



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
CURRENT ASSETS				
CASH AND INVESTMENTS				
1060	Operating - Barrington Bank	97,330	0	97,330
1100-IC	(Due To) / Due From Reserve	(445,229)	0	(445,229)
1124	Lisle Savings 6492	65,337	0	65,337
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	445,229	445,229
1201-MM	Reserve Money Market Accounts	0	842,572	842,572
1230-INV	Reserve Investment Accounts	0	1,220,991	1,220,991
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	TOTAL CASH AND INVESTMENTS	(282,210)	2,508,792	2,226,582
ACCOUNTS RECEIVABLE				
1310	Accounts Receivable	380,085	0	380,085
1312	Other Accounts Receivable	2,493	0	2,493
1360	Resident Chargeback	3,432	0	3,432
		-----	-----	-----
	TOTAL ACCOUNTS RECEIVABLES	386,010	0	386,010
PREPAID ASSETS				
1630	Auditor Prepaid Insurance	40,810	0	40,810
		-----	-----	-----
	TOTAL PREPAID ASSETS	40,810	0	40,810
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	198,759	2,508,792	2,707,551
LIABILITIES & FUND BALANCE				
ACCOUNTS PAYABLE				
2100	Accounts Payable	79,323	0	79,323
2140	Monies Return/Transfer	2,739	0	2,739
		-----	-----	-----
	TOTAL ACCOUNTS PAYABLE	82,063	0	82,063
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
2515	Accrued Utilities	4,611	0	4,611
2520	Accrued Payroll & Taxes	76,225	0	76,225
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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0706 Four Lakes Village Condominium Homeowners Assn
Balance Sheet Comparison
12/31/2025

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	TOTAL DEFERRED LIABILITIES	265,892	1,403,739	1,669,631
	TOTAL LIABILITIES	347,955	1,991,735	2,339,689
	FUND BALANCE			
3520	Retained Earnings	(175,348)	0	(175,348)
3953	Retained Earnings	0	(200)	(200)
	CURRENT PROFIT / (LOSS)	26,152	517,258	543,410
		-----	-----	-----
	TOTAL FUND BALANCE	(149,196)	517,057	367,862
	TOTAL LIABILITIES / FUND BALANCE	198,759	2,508,792	2,707,551

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

Unaudited and subject to review



0706 Four Lakes Village Condominium Homeowners Assn
 Income & Expense Report
 12/31/2025

Dec 2025 ACTUAL	Dec 2025 BUDGET	Dec 2025 \$ VAR	Dec 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	135,543	5	0 %	4010	Assessments - Regular	1,626,576	1,626,538	38	0 %	1,626,538	38
0	0	0	0 %	4020	Late Charges	38,547	0	38,547	0 %	0	38,547
135,548	135,543	5	0 %	Total Assessment Income		1,665,123	1,626,538	38,585	2 %	1,626,538	38,585
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)
4,421	8,337	(3,916)	(47)%	4170	Maintenance Service Inc.	85,876	100,000	(14,124)	(14)%	100,000	(14,124)
0	0	0	0 %	4170-1	Volley Ball League Income	27,296	29,500	(2,204)	(7)%	29,500	(2,204)
0	9,000	(9,000)	(100)%	4410	Commercial Income	99,000	108,000	(9,000)	(8)%	108,000	(9,000)
9,300	0	9,300	0 %	4510	Commercial Income	13,500	0	13,500	0 %	0	13,500
21,244	21,657	(413)	(2)%	7805-5	Landscape Reimbursement	255,776	259,884	(4,108)	(2)%	259,884	(4,108)
7,442	4,250	3,192	75 %	7840-5	Snow & Ice Removal	30,576	15,000	15,576	104 %	15,000	15,576
42,407	43,244	(837)	(2)%	Total Other Income		524,637	534,384	(9,747)	(2)%	534,384	(9,747)
INVESTMENT INCOME											
0	3,337	(3,337)	(100)%	4610	Checking Account Interest	0	40,000	(40,000)	(100)%	40,000	(40,000)
0	3,337	(3,337)	(100)%	Total Investment Income		0	40,000	(40,000)	(100)%	40,000	(40,000)
177,955	182,124	(4,169)	(2)%	Total General Activities Income		2,189,760	2,200,922	(11,162)	(1)%	2,200,922	(11,162)
GENERAL EXPENSES											
ADMINISTRATIVE											
1,215	0	(1,215)	0 %	7065	Hand Scan/Payroll Administration	32,356	24,500	(7,856)	(32)%	24,500	(7,856)
0	337	337	100 %	7623	Antenna/Cable Services	178	4,000	3,822	96 %	4,000	3,822
752	462	(290)	(63)%	8550	General Office Expenses	13,166	5,500	(7,666)	(139)%	5,500	(7,666)
1,493	1,025	(468)	(46)%	8521	Legal Services (Assn)	11,782	12,300	518	4 %	12,300	518
0	0	0	0 %	8530	Audit & Financial Services	7,556	19,000	11,444	60 %	19,000	11,444
0	413	413	100 %	8540	Professional Services	0	5,000	5,000	100 %	5,000	5,000
1,531	688	(843)	(123)%	8551	Photocopy/Reproduction	9,308	8,300	(1,008)	(12)%	8,300	(1,008)
142	182	40	22 %	8552	Postage Expenses	2,128	2,250	122	5 %	2,250	122
29	35	6	16 %	8553	Coupon Books/Lockbox Fee	400	420	20	5 %	420	20
474	0	(474)	0 %	8554	Credit Card Charges	4,055	1,500	(2,555)	(170)%	1,500	(2,555)
0	700	700	100 %	8555	Employee Relations	680	1,500	820	55 %	1,500	820
180	462	282	61 %	8556	Dues, Fees, & Licenses	2,559	5,500	2,941	53 %	5,500	2,941
0	182	182	100 %	8557	Office Equipment Expense	0	2,250	2,250	100 %	2,250	2,250
1,453	337	(1,116)	(331)%	8565	Internet/Website Expense	7,813	4,000	(3,813)	(95)%	4,000	(3,813)



