

Monthly Actual	Monthly Budget	\$ VAR	ACCT	ACCOUNT DESCRIPTION	YTD Actual	YTD Budget	YTD \$ VAR	YTD % VAR	2026 Total Budget	Remainng
INCOME										
ASSESSMENT INCOME										
138,748	138,748	(1)	4010	Assessments - Regular	277,495	277,496	(1)	0 %	1,664,970	(1,387,475)
9,000	9,000	0	4410	Commercial Income - 4410	9,000	18,000	(9,000)	(50)%	108,000	(99,000)
300	300	0	4510	Commercial Income - 4510	9,600	600	9,000	999 %	3,600	6,000
147,748	147,748	(1)	TOTAL	ASSESSMENT INCOME	286,495	295,496	(9,001)		1,772,970	(1,486,475)
OTHER INCOME										
0	0	0	4150	Party Room Rental Fees	0	0	0	0 %	20,000	(20,000)
0	0	0	4160	Pool Passes	0	0	0	0 %	1,000	(1,000)
0	8,333	(8,333)	4170	Maintenance Service Inc.	5,603	8,333	(2,730)	(33)%	100,000	(94,397)
0	0	0	4170-1	Volley Ball League Income	0	0	0	0 %	29,500	(29,500)
22,302	21,882	420	7805-5	Landscape Reimbursement	44,604	43,764	840	2 %	265,104	(220,500)
0	2,500	(2,500)	7840-5	Snow & Ice Removal-Charges-7840-5	12,806	3,750	9,056	241 %	15,000	(2,194)
231,896	165,667	66,229	8872	Ski Hill Income	512,795	622,539	(109,744)	(18)%	696,493	(183,698)
0	0	0	0	Ski Hill Goods-Income - 8872-2	0	0	0	0	0	0
254,198	198,382	55,816	TOTAL	OTHER INCOME	575,808	678,386	(102,578)	0	1,127,097	(551,289)
INVESTMENT INCOME										
0	3,333	(3,333)	4610	Checking Account Interest	0	6,666	(6,666)	(100)%	40,000	(40,000)
0	0	0	0	Interest Earned Operating	0	0	0	0	0	0
0	3,333	(3,333)	TOTAL	INVESTMENT INCOME	0	6,666	(6,666)	0	40,000	(40,000)
401,946	349,463	52,482		Total Association Income	862,303	980,548	(118,245)		2,940,067	(2,077,764)
EXPENSES										

ADMINISTRATIVE										
6,068	0	(6,068)	7065	Hand Scan/Payroll Administration	12,969	0	(12,969)	0 %	25,162	12,193
Antenna/Cable Services										
627	0	(627)	8550	General Office Expenses	1,720	0	(1,720)	0 %	6,000	4,280
936	1,025	89	8521	Legal Services (Assn)	1,861	2,050	189	9 %	12,300	10,439
0	0	0	8530	Audit & Financial Services	0	0	0	0 %	19,000	19,000
0	250	250	8540	Professional Services	0	500	500	100 %	3,000	3,000
484	692	208	8551	Photocopy/Reproduction	1,209	1,384	175	13 %	8,300	7,091
50	188	138	8552	Postage Expenses	1,905	376	(1,529)	(407)%	2,250	345
33	35	2	8553	Coupon Books/Lockbox Fee	64	70	6	9 %	421	357
10	146	136	8554	Credit Card Charges	948	292	(656)	(224)%	1,750	802
0	125	125	8555	Employee Relations	0	250	250	100 %	1,500	1,500
0	200	200	8556	Dues, Fees, & Licenses	1,721	1,450	(271)	(19)%	5,500	3,779
0	2,000	2,000	8557	Office Equipment Expense	0	2,100	2,100	100 %	3,500	3,500
333	375	43	8565	Internet/Website Expense	589	750	161	21 %	4,500	3,911
0	0	0	8575	Promotions/Social Activity	1,893	0	(1,893)	0 %	8,000	6,107
0	21	21	8576	Meeting Expenses	0	42	42	100 %	250	250
2,344	1,145	(1,199)	8590	Interest Pd:Debt,Loans	4,245	2,290	(1,955)	(85)%	13,743	9,498
0	0	0	8873	Conventions & Conferences	0	0	0	0 %	3,000	3,000
0	0	0	8875	Office Equipment	0	1,500	1,500	100 %	2,750	2,750
0	0	0	8875-1	Office Supplies-Ski-8875-1	0	100	100	100 %	2,850	2,850
3,618	333	(3,285)	8876	Web Site Maintenance	3,618	2,058	(1,560)	(76)%	7,000	3,383
0	650	650	8876-1	Printing & Copying	0	1,300	1,300	100 %	2,600	2,600
0	125	125	8876-2	Postage	0	250	250	100 %	500	500
236	0	(236)	8595	Other Administrative Expense	267	0	(267)	0 %	0	(267)
14,739	7,310	(7,428)	TOTAL	ADMINISTRATIVE EXPENSES	33,009	16,762	(16,247)	0	133,876	100,868
PAYROLL & BENEFITS										
1,102	0	(1,102)	7010	Building Manager	1,102	0	(1,102)	0 %	0	(1,102)
7,541	6,876	(665)	7011	Building Manager-7011	11,349	13,752	2,403	17 %	82,515	71,166
Special Event Payroll										
Rec Director										
3,773	37,025	33,252	7020	Maintenance Salaries	11,448	74,050	62,602	85 %	444,299	432,851

