

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<b>OPERATING ACTIVITY</b>									
<b><i>OPERATING INCOME</i></b>									
<a href="#">4010</a>	Assessments - Regular	948,836	1,626,559	1,626,538	21	1,664,970	2.36%	2.36%	2.36 % increase from 2025 budgeted assessments
<a href="#">4111</a>	Fitness Room Income	285,880	490,080	490,080	-	490,080	0%	0%	2026: \$20 per door/month pool project assessment \$20 per door/month pool project assessments
<a href="#">4150</a>	Party Room Rental Fees	6,874	13,584	20,000	(6,416)	20,000	0%	47%	2026: Holding steady 2025: Increase to reflect pricing increase
<a href="#">4160</a>	Pool Passes	-	1,000	2,000	(1,000)	1,000	-50%	0%	2026: Recommend lowering this category from \$2000. Now that we are going without staff at some locations we are not collecting as much in guest passes. 2024: Pool usage returning to pre-pandemic levels. \$2.00 per person beyond resident +1 guest.
<a href="#">4170</a>	Maintenance Service Inc.	44,562	86,231	100,000	(13,769)	100,000	0%	16%	2024: reworked predictions based on current trends Any additional maintenance and landscaping work beyond normal contracts. 2022 labor rate was \$35/hr. 2023 labor rate will be \$40/hr.
<a href="#">4170-1</a>	Volley Ball League Income	18,441	31,641	29,500	2,141	29,500	0%	-7%	2025: Increase in league fees and Blind Draw 2024: Increased Volleyball League fees as well as Blind Draw fees 2023: Same as 2022
<a href="#">4410</a>	Commercial Income	63,000	108,000	108,000	-	108,000	0%	0%	2025: No rent increase 2024: Base Camp base rent does not change Base Camp lease income \$9,000/mo. rate does not change.
<a href="#">4510</a>	Commercial Income	-	-	-	-	3,600	0%	0%	New 2026: Condo 1, Condo B, Condo D office rent of \$100 per month each.

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<a href="#">4610</a>	Checking Account Interest	-	16,669	40,000	(23,331)	40,000	0%	140%	2025: reduced from 80,000 overall to 60,000 with assumption of reduced interest rates 2024: Keeping interest income steady - assuming \$80000 in total interest (1.8 million reserve, 4.5% interest on average). \$40,000 would be 50% which could be allocated to avoid shortfall. income from Operating MM
<b>TOTAL OPERATING INCOME</b>									
	<b>OPERATING EXPENSES</b>								
<i>PERSONNEL EXPENSE</i>									
<a href="#">7010</a>	Building Manager	5,497	(0)	-	0	-	0%	-100%	2024: GL rolled in to 7011 2023: GL rolled in to 7011 Manager salary splits 70% to Gen, 10% Ski, 10% to BAS and 10% to REC
<a href="#">7011</a>	Building Manager	59,206	92,686	80,345	(12,341)	82,515	3%	-11%	2026: COLA predicted between 2.6% and 2.8% - in budget at 2.7% 2025: COLA predicted at 2.6% - adjusting splits based on payroll pay period timing 2024: Manager split same as 2023. Factoring 4% COLA estimated increase. Manager salary splits 70% to Gen, 10% Ski, 10% to BAS and 10% to REC
<a href="#">7013</a>	Special Event Payroll	-	1,500	4,000	2,500	-	-100%	-100%	2026: combined with general pool payroll 2024: More events planned for the 2024 season, more parties scheduled. Extra salary coded as needed

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<a href="#">7014</a>	Rec Director	-	18,421	39,476	21,055	-	-100%	-100%	2026: No F/T Staff in Rec. category removed. 2025: COLA factored at 2.6% - splits adjusted to match change in time in each location 2024: Rec Director salary based on 2023 number. 3 payrolls August. 15 total payrolls. Factoring 4% estimated COLA increase 2023 - Rec Director Based on 5% increase. REC Budget 100% Apr-Oct SKI Budget 100% Nov-Mar
<a href="#">7020</a>	Maintenance Salaries	236,188	436,988	432,618	(4,370)	444,299	3%	2%	2026: 80% General   20% Ski + 2.7% COLA - merit based on certain emps performance. 3% avg. 2025: 80% General   20% Ski 2024: Salaries split staying the same. Factoring 4% estimated COLA increase 2023 - base wage moved to \$18/hr., all others adjusted on the new base + 3% per year of service, capped at \$24.19. Carlos 5% increase.  GEN: 15% Jan-Mar, 65% Apr-Sep, 50% Oct-Dec REC: 0% Jan-Mar, 20% Apr-Sept, 10% Oct-Dec BAS: 15% all months SKI: 70% Jan-Mar, 0% Apr-Sep, 25% Oct-Dec
<a href="#">7065</a>	Hand Scan/Payroll Administration	21,919	30,919	24,500	(6,419)	25,162	3%	-19%	2026: matching increase from other associated categories 2025: Increase in this category, reduction in sister categories 2024: Adjusting total to reflect corrected admin fees. Other GLs reduced to accommodate change of allocation GEN: payroll admin fee