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
12/31/2025

Dec 2025 ACTUAL	Dec 2025 BUDGET	Dec 2025 \$ VAR	Dec 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
593	0	(593)	0 %	8575	Promotions/Social Activity	4,871	8,000	3,129	39 %	8,000	3,129
0	19	19	100 %	8576	Meeting Expenses	0	250	250	100 %	250	250
2,344	1,148	(1,196)	(104)%	8590	Interest Pd:Debt,Loans	30,323	13,743	(16,580)	(121)%	13,743	(16,580)
1,218	0	(1,218)	0 %	8595	Other Administrative Expense	2,030	0	(2,030)	0 %	0	(2,030)
11,424	5,990	(5,434)	(91)%		Total Administrative	129,204	118,013	(11,191)	(9)%	118,013	(11,191)
					PAYROLL & BENEFITS						
(1,548)	0	1,548	0 %	7010	Building Manager	8,593	0	(8,593)	0 %	0	(8,593)
5,540	6,700	1,160	17 %	7011	Building Manager	106,648	80,345	(26,303)	(33)%	80,345	(26,303)
0	0	0	0 %	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
10,507	33,800	23,293	69 %	7020	Maintenance Salaries	392,360	432,618	40,258	9 %	432,618	40,258
1,310	3,087	1,777	58 %	7081	PR Tax/Benefits	42,769	37,000	(5,769)	(16)%	37,000	(5,769)
87	0	(87)	0 %	7083	Life/Medical Insurance	168	0	(168)	0 %	0	(168)
124	0	(124)	0 %	7084	State Unemployment Tax	260	0	(260)	0 %	0	(260)
0	606	606	100 %	7085	Workers Comp Insurance	8,649	7,250	(1,399)	(19)%	7,250	(1,399)
6,628	3,913	(2,715)	(69)%	7086	Medical/Life Insurance	96,539	47,000	(49,539)	(105)%	47,000	(49,539)
0	3,250	3,250	100 %	7088	Gifts	0	3,250	3,250	100 %	3,250	3,250
0	337	337	100 %	7089	Misc. Payroll Benefit	(1,103)	4,000	5,103	128 %	4,000	5,103
(3,315)	0	3,315	0 %	8030	Pool P/R, Taxes, Benefits	88,980	50,000	(38,980)	(78)%	50,000	(38,980)
19,334	51,693	32,359	63 %		Total Payroll & Benefits	743,864	704,939	(38,925)	(6)%	704,939	(38,925)
					INSURANCE						
(15,037)	10,000	25,037	250 %	8710	All Association Insurance	145,788	135,460	(10,328)	(8)%	135,460	(10,328)
(2,336)	1,239	3,575	289 %	8720	Insurance Premiums	2,522	14,901	12,379	83 %	14,901	12,379
(17,373)	11,239	28,612	255 %		Total Insurance	148,309	150,361	2,052	1 %	150,361	2,052
					UTILITIES						
2,554	3,837	1,283	33 %	7210	Electricity	40,839	46,000	5,161	11 %	46,000	5,161
2,718	2,087	(631)	(30)%	7220	Water Other-MHOA	31,247	25,000	(6,247)	(25)%	25,000	(6,247)
2,634	1,663	(971)	(58)%	7230	Gas	14,241	20,000	5,759	29 %	20,000	5,759
874	462	(412)	(89)%	8560	Telephone/Pager Expense	6,376	5,500	(876)	(16)%	5,500	(876)
8,780	8,049	(731)	(9)%		Total Utilities	92,704	96,500	3,796	4 %	96,500	3,796
					OPERATIONS						
6,030	0	(6,030)	0 %	7475	Uniforms	12,875	4,750	(8,125)	(171)%	4,750	(8,125)
6,030	0	(6,030)	0 %		Total Operations	12,875	4,750	(8,125)	(171)%	4,750	(8,125)
					CONTRACTED SERVICES						
600	600	0	0 %	8562	Records Storage	6,600	7,200	600	8 %	7,200	600
411	510	99	19 %	7410	Scavenger Services	11,213	6,186	(5,027)	(81)%	6,186	(5,027)
0	0	0	0 %	7830	Lakes,Ponds&Fountains	30,905	17,000	(13,905)	(82)%	17,000	(13,905)



