

July ACTUAL	July BUDGET	\$ VAR	% VAR	ACCT	ACCOUNT DESC	Jan-Date Y-I-D ACTUAL	Jan-Date Y-I-D BUDGET	Y-T-D \$ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAININ G TO BE SPENT	
INCOME												
ASSESSMENT INCOME												
135,548	135,545	3	0 %	4010	Assessments - Regular	948,836	948,815	21	0 %	1,626,538	(677,702)	
9,000	9,000	0	0 %	4410	Commercial Income	63,000	63,000	0	0 %	108,000	(45,000)	
144,548	144,545	3		TOTAL	ASSESSMENT INCOME	1,011,836	1,011,815	21		1,734,538	(722,702)	
OTHER INCOME												
1,016	3,000	(1,984)	(66)%	4150	Party Room Rental Fees	6,874	13,000	(6,126)	(47)%	20,000	(13,126)	
0	500	(500)	(100)%	4160	Pool Passes	0	1,000	(1,000)	(100)%	2,000	(2,000)	
10,425	8,333	2,092	25 %	4170	Maintenance Service Inc.	44,562	58,331	(13,769)	(24)%	100,000	(55,438)	
790	5,000	(4,210)	(84)%	4170-1	Volley Ball League Income	18,441	23,000	(4,559)	(20)%	29,500	(11,059)	
21,652	21,657	(5)	0 %	7805-5	Landscape Reimbursement	151,564	151,599	(35)	0 %	259,884	(108,320)	
0	0	0	0 %	7840-5	Snow & Ice Removal-Charges-7840-5	23,134	10,500	12,634	120 %	15,000	8,134	
0	0	0	0 %	8872	Ski Hill Income	591,122	586,145	4,977	1 %	661,145	(70,023)	
0	0	0	0 %	8872-2	Ski Hill Goods-Income - 8872-2	0	1,500	(1,500)	(100)%	2,000	(2,000)	
33,883	38,490	(4,607)		TOTAL	OTHER INCOME	835,697	845,075	(9,378)		0	1,089,529	(253,832)
INVESTMENT INCOME												
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	23,331	(23,331)	(100)%	40,000	(40,000)	
0	8	(8)	(100)%	8872-3	Interest Earned Operating	0	56	(56)	(100)%	100	(100)	
0	3,341	(3,341)		TOTAL	INVESTMENT INCOME	0	23,387	(23,387)		0	40,100	(40,100)
178,431	186,376	(7,945)			Total Association Income	1,847,533	1,880,277	(32,744)		2,864,167	(1,016,634)	
EXPENSES												
ADMINISTRATIVE												
3,722	3,000	(722)	(24)%	7065	Hand Scan/Payroll Administration	21,919	15,500	(6,419)	(41)%	24,500	2,581	

0	333	333	100 %	7623	Antenna/Cable Services	765	2,331	1,566	67 %	4,000	3,235
1,619	458	(1,161)	(253)%	8550	General Office Expenses	9,053	3,206	(5,847)	(182)%	5,500	(3,553)
925	1,025	100	10 %	8521	Legal Services (Assn)	6,589	7,175	586	8 %	12,300	5,711
0	5,000	5,000	100 %	8530	Audit & Financial Services	2,012	10,000	7,988	80 %	19,000	16,988
0	417	417	100 %	8540	Professional Services	0	2,919	2,919	100 %	5,000	5,000
739	692	(47)	(7)%	8551	Photocopy/Reproduction	5,352	4,844	(508)	(10)%	8,300	2,948
44	188	144	77 %	8552	Postage Expenses	515	1,316	801	61 %	2,250	1,735
33	35	2	7 %	8553	Coupon Books/Lockbox Fee	244	245	1	1 %	420	176
0	200	200	100 %	8554	Credit Card Charges	2,034	825	(1,209)	(147)%	1,500	(534)
0	125	125	100 %	8555	Employee Relations	1,027	550	(477)	(87)%	1,500	473
0	458	458	100 %	8556	Dues, Fees, & Licenses	2,570	3,206	636	20 %	5,500	2,930
0	188	188	100 %	8557	Office Equipment Expense	0	1,316	1,316	100 %	2,250	2,250
333	333	1	0 %	8565	Internet/Website Expense	3,358	2,331	(1,027)	(44)%	4,000	642
0	500	500	100 %	8575	Promotions/Social Activity	4,121	4,500	379	8 %	8,000	3,879
0	21	21	100 %	8576	Meeting Expenses	0	147	147	100 %	250	250
0	1,145	1,145	100 %	8590	Interest Pd:Debt,Loans	15,018	8,015	(7,003)	(87)%	13,743	(1,275)
0	0	0	0 %	8873	Conventions & Conferences	0	0	0	0 %	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-Ski-8875-1	1,439	750	(689)	(92)%	2,750	1,311
333	583	251	43 %	8876	Web Site Maintenance	4,854	4,081	(773)	(19)%	7,000	2,146
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
50	0	(50)	0 %	8595	Other Administrative Expense	677	0	(677)	0 %	0	(677)

7,798	14,701	6,905	TOTAL	ADMINISTRATIVE EXPENSES	81,625	75,942	(5,683)	0	137,363	55,738
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PAYROLL & BENEFITS

0	0	0	0 %	7010	Building Manager	5,497	0	(5,497)	0 %	0	(5,497)
10,489	6,695	(3,794)	(57)%	7011	Building Manager-7011	59,206	46,865	(12,341)	(26)%	80,345	21,139
0	1,000	1,000	100 %	7013	Special Event Payroll	0	2,500	2,500	100 %	4,000	4,000
0	5,263	5,263	100 %	7014	Rec Director	0	21,055	21,055	100 %	39,476	39,476
60,684	44,500	(16,184)	(36)%	7020	Maintenance Salaries	236,188	231,818	(4,370)	(2)%	432,618	196,430
8,376	3,083	(5,293)	(172)%	7081	PR Tax/Benefits	52,981	21,581	(31,400)	(145)%	37,000	(15,981)
4,567	2,292	(2,275)	(99)%	7082	Life/Medical Insurance-ski-7082	25,830	16,044	(9,786)	(61)%	27,500	1,670

