reserves	335,976	408,837	(72,861)	(18)%	446,000	(110,024)

November rActual	November Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remainin g
0	0	0	0	9002	Oper Fnd to Res - Special Pool Fund	206,400	449,240	(242,840)	(54)%	490,080	(283,680)
3,901	3,901	3,901	3,901	9025	Reserve Interest Inc	57,606	36,663	20,943	57 %	40,000	17,606
0	0	0	0	0	Unbudgeted Trf to Reserves - Exp 9050	0	0	0	0	0	0
3,901	3,901	3,901		TOTAL	INVESTMENT INCOME	599,982	894,740	(294,758)		976,080	(376,098)
RESERVE											
EXPENSES											
0	0	0	0 %	9101	Bank Service Fees	100	0	(100)	0 %	0	(100)
0	0	0	0 %	9160	Building Capital Expenses-9160	102,968	137,596	34,628	25 %	137,596	34,628
0	64,046	64,046	100 %	9167	Grounds Capital Expense	22,246	160,115	137,869	86 %	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	0	0	Plumbing-Pipe Upgrades	0	0	0	0	0
0	0	0	0 %	9173	Asphalt Capital Expense	288,716	313,602	24,886	8 %	313,602	24,886
0	0	0	0 %	9180	Swimming Pool Capital Expense	116,943	1,004,076	887,133	88 %	1,004,076	887,133
2,500	0	(2,500)	0 %	9117	Special Asmt Adm Fee	2,500	0	(2,500)	0 %	0	(2,500)
2,500	64,046	61,546		TOTAL	RESERVE EXPENSES	533,473	1,705,389	1,171,916		1,705,389	1,171,916
1,401	(60,145)	(57,645)		TOTAL	RESERVE NET INCOME/(LOSS)	66,509	(810,649)	(1,466,674)		(729,309)	(1,548,014)