



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
CURRENT ASSETS				
CASH AND INVESTMENTS				
1052	Restricted Reserve Funds	92,948	0	92,948
1060	Operating - Barrington Bank	25,353	0	25,353
1100-IC	(Due To) / Due From Reserve	(200,761)	0	(200,761)
1124	Lisle Savings 6492	54,092	0	54,092
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	200,761	200,761
1201-MM	Reserve Money Market Accounts	0	745,533	745,533
1230-INV	Reserve Investment Accounts	0	1,217,025	1,217,025
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	TOTAL CASH AND INVESTMENTS	(28,015)	2,163,319	2,135,304
ACCOUNTS RECEIVABLE				
1310	Accounts Receivable	344,914	0	344,914
1312	Other Accounts Receivable	2,493	0	2,493
		-----	-----	-----
	TOTAL ACCOUNTS RECEIVABLES	347,407	0	347,407
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	361,437	2,163,319	2,524,757
LIABILITIES & FUND BALANCE				
ACCOUNTS PAYABLE				
2100	Accounts Payable	91,461	0	91,461
2106	Add'l Accrued Exp	4,535	0	4,535
2130	Prepaid Assessments	29,438	0	29,438
2140	Monies Return/Transfer	1,175	0	1,175
2145	Insurance Claim Payable	2,114	0	2,114
		-----	-----	-----
	TOTAL ACCOUNTS PAYABLE	128,723	0	128,723
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
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	TOTAL DEFERRED LIABILITIES	260,034	0	260,034



0706 Four Lakes Village Condominium Homeowners Assn
Balance Sheet Comparison
10/31/2025

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	TOTAL LIABILITIES	388,757	656,973	1,045,729
	FUND BALANCE			
3520	Retained Earnings	(287,689)	0	(287,689)
3953	Retained Earnings	0	1,441,239	1,441,239
	CURRENT PROFIT / (LOSS)	260,369	65,108	325,477
	TOTAL FUND BALANCE	(27,319)	1,506,347	1,479,027
	TOTAL LIABILITIES / FUND BALANCE	361,437	2,163,319	2,524,757

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

Unaudited and subject to review



0706 Four Lakes Village Condominium Homeowners Assn
 Income & Expense Report
 10/31/2025

Oct 2025 ACTUAL	Oct 2025 BUDGET	Oct 2025 \$ VAR	Oct 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	1,355,480	1,355,450	30	0 %	1,626,538	(271,058)
38,547	0	38,547	0 %	4020	Late Charges	38,547	0	38,547	0 %	0	38,547
174,095	135,545	38,550	28 %		Total Assessment Income	1,394,027	1,355,450	38,577	3 %	1,626,538	(232,511)
OTHER INCOME											
510	2,000	(1,490)	(75)%	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)
5,666	8,333	(2,667)	(32)%	4170	Maintenance Service Inc.	70,493	83,330	(12,837)	(15)%	100,000	(29,507)
0	2,000	(2,000)	(100)%	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	81,000	90,000	(9,000)	(10)%	108,000	(27,000)
9,300	0	9,300	0 %	4510	Commercial Income	12,900	0	12,900	0 %	0	12,900
21,244	21,657	(413)	(2)%	7805-5	Landscape Reimbursement	215,296	216,570	(1,274)	(1)%	259,884	(44,588)
0	0	0	0 %	7840-5	Snow & Ice Removal	23,134	10,500	12,634	120 %	15,000	8,134
36,720	42,990	(6,270)	(15)%		Total Other Income	442,732	451,900	(9,168)	(2)%	534,384	(91,652)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	33,330	(33,330)	(100)%	40,000	(40,000)
0	3,333	(3,333)	(100)%		Total Investment Income	0	33,330	(33,330)	(100)%	40,000	(40,000)
210,815	181,868	28,947	16 %		Total General Activities Income	1,836,759	1,840,680	(3,921)	0 %	2,200,922	(364,163)
GENERAL EXPENSES											
ADMINISTRATIVE											
2,597	3,000	403	13 %	7065	Hand Scan/Payroll Administration	28,790	24,500	(4,290)	(18)%	24,500	(4,290)
0	333	333	100 %	7623	Antenna/Cable Services	765	3,330	2,565	77 %	4,000	3,235
1,881	458	(1,423)	(311)%	8550	General Office Expenses	12,293	4,580	(7,713)	(168)%	5,500	(6,793)
925	1,025	100	10 %	8521	Legal Services (Assn)	9,364	10,250	886	9 %	12,300	2,936
2,543	5,000	2,457	49 %	8530	Audit & Financial Services	7,556	19,000	11,444	60 %	19,000	11,444
0	417	417	100 %	8540	Professional Services	0	4,170	4,170	100 %	5,000	5,000
1,380	692	(688)	(99)%	8551	Photocopy/Reproduction	7,617	6,920	(697)	(10)%	8,300	683
1,438	188	(1,250)	(665)%	8552	Postage Expenses	2,024	1,880	(144)	(8)%	2,250	226
64	35	(29)	(81)%	8553	Coupon Books/Lockbox Fee	340	350	10	3 %	420	80
1,004	150	(854)	(569)%	8554	Credit Card Charges	3,657	1,375	(2,282)	(166)%	1,500	(2,157)
0	0	0	0 %	8555	Employee Relations	1,042	800	(242)	(30)%	1,500	458
161	458	298	65 %	8556	Dues, Fees, & Licenses	3,217	4,580	1,363	30 %	5,500	2,283
0	188	188	100 %	8557	Office Equipment Expense	0	1,880	1,880	100 %	2,250	2,250
951	333	(618)	(186)%	8565	Internet/Website Expense	6,075	3,330	(2,745)	(82)%	4,000	(2,075)