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
3,401	604	(2,797) (463)%	7085	Workers Comp Insurance	2,312	4,228	1,916 45 %	7,250	4,938
14,325	3,917	(10,408) (266)%	7086	Medical/Life Insurance	45,819	27,419	(18,400) (67)%	47,000	1,181
0	0	0 0 %	7088	Gifts	0	0	0 0 %	3,250	3,250
914	333	(581) (174)%	7089	Misc. Payroll Benefit	(3,282)	2,331	5,613 241 %	4,000	7,282
28,625	14,500	(14,125) (97)%	8030	Pool P/R, Taxes, Benefits	55,029	35,750	(19,279) (54)%	50,000	(5,029)
0	0	0 0 %	8875-2	Hand Scan/Payroll Admin	0	1,900	1,900 100 %	2,600	2,600
10	0	(10) 0 %	8877	Ski Hill Payroll	154,123	126,000	(28,123) (22)%	150,000	(4,123)
0	0	0 0 %	8877-1	Rec Director-ski-8877-1	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	0	0 0 %	8878-1	Payroll Taxes	28,039	38,390	10,351 27 %	42,390	14,351
0	0	0 0 %	8878-2	Workers Comp-ski-8878-2	12,491	8,294	(4,197) (51)%	15,000	2,509
0	0	0 0 %	8878-3	Ski Hill Drug Testing/Patrol	11,786	1,500	(10,286) (686)%	13,000	1,214

131,391	82,187	(49,204)	TOTAL	PAYROLL & BENEFITS	785,688	724,194	(61,357)	1,132,687	347,136
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INSURANCE

9,155	10,000	845 8 %	8710	All Association Insurance	77,875	70,000	(7,875) (11)%	135,460	57,585
0	1,242	1,242 100 %	8720	Insurance Premiums	0	8,694	8,694 100 %	14,901	14,901
5,546	5,545	(1) 0 %	8874	Ski Hill Insurance-8874	28,007	38,815	10,808 28 %	63,961	35,954

14,701	16,787	2,086	TOTAL	INSURANCE	105,882	117,509	11,627	214,322	108,440
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UTILITIES

3,082	3,833	751 20 %	7210	Electricity	33,947	26,831	(7,116) (27)%	46,000	12,053
2,436	2,083	(353) (17)%	7220	Water Other-MHOA	20,508	14,581	(5,927) (41)%	25,000	4,492
556	1,667	1,111 67 %	7230	Gas	9,118	11,669	2,551 22 %	20,000	10,882
60	458	398 87 %	8560	Telephone/Pager Expense	4,444	3,206	(1,238) (39)%	5,500	1,056
0	0	0 0 %	8879	Electric	0	10,000	10,000 100 %	15,000	15,000
264	0	(264) 0 %	8879-1	Gas ski-8879-1	2,178	7,800	5,622 72 %	9,200	7,022
0	130	130 100 %	8879-2	Telephone	2,144	1,850	(294) (16)%	2,500	356

6,398	8,171	1,773	TOTAL	UTILITIES	72,339	75,937	3,598	123,200	50,861
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OPERATIONS

4,356	0	(4,356) 0 %	7475	Uniforms	6,845	4,750	(2,095) (44)%	4,750	(2,095)
0	0	0 0 %	8880	Uniforms	1,481	0	(1,481) 0 %	6,000	4,519

4,356	0	(4,356)	TOTAL	OPERATIONS	8,326	4,750	(3,576)	10,750	2,424
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CONTRACTED SERVICES

600	600	0 0 %	8562	Records Storage	3,600	4,200	600 14 %	7,200	3,600
0	516	516 100 %	7410	Scavenger Services	2,905	3,612	707 20 %	6,186	3,281
0	0	0 0 %	7840	Snow & Ice Removal Exp.-7840	87,575	90,000	2,425 3 %	150,000	62,425
2,199	1,500	(699) (47)%	7830	Lakes,Ponds&Fountains	12,291	17,000	4,709 28 %	17,000	4,709
0	0	0 0 %	8881	Snow Removal	9,261	2,778	(6,483) (233)%	4,631	(4,630)
0	0	0 0 %	8882-1	Snow Removal & Supplies-Ski-8882-1	3,431	2,200	(1,231) (56)%	3,750	319

2,799	2,616	(183)	TOTAL	CONTRACTED SERVICES	119,063	119,790	727	188,767	69,704
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REPAIRS & MAINTENANCE

774	1,400	626 45 %	7420	Exterminating	2,321	4,000	1,679 42 %	8,500	6,179
0	792	792 100 %	7450	Fire Prevention	12,218	5,544	(6,674) (120)%	9,500	(2,718)
0	2,583	2,583 100 %	7600	Building Repair Maint	3,412	18,081	14,669 81 %	31,000	27,588
1,080	2,250	1,170 52 %	7607	Janitorial Supplies & Maint	19,778	15,750	(4,028) (26)%	27,000	7,222
494	1,375	881 64 %	7608	Equipment Repairs	16,075	9,625	(6,450) (67)%	16,500	425
766	1,333	567 43 %	7610	Plumbing Repairs/Supplies	3,604	9,331	5,727 61 %	16,000	12,396
0	683	683 100 %	7620	Electric Repairs/Supplies	5,419	4,781	(638) (13)%	8,200	2,781
0	500	500 100 %	7632	HVAC Repairs/Supplies	13,833	3,500	(10,333) (295)%	6,000	(7,833)
0	375	375 100 %	7644	Glass Replacement	0	2,625	2,625 100 %	4,500	4,500
1,254	1,500	246 16 %	7647	Garage Maintenance/Repairs	11,081	10,500	(581) (6)%	18,000	6,919
0	375	375 100 %	7650	All Painting & Decorating	276	2,625	2,349 89 %	4,500	4,224
0	250	250 100 %	7670	Roof Repairs & Supplies	3,000	2,000	(1,000) (50)%	4,000	1,000
4,438	4,250	(188) (4)%	7805	Landscape Maint HOA	28,078	19,250	(8,828) (46)%	28,000	(78)
495	3,000	2,505 84 %	7811	Trees & Bushes	495	11,000	10,505 96 %	20,000	19,505
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	0	0	0 %	5,000	5,000
6,733	3,000	(3,733)	(124)%	8012	Pool Supplies/Repair & Maintenance	27,006	16,000	(11,006)	(69)%	19,000	(8,006)
0	500	500	100 %	8111	Clubhouse/Recreation Repair/Mainten	1,089	9,000	7,911	88 %	10,500	9,411
0	0	0	0 %	8129	Boats	0	1,500	1,500	100 %	2,000	2,000
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	0	500	500	100 %	1,000	1,000
3,408	1,400	(2,008)	(143)%	8150	Volley Ball League Expense	4,925	4,600	(325)	(7)%	9,500	4,575
675	2,083	1,408	68 %	8501	Association Chargebacks	4,877	14,581	9,704	67 %	25,000	20,123
0	0	0	0 %	8882	Equipment Services	9,344	5,000	(4,344)	(87)%	5,000	(4,344)
0	0	0	0 %	8882-2	Maintenance Vehicles	13,385	8,000	(5,385)	(67)%	18,000	4,615
20,117	27,649	7,532		TOTAL	REPAIRS & MAINTENANCE	213,280	222,793	9,513		356,700	143,420

