

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
CURRENT ASSETS				
CASH AND INVESTMENTS				
1060	Operating - Barrington Bank	73,708	0	73,708
1100-IC	(Due To) / Due From Reserve	(208,310)	0	(208,310)
1124	Lisle Savings 6492	119,680	0	119,680
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	208,310	208,310
1200-R	Restricted Reserve Cash	0	193,109	193,109
1201-MM	Reserve Money Market Accounts	0	754,001	754,001
1230-INV	Reserve Investment Accounts	0	1,232,148	1,232,148
	TOTAL CASH AND INVESTMENTS	(14,570)	2,387,568	2,372,998
ACCOUNTS RECEIVABLE				
1310	Accounts Receivable	193,551	0	193,551
1312	Other Accounts Receivable	2,493	0	2,493
1360	Resident Chargeback	(361)	0	(361)
1937	Accounts Receivable Special Assmt Res	0	6,891	6,891
	TOTAL ACCOUNTS RECEIVABLES	195,683	6,891	202,574
PREPAID ASSETS				
1630	Auditor Prepaid Insurance	7,526	0	7,526
	TOTAL PREPAID ASSETS	7,526	0	7,526
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	242,787	2,394,459	2,637,246
LIABILITIES & FUND BALANCE				
ACCOUNTS PAYABLE				
2105	Additional Accounts Payable	3,732	0	3,732
2130	Prepaid Assessments	416	0	416
2140	Monies Return/Transfer	3,290	0	3,290
	TOTAL ACCOUNTS PAYABLE	7,438	0	7,438
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
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



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
TOTAL DEFERRED LIABILITIES		185,056	1,403,739	1,588,795
TOTAL LIABILITIES		192,494	1,991,735	2,184,229
FUND BALANCE				
3520	Retained Earnings	(149,196)	0	(149,196)
3953	Retained Earnings	0	517,057	517,057
CURRENT PROFIT / (LOSS)		199,489	(114,333)	85,155
TOTAL FUND BALANCE		50,293	402,724	453,017
TOTAL LIABILITIES / FUND BALANCE		242,787	2,394,459	2,637,246
Bank balances \$250K+ aren't FDIC insured				
Unaudited and subject to review				

Jun 2026 ACTUAL	Jun 2026 BUDGET	Jun 2026 \$ VAR	Jun 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
GENERAL ACTIVITY											
ASSESSMENT INCOME											
138,748	138,748	(1)	0 %	4010	Assessments - Regular	832,485	832,488	(3)	0 %	1,664,970	(832,485)
0	0	0	0 %	4020	Late Charges	1,620	0	1,620	0 %	0	1,620
138,748	138,748	(1)	0 %		Total Assessment Income	834,105	832,488	1,617	0 %	1,664,970	(830,865)
OTHER INCOME											
173	0	173	0 %	4110	Laundry Room Income	328	0	328	0 %	0	328
488	3,000	(2,512)	(84)%	4150	Party Room Rental Fees	5,120	7,000	(1,880)	(27)%	20,000	(14,880)
0	200	(200)	(100)%	4160	Pool Passes	0	200	(200)	(100)%	1,000	(1,000)
6,607	8,333	(1,726)	(21)%	4170	Maintenance Service Inc.	27,632	41,665	(14,033)	(34)%	100,000	(72,368)
1,980	1,000	980	98 %	4170-1	Volley Ball League Income	17,227	18,000	(773)	(4)%	29,500	(12,273)
9,000	9,000	0	0 %	4410	Commercial Income	54,000	54,000	0	0 %	108,000	(54,000)
400	300	100	33 %	4510	Commercial Income	9,105	1,800	7,305	406 %	3,600	5,505
22,302	22,302	0	0 %	7805-5	Landscape Reimbursement	133,812	132,132	1,680	1 %	265,104	(131,292)
0	0	0	0 %	7840-5	Snow & Ice Removal	30,205	10,000	20,205	202 %	15,000	15,205
40,950	44,135	(3,185)	(7)%		Total Other Income	277,429	264,797	12,632	5 %	542,204	(264,775)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	19,998	(19,998)	(100)%	40,000	(40,000)
0	3,333	(3,333)	(100)%		Total Investment Income	0	19,998	(19,998)	(100)%	40,000	(40,000)
179,698	186,216	(6,518)	(4)%		Total General Activities Income	1,111,534	1,117,283	(5,749)	(1)%	2,247,174	(1,135,640)
GENERAL EXPENSES											
ADMINISTRATIVE											
4,577	3,200	(1,377)	(43)%	7065	Hand Scan/Payroll Administration	28,470	12,400	(16,070)	(130)%	25,162	(3,308)
316	1,000	684	68 %	8550	General Office Expenses	4,489	3,000	(1,489)	(50)%	6,000	1,511
925	1,025	100	10 %	8521	Legal Services (Assn)	5,561	6,150	589	10 %	12,300	6,739
0	5,000	5,000	100 %	8530	Audit & Financial Services	9,964	5,000	(4,964)	(99)%	19,000	9,036
0	250	250	100 %	8540	Professional Services	0	1,500	1,500	100 %	3,000	3,000
596	692	96	14 %	8551	Photocopy/Reproduction	2,487	4,152	1,665	40 %	8,300	5,813
806	188	(618)	(329)%	8552	Postage Expenses	2,252	1,128	(1,124)	(100)%	2,250	(2)
30	35	5	15 %	8553	Coupon Books/Lockbox Fee	201	210	9	4 %	421	220
589	146	(443)	(304)%	8554	Credit Card Charges	3,223	876	(2,347)	(268)%	1,750	(1,473)
0	125	125	100 %	8555	Employee Relations	437	750	313	42 %	1,500	1,063
1,516	200	(1,316)	(658)%	8556	Dues, Fees, & Licenses	7,644	3,200	(4,444)	(139)%	5,500	(2,144)
0	100	100	100 %	8557	Office Equipment Expense	0	2,400	2,400	100 %	3,500	3,500
3,522	375	(3,147)	(839)%	8565	Internet/Website Expense	6,164	2,250	(3,914)	(174)%	4,500	(1,664)