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 Income & Expense Report
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Oct 2025 ACTUAL	Oct 2025 BUDGET	Oct 2025 \$ VAR	Oct 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	500	500	100 %	8575	Promotions/Social Activity	5,029	6,000	971	16 %	8,000	2,971
0	21	21	100 %	8576	Meeting Expenses	0	210	210	100 %	250	250
2,599	1,145	(1,454)	(127)%	8590	Interest Pd:Debt,Loans	25,635	11,450	(14,185)	(124)%	13,743	(11,892)
27	0	(27)	0 %	8595	Other Administrative Expense	705	0	(705)	0 %	0	(705)
15,570	13,943	(1,627)	(12)%		Total Administrative	114,109	104,605	(9,504)	(9)%	118,013	3,904
PAYROLL & BENEFITS											
0	0	0	0 %	7010	Building Manager	7,045	0	(7,045)	0 %	0	(7,045)
9,305	6,695	(2,610)	(39)%	7011	Building Manager	82,691	66,950	(15,741)	(24)%	80,345	(2,346)
0	0	0	0 %	7013	Special Event Payroll	0	3,500	3,500	100 %	4,000	4,000
0	7,895	7,895	100 %	7014	Rec Director	0	39,476	39,476	100 %	39,476	39,476
32,719	44,500	11,781	26 %	7020	Maintenance Salaries	348,090	365,318	17,228	5 %	432,618	84,528
3,135	3,083	(52)	(2)%	7081	PR Tax/Benefits	68,722	30,830	(37,892)	(123)%	37,000	(31,722)
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)
418	604	186	31 %	7085	Workers Comp Insurance	7,936	6,040	(1,896)	(31)%	7,250	(686)
22,911	3,917	(18,994)	(485)%	7086	Medical/Life Insurance	67,407	39,170	(28,237)	(72)%	47,000	(20,407)
0	0	0	0 %	7088	Gifts	0	0	0	0 %	3,250	3,250
239	333	94	28 %	7089	Misc. Payroll Benefit	(1,326)	3,330	4,656	140 %	4,000	5,326
4,488	1,750	(2,738)	(156)%	8030	Pool P/R, Taxes, Benefits	88,582	50,000	(38,582)	(77)%	50,000	(38,582)
73,215	68,777	(4,438)	(6)%		Total Payroll & Benefits	669,364	604,614	(64,750)	(11)%	704,939	35,575
INSURANCE											
60,256	30,000	(30,256)	(101)%	8710	All Association Insurance	146,393	115,460	(30,933)	(27)%	135,460	(10,933)
3,114	1,242	(1,872)	(151)%	8720	Insurance Premiums	4,032	12,420	8,388	68 %	14,901	10,869
63,370	31,242	(32,128)	(103)%		Total Insurance	150,425	127,880	(22,545)	(18)%	150,361	(64)
UTILITIES											
3,093	3,833	740	19 %	7210	Electricity	43,974	38,330	(5,644)	(15)%	46,000	2,026
1,889	2,083	194	9 %	7220	Water Other-MHOA	26,600	20,830	(5,770)	(28)%	25,000	(1,600)
568	1,667	1,099	66 %	7230	Gas	10,791	16,670	5,879	35 %	20,000	9,209
892	458	(434)	(95)%	8560	Telephone/Pager Expense	6,271	4,580	(1,691)	(37)%	5,500	(771)
6,442	8,041	1,599	20 %		Total Utilities	87,636	80,410	(7,226)	(9)%	96,500	8,864
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	5,400	6,000	600	10 %	7,200	1,800
6,531	516	(6,015)	(999)%	7410	Scavenger Services	11,292	5,160	(6,132)	(119)%	6,186	(5,106)
5,271	0	(5,271)	0 %	7830	Lakes,Ponds&Fountains	30,905	17,000	(13,905)	(82)%	17,000	(13,905)