(2,807)	3,333	6,140	7081	PR Tax/Benefits	(877)	6,666	7,543	113 %	40,000	40,877
2,746	3,000	254	7082	Life/Medical Insurance-ski-7082	5,611	6,000	389	6 %	36,000	30,389
80	0	(80)	7083	Life/Medical Insurance	291	0	(291)	0 %	0	(291)
297	0	(297)	7084	State Unemployment Tax	617	0	(617)	0 %	0	(617)
0	0	0	7085	Workers Comp Insurance	0	0	0	0 %	7,250	7,250
12,562	4,583	(7,979)	7086	Medical/Life Insurance	12,959	9,166	(3,793)	(41)%	55,000	42,041
0	0	0	7088	Gifts	0	0	0	0 %	7,250	7,250
Misc. Payroll Benefit										
0	0	0	8030	Pool P/R, Taxes, Benefits	0	0	0	0 %	75,000	75,000
0	500	500	8875-2	Hand Scan/Payroll Admin	0	1,000	1,000	100 %	2,600	2,600
62,188	95,000	32,812	8877	Ski Hill Payroll	112,130	142,000	29,870	21 %	185,000	72,870
Rec Director-ski-8877-1										
46,682	84,655	37,973	8877-2	VS Salaries	91,393	95,855	4,462	5 %	148,100	56,707
0	2,690	2,690	8878	Building Manager PR	3,807	5,381	1,574	29 %	10,763	6,956
Payroll Taxes										
20,091	8,786	(11,305)	8878-1	Workers Comp-ski-8878-2	36,662	33,956	(2,706)	(8)%	43,458	6,796
0	0	0	8878-3	Ski Hill Drug Testing/Patrol	120	1,500	1,380	92 %	14,000	13,880
154,255	246,448	92,193	TOTAL	PAYROLL & BENEFITS	286,612	389,326	102,714		1,151,235	864,623
INSURANCE										
8,492	8,249	(243)	8710	All Association Insurance	45,419	34,467	(10,952)	(32)%	146,922	101,503
260	1,360	1,100	8720	Insurance Premiums	519	2,720	2,201	81 %	16,325	15,806
0	4,636	4,636	8874	Ski Hill Insurance-8874	60,353	9,272	(51,081)	(551)%	74,037	13,684
8,752	14,245	5,493	TOTAL	INSURANCE	106,291	46,459	(59,832)		237,284	130,993
UTILITIES										
7,701	10,750	3,049	7210	Electricity	17,799	18,150	351	2 %	55,000	37,201
1,333	1,450	117	7220	Water Other-MHOA	1,505	11,750	10,245	87 %	31,408	29,903
2,329	2,200	(129)	7230	Gas	3,200	4,100	900	22 %	18,500	15,300
60	500	440	8560	Telephone/Pager Expense	979	1,000	21	2 %	6,000	5,021
0	2,000	2,000	8879	Electric	0	3,750	3,750	100 %	5,000	5,000
367	1,300	933	8879-1	Gas ski-8879-1	480	2,600	2,120	82 %	9,200	8,720

0	208	208	8879-2	Telephone	1,228	416	(812) (195)%	2,500	1,272
11,790	18,408	6,618	TOTAL	UTILITIES	25,191	41,766	16,575	127,608	102,417
OPERATIONS									
0	0	0	7475	Uniforms	0	0	0 0 %	4,750	4,750
0	0	0	8880	Uniforms	0	0	0 0 %	6,000	6,000
0	0	0	TOTAL	OPERATIONS	0	0	0	10,750	10,750
CONTRACTED SERVICES									
0	600	600	8562	Records Storage	0	1,200	1,200 100 %	7,200	7,200
0	547	547	7410	Scavenger Services	909	1,094	185 17 %	6,560	5,651
30,870	30,000	(870)	7840	Snow & Ice Removal Exp.-7840	61,431	60,000	(1,431) (2)%	150,000	88,569
0	0	0	7830	Lakes,Ponds&Fountains	0	0	0 0 %	17,000	17,000
0	926	926	8881	Snow Removal	159	1,852	1,693 91 %	4,722	4,563
0	3,250	3,250	8882-1	Snow Removal & Supplies-Ski-8882-1	309	3,250	2,941 90 %	3,750	3,441
30,870	35,323	4,453	TOTAL	CONTRACTED SERVICES	62,808	67,396	4,588	189,232	126,424
REPAIRS & MAINTENANCE									
0	0	0	7420	Exterminating	0	0	0 0 %	8,500	8,500
0	1,500	1,500	7450	Fire Prevention	0	1,500	1,500 100 %	10,000	10,000
0	2,583	2,583	7600	Building Repair Maint	878	5,166	4,289 83 %	31,000	30,123
1,661	2,250	589	7607	Janitorial Supplies & Maint	6,486	4,500	(1,986) (44)%	27,000	20,514
332	1,292	960	7608	Equipment Repairs	2,233	2,584	351 14 %	15,500	13,267
1,741	917	(824)	7610	Plumbing Repairs/Supplies	1,876	1,834	(42) (2)%	11,000	9,124
115	667	552	7620	Electric Repairs/Supplies	820	1,334	514 39 %	8,000	7,180
0	1,000	1,000	7632	HVAC Repairs/Supplies	0	1,000	1,000 100 %	6,000	6,000
0	375	375	7644	Glass Replacement	3,750	750	(3,000) (400)%	4,500	750
1,816	1,250	(566)	7647	Garage Maintenance/Repairs	2,659	2,500	(159) (6)%	15,000	12,341
395	188	(207)	7650	All Painting & Decorating	511	376	(135) (36)%	2,250	1,739
0	625	625	7670	Roof Repairs & Supplies	0	1,250	1,250 100 %	7,500	7,500
0	0	0	7805	Landscape Maint HOA	0	0	0 0 %	28,000	28,000