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<a href="#">7081</a>	PR Tax/Benefits	52,981	68,400	37,000	(31,400)	40,000	8%	-42%	2026: payroll taxes/ben with slight increase 2025: Small increase based on actual 2024: Estimating tax/benefits based on historical trend GEN: Benefits
<a href="#">7082</a>	Life/Medical Insurance	25,830	37,286	27,500	(9,786)	36,000	31%	-3%	2026: assume that current team takes insurance again, assuming insurance increase 2025: More employees taking Insurance, higher premiums 2024: Ski hill portion of FT staff med. insurance SKI: Employee Ins
<a href="#">7083</a>	Life/Medical Insurance	81	81	-	(81)	-	0%	-100%	NOT IN USE
<a href="#">7084</a>	State Unemployment Tax	137	137	-	(137)	-	0%	-100%	NOT IN USE
<a href="#">7085</a>	Workers Comp Insurance	2,312	5,334	7,250	1,916	7,250	0%	36%	2026: Large credit in 2025 from previous year overpayment. Not anticipating that for 2026 2025: Slight increase to accommodate increase 21 per employee *26 pay periods for maintenance WC, 11 maintenance employees
<a href="#">7086</a>	Medical/Life Insurance	45,819	65,400	47,000	(18,400)	55,000	17%	-16%	2026: Anticipating increase as in other categories 2025: classifying expenses per actual expense, not historical trend. 2024: Assumption of similar enrollment in healthcare options Maintenance Staff - Health insurance
<a href="#">7088</a>	Gifts	-	3,250	3,250	-	7,250	123%	123%	2026: Moved GL 7089 to this category 2025: Kept at historical rates 2024: Kept at 2023 and prior year rate Gift cards for F/T staff
<a href="#">7089</a>	Misc. Payroll Benefit	(3,282)	(1,613)	4,000	5,613	-	-100%	-100%	2026: Combined with 7088 GEN: processing fee
<b>TOTAL PERSONNEL EXPENSE</b>		<b>446,687</b>	<b>758,788</b>	<b>706,939</b>	<b>(51,849)</b>	<b>697,476</b>	<b>-1%</b>	<b>-8%</b>	

**UTILITIES**

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<a href="#">7210</a>	Electricity	33,947	53,116	46,000	(7,116)	55,000	20%	4%	2025: Increase based on historical estimates being below market rate 2024: Budgeted 10% increase in electric cost electricity for HOA facilities
<a href="#">7220</a>	Water Other-MHOA	20,508	30,927	25,000	(5,927)	31,408	26%	2%	2026: Pub pool anticipated to open late in 26 season 2025: Reduction in previous year, 2 pools closed 2024: Small increase to accommodate increased pool usage post COVID HOA buildings water
<a href="#">7220-5</a>	Water Reimbursement	(737)	(1,987)	(3,000)	(1,013)	(3,250)	8%	64%	2026: Water reimbursement from BaseCamp 2025: Water usage at BaseCamp is fairly consistent 2024: Water reimbursement from basecamp CAM charge - changed to \$3000 after initial working session.
<a href="#">7230</a>	Gas	9,118	17,449	20,000	2,551	18,500	-8%	6%	2026: keeping gas flat as more efficient machines are installed. Accounting for proj. inflation 2025: Anticipated normal use 2024: Anticipated Gas increase of 10% heating office
<b>TOTAL UTILITIES</b>		<b>62,836</b>	<b>99,505</b>	<b>88,000</b>	<b>(11,505)</b>	<b>101,658</b>	<b>16%</b>	<b>2%</b>	
<b>BUILDING SERVICES</b>									
<a href="#">7410</a>	Scavenger Services	2,905	5,479	6,186	707	6,560	6%	20%	2026: 8 Month @ 410.78 + 4 month @ 443.64 + 1500 incidentals 2025: 8 month @ 380.35 + 4 month @ 410.78 + 1500 incidentals 2024: Republic Services Agreement for 2024 352.18 per month x 8=2817.44. 380.35 per month x 4=1521.40= \$4,338.84 + \$1500 for additional pickups or emergency pickups. 8% increase September of each year. regular trash