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Dec 2025 ACTUAL	Dec 2025 BUDGET	Dec 2025 \$ VAR	Dec 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
1,011	1,110	99	9 %		Total Contracted Services	48,718	30,386	(18,332)	(60)%	30,386	(18,332)
					REPAIRS & MAINTENANCE						
0	0	0	0 %	7420	Exterminating	7,099	8,500	1,401	16 %	8,500	1,401
0	788	788	100 %	7450	Fire Prevention	14,747	9,500	(5,247)	(55)%	9,500	(5,247)
1,041	2,587	1,546	60 %	7600	Building Repair Maint	5,175	31,000	25,825	83 %	31,000	25,825
3,961	2,250	(1,711)	(76)%	7607	Janitorial Supplies & Maint	33,061	27,000	(6,061)	(22)%	27,000	(6,061)
2,608	1,375	(1,233)	(90)%	7608	Equipment Repairs	26,148	16,500	(9,648)	(58)%	16,500	(9,648)
3,589	1,337	(2,252)	(168)%	7610	Plumbing Repairs/Supplies	7,424	16,000	8,576	54 %	16,000	8,576
104	687	583	85 %	7620	Electric Repairs/Supplies	5,912	8,200	2,288	28 %	8,200	2,288
0	500	500	100 %	7632	HVAC Repairs/Supplies	15,291	6,000	(9,291)	(155)%	6,000	(9,291)
5,278	375	(4,903)	(999)%	7644	Glass Replacement	6,021	4,500	(1,521)	(34)%	4,500	(1,521)
2,949	1,500	(1,449)	(97)%	7647	Garage Maintenance/Repairs	20,543	18,000	(2,543)	(14)%	18,000	(2,543)
597	375	(222)	(59)%	7650	All Painting & Decorating	1,765	4,500	2,735	61 %	4,500	2,735
750	0	(750)	0 %	7670	Roof Repairs & Supplies	5,250	4,000	(1,250)	(31)%	4,000	(1,250)
335	0	(335)	0 %	7805	Landscape Maint HOA	46,427	28,000	(18,427)	(66)%	28,000	(18,427)
0	2,500	2,500	100 %	7811	Trees & Bushes	5,475	20,000	14,525	73 %	20,000	14,525
30,983	30,000	(983)	(3)%	7840	Snow & Ice Removal	146,341	150,000	3,659	2 %	150,000	3,659
16,094	15,000	(1,094)	(7)%	7842	Snow Removal Equipment/Supplies	51,709	60,000	8,291	14 %	60,000	8,291
0	0	0	0 %	7871	Paving	0	5,000	5,000	100 %	5,000	5,000
87	0	(87)	0 %	8012	Pool Supplies/Repair & Maintenance	37,239	19,000	(18,239)	(96)%	19,000	(18,239)
114	0	(114)	0 %	8111	Clubhouse/Recreation Repair/Mainten	1,350	10,500	9,150	87 %	10,500	9,150
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)
1,257	2,087	830	40 %	8501	Association Chargebacks	4,190	25,000	20,810	83 %	25,000	20,810
69,744	61,361	(8,383)	(14)%		Total Repairs & Maintenance	452,419	483,700	31,281	6 %	483,700	31,281
					PROFESSIONAL SERVICES						
3,931	3,538	(393)	(11)%	8505	Management Contract	46,497	41,761	(4,736)	(11)%	41,761	(4,736)
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	87,789	110,011	22,222	20 %	110,011	22,222
					OTHER EXPENSES						
1,448	2,645	1,197	45 %	8807	Loan Payment	22,765	31,762	8,997	28 %	31,762	8,997
1,448	2,645	1,197	45 %		Total Other Expenses	22,765	31,762	8,997	28 %	31,762	8,997
					RESERVE CONTRIBUTIONS						
69,184	37,163	(32,021)	(86)%	8801	Budgeted Trsf to Res	446,000	446,000	0	0 %	446,000	0
69,184	37,163	(32,021)	(86)%		Total Reserve Contributions	446,000	446,000	0	0 %	446,000	0
(173,512)	(182,788)	9,276	5 %		Total General Activities Expense	(2,184,646)	(2,176,422)	(8,224)	0 %	(2,176,422)	(8,224)



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
12/31/2025

Dec 2025 ACTUAL	Dec 2025 BUDGET	Dec 2025 \$ VAR	Dec 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
4,443	(664)	5,107	769 %		Total General Activities Inc/(Loss)	5,114	24,500	(19,386)	(79)%	24,500	(19,386)