0	0	0	7811	Trees & Bushes	0	0	0	0 %	12,000	12,000
39,993	5,000	(34,993)	7842	Snow Removal Equipment/Supplies	55,743	35,000	(20,743)	(59)%	50,000	(5,743)
0	0	0	7871	Paving	0	0	0	0 %	5,000	5,000
0	0	0	8012	Pool Supplies/Repair & Maintenance	0	0	0	0 %	27,500	27,500
0	0	0	8111	Clubhouse/Recreation Repair/Mainten	72	951	879	92 %	5,000	4,928
0	0	0	8129	Boats	0	0	0	0 %	2,000	2,000
0	0	0	8130	Tennis Court Repair & Maintenance	0	0	0	0 %	1,000	1,000
0	0	0	8150	Volley Ball League Expense	0	0	0	0 %	9,500	9,500
0	2,083	2,083	8501	Association Chargebacks	1,254	4,166	2,912	70 %	25,000	23,746
2,048	6,500	4,452	8882	Equipment Services	16,016	6,500	(9,516)	(146)%	13,000	(3,016)
1,154	3,000	1,846	8882-2	Maintenance Vehicles	1,529	4,000	2,471	62 %	18,000	16,471
49,255	29,230	(20,025)	TOTAL	REPAIRS & MAINTENANCE	93,827	73,411	(20,415)		342,250	248,424
PROFESSIONAL SERVICES										
3,931	3,575	(356)	8505	Management Contract	7,468	7,150	(318)	(4)%	42,894	35,426
0	393	393	8886	SKI-Management Contract-8886	393	786	393	50 %	4,766	4,373
3,931	3,968	37	TOTAL	PROFESSIONAL SERVICES	7,861	7,936	75		47,660	39,799
OTHER EXPENSES										
1,448	2,647	1,199	8807	Loan Payment	3,339	5,294	1,955	37 %	31,762	28,423
0	0	0	0	Provision for Operating Cash	0	0	0	0	0	0
0	6,000	6,000	8887	SKI-Credit Card Charges-8887	288	7,500	7,212	96 %	19,750	19,462
1,448	8,647	7,199	TOTAL	OTHER EXPENSES	3,627	12,794	9,167		51,512	47,885
TAXES										
0	0	0	8581	Real Estate Taxes	0	0	0	0 %	71,663	71,663
0	0	0	8886-1	Income & RE Tax	0	0	0	0 %	46,531	46,531
0	0	0	8886-2	Sales Tax	0	0	0	0 %	2,500	2,500
0	0	0	TOTAL	TAXES	0	0	0		120,694	120,694