Jun 2026 ACTUAL	Jun 2026 BUDGET	Jun 2026 \$ VAR	Jun 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
1,893	500	(1,393)	(279)%	8575	Promotions/Social Activity	2,145	2,300	155	7 %	8,000	5,855
0	21	21	100 %	8576	Meeting Expenses	0	126	126	100 %	250	250
2,344	1,145	(1,199)	(105)%	8590	Interest Pd:Debt,Loans	10,303	6,870	(3,433)	(50)%	13,743	3,440
60	0	(60)	0 %	8595	Other Administrative Expense	739	0	(739)	0 %	0	(739)
17,174	14,002	(3,172)	(23)%		Total Administrative	84,077	52,312	(31,765)	(61)%	115,176	31,099
PAYROLL & BENEFITS											
1,953	0	(1,953)	0 %	7010	Building Manager	6,611	0	(6,611)	0 %	0	(6,611)
7,340	6,876	(464)	(7)%	7011	Building Manager	40,708	41,256	548	1 %	82,515	41,807
41,032	37,025	(4,007)	(11)%	7020	Maintenance Salaries	165,486	222,150	56,664	26 %	444,299	278,813
8,655	3,333	(5,322)	(160)%	7081	PR Tax/Benefits	20,774	19,998	(776)	(4)%	40,000	19,226
0	0	0	0 %	7083	Life/Medical Insurance	211	0	(211)	0 %	0	(211)
0	0	0	0 %	7084	State Unemployment Tax	672	0	(672)	0 %	0	(672)
1,523	906	(617)	(68)%	7085	Workers Comp Insurance	2,830	3,624	794	22 %	7,250	4,420
5,826	4,583	(1,243)	(27)%	7086	Medical/Life Insurance	37,769	27,498	(10,271)	(37)%	55,000	17,231
0	0	0	0 %	7088	Gifts	0	0	0	0 %	7,250	7,250
0	0	0	0 %	7089	Misc. Payroll Benefit	(21)	0	21	0 %	0	21
14,756	10,147	(4,609)	(45)%	8030	Pool P/R, Taxes, Benefits	18,634	22,307	3,673	16 %	75,000	56,366
81,085	62,870	(18,215)	(29)%		Total Payroll & Benefits	293,674	336,833	43,159	13 %	711,314	417,640
INSURANCE											
17,777	9,318	(8,459)	(91)%	8710	All Association Insurance	90,202	68,943	(21,259)	(31)%	146,922	56,720
4,142	1,360	(2,782)	(205)%	8720	Insurance Premiums	5,439	8,160	2,721	33 %	16,325	10,886
21,919	10,678	(11,241)	(105)%		Total Insurance	95,641	77,103	(18,538)	(24)%	163,247	67,606
UTILITIES											
1,591	4,000	2,409	60 %	7210	Electricity	29,404	32,650	3,246	10 %	55,000	25,596
2,118	2,100	(18)	(1)%	7220	Water Other-MHOA	7,947	18,450	10,503	57 %	31,408	23,461
743	825	82	10 %	7230	Gas	8,976	9,425	449	5 %	18,500	9,524
441	500	59	12 %	8560	Telephone/Pager Expense	3,786	3,000	(786)	(26)%	6,000	2,214
4,893	7,425	2,532	34 %		Total Utilities	50,112	63,525	13,413	21 %	110,908	60,796
OPERATIONS											
0	2,500	2,500	100 %	7475	Uniforms	1,386	4,000	2,614	65 %	4,750	3,364
0	2,500	2,500	100 %		Total Operations	1,386	4,000	2,614	65 %	4,750	3,364
CONTRACTED SERVICES											
600	600	0	0 %	8562	Records Storage	2,400	3,600	1,200	33 %	7,200	4,800
411	547	136	25 %	7410	Scavenger Services	2,640	3,282	642	20 %	6,560	3,920
8,797	3,000	(5,797)	(193)%	7830	Lakes,Ponds&Fountains	18,070	14,000	(4,070)	(29)%	17,000	(1,070)
9,808	4,147	(5,661)	(137)%		Total Contracted Services	23,110	20,882	(2,228)	(11)%	30,760	7,650