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 12/31/2025

Dec 2025 ACTUAL	Dec 2025 BUDGET	Dec 2025 \$ VAR	Dec 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
SKI HILL ACTIVITIES											
INCOME											
OTHER INCOME											
134,333	75,000	59,333	79 %	8872	Ski Hill Income	734,082	661,145	72,937	11 %	661,145	72,937
2,461	500	1,961	392 %	8872-2	Ski Hill Goods	2,461	2,000	461	23 %	2,000	461
136,794	75,500	61,294	81 %		Total Other Income	736,543	663,145	73,398	11 %	663,145	73,398
INVESTMENT INCOME											
0	12	(12)	(100)%	8872-3	Interest Earned Operating	0	100	(100)	(100)%	100	(100)
0	12	(12)	(100)%		Total Investment Income	0	100	(100)	(100)%	100	(100)
136,794	75,512	61,282	81 %		Total Ski Hill Activites Income	736,543	663,245	73,298	11 %	663,245	73,298
EXPENSE											
ADMINISTRATIVE											
0	0	0	0 %	8873	Conventions & Conferences	0	3,000	3,000	100 %	3,000	3,000
0	750	750	100 %	8875	Office Equipment	78	3,500	3,422	98 %	3,500	3,422
0	1,000	1,000	100 %	8875-1	Office Supplies	1,384	2,750	1,366	50 %	2,750	1,366
817	300	(517)	(172)%	8875-2	Hand Scan/Payroll Admin	817	2,600	1,783	69 %	2,600	1,783
333	587	255	43 %	8876	Web Site Maintenance	9,231	7,000	(2,231)	(32)%	7,000	(2,231)
0	520	520	100 %	8876-1	Printing & Copying	0	2,600	2,600	100 %	2,600	2,600
0	125	125	100 %	8876-2	Postage	0	500	500	100 %	500	500
1,150	3,282	2,132	65 %		Total Administrative	11,510	21,950	10,440	48 %	21,950	10,440
PAYROLL & BENEFITS											
45,270	20,000	(25,270)	(126)%	8877	Ski Hill Payroll	199,937	150,000	(49,937)	(33)%	150,000	(49,937)
0	4,514	4,514	100 %	8877-1	Rec Director	0	22,572	22,572	100 %	22,572	22,572
68,437	15,774	(52,663)	(334)%	8877-2	VS Salaries	170,409	144,206	(26,203)	(18)%	144,206	(26,203)
5,301	2,096	(3,205)	(153)%	8878	Building Manager PR	6,083	10,480	4,397	42 %	10,480	4,397
22,660	2,500	(20,160)	(806)%	8878-1	Payroll Taxes	50,698	42,390	(8,308)	(20)%	42,390	(8,308)
5,096	2,728	(2,368)	(87)%	8878-2	Workers Comp	17,587	15,000	(2,587)	(17)%	15,000	(2,587)
1,273	2,000	727	36 %	8878-3	Ski Hill Drug Testing/Patrol	2,706	13,000	10,294	79 %	13,000	10,294
6,917	2,288	(4,629)	(202)%	7082	Life/Medical Insurance	42,101	27,500	(14,601)	(53)%	27,500	(14,601)
154,954	51,900	(103,054)	(199)%		Total Payroll & Benefits	489,523	425,148	(64,375)	(15)%	425,148	(64,375)
INSURANCE											
0	6,000	6,000	100 %	8874	Insurance	73,863	63,961	(9,902)	(15)%	63,961	(9,902)



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0	6,000	6,000	100 %		Total Insurance	73,863	63,961	(9,902)	(15)%	63,961	(9,902)
					UTILITIES						
930	5,000	4,070	81 %	8879	Electric	930	15,000	14,070	94 %	15,000	14,070
508	1,400	892	64 %	8879-1	Gas	3,702	9,200	5,498	60 %	9,200	5,498
362	130	(232)	(179)%	8879-2	Telephone	3,248	2,500	(748)	(30)%	2,500	(748)
1,801	6,530	4,730	72 %		Total Utilities	7,880	26,700	18,820	70 %	26,700	18,820
					OPERATIONS						
0	3,000	3,000	100 %	8880	Uniforms	1,481	6,000	4,519	75 %	6,000	4,519
0	3,000	3,000	100 %		Total Operations	1,481	6,000	4,519	75 %	6,000	4,519
					CONTRACTED SERVICES						
3,087	927	(2,160)	(233)%	8881	Snow Removal	15,435	4,631	(10,804)	(233)%	4,631	(10,804)
3,087	927	(2,160)	(233)%		Total Contracted Services	15,435	4,631	(10,804)	(233)%	4,631	(10,804)
					REPAIRS & MAINTENANCE						
618	0	(618)	0 %	8882	Equipment Services	9,261	5,000	(4,261)	(85)%	5,000	(4,261)
0	800	800	100 %	8882-1	Snow Removal & Supplies	3,431	3,750	319	9 %	3,750	319
4,152	5,000	848	17 %	8882-2	Maintenance Vehicles	17,225	18,000	775	4 %	18,000	775
4,770	5,800	1,030	18 %		Total Repairs & Maintenance	29,917	26,750	(3,167)	(12)%	26,750	(3,167)
					SKI HILL EXPENSES						
511	15,000	14,489	97 %	8883	Grounds	8,322	21,500	13,178	61 %	21,500	13,178
0	2,300	2,300	100 %	8883-1	Equipment Supplies	1,281	4,300	3,019	70 %	4,300	3,019
0	300	300	100 %	8883-2	Ski Equipment Repair	149	600	451	75 %	600	451
9,262	3,000	(6,262)	(209)%	8884	Ski Hill Goods	9,262	3,000	(6,262)	(209)%	3,000	(6,262)
11,042	2,500	(8,542)	(342)%	8885	Advertising	30,598	15,000	(15,598)	(104)%	15,000	(15,598)
20,814	23,100	2,286	10 %		Total Ski Hill Expenses	49,612	44,400	(5,212)	(12)%	44,400	(5,212)
					PROFESSIONAL SERVICES						
0	390	390	100 %	8886	Management Contract	0	4,640	4,640	100 %	4,640	4,640
0	390	390	100 %		Total Professional Services	0	4,640	4,640	100 %	4,640	4,640
					TAXES						



0706 Four Lakes Village Condominium Homeowners Assn
 Income & Expense Report
 12/31/2025

Dec 2025 ACTUAL	Dec 2025 BUDGET	Dec 2025 \$ VAR	Dec 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	3,001	3,001	100 %	8886-1	Income & RE Tax	21,938	44,315	22,377	50 %	44,315	22,377
0	0	0	0 %	8886-2	Sales Tax	0	2,500	2,500	100 %	2,500	2,500
0	3,001	3,001	100 %		Total Taxes	21,938	46,815	24,877	53 %	46,815	24,877
OTHER EXPENSES											
931	2,000	1,069	53 %	8887	Credit Card Charges	14,171	19,750	5,579	28 %	19,750	5,579
931	2,000	1,069	53 %		Total Other Expenses	14,171	19,750	5,579	28 %	19,750	5,579
187,506	105,930	(81,576)	(77)%		Total Ski Hill Activities Expense	715,329	690,745	(24,584)	(4)%	690,745	(24,584)
(50,712)	(30,418)	(20,294)	(67)%		Net Ski Hill Activities Income/(Loss)	21,214	(27,500)	48,714	177 %	(27,500)	48,714