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Oct 2025 ACTUAL	Oct 2025 BUDGET	Oct 2025 \$ VAR	Oct 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
12,402	1,116	(11,286)	(999)%		Total Contracted Services	47,597	28,160	(19,437)	(69)%	30,386	(17,211)
					REPAIRS & MAINTENANCE						
3,652	1,380	(2,272)	(165)%	7420	Exterminating	7,099	8,140	1,041	13 %	8,500	1,401
8,289	792	(7,497)	(947)%	7450	Fire Prevention	21,706	7,920	(13,786)	(174)%	9,500	(12,206)
614	2,583	1,969	76 %	7600	Building Repair Maint	4,498	25,830	21,332	83 %	31,000	26,502
5,556	2,250	(3,306)	(147)%	7607	Janitorial Supplies & Maint	30,505	22,500	(8,005)	(36)%	27,000	(3,505)
3,653	1,375	(2,278)	(166)%	7608	Equipment Repairs	27,678	13,750	(13,928)	(101)%	16,500	(11,178)
31	1,333	1,302	98 %	7610	Plumbing Repairs/Supplies	3,835	13,330	9,495	71 %	16,000	12,165
303	683	380	56 %	7620	Electric Repairs/Supplies	6,310	6,830	520	8 %	8,200	1,890
89	500	411	82 %	7632	HVAC Repairs/Supplies	15,291	5,000	(10,291)	(206)%	6,000	(9,291)
743	375	(368)	(98)%	7644	Glass Replacement	743	3,750	3,007	80 %	4,500	3,757
1,152	1,500	348	23 %	7647	Garage Maintenance/Repairs	16,183	15,000	(1,183)	(8)%	18,000	1,817
654	375	(279)	(74)%	7650	All Painting & Decorating	1,169	3,750	2,581	69 %	4,500	3,331
1,500	0	(1,500)	0 %	7670	Roof Repairs & Supplies	4,500	2,500	(2,000)	(80)%	4,000	(500)
13,063	250	(12,813)	(999)%	7805	Landscape Maint HOA	45,824	28,000	(17,824)	(64)%	28,000	(17,824)
0	0	0	0 %	7811	Trees & Bushes	495	17,500	17,005	97 %	20,000	19,505
0	0	0	0 %	7840	Snow & Ice Removal	87,575	90,000	2,425	3 %	150,000	62,425
0	0	0	0 %	7842	Snow Removal Equipment/Supplies	33,064	45,000	11,936	27 %	60,000	26,936
0	0	0	0 %	7871	Paving	0	5,000	5,000	100 %	5,000	5,000
1,272	0	(1,272)	0 %	8012	Pool Supplies/Repair & Maintenance	36,738	19,000	(17,738)	(93)%	19,000	(17,738)
17	500	484	97 %	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
288	500	212	42 %	8150	Volley Ball League Expense	10,125	9,500	(625)	(7)%	9,500	(625)
87	2,083	1,996	96 %	8501	Association Chargebacks	5,445	20,830	15,385	74 %	25,000	19,555
40,962	16,479	(24,483)	(149)%		Total Repairs & Maintenance	361,238	376,630	15,392	4 %	483,700	122,462
					PROFESSIONAL SERVICES						
3,931	3,538	(393)	(11)%	8505	Management Contract	38,635	34,685	(3,950)	(11)%	41,761	3,126
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	79,927	102,935	23,008	22 %	110,011	30,084
					OTHER EXPENSES						
1,193	2,647	1,454	55 %	8807	Loan Payment	19,869	26,470	6,601	25 %	31,762	11,893
1,193	2,647	1,454	55 %		Total Other Expenses	19,869	26,470	6,601	25 %	31,762	11,893
					RESERVE CONTRIBUTIONS						
0	37,167	37,167	100 %	8801	Budgeted Trsf to Res	376,816	371,670	(5,146)	(1)%	446,000	69,184
0	37,167	37,167	100 %		Total Reserve Contributions	376,816	371,670	(5,146)	(1)%	446,000	69,184
(217,085)	(182,950)	(34,135)	(19)%		Total General Activities Expense	(1,913,825)	(1,828,124)	(85,701)	(5)%	(2,176,422)	262,597



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Income & Expense Report
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Oct 2025 ACTUAL	Oct 2025 BUDGET	Oct 2025 \$ VAR	Oct 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
(6,270)	(1,082)	(5,188)	(479)%		Total General Activities Inc/(Loss)	(77,066)	12,556	(89,622)	(714)%	24,500	(101,566)