PROFESSIONAL SERVICES											
3,835	3,451	(384)	(11)%	8505	Management Contract	26,843	24,157	(2,686)	(11)%	41,761	14,918
0	385	385	100 %	8886	SKI-Management Contract-8886	0	2,690	2,690	100 %	4,640	4,640
3,835	3,836	1		TOTAL	PROFESSIONAL SERVICES	26,843	26,847	4		46,401	19,558

OTHER EXPENSES											
0	2,647	2,647	100 %	8807	Loan Payment	15,318	18,529	3,211	17 %	31,762	16,444
0	0	0	0 %	0	Provision for Operating Cash	0	0	0	0 %	0	0
114	0	(114)	0 %	8887	SKI-Credit Card Charges-8887	12,705	15,750	3,045	19 %	19,750	7,045
114	2,647	2,533		TOTAL	OTHER EXPENSES	28,023	34,279	6,256		51,512	23,489

TAXES											
0	0	0	0 %	8581	Real Estate Taxes	31,615	34,125	2,510	7 %	68,250	36,635
0	0	0	0 %	8886-1	Income & RE Tax	0	22,157	22,157	100 %	44,315	44,315
0	0	0	0 %	8886-2	Sales Tax	0	2,500	2,500	100 %	2,500	2,500
0	0	0		TOTAL	TAXES	31,615	58,782	27,167		115,065	83,450

SKI HILL EXPENSES											
0	0	0	0 %	8883	Grounds	4,091	6,500	2,409	37 %	21,500	17,409

0	0	0 0 %	8883-1	Equipment Supplies-skis-8883-1	0	2,000	2,000	100 %	4,300	4,300
0	0	0 0 %	8883-2	Ski Equipment Repair	120	300	180	60 %	600	480
0	0	0 0 %	8884	Ski Hill Goods-Expense-8884	5,288	0	(5,288)	0 %	3,000	(2,288)
0	0	0 0 %	8885	Advertising	12,271	7,500	(4,771)	(64)%	15,000	2,729

0	0	0	TOTAL	SKI HILL EXPENSES	21,770	16,300	(5,470)		44,400	22,630
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RESERVE CONTRIBUTIONS

78,007	37,167	(40,840)	(110)%	8801	Budgeted Trsf to Res	339,649	260,169	(79,480)	(31)%	446,000	106,351
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78,007	37,167	(40,840)	TOTAL	Total Reserve Contributions	339,649	260,169	(79,480)		446,000	106,351
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269,516	195,761	(73,753)		Total Association Expense	1,834,103	1,737,292	(96,674)		2,867,167	1,033,201
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RESERVE

INVESTMENT INCOME

37,167	37,167	37,167	37,167	9001	Budgeted Operating Fund to Reserves	298,809	260,169	38,640	15 %	446,000	(147,191)
40,840	40,840	40,840	40,840	9002	Bdgt Oper Fnd to Res - Special Pool F	165,560	285,880	(120,320)	(42)%	490,080	(324,520)
4,812	4,812	4,812	4,812	9025	Reserve Interest Inc	37,797	23,331	14,466	62 %	40,000	(2,203)
0	0	0	0	0	unbudgeted IPT to Reserves - Exp 9050	0	0	0	0	0	0

82,819	82,819	82,819	TOTAL	INVESTMENT INCOME	502,166	569,380	(67,214)		976,080	(473,914)
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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	88,465	92,144	3,679	4 %	137,596	49,131	
13,137	30,990	17,853	58 %	9167	Grounds Capital Expense	22,246	59,914	37,668	63 %	160,115	137,869
0	0	0 0 %	9167-2	Grounds-Lakes, Ponds	0	90,000	90,000	100 %	90,000	90,000	
0	0	0	0	0	Plumbing-Pipe Upgrades	0	0	0	0	0	
5,755	0	(5,755)	0 %	9173	Asphalt Capital Expense	288,716	250,000	(38,716)	(15)%	313,602	24,886
44,839	0	(44,839)	0 %	9180	Swimming Pool Capital Expense	77,018	1,004,076	927,058	92 %	1,004,076	927,058

63,731	30,990	(32,741)	TOTAL	RESERVE EXPENSES	476,545	1,496,134	1,019,589	1,705,389	1,228,844
19,088	51,829	115,560	TOTAL	RESERVE NET INCOME/(LOSS)	25,621	(926,754)	(1,086,803)	(729,309)	(1,702,758)



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
CURRENT ASSETS				
CASH AND INVESTMENTS				
1060	Operating - Barrington Bank	52,921	0	52,921
1100-IC	(Due To) / Due From Reserve	(162,240)	0	(162,240)
1124	Lisle Savings 6492	54,142	0	54,142
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	162,240	162,240
1201-MM	Reserve Money Market Accounts	0	753,809	753,809
1230-INV	Reserve Investment Accounts	0	1,207,784	1,207,784
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	TOTAL CASH AND INVESTMENTS	(54,825)	2,123,832	2,069,008
ACCOUNTS RECEIVABLE				
1310	Accounts Receivable	238,007	0	238,007
1312	Other Accounts Receivable	2,730	0	2,730
1360	Resident Chargeback	218	0	218
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	TOTAL ACCOUNTS RECEIVABLES	240,955	0	240,955
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
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	TOTAL FIXED ASSETS	42,046	0	42,046
	TOTAL ASSETS	228,176	2,123,832	2,352,009
LIABILITIES & FUND BALANCE				
ACCOUNTS PAYABLE				
2100	Accounts Payable	31,539	0	31,539
2105	Additional Accounts Payable	3,573	0	3,573
2106	Add'l Accrued Exp	4,535	0	4,535
2130	Prepaid Assessments	40,127	0	40,127
2140	Monies Return/Transfer	94	0	94
2145	Insurance Claim Payable	2,114	0	2,114
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	TOTAL ACCOUNTS PAYABLE	81,981	0	81,981
LOANS PAYABLE				
2980	Line of Credit	0	656,973	656,973
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	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
07/31/2025

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	TOTAL LIABILITIES	342,015	656,973	998,988
	FUND BALANCE			
3520	Retained Earnings	(287,689)	0	(287,689)
3953	Retained Earnings	0	1,441,239	1,441,239
	CURRENT PROFIT / (LOSS)	173,849	25,621	199,471
	TOTAL FUND BALANCE	(113,839)	1,466,860	1,353,020
	TOTAL LIABILITIES / FUND BALANCE	228,176	2,123,832	2,352,009