Jun 2026 ACTUAL	Jun 2026 BUDGET	Jun 2026 \$ VAR	Jun 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
REPAIRS & MAINTENANCE											
1,342	1,500	158	11 %	7420	Exterminating	2,684	3,000	316	11 %	8,500	5,816
0	1,750	1,750	100 %	7450	Fire Prevention	1,179	4,750	3,571	75 %	10,000	8,821
1,518	2,583	1,065	41 %	7600	Building Repair Maint	11,755	15,498	3,743	24 %	31,000	19,245
12,891	2,250	(10,641)	(473)%	7607	Janitorial Supplies & Maint	25,340	13,500	(11,840)	(88)%	27,000	1,660
2,359	1,292	(1,067)	(83)%	7608	Equipment Repairs	9,836	7,752	(2,084)	(27)%	15,500	5,664
63	917	854	93 %	7610	Plumbing Repairs/Supplies	3,867	5,502	1,635	30 %	11,000	7,133
984	667	(317)	(47)%	7620	Electric Repairs/Supplies	4,779	4,002	(777)	(19)%	8,000	3,221
0	1,000	1,000	100 %	7632	HVAC Repairs/Supplies	0	3,000	3,000	100 %	6,000	6,000
3,750	375	(3,375)	(900)%	7644	Glass Replacement	3,750	2,250	(1,500)	(67)%	4,500	750
1,303	1,250	(53)	(4)%	7647	Garage Maintenance/Repairs	7,599	7,500	(99)	(1)%	15,000	7,401
111	188	77	41 %	7650	All Painting & Decorating	718	1,128	410	36 %	2,250	1,532
0	625	625	100 %	7670	Roof Repairs & Supplies	1,698	3,750	2,052	55 %	7,500	5,802
4,823	3,000	(1,823)	(61)%	7805	Landscape Maint HOA	17,124	12,100	(5,024)	(42)%	28,000	10,876
0	0	0	0 %	7811	Trees & Bushes	836	2,000	1,164	58 %	12,000	11,164
0	0	0	0 %	7840	Snow & Ice Removal	88,288	90,000	1,712	2 %	150,000	61,712
0	0	0	0 %	7842	Snow Removal Equipment/Supplies	54,543	35,000	(19,543)	(56)%	50,000	(4,543)
0	0	0	0 %	7871	Paving	0	0	0	0 %	5,000	5,000
22,832	5,500	(17,332)	(315)%	8012	Pool Supplies/Repair & Maintenance	23,209	14,000	(9,209)	(66)%	27,500	4,292
72	0	(72)	0 %	8111	Clubhouse/Recreation Repair/Mainten	240	1,375	1,135	83 %	5,000	4,760
0	0	0	0 %	8129	Boats	0	1,250	1,250	100 %	2,000	2,000
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	0	500	500	100 %	1,000	1,000
296	1,000	704	70 %	8150	Volley Ball League Expense	2,014	2,250	236	11 %	9,500	7,486
4,075	2,083	(1,992)	(96)%	8501	Association Chargebacks	7,527	12,498	4,971	40 %	25,000	17,473
56,418	25,980	(30,438)	(117)%		Total Repairs & Maintenance	266,985	242,605	(24,380)	(10)%	461,250	194,265
PROFESSIONAL SERVICES											
3,931	3,575	(356)	(10)%	8505	Management Contract	22,405	21,450	(955)	(4)%	42,894	20,489
0	0	0	0 %	8581	Real Estate Taxes	11,032	35,831	24,799	69 %	71,663	60,631
3,931	3,575	(356)	(10)%		Total Professional Services	33,437	57,281	23,844	42 %	114,557	81,120
OTHER EXPENSES											
1,448	2,647	1,199	45 %	8807	Loan Payment	4,865	15,882	11,017	69 %	31,762	26,897
1,448	2,647	1,199	45 %		Total Other Expenses	4,865	15,882	11,017	69 %	31,762	26,897
RESERVE CONTRIBUTIONS											
0	39,225	39,225	100 %	8801	Budgeted Trsf to Res	196,125	235,350	39,225	17 %	470,700	274,575
0	40,840	40,840	100 %	8802	Budgeted Trsf to Res	204,200	245,040	40,840	17 %	490,080	285,880
0	80,065	80,065	100 %		Total Reserve Contributions	400,325	480,390	80,065	17 %	960,780	560,455
(196,675)	(213,889)	17,214	8 %		Total General Activities Expense	(1,253,611)	(1,350,813)	97,202	7 %	(2,704,504)	1,450,893



0706 Four Lakes Village Condominium Homeowners Assn
Income & Expense Report
06/30/2026

Jun 2026 ACTUAL	Jun 2026 BUDGET	Jun 2026 \$ VAR	Jun 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
(16,978)	(27,673)	10,695	39 %		Total General Activities Inc/(Loss)	(142,077)	(233,530)	91,453	39 %	(457,330)	315,253