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<a href="#">7420</a>	Exterminating	2,321	6,821	8,500	1,679	8,500	0%	25%	2026: Clarke staying at 2025 rate, contract rate went down for 2025. 2025: Clarke \$6,900 - additional treatments and supplies 2024: Clarke Mosquito Spraying Exterminating \$6,710.
<a href="#">7450</a>	Fire Prevention	12,218	16,174	9,500	(6,674)	10,000	5%	-38%	2025: Same as previous year, Including additional for replacing non-working cameras 2024: \$1,620 fire monitoring   \$960 intrusion monitoring   \$1,900 extinguishers and sprinklers   \$800 extinguisher purchases if needed   \$2,000 sprinkler head repairs if needed Sprinklers and fire extinguishers
<a href="#">7462</a> <a href="#">7475</a>	Elevator Repairs/Services Uniforms	85 6,845	85 6,845	- 4,750	(85) (2,095)	- 4,750	0% 0%	-100% -31%	2026: Summer PT uniforms and MAINT uniforms   fall items for MAINT 2025: Kept uniform budget same as previous year 2024: Combined category uniforms for maintenance and rec staff Maintenance uniforms
<b>TOTAL BUILDING SERVICES</b>		<b>24,374</b>	<b>35,404</b>	<b>28,936</b>	<b>(6,468)</b>	<b>29,810</b>	<b>3%</b>	<b>-16%</b>	
<b>BUILDING REPAIRS &amp; MAINTENANCE</b>									
<a href="#">7600</a> <a href="#">7607</a>	Building Repair Maint Janitorial Supplies & Maint	3,412 19,778	16,331 31,028	31,000 27,000	14,669 (4,028)	31,000 27,000	0% 0%	90% -13%	GEN: outside repairs 2026: Assuming similar expenses as 2025 current year 2024: assumed cost increase GEN: Supplies
<a href="#">7608</a>	Equipment Repairs	16,075	22,950	16,500	(6,450)	15,500	-6%	-32%	2025: Aging equipment is continuing to need repairs 2024: Aging equipment is continuing to need repairs GEN: Lands snow stuff

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<a href="#">7610</a>	Plumbing Repairs/Supplies	3,604	10,273	16,000	5,727	11,000	-31%	7%	2026: continuing to replace old equipment, traps, and fixtures 2025: continued replacement of aging pipes and plumbing needs Reimbursement for Sewer issues contributed to higher than anticipated costs Plumbing parts and tools
<a href="#">7620</a>	Electric Repairs/Supplies	5,419	8,838	8,200	(638)	8,000	-2%	-9%	2026: Not anticipating any sort of break or rebate in pricing 2025: parts pricing still increasing 2024: Increased cost of all parts/fixtures Electric parts/tools
<a href="#">7623</a>	Antenna/Cable Services	765	2,434	4,000	1,566	-	-100%	-100%	2026: combined to 8565 2025: Still in agreement with Xfinity for shop and ski - T-Mobile cell phones and HOA, new cell phones needed 2024: In agreement with Xfinity for shop, T-Mobile for HOA. HOA Comcast/Phones
<a href="#">7632</a>	HVAC Repairs/Supplies	13,833	16,333	6,000	(10,333)	6,000	0%	-63%	2026: previous year had emergency replacement of parts, non capital. 2025: Preventative Maintenance costs for HVAC have increased 2024: Newer equipment throughout most of property. Most repairs at this time are motors, thermostats, etc. Heating/Air Con repairs/supplies
<a href="#">7644</a>	Glass Replacement	-	4,500	4,500	-	4,500	0%	0%	2025: Holding window replacement at the same price 2024: Window replacement for HOA buildings HOA broken window allowance
<a href="#">7647</a>	Garage Maintenance/Repairs	11,081	18,581	18,000	(581)	15,000	-17%	-19%	2025: Costs for most items have stabilized. Most purchases in later portion of the year 2024: increase to reflect higher costs Garage supplies

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<a href="#">7650</a>	All Painting & Decorating	276	2,151	4,500	2,349	2,250	-50%	5%	2026: HOA office painting, exterior painting and interior 2025: More painting planned for 2025 than was done in 24 2024: Reduced since painting of party rooms are complete Painting for interior/exterior of HOA buildings
<a href="#">7670</a>	Roof Repairs & Supplies	3,000	5,000	4,000	(1,000)	7,500	88%	50%	2026: roof penetrations need reflashng at HOA and ski 2025: shingles needed for boathouse repairs and gazebo 2024: Most repairs are carried out through our maintenance agreement with Showalter Roofing. This is for repairs to shingles or gutters that are not covered Roofing supplies
<b>TOTAL BUILDING REPAIRS &amp; MAINTENANCE</b>		<b>77,243</b>	<b>138,419</b>	<b>139,700</b>	<b>1,281</b>	<b>127,750</b>	<b>-9%</b>	<b>-8%</b>	
<b>COMMON AREA LANDSCAPING</b>									
<a href="#">7805</a>	Landscape Maint HOA	28,078	36,828	28,000	(8,828)	28,000	0%	-24%	2025: Similar flower purchase anticipated Increase costs of flowers, dirt, etc. Cost for landscaping supplies
<a href="#">7805-5</a>	Landscape Reimbursement	(151,564)	(259,849)	(259,884)	(35)	(265,104)	2%	2%	2026: 2% increase proposed. All associations except for CA-2 2025: 2% increase for landscaping. Assuming same associations come back. All but CA-2 2024: Board discussion 2023: \$242,753 5% increase from 2022
<a href="#">7811</a>	Trees & Bushes	495	9,495	20,000	10,505	12,000	-40%	26%	2026: Canopy trimming throughout property over roadways. Requested by Fire Department as some branches are hitting the top of the ladders/sprayers 2024: Locust tree sickness and tree death from 2023 drought. Tree care/replacement