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

Unaudited and subject to review



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Jul 2025 ACTUAL	Jul 2025 BUDGET	Jul 2025 \$ VAR	Jul 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	948,836	948,815	21	0 %	1,626,538	(677,702)
135,548	135,545	3	0 %		Total Assessment Income	948,836	948,815	21	0 %	1,626,538	(677,702)
OTHER INCOME											
1,016	3,000	(1,984)	(66)%	4150	Party Room Rental Fees	6,874	13,000	(6,126)	(47)%	20,000	(13,126)
0	500	(500)	(100)%	4160	Pool Passes	0	1,000	(1,000)	(100)%	2,000	(2,000)
10,425	8,333	2,092	25 %	4170	Maintenance Service Inc.	44,562	58,331	(13,769)	(24)%	100,000	(55,438)
790	5,000	(4,210)	(84)%	4170-1	Volley Ball League Income	18,441	23,000	(4,559)	(20)%	29,500	(11,059)
9,000	9,000	0	0 %	4410	Commercial Income	63,000	63,000	0	0 %	108,000	(45,000)
21,652	21,657	(5)	0 %	7805-5	Landscape Reimbursement	151,564	151,599	(35)	0 %	259,884	(108,320)
0	0	0	0 %	7840-5	Snow & Ice Removal	23,134	10,500	12,634	120 %	15,000	8,134
42,883	47,490	(4,607)	(10)%		Total Other Income	307,575	320,430	(12,855)	(4)%	534,384	(226,809)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	23,331	(23,331)	(100)%	40,000	(40,000)
0	3,333	(3,333)	(100)%		Total Investment Income	0	23,331	(23,331)	(100)%	40,000	(40,000)
178,431	186,368	(7,937)	(4)%		Total General Activities Income	1,256,411	1,292,576	(36,165)	(3)%	2,200,922	(944,511)
GENERAL EXPENSES											
ADMINISTRATIVE											
3,722	3,000	(722)	(24)%	7065	Hand Scan/Payroll Administration	21,919	15,500	(6,419)	(41)%	24,500	2,581
0	333	333	100 %	7623	Antenna/Cable Services	765	2,331	1,566	67 %	4,000	3,235
1,619	458	(1,161)	(253)%	8550	General Office Expenses	9,053	3,206	(5,847)	(182)%	5,500	(3,553)
925	1,025	100	10 %	8521	Legal Services (Assn)	6,589	7,175	586	8 %	12,300	5,711
0	5,000	5,000	100 %	8530	Audit & Financial Services	2,012	10,000	7,988	80 %	19,000	16,988
0	417	417	100 %	8540	Professional Services	0	2,919	2,919	100 %	5,000	5,000
739	692	(47)	(7)%	8551	Photocopy/Reproduction	5,352	4,844	(508)	(10)%	8,300	2,948
44	188	144	77 %	8552	Postage Expenses	515	1,316	801	61 %	2,250	1,735
33	35	2	7 %	8553	Coupon Books/Lockbox Fee	244	245	1	1 %	420	176
0	200	200	100 %	8554	Credit Card Charges	2,034	825	(1,209)	(147)%	1,500	(534)
0	125	125	100 %	8555	Employee Relations	1,027	550	(477)	(87)%	1,500	473
0	458	458	100 %	8556	Dues, Fees, & Licenses	2,570	3,206	636	20 %	5,500	2,930
0	188	188	100 %	8557	Office Equipment Expense	0	1,316	1,316	100 %	2,250	2,250
333	333	1	0 %	8565	Internet/Website Expense	3,358	2,331	(1,027)	(44)%	4,000	642
0	500	500	100 %	8575	Promotions/Social Activity	4,121	4,500	379	8 %	8,000	3,879
0	21	21	100 %	8576	Meeting Expenses	0	147	147	100 %	250	250



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Jul 2025 ACTUAL	Jul 2025 BUDGET	Jul 2025 \$ VAR	Jul 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	1,145	1,145	100 %	8590	Interest Pd:Debt,Loans	15,018	8,015	(7,003)	(87)%	13,743	(1,275)
50	0	(50)	0 %	8595	Other Administrative Expense	677	0	(677)	0 %	0	(677)
7,463	14,118	6,655	47 %		Total Administrative	75,255	68,426	(6,829)	(10)%	118,013	42,758
PAYROLL & BENEFITS											
0	0	0	0 %	7010	Building Manager	5,497	0	(5,497)	0 %	0	(5,497)
10,489	6,695	(3,794)	(57)%	7011	Building Manager	59,206	46,865	(12,341)	(26)%	80,345	21,139
0	1,000	1,000	100 %	7013	Special Event Payroll	0	2,500	2,500	100 %	4,000	4,000
0	5,263	5,263	100 %	7014	Rec Director	0	21,055	21,055	100 %	39,476	39,476
60,684	44,500	(16,184)	(36)%	7020	Maintenance Salaries	236,188	231,818	(4,370)	(2)%	432,618	196,430
8,376	3,083	(5,293)	(172)%	7081	PR Tax/Benefits	52,981	21,581	(31,400)	(145)%	37,000	(15,981)
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)
3,401	604	(2,797)	(463)%	7085	Workers Comp Insurance	2,312	4,228	1,916	45 %	7,250	4,938
14,325	3,917	(10,408)	(266)%	7086	Medical/Life Insurance	45,819	27,419	(18,400)	(67)%	47,000	1,181
0	0	0	0 %	7088	Gifts	0	0	0	0 %	3,250	3,250
914	333	(581)	(174)%	7089	Misc. Payroll Benefit	(3,282)	2,331	5,613	241 %	4,000	7,282
28,625	14,500	(14,125)	(97)%	8030	Pool P/R, Taxes, Benefits	55,029	35,750	(19,279)	(54)%	50,000	(5,029)
126,813	79,895	(46,918)	(59)%		Total Payroll & Benefits	453,968	393,547	(60,421)	(15)%	704,939	250,971
INSURANCE											
9,155	10,000	845	8 %	8710	All Association Insurance	77,875	70,000	(7,875)	(11)%	135,460	57,585
0	1,242	1,242	100 %	8720	Insurance Premiums	0	8,694	8,694	100 %	14,901	14,901
9,155	11,242	2,087	19 %		Total Insurance	77,875	78,694	819	1 %	150,361	72,486
UTILITIES											
3,082	3,833	751	20 %	7210	Electricity	33,947	26,831	(7,116)	(27)%	46,000	12,053
2,436	2,083	(353)	(17)%	7220	Water Other-MHOA	20,508	14,581	(5,927)	(41)%	25,000	4,492
556	1,667	1,111	67 %	7230	Gas	9,118	11,669	2,551	22 %	20,000	10,882
60	458	398	87 %	8560	Telephone/Pager Expense	4,444	3,206	(1,238)	(39)%	5,500	1,056
6,134	8,041	1,907	24 %		Total Utilities	68,017	56,287	(11,730)	(21)%	96,500	28,483
OPERATIONS											
4,356	0	(4,356)	0 %	7475	Uniforms	6,845	4,750	(2,095)	(44)%	4,750	(2,095)
4,356	0	(4,356)	0 %		Total Operations	6,845	4,750	(2,095)	(44)%	4,750	(2,095)
CONTRACTED SERVICES											
600	600	0	0 %	8562	Records Storage	3,600	4,200	600	14 %	7,200	3,600
0	516	516	100 %	7410	Scavenger Services	2,905	3,612	707	20 %	6,186	3,281
2,199	1,500	(699)	(47)%	7830	Lakes,Ponds&Fountains	12,291	17,000	4,709	28 %	17,000	4,709
2,799	2,616	(183)	(7)%		Total Contracted Services	18,796	24,812	6,016	24 %	30,386	11,590