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Oct 2025 ACTUAL	Oct 2025 BUDGET	Oct 2025 \$ VAR	Oct 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											
2,400	0	2,400	0 %	8872	Ski Hill Income	593,522	586,145	7,377	1 %	661,145	(67,623)
0	0	0	0 %	8872-2	Ski Hill Goods	0	1,500	(1,500)	(100)%	2,000	(2,000)
2,400	0	2,400	0 %	Total Other Income		593,522	587,645	5,877	1 %	663,145	(69,623)
INVESTMENT INCOME											
0	8	(8)	(100)%	8872-3	Interest Earned Operating	0	80	(80)	(100)%	100	(100)
0	8	(8)	(100)%	Total Investment Income		0	80	(80)	(100)%	100	(100)
2,400	8	2,392	999 %	Total Ski Hill Activites Income		593,522	587,725	5,797	1 %	663,245	(69,723)
EXPENSE											
ADMINISTRATIVE											
0	0	0	0 %	8873	Conventions & Conferences	0	2,000	2,000	100 %	3,000	3,000
0	0	0	0 %	8875	Office Equipment	78	750	672	90 %	3,500	3,422
0	0	0	0 %	8875-1	Office Supplies	1,439	750	(689)	(92)%	2,750	1,311
0	150	150	100 %	8875-2	Hand Scan/Payroll Admin	0	2,050	2,050	100 %	2,600	2,600
3,489	583	(2,906)	(499)%	8876	Web Site Maintenance	9,341	5,830	(3,511)	(60)%	7,000	(2,341)
0	0	0	0 %	8876-1	Printing & Copying	0	1,560	1,560	100 %	2,600	2,600
0	0	0	0 %	8876-2	Postage	0	375	375	100 %	500	500
3,489	733	(2,756)	(376)%	Total Administrative		10,858	13,315	2,457	18 %	21,950	11,092
PAYROLL & BENEFITS											
0	2,000	2,000	100 %	8877	Ski Hill Payroll	154,143	128,000	(26,143)	(20)%	150,000	(4,143)
0	0	0	0 %	8877-1	Rec Director	0	15,799	15,799	100 %	22,572	22,572
0	0	0	0 %	8877-2	VS Salaries	98,669	116,432	17,763	15 %	144,206	45,537
0	0	0	0 %	8878	Building Manager PR	782	6,288	5,506	88 %	10,480	9,698
0	500	500	100 %	8878-1	Payroll Taxes	28,039	38,890	10,851	28 %	42,390	14,351
0	1,364	1,364	100 %	8878-2	Workers Comp	12,491	9,658	(2,833)	(29)%	15,000	2,509
0	0	0	0 %	8878-3	Ski Hill Drug Testing/Patrol	11,786	8,500	(3,286)	(39)%	13,000	1,214
2,182	2,292	110	5 %	7082	Life/Medical Insurance	33,018	22,920	(10,098)	(44)%	27,500	(5,518)
2,182	6,156	3,974	65 %	Total Payroll & Benefits		338,928	346,487	7,559	2 %	425,148	86,220
INSURANCE											
12,091	13,146	1,055	8 %	8874	Insurance	40,098	51,961	11,863	23 %	63,961	23,863



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12,091	13,146	1,055	8 %		Total Insurance	40,098	51,961	11,863	23 %	63,961	23,863
					UTILITIES						
0	0	0	0 %	8879	Electric	0	10,000	10,000	100 %	15,000	15,000
316	0	(316)	0 %	8879-1	Gas	2,991	7,800	4,809	62 %	9,200	6,209
342	130	(212)	(163)%	8879-2	Telephone	3,288	2,240	(1,048)	(47)%	2,500	(788)
658	130	(528)	(406)%		Total Utilities	6,279	20,040	13,761	69 %	26,700	20,421
					OPERATIONS						
0	0	0	0 %	8880	Uniforms	1,481	0	(1,481)	0 %	6,000	4,519
0	0	0	0 %		Total Operations	1,481	0	(1,481)	0 %	6,000	4,519
					CONTRACTED SERVICES						
0	0	0	0 %	8881	Snow Removal	9,261	2,778	(6,483)	(233)%	4,631	(4,630)
0	0	0	0 %		Total Contracted Services	9,261	2,778	(6,483)	(233)%	4,631	(4,630)
					REPAIRS & MAINTENANCE						
0	0	0	0 %	8882	Equipment Services	8,678	5,000	(3,678)	(74)%	5,000	(3,678)
0	0	0	0 %	8882-1	Snow Removal & Supplies	3,431	2,200	(1,231)	(56)%	3,750	319
0	0	0	0 %	8882-2	Maintenance Vehicles	13,385	8,000	(5,385)	(67)%	18,000	4,615
0	0	0	0 %		Total Repairs & Maintenance	25,495	15,200	(10,295)	(68)%	26,750	1,256
					SKI HILL EXPENSES						
59	0	(59)	0 %	8883	Grounds	4,150	6,500	2,350	36 %	21,500	17,350
1,281	0	(1,281)	0 %	8883-1	Equipment Supplies	1,281	2,000	719	36 %	4,300	3,019
29	0	(29)	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)
7,596	0	(7,596)	0 %	8885	Advertising	20,352	7,500	(12,852)	(171)%	15,000	(5,352)
8,965	0	(8,965)	0 %		Total Ski Hill Expenses	31,220	16,300	(14,920)	(92)%	44,400	13,180
					PROFESSIONAL SERVICES						
0	390	390	100 %	8886	Management Contract	0	3,860	3,860	100 %	4,640	4,640
0	390	390	100 %		Total Professional Services	0	3,860	3,860	100 %	4,640	4,640
					TAXES						