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<a href="#">7830</a>	Lakes,Ponds&Fountains	12,291	12,291	17,000	4,709	17,000	0%	38%	2024: small increase for aerators Environmental Aquatic and Black Lagoon treatments and aerators
<a href="#">7840</a>	Snow & Ice Removal	87,575	147,575	150,000	2,425	150,000	0%	2%	2025: Snow removal locked in at same rate Snow removal contract - CJ Snow Removal
<a href="#">7840-5</a>	Snow & Ice Removal	(23,134)	(27,634)	(15,000)	12,634	(15,000)	0%	-46%	2025: based on historical snowfall, reducing income number 2024: Increase to accommodate COLA increase to staff and increased cost of Calcium Chloride. Snow removal bill backs to associations
<a href="#">7842</a>	Snow Removal Equipment/Supplies	33,064	48,064	60,000	11,936	50,000	-17%	4%	2025: Less snow recently, less salt needed 2024: Salt purchase and Calcium Chloride. Average of \$44,000 road salt, remainder Calcium Chloride for walkways, shovels, ice scrapers. Shovels, salt, etc.
<a href="#">7871</a>	Paving	-	5,000	5,000	-	5,000	0%	0%	Cold Patch supplies
<b>TOTAL COMMON AREA LANDSCAPING</b>		<b>(13,196)</b>	<b>(28,231)</b>	<b>5,116</b>	<b>33,347</b>	<b>(18,104)</b>	<b>-454%</b>	<b>-36%</b>	
<b>PROPERTY AMENITIES: POOL</b>									
<a href="#">8012</a>	Pool Supplies/Repair & Maintenance	27,006	30,006	19,000	(11,006)	27,500	45%	-8%	2026: anticipating reopening of Pub pool 2025: 2 pools closed - Motor/pump direct replacement needed at Towers pool (Approx. 8,000) 2024: Even with rise in price we will still have one pool closed Chlorine, Acid, reagents and supplies

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<a href="#">8030</a>	Pool P/R, Taxes, Benefits	55,029	69,279	50,000	(19,279)	75,000	50%	8%	2026: Anticipating pub pool opening, rolled special event payroll into this category as pool team normally handles events as well. 2025: Minimum Wage increase - removal of PT maintenance staff, moved to FT VS 2024: Anticipate still having a pool closed Adding supervisor mid-shift
<b>TOTAL PROPERTY AMENITIES: POOL</b> <span style="float: right;">82,035 99,285 69,000 (30,285) 102,500 49% 3%</span>									
<b>PROPERTY AMENITIES: COMMON FACILITIES</b>									
<a href="#">8111</a>	Clubhouse/Recreation Repair/Mainten	1,089	2,589	10,500	7,911	5,000	-52%	93%	2026: continuing to improve on property aesthetics as we are able to. 2025: Held off on many purchases in 2024 due to cash flow 2024: Bench carry over from 23, lake stocking Party Room and Property Enhancements - New outdoor benches (3) and bike racks and stocking main lake.
<a href="#">8129</a>	Boats	-	500	2,000	1,500	2,000	0%	300%	2025: repair/replacement parts kayak, paddle boats 2024: New boats require less repairs. Replacement of paddles and oars is needed. repairs and new kayaks
<a href="#">8130</a>	Tennis Court Repair & Maintenance	-	500	1,000	500	1,000	0%	100%	2025: small replacements of pickleball items 2024: New tennis net and additional pickle ball equipment, New windscreens will be needed. Multi year purchase want to add pickle ball equipment

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<a href="#">8150</a>	Volley Ball League Expense	4,925	9,825	9,500	(325)	9,500	0%	-3%	2026: Porta-johns, prizes, etc 2025: Porta-johns, prizes, etc. budget staying the same 2024: Prizes, porta-johns, etc. holding steady. League sponsorships help to offset prizes. Porta-Johns, Nets, Sand
<b>TOTAL PROPERTY AMENITIES: COMMO</b>		<b>6,014</b>	<b>13,414</b>	<b>23,000</b>	<b>9,586</b>	<b>17,500</b>	<b>-24%</b>	<b>30%</b>	
<b>GENERAL &amp; ADMINISTRATIVE</b>									
<a href="#">8501</a>	Association Chargebacks	4,877	15,296	25,000	9,704	25,000	0%	63%	2026: Association billbacks 2025: Association additional work 2024: Anticipating similar work around property. When these supplies are billed back, they are bill in GL 4170
<a href="#">8505</a>	Management Contract	26,843	44,447	41,761	(2,686)	42,894	3%	-3%	2026: Contract splits 90% to Gen, 10% to ski. 2.5% increase 8-26 2025: Contract splits 90% to Gen, 10% to ski. 2.5% increase 8-25 2024: Contract splits 90% to Gen, 10% to ski. 2.5% increase 8-24 Management Contract splits 70% to Gen, 10% Ski, 10% to BAS and 10% to REC. 2.5% increase 8-23
<a href="#">8521</a>	Legal Services (Assn)	6,589	11,714	12,300	586	12,300	0%	5%	2026: Retainer appears to be holding flat. \$925 per month +\$100 for extras 2024: Retainer increased to \$925 per month + \$100 for extra services Retainer is \$875 a month + \$100 for extra services
<a href="#">8530</a>	Audit & Financial Services	2,012	11,012	19,000	7,988	19,000	0%	73%	2026: \$17,500 + \$1,500 in extras 2025: \$17,500 + \$1,500 in extras 2024: \$17,500 + \$1,500 in extras Current audit contract is for \$20,000 + \$1500 in extras
<a href="#">8540</a>	Professional Services	-	2,081	5,000	2,919	3,000	-40%	44%	Additional auditor services beyond Audit & taxes