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
12/31/2025

Dec 2025 ACTUAL	Dec 2025 BUDGET	Dec 2025 \$ VAR	Dec 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											
110,024	37,163	72,861	196 %	9001	Budgeted Operating Fund to Reserves	446,000	446,000	0	0 %	446,000	0
283,680	40,840	242,840	595 %	9002	Bdgt Oper Fnd to Res	490,080	490,080	0	0 %	490,080	0
4,155	3,337	818	25 %	9025	Reserve Interest Inc	61,761	40,000	21,761	54 %	40,000	21,761
397,859	81,340	316,519	389 %		Total Investment Income	997,841	976,080	21,761	2 %	976,080	21,761
397,859	81,340	316,519	389 %		Total Reserve Income	997,841	976,080	21,761	2 %	976,080	21,761
EXPENSES											
ADMINISTRATIVE											
0	0	0	0 %	9101	Bank Service Fees	100	0	(100)	0 %	0	(100)
0	0	0	0 %	9117	Special Asmt Adm Fee	2,500	0	(2,500)	0 %	0	(2,500)
0	0	0	0 %	9160	Building Capital Expenses	54,067	137,596	83,529	61 %	137,596	83,529
0	0	0	0 %	9167	Grounds Capital Expense	13,137	160,115	146,978	92 %	160,115	146,978
0	0	0	0 %	9167-2	Grounds-Lakes, Ponds	0	90,000	90,000	100 %	90,000	90,000
438	0	(438)	0 %	9173	Asphalt Capital Expense	289,154	313,602	24,448	8 %	313,602	24,448
4,683	0	(4,683)	0 %	9180	Swimming Pool Capital Expense	121,626	1,004,076	882,450	88 %	1,004,076	882,450
(5,121)	0	(5,121)	0 %		Total Administrative Expenses	(480,583)	(1,705,389)	1,224,806	72 %	(1,705,389)	1,224,806
5,121	0	(5,121)	0 %		Total Reserve Expenses	480,583	1,705,389	1,224,806	72 %	1,705,389	1,224,806
392,739	81,340	311,399	383 %		Net Reserve Income/(Loss)	517,258	(729,309)	1,246,567	171 %	(729,309)	1,246,567
63,497	50,508	12,989	26 %		Total Association Net Income/(Loss)	543,410	(729,309)	1,272,719	175 %	(729,309)	1,272,719

Unaudited and subject to review

December Actual	December Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
INCOME											
ASSESSMENT INCOME											
135,548	135,543	5	0 %	4010	Assessments - Regular	1,626,576	1,626,538	38	0 %	1,626,538	38
0	9,000	(9,000)	(100)%	4410	Commercial Income - 4410	99,000	108,000	(9,000)	(8)%	108,000	(9,000)
9,300	0	9,300	0 %	4510	Commercial Income - 4510	13,500	0	13,500	0 %	0	13,500
135,548	144,543	(8,995)		TOTAL	ASSESSMENT INCOME	1,725,576	1,734,538	(8,962)		1,734,538	(8,962)
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)
4,421	8,337	(3,916)	(47)%	4170	Maintenance Service Inc.	85,876	100,000	(14,124)	(14)%	100,000	(14,124)
0	0	0	0 %	4170-1	Volley Ball League Income	27,296	29,500	(2,204)	(7)%	29,500	(2,204)
21,244	21,657	(413)	(2)%	7805-5	Landscape Reimbursement	255,776	259,884	(4,108)	(2)%	259,884	(4,108)
7,442	4,250	3,192	75 %	7840-5	Snow & Ice Removal-Charges-7840-5	30,576	15,000	15,576	104 %	15,000	15,576
134,333	75,000	59,333	79 %	8872	Ski Hill Income	734,082	661,145	72,937	11 %	661,145	72,937
2,461	500	1,961	392 %	8872-2	Ski Hill Goods-Income - 8872-2	2,461	2,000	461	23 %	2,000	461
169,901	109,744	60,157		TOTAL	OTHER INCOME	1,148,680	1,089,529	59,151	0	1,089,529	59,151
INVESTMENT INCOME											
0	3,337	(3,337)	(100)%	4610	Checking Account Interest	0	40,000	(40,000)	(100)%	40,000	(40,000)
0	12	(12)	(100)%	8872-3	Interest Earned Operating	0	100	(100)	(100)%	100	(100)
0	3,349	(3,349)		TOTAL	INVESTMENT INCOME	0	40,100	(40,100)	0	40,100	(40,100)
305,449	257,636	47,813			Total Association Income	2,874,256	2,864,167	10,089		2,864,167	10,089
EXPENSES											