Jun 2026 ACTUAL	Jun 2026 BUDGET	Jun 2026 \$ VAR	Jun 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
SKI HILL ACTIVITIES											
INCOME											
OTHER INCOME											
0	0	0	0 %	8872	Ski Hill Income	545,809	693,585	(147,776)	(21)%	696,493	(150,684)
0	0	0	0 %	8872-2	Ski Hill Goods	7,290	0	7,290	0 %	0	7,290
0	0	0	0 %		Total Other Income	553,099	693,585	(140,486)	(20)%	696,493	(143,394)
0	0	0	0 %		Total Ski Hill Activites Income	553,099	693,585	(140,486)	(20)%	696,493	(143,394)
EXPENSE											
ADMINISTRATIVE											
0	0	0	0 %	8873	Conventions & Conferences	0	0	0	0 %	3,000	3,000
0	0	0	0 %	8875	Office Equipment	0	1,500	1,500	100 %	2,750	2,750
0	0	0	0 %	8875-1	Office Supplies	0	1,600	1,600	100 %	2,850	2,850
0	0	0	0 %	8875-2	Hand Scan/Payroll Admin	0	1,650	1,650	100 %	2,600	2,600
0	350	350	100 %	8876	Web Site Maintenance	4,615	4,908	293	6 %	7,000	2,385
0	0	0	0 %	8876-1	Printing & Copying	0	1,300	1,300	100 %	2,600	2,600
0	0	0	0 %	8876-2	Postage	0	300	300	100 %	500	500
0	350	350	100 %		Total Administrative	4,615	11,258	6,643	59 %	21,300	16,685
PAYROLL & BENEFITS											
0	0	0	0 %	8877	Ski Hill Payroll	122,557	158,000	35,443	22 %	185,000	62,443
759	0	(759)	0 %	8877-2	VS Salaries	103,681	110,406	6,725	6 %	148,100	44,419
0	0	0	0 %	8878	Building Manager PR	3,807	5,381	1,574	29 %	10,763	6,956
0	0	0	0 %	8878-1	Payroll Taxes	41,225	39,349	(1,876)	(5)%	43,458	2,233
0	0	0	0 %	8878-2	Workers Comp	12,235	12,829	594	5 %	19,716	7,481
0	0	0	0 %	8878-3	Ski Hill Drug Testing/Patrol	7,166	1,500	(5,666)	(378)%	14,000	6,834
2,564	3,000	436	15 %	7082	Life/Medical Insurance	15,892	18,000	2,108	12 %	36,000	20,108
3,322	3,000	(322)	(11)%		Total Payroll & Benefits	306,563	345,465	38,902	11 %	457,037	150,474
INSURANCE											
6,440	4,636	(1,804)	(39)%	8874	Insurance	80,009	27,816	(52,193)	(188)%	74,037	(5,972)
6,440	4,636	(1,804)	(39)%		Total Insurance	80,009	27,816	(52,193)	(188)%	74,037	(5,972)
UTILITIES											
0	0	0	0 %	8879	Electric	0	3,750	3,750	100 %	5,000	5,000

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343	500	157	31 %	8879-1	Gas	1,694	3,860	2,166	56 %	9,200	7,506
512	208	(304)	(146)%	8879-2	Telephone	3,296	1,248	(2,048)	(164)%	2,500	(796)
855	708	(147)	(21)%		Total Utilities	4,990	8,858	3,868	44 %	16,700	11,710
OPERATIONS											
0	0	0	0 %	8880	Uniforms	0	0	0	0 %	6,000	6,000
0	0	0	0 %		Total Operations	0	0	0	0 %	6,000	6,000
CONTRACTED SERVICES											
0	0	0	0 %	8881	Snow Removal	5,372	2,778	(2,594)	(93)%	4,722	(650)
0	0	0	0 %		Total Contracted Services	5,372	2,778	(2,594)	(93)%	4,722	(650)
REPAIRS & MAINTENANCE											
0	0	0	0 %	8882	Equipment Services	17,300	13,000	(4,300)	(33)%	13,000	(4,300)
0	0	0	0 %	8882-1	Snow Removal & Supplies	309	3,250	2,941	90 %	3,750	3,441
375	250	(125)	(50)%	8882-2	Maintenance Vehicles	3,472	7,550	4,078	54 %	18,000	14,528
375	250	(125)	(50)%		Total Repairs & Maintenance	21,081	23,800	2,719	11 %	34,750	13,669
SKI HILL EXPENSES											
126	0	(126)	0 %	8883	Grounds	9,001	4,300	(4,701)	(109)%	21,500	12,499
0	0	0	0 %	8883-1	Equipment Supplies	0	1,800	1,800	100 %	4,300	4,300
13	0	(13)	0 %	8883-2	Ski Equipment Repair	13	200	187	94 %	600	587
0	0	0	0 %	8884	Ski Hill Goods	9,610	3,000	(6,610)	(220)%	3,000	(6,610)
1,251	0	(1,251)	0 %	8885	Advertising	14,365	10,000	(4,365)	(44)%	15,000	635
1,390	0	(1,390)	0 %		Total Ski Hill Expenses	32,990	19,300	(13,690)	(71)%	44,400	11,410
PROFESSIONAL SERVICES											
0	393	393	100 %	8886	Management Contract	1,179	2,358	1,179	50 %	4,766	3,587
0	393	393	100 %		Total Professional Services	1,179	2,358	1,179	50 %	4,766	3,587
TAXES											
0	23,265	23,265	100 %	8886-1	Income & RE Tax	0	23,265	23,265	100 %	46,531	46,531
0	0	0	0 %	8886-2	Sales Tax	309	1,500	1,191	79 %	2,500	2,191
0	23,265	23,265	100 %		Total Taxes	309	24,765	24,456	99 %	49,031	48,722

Jun 2026 ACTUAL	Jun 2026 BUDGET	Jun 2026 \$ VAR	Jun 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
OTHER EXPENSES											
0	0	0	0 %	8887	Credit Card Charges	288	14,200	13,912	98 %	19,750	19,462
0	0	0	0 %		Total Other Expenses	288	14,200	13,912	98 %	19,750	19,462
12,382	32,602	20,220	62 %		Total Ski Hill Activities Expense	457,397	480,598	23,201	5 %	732,493	275,096
(12,382)	(32,602)	20,220	62 %		Net Ski Hill Activities Income/(Loss)	95,702	212,987	(117,285)	(55)%	(36,000)	131,702