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<a href="#">8550</a>	General Office Expenses	9,053	11,347	5,500	(5,847)	6,000	9%	-47%	2025: Increasing prices for office supplies 2024: Increased slightly due to higher costs. Paper, toner, coffee, water, and general office supplies
<a href="#">8551</a>	Photocopy/Reproduction	5,352	8,808	8,300	(508)	8,300	0%	-6%	2025: Maintenance agreement and lease. 2024 maintenance agreement was not being charged until partway through the year 2024: 8 months charged to General Lease is \$636, leaving additional \$13 per month for copy overages
<a href="#">8552</a>	Postage Expenses	515	1,449	2,250	801	2,250	0%	55%	2026: Stamps.com membership 2025: Stamps.com membership + postage 2024: No longer with Pitney, stamps.com 19.99 per month \$240 yearly plus postage. Postage Meter
<a href="#">8553</a>	Coupon Books/Lockbox Fee	244	419	420	1	421	0%	1%	2025: lock box fees: 2024: Lock box fees: \$2.28x15x12=410.40. Postage, envelopes, lockbox fee for payments FirstService monthly statement fee
<a href="#">8554</a>	Credit Card Charges	2,034	2,709	1,500	(1,209)	1,750	17%	-35%	2026: Slight increase in cost of processing cards 2024: More credit card usage with higher enrollment in volleyball and party rooms processing fees
<a href="#">8555</a>	Employee Relations	1,027	1,977	1,500	(477)	1,500	0%	-24%	Lunches for F/T staff
<a href="#">8556</a>	Dues, Fees, & Licenses	2,570	4,864	5,500	636	5,500	0%	13%	Pool Permits and other licenses
<a href="#">8557</a>	Office Equipment Expense	-	934	2,250	1,316	3,500	56%	275%	2026: Replacement of Carlos' Laptop 2025: Replacement of a laptop needed Most equipment is newer, we don't anticipate large equipment costs. 2022 had large purchase for Mgr. computer.
<a href="#">8558</a>	Office Equipment Expense	1,390	1,390	-	(1,390)	-	0%	-100%	Split from GEN 8557

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<a href="#">8560</a>	Telephone/Pager Expense	4,444	6,738	5,500	(1,238)	6,000	9%	-11%	Percentage of phones
<a href="#">8562</a>	Records Storage	3,600	6,600	7,200	600	7,200	0%	9%	Storage area rent to Condo B at \$600 month
<a href="#">8565</a>	Internet/Website Expense	3,358	5,027	4,000	(1,027)	4,500	13%	-10%	2024: Many domains and web products renew for 2 years in 2024 Internet/POS
<a href="#">8575</a>	Promotions/Social Activity	4,121	7,621	8,000	379	8,000	0%	5%	2025: seeking new sponsor, starting new events in 2025 2024: Continuing sponsorship with New Belgium and local businesses to keep costs steady. Resident Events
<a href="#">8576</a>	Meeting Expenses	-	103	250	147	250	0%	143%	Water, pizza, snacks
<a href="#">8581</a>	Real Estate Taxes	31,615	65,740	68,250	2,510	71,663	5%	9%	2026: Estimating 5% increase as per previous years 2025: Estimating 5% increase as per previous years 2024: 2022 taxes totaled 60,942.32 which was a 3.79% increase. Including 5% increase 2023 bills would be \$63,989.44 Budget estimate looking at historical spending
<a href="#">8590</a>	Interest Pd:Debt,Loans	15,018	20,746	13,743	(7,003)	13,743	0%	-34%	2026: No change to payment schedule 2025: No change to payment schedule 2024: Loan Interest based on August 2023 statement: \$1,145.22 SBA Loan Interest, based on 7-13-22 statement of \$3014 (x12mo)
<a href="#">8595</a>	Other Administrative Expense	677	677	-	(677)	-	0%	-100%	
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>		<b>125,341</b>	<b>231,701</b>	<b>237,224</b>	<b>5,523</b>	<b>242,771</b>	<b>2%</b>	<b>5%</b>	
<b>PROVISION FOR CONTINGENCY</b>									
<a href="#">8601</a>	Provision for NOI Shortfall	-	-	-	-	-	0%	0%	This account is used if projecting a shortfall in NOI for 2025.
<a href="#">8602</a>	Provision for Loan Repayment	-	-	-	-	-	0%	0%	This account is used if the Association intends to pay back the loan from reserves from previous year(s).