SKI HILL EXPENSES										
6,289	400	(5,889)	8883	Grounds	7,669	3,300	(4,369)	(132)%	21,500	13,831
0	0	0	8883-1	Equipment Supplies-skis-8883-1	0	1,800	1,800	100 %	4,300	4,300
0	0	0	8883-2	Ski Equipment Repair	13	200	187	94 %	600	587
4,040	0	(4,040)	8884	Ski Hill Goods-Expense-8884	9,610	3,000	(6,610)	(220)%	3,000	(6,610)
3,675	5,000	1,325	8885	Advertising	12,357	5,000	(7,357)	(147)%	15,000	2,643
14,004	5,400	(8,604)	TOTAL	SKI HILL EXPENSES	29,649	13,300	(16,349)		44,400	14,751
RESERVE CONTRIBUTIONS										
39,225	39,225	0	8801	Budgeted Trsf to Res	78,450	78,450	0	0 %	470,700	392,250
39,225	39,225	0	TOTAL	Total Reserve Contributions	78,450	78,450	0		470,700	392,250
328,269	408,204	79,936		Total Association Expense	727,325	747,600	20,276		2,927,201	2,199,878
RESERVE										
INVESTMENT INCOME										
39,225	39,225	39,225	9001	Budgeted Operating Fund to Reserves	78,450	78,450	0	0 %	470,700	(392,250)
81,680	81,680	81,680	9002	Bdgt Oper Fnd to Res - Special Pool Fund - 9002	81,680	81,680	0	0 %	490,080	(408,400)
2,777	2,777	2,777	9025	Reserve Interest Inc	6,250	6,666	(416)	(6)%	40,000	(33,750)
0	0	0	0	Unbudgeted Trf to Reserves - Exp 9050	0	0	0	0	0	0
123,682	123,682	123,682	TOTAL	INVESTMENT INCOME	166,380	166,796	(416)		1,000,780	(834,400)
RESERVE EXPENSES										
				Bank Service Fees						
0	0	0	9160	Building Capital Expenses-9160	0	0	0	0 %	64,025	64,025
0	0	0	9167	Grounds Capital Expense	0	26,677	26,677	100 %	26,677	26,677
				Grounds-Lakes, Ponds						

Plumbing-Pipe Upgrades										
0	0	0	9173	Asphalt Capital Expense	0	0	0	0 %	11,228	11,228
11,482	10,473	(1,009)	9180	Swimming Pool Capital Expense	61,883	20,946	(40,937)	(195)%	125,678	63,795
Special Asmt Adm Fee										
11,482	10,473	(1,009)	TOTAL	RESERVE EXPENSES	61,883	47,623	(14,260)		227,608	165,725
112,200	113,209	124,691	TOTAL	RESERVE NET INCOME/(LOSS)	104,497	119,173	13,844		773,172	(1,000,125)



ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
CURRENT ASSETS				
CASH AND INVESTMENTS				
1060	Operating - Barrington Bank	159,590	0	159,590
1100-IC	(Due To) / Due From Reserve	(422,570)	0	(422,570)
1124	Lisle Savings 6492	108,617	0	108,617
1150	Petty Cash Fund	353	0	353
1200-IC	(Due To)/Due From Operating	0	422,570	422,570
1201-MM	Reserve Money Market Accounts	0	967,231	967,231
1230-INV	Reserve Investment Accounts	0	1,223,487	1,223,487
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	TOTAL CASH AND INVESTMENTS	(154,011)	2,613,289	2,459,278
ACCOUNTS RECEIVABLE				
1310	Accounts Receivable	346,140	0	346,140
1312	Other Accounts Receivable	2,493	0	2,493
1360	Resident Chargeback	1,343	0	1,343
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	TOTAL ACCOUNTS RECEIVABLES	349,975	0	349,975
PREPAID ASSETS				
1630	Auditor Prepaid Insurance	17,560	0	17,560
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	TOTAL PREPAID ASSETS	17,560	0	17,560
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	267,673	2,613,289	2,880,962
LIABILITIES & FUND BALANCE				
ACCOUNTS PAYABLE				
2100	Accounts Payable	85,527	0	85,527
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	TOTAL ACCOUNTS PAYABLE	85,527	0	85,527
LOANS PAYABLE				
2980	Line of Credit	0	587,996	587,996
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	TOTAL LOANS PAYABLE	0	587,996	587,996
DEFERRED LIABILITIES				
2355	Other Deposits	16,000	0	16,000
2520	Accrued Payroll & Taxes	3,830	0	3,830
2521	Accrued Vacation	1,421	0	1,421
2525	Accrued Real Estate Tax/Legal	60,312	0	60,312
2550	Deferred Cable Income	107,323	0	107,323
2960	Deferred Revenue - Asmts Recd in Advance	0	1,403,739	1,403,739
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	TOTAL DEFERRED LIABILITIES	188,886	1,403,739	1,592,625



0706 Four Lakes Village Condominium Homeowners Assn
Balance Sheet Comparison
02/28/2026

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	TOTAL LIABILITIES	274,413	1,991,735	2,266,148
	FUND BALANCE			
3520	Retained Earnings	(149,196)	0	(149,196)
3953	Retained Earnings	0	517,057	517,057
	CURRENT PROFIT / (LOSS)	142,456	104,497	246,952
	TOTAL FUND BALANCE	(6,740)	621,554	614,814
	TOTAL LIABILITIES / FUND BALANCE	267,673	2,613,289	2,880,962