December Actual	December Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
ADMINISTRATIVE											
1,215	0	(1,215)	0 %	7065	Hand Scan/Payroll Administration	32,356	24,500	(7,856)	(32)%	24,500	(7,856)
0	337	337	100 %	7623	Antenna/Cable Services	178	4,000	3,822	96 %	4,000	3,822
752	462	(290)	(63)%	8550	General Office Expenses	13,166	5,500	(7,666)	(139)%	5,500	(7,666)
1,493	1,025	(468)	(46)%	8521	Legal Services (Assn)	11,782	12,300	518	4 %	12,300	518
0	0	0	0 %	8530	Audit & Financial Services	7,556	19,000	11,444	60 %	19,000	11,444
0	413	413	100 %	8540	Professional Services	0	5,000	5,000	100 %	5,000	5,000
1,531	688	(843)	(123)%	8551	Photocopy/Reproduction	9,308	8,300	(1,008)	(12)%	8,300	(1,008)
142	182	40	22 %	8552	Postage Expenses	2,128	2,250	122	5 %	2,250	122
29	35	6	16 %	8553	Coupon Books/Lockbox Fee	400	420	20	5 %	420	20
474	0	(474)	0 %	8554	Credit Card Charges	4,055	1,500	(2,555)	(170)%	1,500	(2,555)
0	700	700	100 %	8555	Employee Relations	680	1,500	820	55 %	1,500	820
180	462	282	61 %	8556	Dues, Fees, & Licenses	2,559	5,500	2,941	53 %	5,500	2,941
0	182	182	100 %	8557	Office Equipment Expense	0	2,250	2,250	100 %	2,250	2,250
1,453	337	(1,116)	(331)%	8565	Internet/Website Expense	7,813	4,000	(3,813)	(95)%	4,000	(3,813)
593	0	(593)	0 %	8575	Promotions/Social Activity	4,871	8,000	3,129	39 %	8,000	3,129
0	19	19	100 %	8576	Meeting Expenses	0	250	250	100 %	250	250
2,344	1,148	(1,196)	(104)%	8590	Interest Pd:Debt,Loans	30,323	13,743	(16,580)	(121)%	13,743	(16,580)
0	0	0	0 %	8873	Conventions & Conferences	0	3,000	3,000	100 %	3,000	3,000
0	750	750	100 %	8875	Office Equipment	78	3,500	3,422	98 %	3,500	3,422
0	1,000	1,000	100 %	8875-1	Office Supplies-Ski-8875-1	1,384	2,750	1,366	50 %	2,750	1,366
333	587	255	43 %	8876	Web Site Maintenance	9,231	7,000	(2,231)	(32)%	7,000	(2,231)
0	520	520	100 %	8876-1	Printing & Copying	0	2,600	2,600	100 %	2,600	2,600
0	125	125	100 %	8876-2	Postage	0	500	500	100 %	500	500
1,218	0	(1,218)	0 %	8595	Other Administrative Expense	2,030	0	(2,030)	0 %	0	(2,030)
11,757	8,972	(2,784)		TOTAL	ADMINISTRATIVE EXPENSES	139,898	137,363	(2,535)	0	137,363	(2,535)
PAYROLL & BENEFITS											
(1,548)	0	1,548	0 %	7010	Building Manager	8,593	0	(8,593)	0 %	0	(8,593)
5,540	6,700	1,160	17 %	7011	Building Manager-7011	106,648	80,345	(26,303)	(33)%	80,345	(26,303)

December Actual	December Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
0	0	0	0 %	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
10,507	33,800	23,293	69 %	7020	Maintenance Salaries	392,360	432,618	40,258	9 %	432,618	40,258
1,310	3,087	1,777	58 %	7081	PR Tax/Benefits	42,769	37,000	(5,769)	(16)%	37,000	(5,769)
6,917	2,288	(4,629)	(202)%	7082	Life/Medical Insurance-ski-7082	42,101	27,500	(14,601)	(53)%	27,500	(14,601)
87	0	(87)	0 %	7083	Life/Medical Insurance	168	0	(168)	0 %	0	(168)
124	0	0	0	7084	State Unemployment Tax	260	0	0	0	0	0
0	606	606	100 %	7085	Workers Comp Insurance	8,649	7,250	(1,399)	(19)%	7,250	(1,399)
6,628	3,913	(2,715)	(69)%	7086	Medical/Life Insurance	96,539	47,000	(49,539)	(105)%	47,000	(49,539)
0	3,250	3,250	100 %	7088	Gifts	0	3,250	3,250	100 %	3,250	3,250
0	337	337	100 %	7089	Misc. Payroll Benefit	(1,103)	4,000	5,103	128 %	4,000	5,103
(3,315)	0	3,315	0 %	8030	Pool P/R, Taxes, Benefits	88,980	50,000	(38,980)	(78)%	50,000	(38,980)
817	300	(517)	(172)%	8875-2	Hand Scan/Payroll Admin	817	2,600	1,783	69 %	2,600	1,783
45,270	20,000	(25,270)	(126)%	8877	Ski Hill Payroll	199,937	150,000	(49,937)	(33)%	150,000	(49,937)
0	4,514	4,514	100 %	8877-1	Rec Director-ski-8877-1	0	22,572	22,572	100 %	22,572	22,572
68,437	15,774	(52,663)	(334)%	8877-2	VS Salaries	170,409	144,206	(26,203)	(18)%	144,206	(26,203)
5,301	2,096	(3,205)	(153)%	8878	Building Manager PR	6,083	10,480	4,397	42 %	10,480	4,397
22,660	2,500	(20,160)	(806)%	8878-1	Payroll Taxes	50,698	42,390	(8,308)	(20)%	42,390	(8,308)
5,096	2,728	(2,368)	(87)%	8878-2	Workers Comp-ski-8878-2	17,587	15,000	(2,587)	(17)%	15,000	(2,587)
1,273	2,000	727	36 %	8878-3	Ski Hill Drug Testing/Patrol	2,706	13,000	10,294	79 %	13,000	10,294
175,104	103,893	(71,087)		TOTAL	PAYROLL & BENEFITS	1,234,201	1,132,687	(101,254)		1,132,687	(101,254)
INSURANCE											
(15,037)	10,000	25,037	250 %	8710	All Association Insurance	145,788	135,460	(10,328)	(8)%	135,460	(10,328)
(2,336)	1,239	3,575	289 %	8720	Insurance Premiums	2,522	14,901	12,379	83 %	14,901	12,379
0	6,000	6,000	100 %	8874	Ski Hill Insurance-8874	73,863	63,961	(9,902)	(15)%	63,961	(9,902)
(17,373)	17,239	34,612		TOTAL	INSURANCE	222,173	214,322	(7,851)		214,322	(7,851)
UTILITIES											