Jun 2026 ACTUAL	Jun 2026 BUDGET	Jun 2026 \$ VAR	Jun 2026 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2026 TOTAL BUDGET	REMAINING TO BE SPENT
RESERVE ACTIVITY											
INCOME											
INVESTMENT INCOME											
0	39,225	(39,225)	(100)%	9001	Budgeted Operating Fund to Reserves	196,125	235,350	(39,225)	(17)%	470,700	(274,575)
0	40,840	(40,840)	(100)%	9002	Bdgt Oper Fnd to Res	204,200	245,040	(40,840)	(17)%	490,080	(285,880)
5,149	3,333	1,816	54 %	9025	Reserve Interest Inc	22,618	19,998	2,620	13 %	40,000	(17,383)
49,584	0	49,584	0 %	9031	Special Assessment	200,000	0	200,000	0 %	0	200,000
54,732	83,398	(28,666)	(34)%		Total Investment Income	622,943	500,388	122,555	24 %	1,000,780	(377,838)
54,732	83,398	(28,666)	(34)%		Total Reserve Income	622,943	500,388	122,555	24 %	1,000,780	(377,838)
EXPENSES											
ADMINISTRATIVE											
0	0	0	0 %	9117	Special Asmt Adm Fee	2,417	0	(2,417)	0 %	0	(2,417)
0	0	0	0 %	9160	Building Capital Expenses	0	32,025	32,025	100 %	64,025	64,025
0	9,337	9,337	100 %	9161	Interior/Remodeling Capital Expenses	0	56,022	56,022	100 %	112,044	112,044
0	148,314	148,314	100 %	9164	Concrete Capital Expense	0	889,884	889,884	100 %	1,779,773	1,779,773
0	0	0	0 %	9167	Grounds Capital Expense	4,400	26,677	22,277	84 %	26,677	22,277
0	0	0	0 %	9173	Asphalt Capital Expense	0	0	0	0 %	11,228	11,228
250,328	10,473	(239,855)	(999)%	9180	Swimming Pool Capital Expense	730,459	62,838	(667,621)	(999)%	125,678	(604,781)
(250,328)	(168,124)	(82,204)	(49)%		Total Administrative Expenses	(737,276)	(1,067,446)	330,170	31 %	(2,119,425)	1,382,149
250,328	168,124	(82,204)	(49)%		Total Reserve Expenses	737,276	1,067,446	330,170	31 %	2,119,425	1,382,149
(195,595)	(84,726)	(110,869)	(131)%		Net Reserve Income/(Loss)	(114,333)	(567,058)	452,725	80 %	(1,118,645)	1,004,312
(183,720)	(103,890)	(79,830)	(77)%		Total Association Net Income/(Loss)	85,155	(340,935)	426,090	125 %	(1,118,645)	1,203,800

Unaudited and subject to review

Monthly Actual	Monthly Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
INCOME											
ASSESSMENT INCOME											
138,748	138,748	(1) 0 %		4010	Assessments - Regular	832,485	832,488	(3) 0 %		1,664,970	(832,485)
9,000	9,000	0 0 %		4410	Commercial Income - 4410	54,000	54,000	0 0 %		108,000	(54,000)
400	300	100 33 %		4510	Commercial Income - 4510	9,105	1,800	7,305 406 %		3,600	5,505
147,748	147,748	(1)		TOTAL	ASSESSMENT INCOME	886,485	886,488	(3)		1,772,970	(886,485)
OTHER INCOME											
488	3,000	(2,512) (84)%		4150	Party Room Rental Fees	5,120	7,000	(1,880) (27)%		20,000	(14,880)
0	200	(200) (100)%		4160	Pool Passes	0	200	(200) (100)%		1,000	(1,000)
6,607	8,333	(1,726) (21)%		4170	Maintenance Service Inc.	27,632	41,665	(14,033) (34)%		100,000	(72,368)
1,980	1,000	980 98 %		4170-1	Volley Ball League Income	17,227	18,000	(773) (4)%		29,500	(12,273)
22,302	22,302	0 0 %		7805-5	Landscape Reimbursement	133,812	132,132	1,680 1 %		265,104	(131,292)
0	0	0 0 %		7840-5	Snow & Ice Removal-Charges-7840-5	30,205	10,000	20,205 202 %		15,000	15,205
0	0	0 0 %		8872	Ski Hill Income	545,809	693,585	(147,776) (21)%		696,493	(150,684)
0	0	0 0 %		8872-2	Ski Hill Goods-Income - 8872-2	7,290	0	7,290 0 %		0	7,290
31,377	34,835	(3,458)		TOTAL	OTHER INCOME	767,095	902,582	(135,487)	0	1,127,097	(360,002)
INVESTMENT INCOME											
0	3,333	(3,333) (100)%		4610	Checking Account Interest	0	19,998	(19,998) (100)%		40,000	(40,000)
0	0	0 0 %		0	Interest Earned Operating	0	0	0 0 %		0	0
0	3,333	(3,333)		TOTAL	INVESTMENT INCOME	0	19,998	(19,998)	0	40,000	(40,000)
179,125	185,916	(6,792)			Total Association Income	1,653,580	1,809,068	(155,488)		2,940,067	(1,286,487)
EXPENSES											
ADMINISTRATIVE											
4,577	3,200	(1,377) (43)%		7065	Hand Scan/Payroll Administration	28,470	12,400	(16,070) (130)%		25,162	(3,308)
316	1,000	684 68 %		8550	Antenna/Cable Services	4,489	3,000	(1,489) (50)%		6,000	1,511
925	1,025	100 10 %		8521	General Office Expenses	5,561	6,150	589 10 %		12,300	6,739
0	5,000	5,000 100 %		8530	Legal Services (Assn)	9,964	5,000	(4,964) (99)%		19,000	9,036
0	250	250 100 %		8540	Audit & Financial Services	0	1,500	1,500 100 %		3,000	3,000
596	692	96 14 %		8551	Professional Services	2,487	4,152	1,665 40 %		8,300	5,813
806	188	(618) (329)%		8552	Photocopy/Reproduction	2,252	1,128	(1,124) (100)%		2,250	(2)
30	35	5 15 %		8553	Postage Expenses	201	210	9 4 %		421	220
589	146	(443) (304)%		8554	Coupon Books/Lockbox Fee	3,223	876	(2,347) (268)%		1,750	(1,473)
0	125	125 100 %		8555	Credit Card Charges	437	750	313 42 %		1,500	1,063
1,516	200	(1,316) (658)%		8556	Employee Relations	7,644	3,200	(4,444) (139)%		5,500	(2,144)
0	100	100 100 %		8557	Dues, Fees, & Licenses	0	2,400	2,400 100 %		3,500	3,500
					Office Equipment Expense						