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Jul 2025 ACTUAL	Jul 2025 BUDGET	Jul 2025 \$ VAR	Jul 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
REPAIRS & MAINTENANCE											
774	1,400	626	45 %	7420	Exterminating	2,321	4,000	1,679	42 %	8,500	6,179
0	792	792	100 %	7450	Fire Prevention	12,218	5,544	(6,674)	(120)%	9,500	(2,718)
0	2,583	2,583	100 %	7600	Building Repair Maint	3,412	18,081	14,669	81 %	31,000	27,588
1,080	2,250	1,170	52 %	7607	Janitorial Supplies & Maint	19,778	15,750	(4,028)	(26)%	27,000	7,222
494	1,375	881	64 %	7608	Equipment Repairs	16,075	9,625	(6,450)	(67)%	16,500	425
766	1,333	567	43 %	7610	Plumbing Repairs/Supplies	3,604	9,331	5,727	61 %	16,000	12,396
0	683	683	100 %	7620	Electric Repairs/Supplies	5,419	4,781	(638)	(13)%	8,200	2,781
0	500	500	100 %	7632	HVAC Repairs/Supplies	13,833	3,500	(10,333)	(295)%	6,000	(7,833)
0	375	375	100 %	7644	Glass Replacement	0	2,625	2,625	100 %	4,500	4,500
1,254	1,500	246	16 %	7647	Garage Maintenance/Repairs	11,081	10,500	(581)	(6)%	18,000	6,919
0	375	375	100 %	7650	All Painting & Decorating	276	2,625	2,349	89 %	4,500	4,224
0	250	250	100 %	7670	Roof Repairs & Supplies	3,000	2,000	(1,000)	(50)%	4,000	1,000
4,438	4,250	(188)	(4)%	7805	Landscape Maint HOA	28,078	19,250	(8,828)	(46)%	28,000	(78)
495	3,000	2,505	84 %	7811	Trees & Bushes	495	11,000	10,505	96 %	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	0	0	0 %	5,000	5,000
6,733	3,000	(3,733)	(124)%	8012	Pool Supplies/Repair & Maintenance	27,006	16,000	(11,006)	(69)%	19,000	(8,006)
0	500	500	100 %	8111	Clubhouse/Recreation Repair/Mainten	1,089	9,000	7,911	88 %	10,500	9,411
0	0	0	0 %	8129	Boats	0	1,500	1,500	100 %	2,000	2,000
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	0	500	500	100 %	1,000	1,000
3,408	1,400	(2,008)	(143)%	8150	Volley Ball League Expense	4,925	4,600	(325)	(7)%	9,500	4,575
675	2,083	1,408	68 %	8501	Association Chargebacks	4,877	14,581	9,704	67 %	25,000	20,123
20,117	27,649	7,532	27 %		Total Repairs & Maintenance	278,126	299,793	21,667	7 %	483,700	205,574
PROFESSIONAL SERVICES											
3,835	3,451	(384)	(11)%	8505	Management Contract	26,843	24,157	(2,686)	(11)%	41,761	14,918
0	0	0	0 %	8581	Real Estate Taxes	31,615	34,125	2,510	7 %	68,250	36,635
3,835	3,451	(384)	(11)%		Total Professional Services	58,458	58,282	(176)	0 %	110,011	51,553
OTHER EXPENSES											
0	2,647	2,647	100 %	8807	Loan Payment	15,318	18,529	3,211	17 %	31,762	16,444
0	2,647	2,647	100 %		Total Other Expenses	15,318	18,529	3,211	17 %	31,762	16,444
RESERVE CONTRIBUTIONS											
78,007	37,167	(40,840)	(110)%	8801	Budgeted Trsf to Res	339,649	260,169	(79,480)	(31)%	446,000	106,351
78,007	37,167	(40,840)	(110)%		Total Reserve Contributions	339,649	260,169	(79,480)	(31)%	446,000	106,351
(258,679)	(186,826)	(71,853)	(38)%		Total General Activities Expense	(1,392,307)	(1,263,289)	(129,018)	(10)%	(2,176,422)	784,115
(80,248)	(458)	(79,790)	(999)%		Total General Activities Inc/(Loss)	(135,896)	29,287	(165,183)	(564)%	24,500	(160,396)



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Jul 2025 ACTUAL	Jul 2025 BUDGET	Jul 2025 \$ VAR	Jul 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											
0	0	0	0 %	8872	Ski Hill Income	591,122	586,145	4,977	1 %	661,145	(70,023)
0	0	0	0 %	8872-2	Ski Hill Goods	0	1,500	(1,500)	(100)%	2,000	(2,000)
0	0	0	0 %	Total Other Income		591,122	587,645	3,477	1 %	663,145	(72,023)
INVESTMENT INCOME											
0	8	(8)	(100)%	8872-3	Interest Earned Operating	0	56	(56)	(100)%	100	(100)
0	8	(8)	(100)%	Total Investment Income		0	56	(56)	(100)%	100	(100)
0	8	(8)	(100)%	Total Ski Hill Activites Income		591,122	587,701	3,421	1 %	663,245	(72,123)
EXPENSE											
ADMINISTRATIVE											
0	0	0	0 %	8873	Conventions & Conferences	0	0	0	0 %	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	0	0	0 %	8875-2	Hand Scan/Payroll Admin	0	1,900	1,900	100 %	2,600	2,600
333	583	251	43 %	8876	Web Site Maintenance	4,854	4,081	(773)	(19)%	7,000	2,146
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
333	583	251	43 %	Total Administrative		6,371	9,416	3,045	32 %	21,950	15,579
PAYROLL & BENEFITS											
10	0	(10)	0 %	8877	Ski Hill Payroll	154,123	126,000	(28,123)	(22)%	150,000	(4,123)
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	0	0	0 %	8878-1	Payroll Taxes	28,039	38,390	10,351	27 %	42,390	14,351
0	0	0	0 %	8878-2	Workers Comp	12,491	8,294	(4,197)	(51)%	15,000	2,509
0	0	0	0 %	8878-3	Ski Hill Drug Testing/Patrol	11,786	1,500	(10,286)	(686)%	13,000	1,214
4,567	2,292	(2,275)	(99)%	7082	Life/Medical Insurance	25,830	16,044	(9,786)	(61)%	27,500	1,670
4,577	2,292	(2,285)	(100)%	Total Payroll & Benefits		331,720	328,747	(2,973)	(1)%	425,148	93,428
INSURANCE											
5,546	5,545	(1)	0 %	8874	Insurance	28,007	38,815	10,808	28 %	63,961	35,954