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

Unaudited and subject to review



0706 Four Lakes Village Condominium Homeowners Assn
 Income & Expense Report
 02/28/2026

Feb 2026 ACTUAL	Feb 2026 BUDGET	Feb 2026 \$ VAR	Feb 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	277,495	277,496	(1)	0 %	1,664,970	(1,387,475)
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	279,115	277,496	1,619	1 %	1,664,970	(1,385,855)
OTHER INCOME											
0	0	0	0 %	4150	Party Room Rental Fees	0	0	0	0 %	20,000	(20,000)
0	0	0	0 %	4160	Pool Passes	0	0	0	0 %	1,000	(1,000)
0	8,333	(8,333)	(100)%	4170	Maintenance Service Inc.	5,603	8,333	(2,730)	(33)%	100,000	(94,397)
0	0	0	0 %	4170-1	Volley Ball League Income	0	0	0	0 %	29,500	(29,500)
9,000	9,000	0	0 %	4410	Commercial Income	9,000	18,000	(9,000)	(50)%	108,000	(99,000)
300	300	0	0 %	4510	Commercial Income	9,600	600	9,000	999 %	3,600	6,000
22,302	21,882	420	2 %	7805-5	Landscape Reimbursement	44,604	43,764	840	2 %	265,104	(220,500)
0	2,500	(2,500)	(100)%	7840-5	Snow & Ice Removal	12,806	3,750	9,056	241 %	15,000	(2,194)
31,602	42,015	(10,413)	(25)%		Total Other Income	81,613	74,447	7,166	10 %	542,204	(460,591)
INVESTMENT INCOME											
0	3,333	(3,333)	(100)%	4610	Checking Account Interest	0	6,666	(6,666)	(100)%	40,000	(40,000)
0	3,333	(3,333)	(100)%		Total Investment Income	0	6,666	(6,666)	(100)%	40,000	(40,000)
170,350	184,096	(13,747)	(7)%		Total General Activities Income	360,728	358,609	2,119	1 %	2,247,174	(1,886,446)
GENERAL EXPENSES											
ADMINISTRATIVE											
6,068	0	(6,068)	0 %	7065	Hand Scan/Payroll Administration	12,969	0	(12,969)	0 %	25,162	12,193
627	0	(627)	0 %	8550	General Office Expenses	1,720	0	(1,720)	0 %	6,000	4,280
936	1,025	89	9 %	8521	Legal Services (Assn)	1,861	2,050	189	9 %	12,300	10,439
0	0	0	0 %	8530	Audit & Financial Services	0	0	0	0 %	19,000	19,000
0	250	250	100 %	8540	Professional Services	0	500	500	100 %	3,000	3,000
484	692	208	30 %	8551	Photocopy/Reproduction	1,209	1,384	175	13 %	8,300	7,091
50	188	138	73 %	8552	Postage Expenses	1,905	376	(1,529)	(407)%	2,250	345
33	35	2	6 %	8553	Coupon Books/Lockbox Fee	64	70	6	9 %	421	357
10	146	136	93 %	8554	Credit Card Charges	948	292	(656)	(224)%	1,750	802
0	125	125	100 %	8555	Employee Relations	0	250	250	100 %	1,500	1,500
0	200	200	100 %	8556	Dues, Fees, & Licenses	1,721	1,450	(271)	(19)%	5,500	3,779
0	2,000	2,000	100 %	8557	Office Equipment Expense	0	2,100	2,100	100 %	3,500	3,500
333	375	43	11 %	8565	Internet/Website Expense	589	750	161	21 %	4,500	3,911
0	0	0	0 %	8575	Promotions/Social Activity	1,893	0	(1,893)	0 %	8,000	6,107



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0	21	21	100 %	8576	Meeting Expenses	0	42	42	100 %	250	250
2,344	1,145	(1,199)	(105)%	8590	Interest Pd:Debt,Loans	4,245	2,290	(1,955)	(85)%	13,743	9,498
236	0	(236)	0 %	8595	Other Administrative Expense	267	0	(267)	0 %	0	(267)
11,120	6,202	(4,918)	(79)%		Total Administrative	29,391	11,554	(17,837)	(154)%	115,176	85,785
PAYROLL & BENEFITS											
1,102	0	(1,102)	0 %	7010	Building Manager	1,102	0	(1,102)	0 %	0	(1,102)
7,541	6,876	(665)	(10)%	7011	Building Manager	11,349	13,752	2,403	17 %	82,515	71,166
3,773	37,025	33,252	90 %	7020	Maintenance Salaries	11,448	74,050	62,602	85 %	444,299	432,851
(2,807)	3,333	6,140	184 %	7081	PR Tax/Benefits	(877)	6,666	7,543	113 %	40,000	40,877
80	0	(80)	0 %	7083	Life/Medical Insurance	291	0	(291)	0 %	0	(291)
297	0	(297)	0 %	7084	State Unemployment Tax	617	0	(617)	0 %	0	(617)
0	0	0	0 %	7085	Workers Comp Insurance	0	0	0	0 %	7,250	7,250
12,562	4,583	(7,979)	(174)%	7086	Medical/Life Insurance	12,959	9,166	(3,793)	(41)%	55,000	42,041
0	0	0	0 %	7088	Gifts	0	0	0	0 %	7,250	7,250
0	0	0	0 %	8030	Pool P/R, Taxes, Benefits	0	0	0	0 %	75,000	75,000
22,548	51,817	29,269	56 %		Total Payroll & Benefits	36,889	103,634	66,745	64 %	711,314	674,425
INSURANCE											
8,492	8,249	(243)	(3)%	8710	All Association Insurance	45,419	34,467	(10,952)	(32)%	146,922	101,503
260	1,360	1,100	81 %	8720	Insurance Premiums	519	2,720	2,201	81 %	16,325	15,806
8,751	9,609	858	9 %		Total Insurance	45,938	37,187	(8,751)	(24)%	163,247	117,309
UTILITIES											
7,701	10,750	3,049	28 %	7210	Electricity	17,799	18,150	351	2 %	55,000	37,201
1,333	1,450	117	8 %	7220	Water Other-MHOA	1,505	11,750	10,245	87 %	31,408	29,903
2,329	2,200	(129)	(6)%	7230	Gas	3,200	4,100	900	22 %	18,500	15,300
60	500	440	88 %	8560	Telephone/Pager Expense	979	1,000	21	2 %	6,000	5,021
11,423	14,900	3,477	23 %		Total Utilities	23,483	35,000	11,517	33 %	110,908	87,425
OPERATIONS											
0	0	0	0 %	7475	Uniforms	0	0	0	0 %	4,750	4,750
0	0	0	0 %		Total Operations	0	0	0	0 %	4,750	4,750
CONTRACTED SERVICES											
0	600	600	100 %	8562	Records Storage	0	1,200	1,200	100 %	7,200	7,200
0	547	547	100 %	7410	Scavenger Services	909	1,094	185	17 %	6,560	5,651
0	0	0	0 %	7830	Lakes,Ponds&Fountains	0	0	0	0 %	17,000	17,000
0	1,147	1,147	100 %		Total Contracted Services	909	2,294	1,385	60 %	30,760	29,851
REPAIRS & MAINTENANCE											