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
10/31/2025

Oct 2025 ACTUAL	Oct 2025 BUDGET	Oct 2025 \$ VAR	Oct 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											
78	0	(78)	0 %	8887	Credit Card Charges	13,099	15,750	2,651	17 %	19,750	6,651
78	0	(78)	0 %		Total Other Expenses	13,099	15,750	2,651	17 %	19,750	6,651
27,464	20,555	(6,909)	(34)%		Total Ski Hill Activities Expense	498,656	529,505	30,849	6 %	690,745	192,089
(25,064)	(20,547)	(4,517)	(22)%		Net Ski Hill Activities Income/(Loss)	94,866	58,220	36,646	63 %	(27,500)	122,366



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
10/31/2025

Oct 2025 ACTUAL	Oct 2025 BUDGET	Oct 2025 \$ VAR	Oct 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	371,670	(35,694)	(10)%	446,000	(110,024)
0	40,840	(40,840)	(100)%	9002	Bdgt Oper Fnd to Res	206,400	408,400	(202,000)	(49)%	490,080	(283,680)
4,618	3,333	1,285	39 %	9025	Reserve Interest Inc	53,705	33,330	20,375	61 %	40,000	13,705
4,618	81,340	(76,722)	(94)%		Total Investment Income	596,081	813,400	(217,319)	(27)%	976,080	(379,999)
4,618	81,340	(76,722)	(94)%		Total Reserve Income	596,081	813,400	(217,319)	(27)%	976,080	(379,999)
EXPENSES											
ADMINISTRATIVE											
(40)	0	40	0 %	9101	Bank Service Fees	100	0	(100)	0 %	0	(100)
0	45,452	45,452	100 %	9160	Building Capital Expenses	102,968	137,596	34,628	25 %	137,596	34,628
0	30,990	30,990	100 %	9167	Grounds Capital Expense	22,246	96,069	73,823	77 %	160,115	137,869
0	0	0	0 %	9167-2	Grounds-Lakes, Ponds	0	90,000	90,000	100 %	90,000	90,000
0	63,602	63,602	100 %	9173	Asphalt Capital Expense	288,716	313,602	24,886	8 %	313,602	24,886
39,725	0	(39,725)	0 %	9180	Swimming Pool Capital Expense	116,943	1,004,076	887,133	88 %	1,004,076	887,133
(39,685)	(140,044)	100,359	72 %		Total Administrative Expenses	(530,973)	(1,641,343)	1,110,370	68 %	(1,705,389)	1,174,416
39,685	140,044	100,359	72 %		Total Reserve Expenses	530,973	1,641,343	1,110,370	68 %	1,705,389	1,174,416
(35,067)	(58,704)	23,637	40 %		Net Reserve Income/(Loss)	65,108	(827,943)	893,051	108 %	(729,309)	794,417
(25,438)	(80,083)	54,645	68 %		Total Association Net Income/(Loss)	325,477	(754,667)	1,080,144	143 %	(729,309)	1,054,786

Unaudited and subject to review

October Actual	October Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
INCOME											
ASSESSMENT INCOME											
135545	135545	3 0 %		4010	Assessments - Regular	1355480	1355450	30 0 %		1626538	-271058
9000	0	-9000 (100)%		4410	Commercial Income - 4410	81000	90000	-9000 (10)%		108000	-27000
0	9300	9300 0 %		4510	Commercial Income - 4510	12900	0	12900 0 %		0	12900
144545	135545	-8997		TOTAL	ASSESSMENT INCOME	1436480	1445450	-8970		1734538	-298058
OTHER INCOME											
2000	510	-1490 (75)%		4150	Party Room Rental Fees	12613	20000	-7387 (37)%		20000	-7387
0	0	0 0 %		4160	Pool Passes	0	2000	-2000 (100)%		2000	-2000
8333	5666	-2667 (32)%		4170	Maintenance Service Inc.	70493	83330	-12837 (15)%		100000	-29507
2000	0	-2000 (100)%		4170-1	Volley Ball League Income	27296	29500	-2204 (7)%		29500	-2204
21657	21244	-413 (2)%		7805-5	Landscape Reimbursement	215296	216570	-1274 (1)%		259884	-44588
0	0	0 0 %		7840-5	Snow & Ice Removal-Charges-7840-5	23134	10500	12634 120 %		15000	8134
0	2400	2400 0 %		8872	Ski Hill Income	593522	586145	7377 1 %		661145	-67623
0	0	0 0 %		8872-2	Ski Hill Goods-Income - 8872-2	0	1500	-1500 (100)%		2000	-2000
33990	29820	-4170		TOTAL	OTHER INCOME	942354	949545	-7191	0	1089529	-147175
INVESTMENT INCOME											
3333	0	-3333 (100)%		4610	Checking Account Interest	0	33330	-33330 (100)%		40000	-40000
8	16	-8 (100)%		8872-3	Interest Earned Operating	0	80	-80 (100)%		100	-100
3341	16	-3341		TOTAL	INVESTMENT INCOME	0	33410	-33410	0	40100	-40100
181876	165381	-16508			Total Association Income	2378834	2428405	-49571		2864167	-485333
EXPENSES											