December Actual	December Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
2,554	3,837	1,283	33 %	7210	Electricity	40,839	46,000	5,161	11 %	46,000	5,161
2,718	2,087	(631)	(30)%	7220	Water Other-MHOA	31,247	25,000	(6,247)	(25)%	25,000	(6,247)
2,634	1,663	(971)	(58)%	7230	Gas	14,241	20,000	5,759	29 %	20,000	5,759
874	462	(412)	(89)%	8560	Telephone/Pager Expense	6,376	5,500	(876)	(16)%	5,500	(876)
930	5,000	4,070	81 %	8879	Electric	930	15,000	14,070	94 %	15,000	14,070
508	1,400	892	64 %	8879-1	Gas ski-8879-1	3,702	9,200	5,498	60 %	9,200	5,498
362	130	(232)	(179)%	8879-2	Telephone	3,248	2,500	(748)	(30)%	2,500	(748)
10,580	14,579	3,999		TOTAL	UTILITIES	100,583	123,200	22,617		123,200	22,617
OPERATIONS											
6,030	0	(6,030)	0 %	7475	Uniforms	12,875	4,750	(8,125)	(171)%	4,750	(8,125)
0	3,000	3,000	100 %	8880	Uniforms	1,481	6,000	4,519	75 %	6,000	4,519
6,030	3,000	(3,030)		TOTAL	OPERATIONS	14,356	10,750	(3,606)		10,750	(3,606)
CONTRACTED SERVICES											
600	600	0	0 %	8562	Records Storage	6,600	7,200	600	8 %	7,200	600
411	510	99	19 %	7410	Scavenger Services	11,213	6,186	(5,027)	(81)%	6,186	(5,027)
30,983	30,000	(983)	(3)%	7840	Snow & Ice Removal Exp.-7840	146,341	150,000	3,659	2 %	150,000	3,659
0	0	0	0 %	7830	Lakes,Ponds&Fountains	30,905	17,000	(13,905)	(82)%	17,000	(13,905)
3,087	927	(2,160)	(233)%	8881	Snow Removal	15,435	4,631	(10,804)	(233)%	4,631	(10,804)
0	800	800	100 %	8882-1	Snow Removal & Supplies-Ski-8882-1	3,431	3,750	319	9 %	3,750	319
35,081	32,837	(2,244)		TOTAL	CONTRACTED SERVICES	213,925	188,767	(25,158)		188,767	(25,158)
REPAIRS & MAINTENANCE											
0	0	0	0 %	7420	Exterminating	7,099	8,500	1,401	16 %	8,500	1,401
0	788	788	100 %	7450	Fire Prevention	14,747	9,500	(5,247)	(55)%	9,500	(5,247)
1,041	2,587	1,546	60 %	7600	Building Repair Maint	5,175	31,000	25,825	83 %	31,000	25,825
3,961	2,250	(1,711)	(76)%	7607	Janitorial Supplies & Maint	33,061	27,000	(6,061)	(22)%	27,000	(6,061)

December Actual	December Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
2,608	1,375	(1,233)	(90)%	7608	Equipment Repairs	26,148	16,500	(9,648)	(58)%	16,500	(9,648)
3,589	1,337	(2,252)	(168)%	7610	Plumbing Repairs/Supplies	7,424	16,000	8,576	54 %	16,000	8,576
104	687	583	85 %	7620	Electric Repairs/Supplies	5,912	8,200	2,288	28 %	8,200	2,288
0	500	500	100 %	7632	HVAC Repairs/Supplies	15,291	6,000	(9,291)	(155)%	6,000	(9,291)
5,278	375	(4,903)	(999)%	7644	Glass Replacement	6,021	4,500	(1,521)	(34)%	4,500	(1,521)
2,949	1,500	(1,449)	(97)%	7647	Garage Maintenance/Repairs	20,543	18,000	(2,543)	(14)%	18,000	(2,543)
597	375	(222)	(59)%	7650	All Painting & Decorating	1,765	4,500	2,735	61 %	4,500	2,735
750	0	(750)	0 %	7670	Roof Repairs & Supplies	5,250	4,000	(1,250)	(31)%	4,000	(1,250)
335	0	(335)	0 %	7805	Landscape Maint HOA	46,427	28,000	(18,427)	(66)%	28,000	(18,427)
0	2,500	2,500	100 %	7811	Trees & Bushes	5,475	20,000	14,525	73 %	20,000	14,525
16,094	15,000	(1,094)	(7)%	7842	Snow Removal Equipment/Supplies	51,709	60,000	8,291	14 %	60,000	8,291
0	0	0	0 %	7871	Paving	0	5,000	5,000	100 %	5,000	5,000
87	0	(87)	0 %	8012	Pool Supplies/Repair & Maintenance	37,239	19,000	(18,239)	(96)%	19,000	(18,239)
114	0	(114)	0 %	8111	Clubhouse/Recreation Repair/Mainten	1,350	10,500	9,150	87 %	10,500	9,150
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)
1,257	2,087	830	40 %	8501	Association Chargebacks	4,190	25,000	20,810	83 %	25,000	20,810
618	0	(618)	0 %	8882	Equipment Services	9,261	5,000	(4,261)	(85)%	5,000	(4,261)
4,152	5,000	848	17 %	8882-2	Maintenance Vehicles	17,225	18,000	775	4 %	18,000	775
43,534	36,361	(7,173)		TOTAL	REPAIRS & MAINTENANCE	332,562	356,700	24,138		356,700	24,138
PROFESSIONAL SERVICES											
3,931	3,538	(393)	(11)%	8505	Management Contract	46,497	41,761	(4,736)	(11)%	41,761	(4,736)
0	390	390	100 %	8886	SKI-Management Contract-8886	0	4,640	4,640	100 %	4,640	4,640
3,931	3,928	(3)		TOTAL	PROFESSIONAL SERVICES	46,497	46,401	(96)		46,401	(96)
OTHER EXPENSES											
1,448	2,645	1,197	45 %	8807	Loan Payment	22,765	31,762	8,997	28 %	31,762	8,997