Monthly Actual	Monthly Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
3,522	375	(3,147)	(839)%	8565	Internet/Website Expense	6,164	2,250	(3,914)	(174)%	4,500	(1,664)
1,893	500	(1,393)	(279)%	8575	Promotions/Social Activity	2,145	2,300	155	7 %	8,000	5,855
0	21	21	100 %	8576	Meeting Expenses	0	126	126	100 %	250	250
2,344	1,145	(1,199)	(105)%	8590	Interest Pd:Debt,Loans	10,303	6,870	(3,433)	(50)%	13,743	3,440
0	0	0	0 %	8873	Conventions & Conferences	0	0	0	0 %	3,000	3,000
0	0	0	0 %	8875	Office Equipment	0	1,500	1,500	100 %	2,750	2,750
0	0	0	0 %	8875-1	Office Supplies-Ski-8875-1	0	1,600	1,600	100 %	2,850	2,850
0	350	350	100 %	8876	Web Site Maintenance	4,615	4,908	293	6 %	7,000	2,385
0	0	0	0 %	8876-1	Printing & Copying	0	1,300	1,300	100 %	2,600	2,600
0	0	0	0 %	8876-2	Postage	0	300	300	100 %	500	500
60	0	(60)	0 %	8595	Other Administrative Expense	739	0	(739)	0 %	0	(739)
17,174	14,352	(2,822)		TOTAL	ADMINISTRATIVE EXPENSES	88,694	61,920	(26,774)	0	133,876	45,182
PAYROLL & BENEFITS											
1,953	0	(1,953)	0 %	7010	Building Manager	6,611	0	(6,611)	0 %	0	(6,611)
7,340	6,876	(464)	(7)%	7011	Building Manager-7011	40,708	41,256	548	1 %	82,515	41,807
Special Event Payroll											
Rec Director											
41,032	37,025	(4,007)	(11)%	7020	Maintenance Salaries	165,486	222,150	56,664	26 %	444,299	278,813
8,655	3,333	(5,322)	(160)%	7081	PR Tax/Benefits	20,774	19,998	(776)	(4)%	40,000	19,226
2,564	3,000	436	15 %	7082	Life/Medical Insurance-ski-7082	15,892	18,000	2,108	12 %	36,000	20,108
0	0	0	0 %	7083	Life/Medical Insurance	211	0	(211)	0 %	0	(211)
0	0	0	0 %	7084	State Unemployment Tax	672	0	(672)	0 %	0	(672)
1,523	906	(617)	(68)%	7085	Workers Comp Insurance	2,830	3,624	794	22 %	7,250	4,420
5,826	4,583	(1,243)	(27)%	7086	Medical/Life Insurance	37,769	27,498	(10,271)	(37)%	55,000	17,231
0	0	0	0 %	7088	Gifts	0	0	0	0 %	7,250	7,250
0	0	0	0 %	7089	Misc. Payroll Benefit	(21)	0	21	0 %	0	21
14,756	10,147	(4,609)	(45)%	8030	Pool P/R, Taxes, Benefits	18,634	22,307	3,673	16 %	75,000	56,366
0	0	0	0 %	8875-2	Hand Scan/Payroll Admin	0	1,650	1,650	100 %	2,600	2,600
0	0	0	0 %	8877	Ski Hill Payroll	122,557	158,000	35,443	22 %	185,000	62,443
Rec Director-ski-8877-1											
759	0	(759)	0 %	8877-2	VS Salaries	103,681	110,406	6,725	6 %	148,100	44,419
0	0	0	0 %	8878	Building Manager PR	3,807	5,381	1,574	29 %	10,763	6,956
0	0	0	0 %	8878-1	Payroll Taxes	41,225	39,349	(1,876)	(5)%	43,458	2,233
0	0	0	0 %	8878-2	Workers Comp-ski-8878-2	12,235	12,829	594	5 %	19,716	7,481
0	0	0	0 %	8878-3	Ski Hill Drug Testing/Patrol	7,166	1,500	(5,666)	(378)%	14,000	6,834
84,408	65,870	(18,538)		TOTAL	PAYROLL & BENEFITS	600,237	683,948	83,711		1,170,951	570,714
INSURANCE											
17,777	9,318	(8,459)	(91)%	8710	All Association Insurance	90,202	68,943	(21,259)	(31)%	146,922	56,720
4,142	1,360	(2,782)	(205)%	8720	Insurance Premiums	5,439	8,160	2,721	33 %	16,325	10,886
6,440	4,636	(1,804)	(39)%	8874	Ski Hill Insurance-8874	80,009	27,816	(52,193)	(188)%	74,037	(5,972)
28,359	15,314	(13,045)		TOTAL	INSURANCE	175,650	104,919	(70,731)		237,284	61,634