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0	0	0	0 %	7420	Exterminating	0	0	0	0 %	8,500	8,500
0	1,500	1,500	100 %	7450	Fire Prevention	0	1,500	1,500	100 %	10,000	10,000
0	2,583	2,583	100 %	7600	Building Repair Maint	878	5,166	4,289	83 %	31,000	30,123
1,661	2,250	589	26 %	7607	Janitorial Supplies & Maint	6,486	4,500	(1,986)	(44)%	27,000	20,514
332	1,292	960	74 %	7608	Equipment Repairs	2,233	2,584	351	14 %	15,500	13,267
1,741	917	(824)	(90)%	7610	Plumbing Repairs/Supplies	1,876	1,834	(42)	(2)%	11,000	9,124
115	667	552	83 %	7620	Electric Repairs/Supplies	820	1,334	514	39 %	8,000	7,180
0	1,000	1,000	100 %	7632	HVAC Repairs/Supplies	0	1,000	1,000	100 %	6,000	6,000
0	375	375	100 %	7644	Glass Replacement	3,750	750	(3,000)	(400)%	4,500	750
1,816	1,250	(566)	(45)%	7647	Garage Maintenance/Repairs	2,659	2,500	(159)	(6)%	15,000	12,341
395	188	(207)	(110)%	7650	All Painting & Decorating	511	376	(135)	(36)%	2,250	1,739
0	625	625	100 %	7670	Roof Repairs & Supplies	0	1,250	1,250	100 %	7,500	7,500
0	0	0	0 %	7805	Landscape Maint HOA	0	0	0	0 %	28,000	28,000
0	0	0	0 %	7811	Trees & Bushes	0	0	0	0 %	12,000	12,000
30,870	30,000	(870)	(3)%	7840	Snow & Ice Removal	61,431	60,000	(1,431)	(2)%	150,000	88,569
39,993	5,000	(34,993)	(700)%	7842	Snow Removal Equipment/Supplies	55,743	35,000	(20,743)	(59)%	50,000	(5,743)
0	0	0	0 %	7871	Paving	0	0	0	0 %	5,000	5,000
0	0	0	0 %	8012	Pool Supplies/Repair & Maintenance	0	0	0	0 %	27,500	27,500
0	0	0	0 %	8111	Clubhouse/Recreation Repair/Mainten	72	951	879	92 %	5,000	4,928
0	0	0	0 %	8129	Boats	0	0	0	0 %	2,000	2,000
0	0	0	0 %	8130	Tennis Court Repair & Maintenance	0	0	0	0 %	1,000	1,000
0	0	0	0 %	8150	Volley Ball League Expense	0	0	0	0 %	9,500	9,500
0	2,083	2,083	100 %	8501	Association Chargebacks	1,254	4,166	2,912	70 %	25,000	23,746
76,924	49,730	(27,194)	(55)%		Total Repairs & Maintenance	137,712	122,911	(14,801)	(12)%	461,250	323,538
					PROFESSIONAL SERVICES						
3,931	3,575	(356)	(10)%	8505	Management Contract	7,468	7,150	(318)	(4)%	42,894	35,426
0	0	0	0 %	8581	Real Estate Taxes	0	0	0	0 %	71,663	71,663
3,931	3,575	(356)	(10)%		Total Professional Services	7,468	7,150	(318)	(4)%	114,557	107,089
					OTHER EXPENSES						
1,448	2,647	1,199	45 %	8807	Loan Payment	3,339	5,294	1,955	37 %	31,762	28,423
1,448	2,647	1,199	45 %		Total Other Expenses	3,339	5,294	1,955	37 %	31,762	28,423
					RESERVE CONTRIBUTIONS						
39,225	39,225	0	0 %	8801	Budgeted Trsf to Res	78,450	78,450	0	0 %	470,700	392,250
39,225	39,225	0	0 %		Total Reserve Contributions	78,450	78,450	0	0 %	470,700	392,250
(175,369)	(178,852)	3,483	2 %		Total General Activities Expense	(363,581)	(403,474)	39,893	10 %	(2,214,424)	1,850,843
(5,020)	5,244	(10,264)	(196)%		Total General Activities Inc/(Loss)	(2,853)	(44,865)	42,012	94 %	32,750	(35,603)