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5,546	5,545	(1)	0 %		Total Insurance	28,007	38,815	10,808	28 %	63,961	35,954
UTILITIES											
0	0	0	0 %	8879	Electric	0	10,000	10,000	100 %	15,000	15,000
264	0	(264)	0 %	8879-1	Gas	2,178	7,800	5,622	72 %	9,200	7,022
0	130	130	100 %	8879-2	Telephone	2,144	1,850	(294)	(16)%	2,500	356
264	130	(134)	(103)%		Total Utilities	4,322	19,650	15,328	78 %	26,700	22,378
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	9,344	5,000	(4,344)	(87)%	5,000	(4,344)
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	26,161	15,200	(10,961)	(72)%	26,750	589
SKI HILL EXPENSES											
0	0	0	0 %	8883	Grounds	4,091	6,500	2,409	37 %	21,500	17,409
0	0	0	0 %	8883-1	Equipment Supplies	0	2,000	2,000	100 %	4,300	4,300
0	0	0	0 %	8883-2	Ski Equipment Repair	120	300	180	60 %	600	480
0	0	0	0 %	8884	Ski Hill Goods	5,288	0	(5,288)	0 %	3,000	(2,288)
0	0	0	0 %	8885	Advertising	12,271	7,500	(4,771)	(64)%	15,000	2,729
0	0	0	0 %		Total Ski Hill Expenses	21,771	16,300	(5,471)	(34)%	44,400	22,629
PROFESSIONAL SERVICES											
0	385	385	100 %	8886	Management Contract	0	2,690	2,690	100 %	4,640	4,640
0	385	385	100 %		Total Professional Services	0	2,690	2,690	100 %	4,640	4,640
TAXES											



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0	0	0	0 %	8886-1	Income & RE Tax	0	22,157	22,157	100 %	44,315	44,315
0	0	0	0 %	8886-2	Sales Tax	0	2,500	2,500	100 %	2,500	2,500
0	0	0	0 %		Total Taxes	0	24,657	24,657	100 %	46,815	46,815
OTHER EXPENSES											
114	0	(114)	0 %	8887	Credit Card Charges	12,705	15,750	3,045	19 %	19,750	7,045
114	0	(114)	0 %		Total Other Expenses	12,705	15,750	3,045	19 %	19,750	7,045
10,833	8,935	(1,898)	(21)%		Total Ski Hill Activities Expense	441,798	474,003	32,205	7 %	690,745	248,947
(10,833)	(8,927)	(1,906)	(21)%		Net Ski Hill Activities Income/(Loss)	149,323	113,698	35,625	31 %	(27,500)	176,823



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RESERVE ACTIVITY											
INCOME											
INVESTMENT INCOME											
37,167	37,167	0	0 %	9001	Budgeted Operating Fund to Reserves	298,809	260,169	38,640	15 %	446,000	(147,191)
40,840	40,840	0	0 %	9002	Bdgt Oper Fnd to Res	165,560	285,880	(120,320)	(42)%	490,080	(324,520)
4,812	3,333	1,479	44 %	9025	Reserve Interest Inc	37,797	23,331	14,466	62 %	40,000	(2,203)
82,819	81,340	1,479	2 %		Total Investment Income	502,166	569,380	(67,214)	(12)%	976,080	(473,914)
82,819	81,340	1,479	2 %		Total Reserve Income	502,166	569,380	(67,214)	(12)%	976,080	(473,914)
EXPENSES											
ADMINISTRATIVE											
0	0	0	0 %	9101	Bank Service Fees	100	0	(100)	0 %	0	(100)
0	0	0	0 %	9160	Building Capital Expenses	88,465	92,144	3,679	4 %	137,596	49,131
13,137	30,990	17,853	58 %	9167	Grounds Capital Expense	22,246	59,914	37,668	63 %	160,115	137,869
0	0	0	0 %	9167-2	Grounds-Lakes, Ponds	0	90,000	90,000	100 %	90,000	90,000
5,755	0	(5,755)	0 %	9173	Asphalt Capital Expense	288,716	250,000	(38,716)	(15)%	313,602	24,886
44,839	0	(44,839)	0 %	9180	Swimming Pool Capital Expense	77,018	1,004,076	927,058	92 %	1,004,076	927,058
(63,730)	(30,990)	(32,740)	(106)%		Total Administrative Expenses	(476,545)	(1,496,134)	1,019,589	68 %	(1,705,389)	1,228,844
63,730	30,990	(32,740)	(106)%		Total Reserve Expenses	476,545	1,496,134	1,019,589	68 %	1,705,389	1,228,844
19,088	50,350	(31,262)	(62)%		Net Reserve Income/(Loss)	25,621	(926,754)	952,375	103 %	(729,309)	754,930
(30,684)	41,215	(71,899)	(174)%		Total Association Net Income/(Loss)	199,471	(782,019)	981,490	126 %	(729,309)	928,780