Monthly	Actual	Monthly Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
UTILITIES												
1,591		4,000	2,409	60 %	7210	Electricity	29,404	32,650	3,246	10 %	55,000	25,596
2,118		2,100	(18)	(1)%	7220	Water Other-MHOA	7,947	18,450	10,503	57 %	31,408	23,461
743		825	82	10 %	7230	Gas	8,976	9,425	449	5 %	18,500	9,524
441		500	59	12 %	8560	Telephone/Pager Expense	3,786	3,000	(786)	(26)%	6,000	2,214
0		0	0	0 %	8879	Electric	0	3,750	3,750	100 %	5,000	5,000
343		500	157	31 %	8879-1	Gas ski-8879-1	1,694	3,860	2,166	56 %	9,200	7,506
512		208	(304)	(146)%	8879-2	Telephone	3,296	1,248	(2,048)	(164)%	2,500	(796)
5,748		8,133	2,385		TOTAL	UTILITIES	55,103	72,383	17,280		127,608	72,505
OPERATIONS												
0		2,500	2,500	100 %	7475	Uniforms	1,386	4,000	2,614	65 %	4,750	3,364
0		0	0	0 %	8880	Uniforms	0	0	0	0 %	6,000	6,000
0		2,500	2,500		TOTAL	OPERATIONS	1,386	4,000	2,614		10,750	9,364
CONTRACTED SERVICES												
600		600	0	0 %	8562	Records Storage	2,400	3,600	1,200	33 %	7,200	4,800
411		547	136	25 %	7410	Scavenger Services	2,640	3,282	642	20 %	6,560	3,920
0		0	0	0 %	7840	Snow & Ice Removal Exp.-7840	88,288	90,000	1,712	2 %	150,000	61,712
8,797		3,000	(5,797)	(193)%	7830	Lakes,Ponds&Fountains	18,070	14,000	(4,070)	(29)%	17,000	(1,070)
0		0	0	0 %	8881	Snow Removal	5,372	2,778	(2,594)	(93)%	4,722	(650)
0		0	0	0 %	8882-1	Snow Removal & Supplies-Ski-8882-1	309	3,250	2,941	90 %	3,750	3,441
9,808		4,147	(5,661)		TOTAL	CONTRACTED SERVICES	117,079	116,910	(169)		189,232	72,153
REPAIRS & MAINTENANCE												
1,342		1,500	158	11 %	7420	Exterminating	2,684	3,000	316	11 %	8,500	5,816
0		1,750	1,750	100 %	7450	Fire Prevention	1,179	4,750	3,571	75 %	10,000	8,821
1,518		2,583	1,065	41 %	7600	Building Repair Maint	11,755	15,498	3,743	24 %	31,000	19,245
12,891		2,250	(10,641)	(473)%	7607	Janitorial Supplies & Maint	25,340	13,500	(11,840)	(88)%	27,000	1,660
2,359		1,292	(1,067)	(83)%	7608	Equipment Repairs	9,836	7,752	(2,084)	(27)%	15,500	5,664
63		917	854	93 %	7610	Plumbing Repairs/Supplies	3,867	5,502	1,635	30 %	11,000	7,133
984		667	(317)	(47)%	7620	Electric Repairs/Supplies	4,779	4,002	(777)	(19)%	8,000	3,221
0		1,000	1,000	100 %	7632	HVAC Repairs/Supplies	0	3,000	3,000	100 %	6,000	6,000
3,750		375	(3,375)	(900)%	7644	Glass Replacement	3,750	2,250	(1,500)	(67)%	4,500	750
1,303		1,250	(53)	(4)%	7647	Garage Maintenance/Repairs	7,599	7,500	(99)	(1)%	15,000	7,401
111		188	77	41 %	7650	All Painting & Decorating	718	1,128	410	36 %	2,250	1,532
0		625	625	100 %	7670	Roof Repairs & Supplies	1,698	3,750	2,052	55 %	7,500	5,802
4,823		3,000	(1,823)	(61)%	7805	Landscape Maint HOA	17,124	12,100	(5,024)	(42)%	28,000	10,876
0		0	0	0 %	7811	Trees & Bushes	836	2,000	1,164	58 %	12,000	11,164
0		0	0	0 %	7842	Snow Removal Equipment/Supplies	54,543	35,000	(19,543)	(56)%	50,000	(4,543)
0		0	0	0 %	7871	Paving	0	0	0	0 %	5,000	5,000