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<a href="#">8603</a>	Provision for Operating Cash	-	-	-	-	-	0%	0%	This account is used if the Association is consistently low on operating cash for monthly bills.
<a href="#">8604</a>	Provision for Delinquency	-	-	-	-	-	0%	0%	This account is used if the Association has high delinquency rates that are affecting operating cash because the Assessments are not being collected in a timely manner.
<a href="#">8605</a>	Provision for Other/AP	-	-	-	-	-	0%	0%	This account is used if the Association has an unusually large amount of outstanding accounts payable in 2025.
<b>TOTAL PROVISION FOR CONTINGENCY</b>		-	-	-	-	-	0%	0%	
<b>INSURANCE</b>									
<a href="#">8710</a>	All Association Insurance	77,875	143,335	135,460	(7,875)	146,922	8%	3%	2026: Estimating 12% increase to package after recommendation from BKS 2025: Received updated proposal from BKS - insurance package increased by 11% 2024: Estimated increase based on Philly notice sent to office. Have not received quotes from BKS 2023 Insurance per BKS + \$15,880 for flood insurance 02/2023
<a href="#">8720</a>	Insurance Premiums	-	6,207	14,901	8,694	16,325	10%	163%	2026: Proposed 12% increase based on recommendation from BKS 2025: Received updated proposal from BKS - insurance package increased by 11% 2024: Portion of Insurance allocated to BaseCamp Line item 10% of '2023 Insurance per BKS + \$15,880 for flood insurance 02/2023
<b>TOTAL INSURANCE</b>		<b>77,875</b>	<b>149,542</b>	<b>150,361</b>	<b>819</b>	<b>163,247</b>	<b>9%</b>	<b>9%</b>	

**TRANSFERS TO RESERVES**

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<a href="#">8801</a>	Budgeted Trsf to Res	339,649	525,480	446,000	(79,480)	470,700	6%	-10%	2026: Reserve Study calls for \$470,700 2025: Reserve Study calls for \$446,000 2024: Reserve study calls for \$421,334 in contributions Reserve Study says 2023 should be \$401,271
<a href="#">8802</a>	Budgeted Trsf to Res	124,720	328,920	490,080	161,160	490,080	0%	49%	2026: \$20 per door 2025: Pool reserve fund
<a href="#">8807</a>	Loan Payment	15,318	28,551	31,762	3,211	31,762	0%	11%	2025: No change to payment schedule 2024: Aug. statement \$2,646.78 to principal SBA Loan Principal, based on 7-13-22 statement of \$779 (x12mo)
<b>TOTAL TRANSFERS TO RESERVES</b>		<b>479,687</b>	<b>882,951</b>	<b>967,842</b>	<b>84,891</b>	<b>992,542</b>	<b>3%</b>	<b>12%</b>	
<b>TOTAL OPERATING EXPENSES</b>		<b>1,368,897</b>	<b>2,380,779</b>	<b>2,416,118</b>	<b>35,339</b>	<b>2,457,150</b>	<b>2%</b>	<b>3%</b>	
<b>OPERATING NET PROFIT/(LOSS)</b>		<b>(1,304)</b>	<b>(7,015)</b>	<b>-</b>	<b>(7,015)</b>	<b>-</b>	<b>0%</b>	<b>-100%</b>	
<b>TOWNHOME BUDGET</b>									
<b>TOWNHOME INCOME</b>									
<a href="#">8872</a>	Ski Hill Income	591,122	666,122	661,145	4,977	696,493	5%	5%	2024: Increase in ticketing fee, projected cold winter. Conservative estimate based on trend
<b>TOTAL TOWNHOME INCOME</b>		<b>591,122</b>	<b>666,122</b>	<b>661,145</b>	<b>4,977</b>	<b>696,493</b>	<b>5%</b>	<b>5%</b>	
<b>TOWNHOME EXPENSES</b>									
<a href="#">8873</a>	Conventions & Conferences	-	3,000	3,000	-	3,000	0%	0%	2026: Trade Show fees 2024: Trade Show advertising fees.
<a href="#">8874</a>	Insurance	28,007	53,153	63,961	10,808	74,037	16%	39%	2026: Anticipating small increase as normal 2025: Received updated insurance quote from BKS 2024: estimate based on historical numbers. This will most likely be less once quotes are received.

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<a href="#">8875</a>	Office Equipment	78	2,828	3,500	672	2,750	-21%	-3%	2026: new laptop needed to replace one damaged by sprinkler 2024: Newer equipment does not need as much replacement or repair.
<a href="#">8875-1</a>	Office Supplies	1,439	3,439	2,750	(689)	2,850	4%	-17%	2026: same as previous. Increased by \$100 2024: Office supplies, pens, paper, toner
<a href="#">8875-2</a>	Hand Scan/Payroll Admin	-	700	2,600	1,900	2,600	0%	271%	2026: Slight increase for increase in pay. 2024: Keeping same estimate as years past.
<a href="#">8876</a>	Web Site Maintenance	4,854	7,773	7,000	(773)	7,000	0%	-10%	2025: Domains are renewed. Emails to renew and aluvii licensing 2024: Renewal of all domains and portion of email, Aluvii, Comcast. Balance being moved from 8879-2.
<a href="#">8876-1</a>	Printing & Copying	-	1,040	2,600	1,560	2,600	0%	150%	2026: No change YoY 2025: Copier lease and maintenance agreement portion (4 months) 2024: copier lease. 4 months charged to ski
<a href="#">8876-2</a>	Postage	-	125	500	375	500	0%	300%	2025: Keeping postage the same 2024: Keeping same estimate as years past.
<a href="#">8877</a>	Ski Hill Payroll	154,123	178,123	150,000	(28,123)	185,000	23%	4%	2026: Slight Increase to match hourly increase. 2024: This number depends greatly on the usage of the hill. If it is busy we will use more staff, slow days staff get called off.