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SKI HILL ACTIVITIES											
INCOME											
OTHER INCOME											
231,896	165,667	66,229	40 %	8872	Ski Hill Income	512,795	622,539	(109,744)	(18)%	696,493	(183,698)
0	0	0	0 %	8872-2	Ski Hill Goods	7,290	0	7,290	0 %	0	7,290
231,896	165,667	66,229	40 %		Total Other Income	520,085	622,539	(102,454)	(16)%	696,493	(176,408)
231,896	165,667	66,229	40 %		Total Ski Hill Activites Income	520,085	622,539	(102,454)	(16)%	696,493	(176,408)
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	100	100	100 %	2,850	2,850
0	500	500	100 %	8875-2	Hand Scan/Payroll Admin	0	1,000	1,000	100 %	2,600	2,600
3,618	333	(3,285)	(986)%	8876	Web Site Maintenance	3,618	2,058	(1,560)	(76)%	7,000	3,383
0	650	650	100 %	8876-1	Printing & Copying	0	1,300	1,300	100 %	2,600	2,600
0	125	125	100 %	8876-2	Postage	0	250	250	100 %	500	500
3,618	1,608	(2,010)	(125)%		Total Administrative	3,618	6,208	2,591	42 %	21,300	17,683
PAYROLL & BENEFITS											
62,188	95,000	32,812	35 %	8877	Ski Hill Payroll	112,130	142,000	29,870	21 %	185,000	72,870
46,682	84,655	37,973	45 %	8877-2	VS Salaries	91,393	95,855	4,462	5 %	148,100	56,707
0	2,690	2,690	100 %	8878	Building Manager PR	3,807	5,381	1,574	29 %	10,763	6,956
20,091	8,786	(11,305)	(129)%	8878-1	Payroll Taxes	36,662	33,956	(2,706)	(8)%	43,458	6,796
5,817	11,262	5,445	48 %	8878-2	Workers Comp	10,762	11,262	500	4 %	19,716	8,954
0	0	0	0 %	8878-3	Ski Hill Drug Testing/Patrol	120	1,500	1,380	92 %	14,000	13,880
2,746	3,000	254	8 %	7082	Life/Medical Insurance	5,611	6,000	389	6 %	36,000	30,389
137,525	205,393	67,868	33 %		Total Payroll & Benefits	260,486	295,954	35,468	12 %	457,037	196,551
INSURANCE											
0	4,636	4,636	100 %	8874	Insurance	60,353	9,272	(51,081)	(551)%	74,037	13,684
0	4,636	4,636	100 %		Total Insurance	60,353	9,272	(51,081)	(551)%	74,037	13,684
UTILITIES											
0	2,000	2,000	100 %	8879	Electric	0	3,750	3,750	100 %	5,000	5,000