Monthly	Actual	Monthly Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
	22,832	5,500	(17,332)	(315)%	8012	Pool Supplies/Repair & Maintenance	23,209	14,000	(9,209)	(66)%	27,500	4,292
	72	0	(72)	0 %	8111	Clubhouse/Recreation Repair/Mainten	240	1,375	1,135	83 %	5,000	4,760
	0	0	0	0 %	8129	Boats	0	1,250	1,250	100 %	2,000	2,000
	0	0	0	0 %	8130	Tennis Court Repair & Maintenance	0	500	500	100 %	1,000	1,000
	296	1,000	704	70 %	8150	Volley Ball League Expense	2,014	2,250	236	11 %	9,500	7,486
	4,075	2,083	(1,992)	(96)%	8501	Association Chargebacks	7,527	12,498	4,971	40 %	25,000	17,473
	0	0	0	0 %	8882	Equipment Services	17,300	13,000	(4,300)	(33)%	13,000	(4,300)
	375	250	(125)	(50)%	8882-2	Maintenance Vehicles	3,472	7,550	4,078	54 %	18,000	14,528
	56,794	26,230	(30,564)		TOTAL	REPAIRS & MAINTENANCE	199,470	173,155	(26,315)		342,250	142,781
						PROFESSIONAL SERVICES						
	3,931	3,575	(356)	(10)%	8505	Management Contract	22,405	21,450	(955)	(4)%	42,894	20,489
	0	393	393	100 %	8886	SKI-Management Contract-8886	1,179	2,358	1,179	50 %	4,766	3,587
	3,931	3,968	37		TOTAL	PROFESSIONAL SERVICES	23,584	23,808	224		47,660	24,076
						OTHER EXPENSES						
	1,448	2,647	1,199	45 %	8807	Loan Payment	4,865	15,882	11,017	69 %	31,762	26,897
	0	0	0	0	0	Provision for Operating Cash	0	0	0	0	0	0
	0	0	0	0 %	8887	SKI-Credit Card Charges-8887	288	14,200	13,912	98 %	19,750	19,462
	1,448	2,647	1,199		TOTAL	OTHER EXPENSES	5,153	30,082	24,929		51,512	46,359
						TAXES						
	0	0	0	0 %	8581	Real Estate Taxes	11,032	35,831	24,799	69 %	71,663	60,631
	0	23,265	23,265	100 %	8886-1	Income & RE Tax	0	23,265	23,265	100 %	46,531	46,531
	0	0	0	0 %	8886-2	Sales Tax	309	1,500	1,191	79 %	2,500	2,191
	0	23,265	23,265		TOTAL	TAXES	11,341	60,596	49,255		120,694	109,353
						SKI HILL EXPENSES						
	126	0	(126)	0 %	8883	Grounds	9,001	4,300	(4,701)	(109)%	21,500	12,499
	0	0	0	0 %	8883-1	Equipment Supplies-skis-8883-1	0	1,800	1,800	100 %	4,300	4,300
	13	0	(13)	0 %	8883-2	Ski Equipment Repair	13	200	187	94 %	600	587
	0	0	0	0 %	8884	Ski Hill Goods-Expense-8884	9,610	3,000	(6,610)	(220)%	3,000	(6,610)
	1,251	0	(1,251)	0 %	8885	Advertising	14,365	10,000	(4,365)	(44)%	15,000	635
	1,390	0	(1,390)		TOTAL	SKI HILL EXPENSES	32,989	19,300	(13,689)		44,400	11,411

Monthly Actual	Monthly Budget	\$ VAR	% VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remaining
RESERVE CONTRIBUTIONS											
0	39,225	39,225	100 %	8801	Budgeted Trsf to Res	196,125	235,350	39,225	17 %	470,700	274,575
0	39,225	39,225		TOTAL	Total Reserve Contributions	196,125	235,350	39,225		470,700	274,575
209,060	205,651	(3,409)			Total Association Expense	1,506,811	1,586,371	79,560		2,946,917	1,440,107
RESERVE											
INVESTMENT INCOME											
0	0	0	0	9001	Budgeted Operating Fund to Reserves	196,125	235,350	(39,225)	(17)%	470,700	(274,575)
0	0	0	0	9002	Bdgt Oper Fnd to Res - Special Pool Fund - 9002	204,200	245,040	(40,840)	(17)%	490,080	(285,880)
5,149	5,149	5,149	5,149	9025	Reserve Interest Inc	22,618	19,998	2,620	13 %	40,000	(17,383)
0	0	0	0	0	Unbudgeted Trf to Reserves - Exp 9050	0	0	0	0	0	0
49,584	49,584	49,584	49,584	9031	Special Assessment	200,000	0	200,000	0 %	0	200,000
54,733	54,733	54,733		TOTAL	INVESTMENT INCOME	622,943	500,388	122,555		1,000,780	(377,838)
RESERVE											
EXPENSES											
0	0	0	0 %	9160	Building Capital Expenses-9160	0	32,025	32,025	100 %	64,025	64,025
0	0	0	0 %	9167	Grounds Capital Expense	4,400	26,677	22,277	84 %	26,677	22,277
0	0	0	0 %	9173	Asphalt Capital Expense	0	0	0	0 %	11,228	11,228
250,328	10,473	(239,855)	(999)%	9180	Swimming Pool Capital Expense	730,459	62,838	(667,621)	(999)%	125,678	(604,781)
0	0	0	0 %	9117	Special Asmt Adm Fee	2,417	0	(2,417)	0 %	0	(2,417)
0	148,314	148,314	100 %	9164	Concrete Capital Expense	0	889,884	889,884	100 %	1,779,773	1,779,773
250,328	158,787	(91,541)		TOTAL	RESERVE EXPENSES	737,276	1,011,424	274,148		2,007,381	1,270,105
54,733	54,733	54,733		TOTAL	RESERVE NET INCOME/(LOSS)	622,943	500,388	122,555		1,000,780	(377,838)