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<a href="#">8877-1</a>	Rec Director	-	6,773	22,572	15,799	-	-100%	-100%	2026: No FT Rec. Director 2025: Rec. Manager salary factoring 2.6% increase. 10 payrolls total 2024: Rec Director salary based on 2023 number. 3 payrolls March. 11 total payrolls Includes 4% estimated COLA increase 2023 - Rec Director Based on 5% increase. REC Budget 100% Apr-Oct SKI Budget 100% Nov-Mar
<a href="#">8877-2</a>	VS Salaries	98,669	126,443	144,206	17,763	148,100	3%	17%	2026: VS and Carlos portion of salaries with 2.7% COLA increase 2025: VS and Carlos portion of salaries. 2.6% COLA increase 2024: Maintenance staff salaries with 4% estimated COLA increase
<a href="#">8878</a>	Building Manager PR	782	4,974	10,480	5,506	10,763	3%	116%	2026: Building Manager split with estimated 2.7% COLA 2025: Building Manager split with estimated 2.6% COLA 2024: Manager salary split with 4% estimated COLA increase Management Contract splits 70% to Gen, 10% Ski, 10% to BAS and 10% to REC
<a href="#">8878-1</a>	Payroll Taxes	28,039	32,039	42,390	10,351	43,458	3%	36%	2026: Previous year (42,315) + 2.7% increase 2025: Previous year 41,315 + 2.6% increase 2024: will change with payroll changes, added 4% to accommodate COLA increase. 21.9% increase in maintenance labor cost

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<a href="#">8878-2</a>	Workers Comp	12,491	19,197	15,000	(4,197)	19,716	31%	3%	2026: Increased projected by 2.7% 2025: Same as previous year (\$15,000) 2024: same as '23 2023 - same as '22 3.89% base cost of ski payroll, \$10,309 \$21 per employee *26 pay periods for maintenance WC, 11 maintenance employees.
<a href="#">8878-3</a>	Ski Hill Drug Testing/Patrol	11,786	23,286	13,000	(10,286)	14,000	8%	-40%	2026: Increased to \$14,000 2025: Increase from 12,700 to 13,000 2024: Holding at same number. Slower 2023 season means smaller restock needed.
<a href="#">8879</a>	Electric	-	5,000	15,000	10,000	5,000	-67%	0%	2026: adjusted to reflect percentage reclasses we use. Bills dependant heavily on weather. 2025: Slight increase in expected charges 2024: 10% increase for expected utility increase ski electric charged Nov through Mar. Snowmaking, lighting, etc.
<a href="#">8879-1</a>	Gas	2,178	3,578	9,200	5,622	9,200	0%	157%	2026: keeping flat currently 2025: Slight Increase in gas expense expected 2024: 10% projected increase
<a href="#">8879-2</a>	Telephone	2,144	2,794	2,500	(294)	2,500	0%	-11%	2024: Portion of Aircall Phone service and T-Mobile phone service. Internet and all web charges in GL 8876.
<a href="#">8880</a>	Uniforms	1,481	7,481	6,000	(1,481)	6,000	0%	-20%	2026: Uniforms for PT and FT winter staff 2024: Uniforms for part time staff and maintenance employees.
<a href="#">8881</a>	Snow Removal	9,261	11,114	4,631	(6,483)	4,722	2%	-58%	2026: 3% of snow removal, plus 5% increase for final 2 months (new contract year) 2024: 3% of Snow Removal contract

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<a href="#">8882</a>	Equipment Services	9,344	9,344	5,000	(4,344)	13,000	160%	39%	2026: replacement of equipment needed for non indemnified items 2025: Rossignol order from 2024 season 2024: Rossignol order from 2023 season
<a href="#">8882-1</a>	Snow Removal & Supplies	3,431	4,981	3,750	(1,231)	3,750	0%	-25%	2025: Shovels, salt buckets, scoops etc. 2024: Shovels, salt buckets, scoops
<a href="#">8882-2</a>	Maintenance Vehicles	13,385	23,385	18,000	(5,385)	18,000	0%	-23%	2024: Diesel fuel, mule maintenance, Pisten Bully Maintenance
<a href="#">8883</a>	Grounds	4,091	19,091	21,500	2,409	21,500	0%	13%	2026: \$4,000 for SnoMax order \$2,500 for replacement signs \$10,000 lumber, electrical, nuts/bolts, etc. \$5,000 for incidental replacements like lights, snow fencing, etc.
<a href="#">8883-1</a>	Equipment Supplies	-	2,300	4,300	2,000	4,300	0%	87%	Radios, new batteries,
<a href="#">8883-2</a>	Ski Equipment Repair	120	420	600	180	600	0%	43%	ski equipment repair parts
<a href="#">8884</a>	Ski Hill Goods	5,288	8,288	3,000	(5,288)	3,000	0%	-64%	2026: heavily dependant on what is sold. 3,000 is for restocking 2024: purchase of any retail items
<a href="#">8885</a>	Advertising	12,271	19,771	15,000	(4,771)	15,000	0%	-24%	2026: Clipper, advertisement, online pubs. 2024: Clipper advertisement, brochures, TV ad if possible
<a href="#">8886</a>	Management Contract	-	1,950	4,640	2,690	4,766	3%	144%	2026: 10% of management contract + 2.5% increase 2024: 10% of total management fee. Total fee: \$4,538
<a href="#">8886-1</a>	Income & RE Tax	-	22,158	44,315	22,157	46,531	5%	110%	2026: Previous year total plus 5% increase 2024: 2022 tax bill was \$18,614.52 for the bill historically charged to ski hill. All three bills totaled \$60,942.32. With 5% added to the bill (\$19,545.26) and including \$10,450 for income taxes new total figured. 2023 Income Tax Bill had a 15,000 refund for taxes.