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367	1,300	933	72 %	8879-1	Gas	480	2,600	2,120	82 %	9,200	8,720
0	208	208	100 %	8879-2	Telephone	1,228	416	(812)	(195)%	2,500	1,272
367	3,508	3,141	90 %		Total Utilities	1,707	6,766	5,059	75 %	16,700	14,993
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	926	926	100 %	8881	Snow Removal	159	1,852	1,693	91 %	4,722	4,563
0	926	926	100 %		Total Contracted Services	159	1,852	1,693	91 %	4,722	4,563
REPAIRS & MAINTENANCE											
2,048	6,500	4,452	68 %	8882	Equipment Services	16,016	6,500	(9,516)	(146)%	13,000	(3,016)
0	3,250	3,250	100 %	8882-1	Snow Removal & Supplies	309	3,250	2,941	90 %	3,750	3,441
1,154	3,000	1,846	62 %	8882-2	Maintenance Vehicles	1,529	4,000	2,471	62 %	18,000	16,471
3,202	12,750	9,548	75 %		Total Repairs & Maintenance	17,854	13,750	(4,104)	(30)%	34,750	16,896
SKI HILL EXPENSES											
6,289	400	(5,889)	(999)%	8883	Grounds	7,669	3,300	(4,369)	(132)%	21,500	13,831
0	0	0	0 %	8883-1	Equipment Supplies	0	1,800	1,800	100 %	4,300	4,300
0	0	0	0 %	8883-2	Ski Equipment Repair	13	200	187	94 %	600	587
4,040	0	(4,040)	0 %	8884	Ski Hill Goods	9,610	3,000	(6,610)	(220)%	3,000	(6,610)
3,675	5,000	1,325	27 %	8885	Advertising	12,357	5,000	(7,357)	(147)%	15,000	2,643
14,004	5,400	(8,604)	(159)%		Total Ski Hill Expenses	29,650	13,300	(16,350)	(123)%	44,400	14,750
PROFESSIONAL SERVICES											
0	393	393	100 %	8886	Management Contract	393	786	393	50 %	4,766	4,373
0	393	393	100 %		Total Professional Services	393	786	393	50 %	4,766	4,373
TAXES											
0	0	0	0 %	8886-1	Income & RE Tax	0	0	0	0 %	46,531	46,531
0	0	0	0 %	8886-2	Sales Tax	0	0	0	0 %	2,500	2,500
0	0	0	0 %		Total Taxes	0	0	0	0 %	49,031	49,031



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OTHER EXPENSES											
0	6,000	6,000	100 %	8887	Credit Card Charges	288	7,500	7,212	96 %	19,750	19,462
0	6,000	6,000	100 %		Total Other Expenses	288	7,500	7,212	96 %	19,750	19,462
158,716	240,614	81,898	34 %		Total Ski Hill Activities Expense	374,507	355,388	(19,119)	(5)%	732,493	357,986
73,180	(74,947)	148,127	198 %		Net Ski Hill Activities Income/(Loss)	145,578	267,151	(121,573)	(46)%	(36,000)	181,578



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RESERVE ACTIVITY											
INCOME											
INVESTMENT INCOME											
39,225	39,225	0	0 %	9001	Budgeted Operating Fund to Reserves	78,450	78,450	0	0 %	470,700	(392,250)
81,680	40,840	40,840	100 %	9002	Bdgt Oper Fnd to Res	81,680	81,680	0	0 %	490,080	(408,400)
2,777	3,333	(556)	(17)%	9025	Reserve Interest Inc	6,250	6,666	(416)	(6)%	40,000	(33,750)
<u>123,682</u>	<u>83,398</u>	<u>40,284</u>	<u>48 %</u>		Total Investment Income	<u>166,380</u>	<u>166,796</u>	<u>(416)</u>	<u>0 %</u>	<u>1,000,780</u>	<u>(834,400)</u>
<u>123,682</u>	<u>83,398</u>	<u>40,284</u>	<u>48 %</u>		Total Reserve Income	<u>166,380</u>	<u>166,796</u>	<u>(416)</u>	<u>0 %</u>	<u>1,000,780</u>	<u>(834,400)</u>
EXPENSES											
ADMINISTRATIVE											
0	0	0	0 %	9160	Building Capital Expenses	0	0	0	0 %	64,025	64,025
0	9,337	9,337	100 %	9161	Interior/Remodeling Capital Expenses	0	18,674	18,674	100 %	112,044	112,044
0	148,314	148,314	100 %	9164	Concrete Capital Expense	0	296,628	296,628	100 %	1,779,773	1,779,773
0	0	0	0 %	9167	Grounds Capital Expense	0	26,677	26,677	100 %	26,677	26,677
0	0	0	0 %	9173	Asphalt Capital Expense	0	0	0	0 %	11,228	11,228
11,482	10,473	(1,009)	(10)%	9180	Swimming Pool Capital Expense	61,883	20,946	(40,937)	(195)%	125,678	63,795
<u>(11,482)</u>	<u>(168,124)</u>	<u>156,642</u>	<u>93 %</u>		Total Administrative Expenses	<u>(61,883)</u>	<u>(362,925)</u>	<u>301,042</u>	<u>83 %</u>	<u>(2,119,425)</u>	<u>2,057,542</u>
<u>11,482</u>	<u>168,124</u>	<u>156,642</u>	<u>93 %</u>		Total Reserve Expenses	<u>61,883</u>	<u>362,925</u>	<u>301,042</u>	<u>83 %</u>	<u>2,119,425</u>	<u>2,057,542</u>
<u>112,201</u>	<u>(84,726)</u>	<u>196,927</u>	<u>232 %</u>		Net Reserve Income/(Loss)	<u>104,497</u>	<u>(196,129)</u>	<u>300,626</u>	<u>153 %</u>	<u>(1,118,645)</u>	<u>1,223,142</u>
<u>138,872</u>	<u>(154,158)</u>	<u>293,030</u>	<u>190 %</u>		Total Association Net Income/(Loss)	<u>246,952</u>	<u>26,699</u>	<u>220,253</u>	<u>825 %</u>	<u>(1,118,645)</u>	<u>1,365,597</u>

Unaudited and subject to review