October Actual	October Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
ADMINISTRATIVE											
3000	2597	403	13 %	7065	Hand Scan/Payroll Administration	28790	24500	-4290	(18)%	24500	-4290
333	0	333	100 %	7623	Antenna/Cable Services	765	3330	2565	77 %	4000	3235
458	1881	-1423	(311)%	8550	General Office Expenses	12293	4580	-7713	(168)%	5500	-6793
1025	925	100	10 %	8521	Legal Services (Assn)	9364	10250	886	9 %	12300	2936
5000	2543	2457	49 %	8530	Audit & Financial Services	7556	19000	11444	60 %	19000	11444
417	0	417	100 %	8540	Professional Services	0	4170	4170	100 %	5000	5000
692	1380	-688	(99)%	8551	Photocopy/Reproduction	7617	6920	-697	(10)%	8300	683
188	1438	-1250	(665)%	8552	Postage Expenses	2024	1880	-144	(8)%	2250	226
35	64	-29	(81)%	8553	Coupon Books/Lockbox Fee	340	350	10	3 %	420	80
150	1004	-854	(569)%	8554	Credit Card Charges	3657	1375	-2282	(166)%	1500	-2157
0	0	0	0 %	8555	Employee Relations	1042	800	-242	(30)%	1500	458
458	160	298	65 %	8556	Dues, Fees, & Licenses	3217	4580	1363	30 %	5500	2283
188	0	188	100 %	8557	Office Equipment Expense	0	1880	1880	100 %	2250	2250
333	951	-618	(186)%	8565	Internet/Website Expense	6075	3330	-2745	(82)%	4000	-2075
500	0	500	100 %	8575	Promotions/Social Activity	5029	6000	971	16 %	8000	2971
21	0	21	100 %	8576	Meeting Expenses	0	210	210	100 %	250	250
1145	2599	-1454	(127)%	8590	Interest Pd:Debt,Loans	25635	11450	-14185	(124)%	13743	-11892
0	0	0	0 %	8873	Conventions & Conferences	0	2000	2000	100 %	3000	3000
0	0	0	0 %	8875	Office Equipment	78	750	672	90 %	3500	3422
0	0	0	0 %	8875-1	Office Supplies-Ski-8875-1	1439	750	-689	(92)%	2750	1311
583	3489	-2906	(499)%	8876	Web Site Maintenance	9341	5830	-3511	(60)%	7000	-2341
0	0	0	0 %	8876-1	Printing & Copying	0	1560	1560	100 %	2600	2600
0	0	0	0 %	8876-2	Postage	0	375	375	100 %	500	500
0	27	-27	0 %	8595	Other Administrative Expense	705	0	-705	0 %	0	-705
14526	19058	-4532		TOTAL	ADMINISTRATIVE EXPENSES	124967	115870	-9097	0	137363	12396
PAYROLL & BENEFITS											
0	0	0	0 %	7010	Building Manager	7045	0	-7045	0 %	0	-7045

October Actual	October Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
6695	9305	-2610	(39)%	7011	Building Manager-7011	82691	66950	-15741	(24)%	80345	-2346
0	0	0	0 %	7013	Special Event Payroll	0	3500	3500	100 %	4000	4000
7895	0	7895	100 %	7014	Rec Director	0	39476	39476	100 %	39476	39476
44500	32719	11781	26 %	7020	Maintenance Salaries	348090	365318	17228	5 %	432618	84528
3083	3135	-52	(2)%	7081	PR Tax/Benefits	68722	30830	-37892	(123)%	37000	-31722
2292	2182	110	5 %	7082	Life/Medical Insurance-ski-7082	33018	22920	-10098	(44)%	27500	-5518
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
604	418	186	31 %	7085	Workers Comp Insurance	7936	6040	-1896	(31)%	7250	-686
3917	22911	-18994	(485)%	7086	Medical/Life Insurance	67407	39170	-28237	(72)%	47000	-20407
0	0	0	0 %	7088	Gifts	0	0	0	0 %	3250	3250
333	239	94	28 %	7089	Misc. Payroll Benefit	-1326	3330	4656	140 %	4000	5326
1750	4488	-2738	(156)%	8030	Pool P/R, Taxes, Benefits	88582	50000	-38582	(77)%	50000	-38582
150	0	150	100 %	8875-2	Hand Scan/Payroll Admin	0	2050	2050	100 %	2600	2600
2000	0	2000	100 %	8877	Ski Hill Payroll	154143	128000	-26143	(20)%	150000	-4143
0	0	0	0 %	8877-1	Rec Director-ski-8877-1	0	15799	15799	100 %	22572	22572
0	0	0	0 %	8877-2	VS Salaries	98669	116432	17763	15 %	144206	45537
0	0	0	0 %	8878	Building Manager PR	782	6288	5506	88 %	10480	9698
500	0	500	100 %	8878-1	Payroll Taxes	28039	38890	10851	28 %	42390	14351
1364	0	1364	100 %	8878-2	Workers Comp-ski-8878-2	12491	9658	-2833	(29)%	15000	2509
0	0	0	0 %	8878-3	Ski Hill Drug Testing/Patrol	11786	8500	-3286	(39)%	13000	1214
75083	75397	-314		TOTAL	PAYROLL & BENEFITS	1008293	953151	-55005		1132687	124531
INSURANCE											
30000	60256	-30256	(101)%	8710	All Association Insurance	146393	115460	-30933	(27)%	135460	-10933
1242	3114	-1872	(151)%	8720	Insurance Premiums	4032	12420	8388	68 %	14901	10869
13146	12091	1055	8 %	8874	Ski Hill Insurance-8874	40098	51961	11863	23 %	63961	23863
44388	75461	-31073		TOTAL	INSURANCE	190523	179841	-10682		214322	23799