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	Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Actual May 2025	Actual Jun 2025	Actual Jul 2025	Budget Aug 2025	Budget Sep 2025	Budget Oct 2025	Budget Nov 2025	Budget Dec 2025	TOTAL	2025 TOTAL BUDGET
OPERATING ACTIVITY														
OPERATING INCOME														
4010	Assessments - Regular	135,548	135,548	135,548	135,548	135,548	135,548	135,548	135,548	135,548	135,548	135,548	1,626,559	1,626,538
4111	Fitness Room Income	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	40,840	490,080	490,080
4150	Party Room Rental Fees	0	0	932	418	1,919	2,590	1,016	3,000	2,000	2,000	0	13,874	20,000
4160	Pool Passes	0	0	0	0	0	0	750	250	0	0	0	1,000	2,000
4170	Maintenance Service Inc.	0	4,280	5,752	7,250	5,137	11,718	8,333	8,333	8,333	8,333	8,337	86,231	100,000
4170-1	Volley Ball League Income	0	0	0	9,851	7,015	785	790	2,000	2,500	2,000	0	24,941	29,500
4410	Commercial Income	0	18,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	108,000	108,000
4510	Commercial Income	9,000	-9,000	0	0	0	0	0	0	0	0	0	0	0
4610	Checking Account Interest	0	0	0	0	0	0	3,333	3,333	3,333	3,333	3,337	16,669	40,000
	Total Operating Income	185,388	189,668	192,072	202,907	199,459	200,480	197,619	202,801	201,801	201,051	197,051	2,367,354	2,416,118
OPERATING EXPENSES														
PERSONNEL EXPENSE														
7010	Building Manager	2,399	0	0	1,549	0	1,548	0	0	0	0	0	5,497	0
7011	Building Manager	14,874	14,898	-2,510	7,152	7,152	7,152	10,489	6,695	6,695	6,695	6,700	92,686	80,345
7013	Special Event Payroll	0	0	0	0	0	0	1,000	0	0	500	0	1,500	4,000
7014	Rec Director	0	0	0	0	0	0	5,263	5,263	7,895	0	0	18,421	39,476
7020	Maintenance Salaries	53,337	-40,993	34,867	43,098	42,385	42,810	60,684	44,500	44,500	33,500	33,800	436,988	432,618
7065	Hand Scan/Payroll Administration	1,326	5,502	4,079	618	2,996	3,677	3,722	3,000	3,000	0	0	30,919	24,500
7081	PR Tax/Benefits	16,978	15,679	3,847	-1,998	4,047	6,052	8,376	3,083	3,083	3,083	3,087	68,400	37,000
7082	Life/Medical Insurance	3,940	5,671	2,215	2,874	4,086	2,477	4,567	2,292	2,292	2,292	2,288	37,286	27,500
7083	Life/Medical Insurance	297	-216	0	0	0	0	0	0	0	0	0	81	0
7084	State Unemployment Tax	438	-438	0	137	0	0	0	0	0	0	0	137	0
7085	Workers Comp Insurance	0	0	411	-3,760	820	1,440	3,401	604	604	604	606	5,334	7,250
7086	Medical/Life Insurance	-2,022	7,130	-982	14,192	14,761	-1,585	14,325	3,917	3,917	3,917	3,913	65,400	47,000
7088	Gifts	0	0	0	0	0	0	0	0	0	0	3,250	3,250	3,250
7089	Misc. Payroll Benefit	0	-6,528	709	481	443	699	914	333	333	333	337	-1,613	4,000
	Total Personnel Expenses	91,568	705	42,637	64,342	76,689	64,269	106,477	70,687	69,687	72,319	50,924	764,285	706,939
UTILITIES														
7210	Electricity	7,223	10,660	5,996	2,723	2,292	1,972	3,082	3,833	3,833	3,833	3,837	53,116	46,000
7220	Water Other-MHOA	10,151	1,402	2,066	1,041	1,338	2,075	2,436	2,083	2,083	2,083	2,087	30,927	25,000
7220-5	Water Reimbursement	0	0	0	0	-268	0	-469	-250	-250	-250	-250	-1,987	-3,000
7230	Gas	1,774	2,042	1,838	1,165	1,029	714	556	1,667	1,667	1,667	1,663	17,449	20,000
	Total Utilities	19,148	14,104	9,899	4,928	4,391	4,761	5,606	7,333	7,333	7,333	7,337	99,505	88,000
BUILDING SERVICES														
7410	Scavenger Services	951	0	380	796	634	143	0	516	516	516	510	5,479	6,186
7420	Exterminating	0	0	0	0	1,548	0	774	1,380	1,380	1,380	360	6,821	8,500
7450	Fire Prevention	0	8,334	2,255	3,127	-1,498	0	792	792	792	792	788	16,174	9,500
7462	Elevator Repairs/Services	85	0	0	0	0	0	0	0	0	0	0	85	0
7475	Uniforms	0	0	0	0	929	1,561	4,356	0	0	0	0	6,845	4,750
	Total Building Services	1,036	8,334	2,635	3,924	1,612	1,704	5,130	2,688	2,688	2,688	1,668	35,404	28,936
BUILDING REPAIRS & MAINTENANCE														
7600	Building Repair Maint	41	322	1,854	0	100	1,095	0	2,583	2,583	2,583	2,587	16,331	31,000
7607	Janitorial Supplies & Maint	4,155	921	3,225	6,669	1,231	2,497	1,080	2,250	2,250	2,250	2,250	31,028	27,000
7608	Equipment Repairs	5,983	0	2,218	4,196	921	2,262	494	1,375	1,375	1,375	1,375	22,950	16,500
7610	Plumbing Repairs/Supplies	33	1,485	920	0	360	39	766	1,333	1,333	1,333	1,337	10,273	16,000
7620	Electric Repairs/Supplies	168	455	2,557	1,868	372	0	0	683	683	683	687	8,838	8,200
7623	Antenna/Cable Services	765	0	0	0	0	0	333	333	333	333	337	2,434	4,000
7632	HVAC Repairs/Supplies	0	0	10,884	0	2,949	0	0	500	500	500	500	16,333	6,000
7644	Glass Replacement	0	0	0	0	0	0	375	375	375	375	375	1,875	4,500
7647	Garage Maintenance/Repairs	1,775	0	2,158	1,273	3,196	1,424	1,254	1,500	1,500	1,500	1,500	18,581	18,000
7650	All Painting & Decorating	0	0	0	0	159	117	0	375	375	375	375	2,151	4,500