December Actual	December Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
0	0	0	0	0	Provision for Operating Cash	0	0	0	0	0	0
931	2,000	1,069	53 %	8887	SKI-Credit Card Charges-8887	14,171	19,750	5,579	28 %	19,750	5,579
2,379	4,645	2,266		TOTAL	OTHER EXPENSES	36,936	51,512	14,576		51,512	14,576
TAXES											
0	0	0	0 %	8581	Real Estate Taxes	41,292	68,250	26,958	39 %	68,250	26,958
0	3,001	3,001	100 %	8886-1	Income & RE Tax	21,938	44,315	22,377	50 %	44,315	22,377
0	0	0	0 %	8886-2	Sales Tax	0	2,500	2,500	100 %	2,500	2,500
0	3,001	3,001		TOTAL	TAXES	63,230	115,065	51,835		115,065	51,835
SKI HILL EXPENSES											
511	15,000	14,489	97 %	8883	Grounds	8,322	21,500	13,178	61 %	21,500	13,178
0	2,300	2,300	100 %	8883-1	Equipment Supplies-skis-8883-1	1,281	4,300	3,019	70 %	4,300	3,019
0	300	300	100 %	8883-2	Ski Equipment Repair	149	600	451	75 %	600	451
9,262	3,000	(6,262)	(209)%	8884	Ski Hill Goods-Expense-8884	9,262	3,000	(6,262)	(209)%	3,000	(6,262)
11,042	2,500	(8,542)	(342)%	8885	Advertising	30,598	15,000	(15,598)	(104)%	15,000	(15,598)
20,815	23,100	2,285		TOTAL	SKI HILL EXPENSES	49,612	44,400	(5,212)		44,400	(5,212)
RESERVE CONTRIBUTIONS											
69,184	37,163	(32,021)	(86)%	8801	Budgeted Trsf to Res	446,000	446,000	0	0 %	446,000	0
69,184	37,163	(32,021)		TOTAL	Total Reserve Contributions	446,000	446,000	0		446,000	0
361,022	288,718	(72,179)			Total Association Expense	2,899,973	2,867,167	(32,546)		2,867,167	(32,546)
RESERVE											
INVESTMENT INCOME											

December Actual	December Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
110,024	110,024	110,024	110,024	9001	Budgeted Operating Fund to Reserves	446,000	446,000	0	0 %	446,000	0
283,680	283,680	283,680	283,680	9002	Bdgt Oper Fnd to Res - Special Pool Fund - 9002	490,080	490,080	0	0 %	490,080	0
4,155	4,155	4,155	4,155	9025	Reserve Interest Inc	61,761	40,000	21,761	54 %	40,000	21,761
0	0	0	0	0	Unbudgeted Trf to Reserves - Exp 9050	0	0	0	0	0	0
397,859	397,859	397,859		TOTAL	INVESTMENT INCOME	997,841	976,080	21,761		976,080	21,761
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	54,067	137,596	83,529	61 %	137,596	83,529
0	0	0	0 %	9167	Grounds Capital Expense	13,137	160,115	146,978	92 %	160,115	146,978
0	0	0	0 %	9167-2	Grounds-Lakes, Ponds	0	90,000	90,000	100 %	90,000	90,000
0	0	0	0	0	Plumbing-Pipe Upgrades	0	0	0	0	0	0
438	0	(438)	0 %	9173	Asphalt Capital Expense	289,154	313,602	24,448	8 %	313,602	24,448
4,683	0	(4,683)	0 %	9180	Swimming Pool Capital Expense	121,626	1,004,076	882,450	88 %	1,004,076	882,450
0	0	0	0 %	9117	Special Asmt Adm Fee	2,500	0	(2,500)	0 %	0	(2,500)
5,121	0	(5,121)		TOTAL	RESERVE EXPENSES	480,584	1,705,389	1,224,805		1,705,389	1,224,805
392,738	397,859	402,980		TOTAL	RESERVE NET INCOME/(LOSS)	517,257	(729,309)	(1,203,044)		(729,309)	(1,203,044)