October Actual	October Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
UTILITIES											
3833	3093	740	19 %	7210	Electricity	43974	38330	-5644	(15)%	46000	2026
2083	1889	194	9 %	7220	Water Other-MHOA	26600	20830	-5770	(28)%	25000	-1600
1667	568	1099	66 %	7230	Gas	10791	16670	5879	35 %	20000	9209
458	892	-434	(95)%	8560	Telephone/Pager Expense	6271	4580	-1691	(37)%	5500	-771
0	0	0	0 %	8879	Electric	0	10000	10000	100 %	15000	15000
0	316	-316	0 %	8879-1	Gas ski-8879-1	2991	7800	4809	62 %	9200	6209
130	342	-212	(163)%	8879-2	Telephone	3288	2240	-1048	(47)%	2500	-788
8171	7100	1071		TOTAL	UTILITIES	93915	100450	6535		123200	29285
OPERATIONS											
0	0	0	0 %	7475	Uniforms	6845	4750	-2095	(44)%	4750	-2095
0	0	0	0 %	8880	Uniforms	1481	0	-1481	0 %	6000	4519
0	0	0		TOTAL	OPERATIONS	8326	4750	-3576		10750	2424
CONTRACTED SERVICES											
600	600	0	0 %	8562	Records Storage	5400	6000	600	10 %	7200	1800
516	6531	-6015	(999)%	7410	Scavenger Services	11292	5160	-6132	(119)%	6186	-5106
0	0	0	0 %	7840	Snow & Ice Removal Exp.-7840	87575	90000	2425	3 %	150000	62425
0	5271	-5271	0 %	7830	Lakes,Ponds&Fountains	30905	17000	-13905	(82)%	17000	-13905
0	0	0	0 %	8881	Snow Removal	9261	2778	-6483	(233)%	4631	-4630
0	0	0	0 %	8882-1	Snow Removal & Supplies-Ski-8882-1	3431	2200	-1231	(56)%	3750	319
1116	12402	-11286		TOTAL	CONTRACTED SERVICES	147864	123138	-24726		188767	40903
REPAIRS & MAINTENANCE											
1380	3652	-2272	(165)%	7420	Exterminating	7099	8140	1041	13 %	8500	1401

October Actual	October Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
792	8289	-7497	(947)%	7450	Fire Prevention	21706	7920	-13786	(174)%	9500	-12206
2583	614	1969	76 %	7600	Building Repair Maint	4498	25830	21332	83 %	31000	26502
2250	5556	-3306	(147)%	7607	Janitorial Supplies & Maint	30505	22500	-8005	(36)%	27000	-3505
1375	3653	-2278	(166)%	7608	Equipment Repairs	27678	13750	-13928	(101)%	16500	-11178
1333	31	1302	98 %	7610	Plumbing Repairs/Supplies	3835	13330	9495	71 %	16000	12165
683	303	380	56 %	7620	Electric Repairs/Supplies	6310	6830	520	8 %	8200	1890
500	89	411	82 %	7632	HVAC Repairs/Supplies	15291	5000	-10291	(206)%	6000	-9291
375	743	-368	(98)%	7644	Glass Replacement	743	3750	3007	80 %	4500	3757
1500	1152	348	23 %	7647	Garage Maintenance/Repairs	16183	15000	-1183	(8)%	18000	1817
375	654	-279	(74)%	7650	All Painting & Decorating	1169	3750	2581	69 %	4500	3331
0	1500	-1500	0 %	7670	Roof Repairs & Supplies	4500	2500	-2000	(80)%	4000	-500
250	13063	-12813	(999)%	7805	Landscape Maint HOA	45824	28000	-17824	(64)%	28000	-17824
0	0	0	0 %	7811	Trees & Bushes	495	17500	17005	97 %	20000	19505
0	0	0	0 %	7842	Snow Removal Equipment/Supplies	33064	45000	11936	27 %	60000	26936
0	0	0	0 %	7871	Paving	0	5000	5000	100 %	5000	5000
0	1272	-1272	0 %	8012	Pool Supplies/Repair & Maintenance	36738	19000	-17738	(93)%	19000	-17738
500	16	484	97 %	8111	Clubhouse/Recreation Repair/Mainten	1328	10500	9172	87 %	10500	9172
0	0	0	0 %	8129	Boats	271	2000	1729	86 %	2000	1729
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	854	1000	146	15 %	1000	146
500	288	212	42 %	8150	Volley Ball League Expense	10125	9500	-625	(7)%	9500	-625
2083	87	1996	96 %	8501	Association Chargebacks	5445	20830	15385	74 %	25000	19555
0	0	0	0 %	8882	Equipment Services	8678	5000	-3678	(74)%	5000	-3678
0	0	0	0 %	8882-2	Maintenance Vehicles	13385	8000	-5385	(67)%	18000	4615
16479	40962	-24483		TOTAL	REPAIRS & MAINTENANCE	295724	299630	3906		356700	60976
PROFESSIONAL SERVICES											
3538	3931	-393	(11)%	8505	Management Contract	38635	34685	-3950	(11)%	41761	3126
390	0	390	100 %	8886	SKI-Management Contract-8886	0	3860	3860	100 %	4640	4640