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
<a href="#">8886-2</a>	Sales Tax	-	-	2,500	2,500	2,500	0%	0%	2024: increasing tax slightly to account for higher than average retail item sales.
<a href="#">8887</a>	Credit Card Charges	12,705	16,705	19,750	3,045	19,750	0%	18%	2.5% based on top income lines
	<b>TOTAL TOWNHOME EXPENSES</b>	<b>415,968</b>	<b>621,254</b>	<b>663,245</b>	<b>41,991</b>	<b>696,493</b>	<b>5%</b>	<b>12%</b>	
	<b>NET OPER INC/(LOSS) INCL GARAGE</b>	<b>175,153</b>	<b>44,867</b>	<b>(2,100)</b>	<b>46,967</b>	-	<b>-100%</b>	<b>-100%</b>	
<b>RESERVE ACTIVITY</b>									
<b>RESERVE INCOME</b>									
<a href="#">9001</a>	Budgeted Operating Fund to Reserves	298,809	484,640	446,000	38,640	470,700	6%	-3%	Reserve Study says 2025 contribution should be 446,000
<a href="#">9002</a>	Bdg Oper Fnd to Res	165,560	369,760	490,080	(120,320)	490,080	0%	33%	2026: keeping 2026 proposed contribution the same as 2025 Pool reserve account
<a href="#">9025</a>	Reserve Interest Inc	37,797	54,466	40,000	14,466	40,000	0%	-27%	Total fund interest income
	<b>TOTAL RESERVE INCOME</b>	<b>502,166</b>	<b>908,866</b>	<b>976,080</b>	<b>(67,214)</b>	<b>1,000,780</b>	<b>3%</b>	<b>10%</b>	
<b>RESERVE EXPENSES</b>									
<a href="#">9101</a>	Bank Service Fees	100	100	-	(100)	-	0%	-100%	
<a href="#">9160</a>	Building Capital Expenses	88,465	133,917	137,596	3,679	64,025	-53%	-52%	2026: Signage 64,025 2024 Reserve calls for \$9,454 for tow ropes
<a href="#">9161</a>	Interior/Remodeling Capital Expenses	-	-	-	-	112,044	0%	0%	2026: Lodge Restrooms 80,032   Office Restroom 32,013
<a href="#">9164</a>	Concrete Capital Expense	-	-	-	-	1,779,773	0%	0%	2026: Pub Pool total replacement project.
<a href="#">9167</a>	Grounds Capital Expense	22,246	122,447	160,115	37,668	26,677	-83%	-78%	2026: 26,677 for zero turn rider 2024 Reserve calls for \$17,271 for Mules, \$14,632 for Riding Mowers, and \$1,126 for push mowers. Including \$100,000 for tennis courts based off of Jason's presentation
<a href="#">9167-2</a>	Grounds-Lakes, Ponds	-	-	90,000	90,000	-	-100%	0%	2024 Reserve calls for \$13,933 for Aerator and \$92,854 for shoreline stabilization
<a href="#">9173</a>	Asphalt Capital Expense	288,716	352,318	313,602	(38,716)	11,228	-96%	-97%	2024 Reserve calls for 223557 in streets and 19651 in parking
<a href="#">9180</a>	Swimming Pool Capital Expense	77,018	77,018	1,004,076	927,058	125,678	-87%	63%	2026: KD pool concrete 8,964   KD furniture 21,342   TW furniture 32,013   KD liner 63,359 2024 Reserve Study calls for \$8,104 for pool filters and \$3,377 in pool pumps

Account Number	Account Description	7 Month Actuals	Year End Projections	2025 Approved Budget	Projected Year-end Variance	2026 Proposed Budget	Annual Budget Variance	Projected Actual Variance	Budget Notes
	<b>TOTAL RESERVE EXPENSES</b>	476,545	685,800	1,705,389	1,019,589	2,119,425	24%	209%	
	<b>RESERVE NET PROFIT/(LOSS)</b>	25,621	223,066	(729,309)	952,375	(1,118,645)	53%	-601%	