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7670 Roof Repairs & Supplies	1,500	0	0	1,500	0	0	0	250	250	0	1,500	0	5,000	4,000
Total Building Repairs & Maint.	14,420	3,184	23,817	15,505	9,287	7,435	3,595	11,557	11,557	11,307	12,807	11,323	135,794	139,700
COMMON AREA LANDSCAPING														
7805 Landscape Maint HOA	8,782	0	383	2,046	7,208	5,221	4,438	4,250	4,250	250	0	0	36,828	28,000
7805-5 Landscape Reimbursement	-21,652	-21,652	-21,652	-21,652	-21,652	-21,652	-21,652	-21,657	-21,657	-21,657	-21,657	-21,657	-259,849	-259,884
7811 Trees & Bushes	0	0	0	0	0	0	495	0	6,500	0	0	2,500	9,495	20,000
7830 Lakes,Ponds&Fountains	0	0	0	7,824	319	1,949	2,199	0	0	0	0	0	12,291	17,000
7840 Snow & Ice Removal	27,783	27,783	32,009	0	0	0	0	0	0	0	30,000	30,000	147,575	150,000
7840-5 Snow & Ice Removal	0	-2,300	-20,050	-784	0	0	0	0	0	0	-250	-4,250	-27,634	-15,000
7842 Snow Removal Equipment/Supplies	28,936	4,128	0	0	0	0	0	0	0	0	0	15,000	48,064	60,000
7871 Paving	0	0	0	0	0	0	0	5,000	0	0	0	0	5,000	5,000
Total Common Area & Landscape	43,849	7,959	-9,310	-12,566	-14,125	-14,482	-14,520	-12,407	-10,907	-21,407	8,093	21,593	-28,231	5,116
PROPERTY AMENITIES: POOL														
8012 Pool Supplies/Repair & Maintenance	0	0	0	5,398	459	14,416	6,733	0	3,000	0	0	0	30,006	19,000
8030 Pool P/R, Taxes, Benefits	5,453	0	1,226	5,055	3,513	11,158	28,625	7,500	5,000	1,750	0	0	69,279	50,000
Total Swimming Pool	5,453	0	1,226	10,453	3,972	25,573	35,358	7,500	8,000	1,750	0	0	99,285	69,000
PROPERTY AMENITIES: COMM. FACILITIES														
8111 Clubhouse/Recreation Repair/Mainten	92	0	0	0	998	0	0	500	500	500	0	0	2,589	10,500
8129 Boats	0	0	0	0	0	0	0	500	0	0	0	0	500	2,000
8130 Tennis Court Repair & Maintenance	0	0	0	0	0	0	0	500	0	0	0	0	500	1,000
8150 Volley Ball League Expense	0	0	0	0	1,230	288	3,408	2,600	1,800	500	0	0	9,825	9,500
Total Prop. Amenities: Comm. Facilities	92	0	0	0	2,228	288	3,408	4,100	2,300	1,000	0	0	13,414	23,000
GENERAL & ADMINISTRATIVE														
8501 Association Chargebacks	0	0	0	231	2,522	1,449	675	2,083	2,083	2,083	2,083	2,087	15,296	25,000
8505 Management Contract	3,835	3,835	3,835	3,835	3,835	3,835	3,835	3,452	3,538	3,538	3,538	3,538	44,447	41,761
8521 Legal Services (Assn)	925	925	925	1,025	939	925	925	1,025	1,025	1,025	1,025	1,025	11,714	12,300
8530 Audit & Financial Services	0	0	0	0	0	2,012	0	0	4,000	5,000	0	0	11,012	19,000
8540 Professional Services	0	0	0	0	0	0	0	417	417	417	417	413	2,081	5,000
8550 General Office Expenses	1,382	209	3,344	1,133	399	967	1,619	458	458	458	458	462	11,347	5,500
8551 Photocopy/Reproduction	1,287	146	1,333	739	369	739	739	692	692	692	692	688	8,808	8,300
8552 Postage Expenses	123	8	73	97	93	77	44	188	188	188	188	182	1,449	2,250
8553 Coupon Books/Lockbox Fee	38	38	38	33	33	33	33	35	35	35	35	35	419	420
8554 Credit Card Charges	238	179	667	224	390	337	0	200	200	150	125	0	2,709	1,500
8555 Employee Relations	16	362	139	184	306	20	0	125	125	0	0	700	1,977	1,500
8556 Dues, Fees, & Licenses	1,234	184	780	52	319	0	0	458	458	458	458	462	4,864	5,500
8557 Office Equipment Expense	0	0	0	0	0	0	0	188	188	188	188	182	934	2,250
8558 Office Equipment Expense	0	1,390	0	0	0	0	0	0	0	0	0	0	1,390	0
8560 Telephone/Pager Expense	547	657	1,247	1,276	215	443	60	458	458	458	458	462	6,738	5,500
8562 Records Storage	600	-600	1,800	0	600	600	600	600	600	600	600	600	6,600	7,200
8565 Internet/Website Expense	333	379	352	333	1,340	290	333	333	333	333	333	337	5,027	4,000
8575 Promotions/Social Activity	751	0	440	482	2,448	0	0	500	500	500	2,000	0	7,621	8,000
8576 Meeting Expenses	0	0	0	0	0	0	0	21	21	21	21	19	103	250
8581 Real Estate Taxes	0	0	0	0	31,615	0	0	0	34,125	0	0	0	65,740	68,250
8590 Interest Pd:Debt,Loans	1,332	0	6,119	0	0	7,567	0	1,145	1,145	1,145	1,145	1,148	20,746	13,743
8595 Other Administrative Expense	0	160	468	0	0	0	50	0	0	0	0	0	677	0
Total General & Administrative	12,640	7,871	21,559	9,643	45,423	19,293	8,911	12,378	50,589	17,289	13,764	12,340	231,701	237,224
INSURANCE														
8710 All Association Insurance	27,180	4,820	18,360	0	18,360	0	9,155	10,000	5,460	30,000	10,000	10,000	143,335	135,460
8720 Insurance Premiums	0	0	0	0	0	0	0	1,242	1,242	1,242	1,242	1,239	6,207	14,901



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Total Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Cash Flow Adjustments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow Net Income/(Loss)	<u>141,755</u>	<u>110,249</u>	<u>-95,795</u>	<u>19,828</u>	<u>13,778</u>	<u>33,807</u>	<u>-49,772</u>	<u>5,966</u>	<u>-56,062</u>	<u>-21,387</u>	<u>-42,452</u>	<u>-31,344</u>	<u>28,570</u>	<u>-2,100</u>



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		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	TOTAL	2025 TOTAL
		Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025		BUDGET
RESERVE ACTIVITY															
RESERVE INCOME															
9001	Budgeted Operating Fund to Reserves	0	40,000	71,501	75,807	37,167	37,167	37,167	37,167	37,167	37,167	37,167	37,163	484,640	446,000
9002	Bdgt Oper Fnd to Res	0	62,360	62,360	0	0	0	40,840	40,840	40,840	40,840	40,840	40,840	369,760	490,080
9025	Reserve Interest Inc	1,716	8,226	4,938	5,615	5,821	6,670	4,812	3,333	3,333	3,333	3,333	4,337	54,466	40,000
	Total Reserve Income	1,716	110,586	138,799	81,422	42,988	43,837	82,819	81,340	81,340	81,340	81,340	81,340	908,866	976,080
RESERVE EXPENSES															
9101	Bank Service Fees	50	50	0	0	0	0	0	0	0	0	0	0	100	0
9160	Building Capital Expenses	38,401	17,335	32,730	0	0	0	0	0	0	45,452	0	0	133,917	137,596
9167	Grounds Capital Expense	9,109	0	0	0	0	0	13,137	5,165	0	30,990	64,046	0	122,447	160,115
9167-2	Grounds-Lakes, Ponds	0	0	0	0	0	0	0	0	0	0	0	0	0	90,000
9173	Asphalt Capital Expense	0	0	0	5,570	1,800	275,591	5,755	0	0	63,602	0	0	352,318	313,602
9180	Swimming Pool Capital Expense	0	0	0	0	750	31,429	44,839	0	0	0	0	0	77,018	1,004,076
	Total Reserve Expenses	47,560	17,385	32,730	5,570	2,550	307,020	63,730	5,165	0	140,044	64,046	0	685,800	1,705,389
	Net Reserve Income/(Loss)	-45,845	93,201	106,069	75,852	40,438	-263,184	19,088	76,175	81,340	-58,704	17,294	81,340	223,066	-729,309
	Net Income/(Loss)	95,910	203,451	10,274	95,680	54,216	-229,377	-30,684	82,149	25,286	-80,083	-25,150	50,508	252,181	-729,309

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