October Actual	October Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
3928	3931	-3		TOTAL	PROFESSIONAL SERVICES	38635	38545	-90		46401	7766
OTHER EXPENSES											
2647	1193	1454	55 %	8807	Loan Payment	19869	26470	6601	25 %	31762	11893
0	0	0	0	0	Provision for Operating Cash	0	0	0	0	0	0
0	78	-78	0 %	8887	SKI-Credit Card Charges-8887	13099	15750	2651	17 %	19750	6651
2647	1271	1376		TOTAL	OTHER EXPENSES	32968	42220	9252		51512	18544
TAXES											
0	0	0	0 %	8581	Real Estate Taxes	41292	68250	26958	39 %	68250	26958
0	0	0	0 %	8886-1	Income & RE Tax	21938	41314	19376	47 %	44315	22377
0	0	0	0 %	8886-2	Sales Tax	0	2500	2500	100 %	2500	2500
0	0	0		TOTAL	TAXES	63230	112064	48834		115065	51835
SKI HILL EXPENSES											
0	59	-59	0 %	8883	Grounds	4150	6500	2350	36 %	21500	17350
0	1281	-1281	0 %	8883-1	Equipment Supplies-skis-8883-1	1281	2000	719	36 %	4300	3019
0	29	-29	0 %	8883-2	Ski Equipment Repair	149	300	151	50 %	600	451
0	0	0	0 %	8884	Ski Hill Goods-Expense-8884	5288	0	-5288	0 %	3000	-2288
0	7596	-7596	0 %	8885	Advertising	20352	7500	-12852	(171)%	15000	-5352
0	8965	-8965		TOTAL	SKI HILL EXPENSES	31220	16300	-14920		44400	13180
RESERVE CONTRIBUTIONS											
37167	0	37167	100 %	8801	Budgeted Trsf to Res	376816	371670	-5146	(1)%	446000	69184
37167	0	37167		TOTAL	Total Reserve Contributions	376816	371670	-5146		446000	69184

October Actual	October Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2025 Total Budget	Remaining
203505	244547	-41042			Total Association Expense	2412481	2357629	-54715		2867167	454823
RESERVE											
INVESTMENT INCOME											
37167	37167	37167	37167	9001	Budgeted Operating Fund to Reserves	335976	371670	-35694	(10)%	446000	-110024
40840	40840	40840	40840	9002	Bdgt Oper Fnd to Res - Special Pool Fu	206400	408400	-202000	(49)%	490080	-283680
3333	3333	3333	3333	9025	Reserve Interest Inc	53705	33330	20375	61 %	40000	13705
0	0	0	0	0	Unbudgeted Trf to Reserves - Exp 9050	0	0	0	0	0	0
81340	81340	81340		TOTAL	INVESTMENT INCOME	596081	813400	-217319		976080	-379999
RESERVE EXPENSES											
0	-40	40	0 %	9101	Bank Service Fees	100	0	-100	0 %	0	-100
45452	0	45452	100 %	9160	Building Capital Expenses-9160	102968	137596	34628	25 %	137596	34628
30990	0	30990	100 %	9167	Grounds Capital Expense	22246	96069	73823	77 %	160115	137869
0	0	0	0 %	9167-2	Grounds-Lakes, Ponds	0	90000	90000	100 %	90000	90000
0	0	0	0	0	Plumbing-Pipe Upgrades	0	0	0	0	0	0
63602	0	63602	100 %	9173	Asphalt Capital Expense	288716	313602	24886	8 %	313602	24886
0	39725	-39725	0 %	9180	Swimming Pool Capital Expense	116943	1004076	887133	88 %	1004076	887133
140044	39685	100359		TOTAL	RESERVE EXPENSES	530973	1641343	1110370		1705389	1174416
-58704	41655	-19019		TOTAL	RESERVE NET INCOME/(LOSS)	65108	-827943	-1327689		-729309	-1554415