Annual Financials

Landmark on the Lake Condominium Association Ltd.

Financial Report Package

December 2025

Prepared for

Landmark on the Lake Condominium Association

By

Cantey Associates

NOT AUDITED, REVIEWED OR COMPILED.
NO ASSURANCE PROVIDED-FOR INTERNAL PURPOSES ONLY
OMITS THE STATEMENT OF CASH FLOWS AND ALL REQUIRED DISCLOSURES AND SUPPLEMENTAL INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS

CINCsystems

Balance Sheet
Landmark on the Lake Condominium Association
End Date: 12/31/2025

Date:	1/17/2026
Time:	11:47 am
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Operating Account #3576	$125,461.40	$0.00	$125,461.40
Barrington BK General - #3584	$324.98	$0.00	$324.98
Total: CASH - OPERATING	**$125,786.38**	**$0.00**	**$125,786.38**
CASH - RESERVES			
Com Adv Reserve MaxSafe #0117	$0.00	$526,459.32	$526,459.32
Barrington Bank MaxSafe #3703	$0.00	$383,984.58	$383,984.58
Total: CASH - RESERVES	**$0.00**	**$910,443.90**	**$910,443.90**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$9,687.61	$0.00	$9,687.61
Accrued Operating Income	$4,581.84	$0.00	$4,581.84
Total: ACCOUNTS REC - OPERATING	**$14,269.45**	**$0.00**	**$14,269.45**
ACCOUNTS REC - RESERVES			
Due from Operating Fund	$0.00	$87,379.12	$87,379.12
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$87,379.12**	**$87,379.12**
OTHER ASSETS - OPERATING			
Prepaid Insurance	$28,617.71	$0.00	$28,617.71
Prepaid Expenses - Operating	$9,296.61	$0.00	$9,296.61
Total: OTHER ASSETS - OPERATING	**$37,914.32**	**$0.00**	**$37,914.32**
OTHER ASSETS - RESERVES			
Prepaid Expenses-Reserve	$0.00	$1,000.00	$1,000.00
Total: OTHER ASSETS - RESERVES	**$0.00**	**$1,000.00**	**$1,000.00**
FIXED ASSETS - OPERATING			
Equipment	$8,144.00	$0.00	$8,144.00
Condo Unit #304	$178,947.02	$0.00	$178,947.02
Condo Unit #101	$13,982.00	$0.00	$13,982.00
Accumulated Depr Equip	($7,329.92)	$0.00	($7,329.92)
Accumulated Depr -Condo	($83,740.00)	$0.00	($83,740.00)
Total: FIXED ASSETS - OPERATING	**$110,003.10**	**$0.00**	**$110,003.10**
Total: Assets	**$287,973.25**	**$998,823.02**	**$1,286,796.27**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$15,087.79	$0.00	$15,087.79
Accounts Payable - Operating	$75,507.04	$0.00	$75,507.04
Accrued Expense Payable	$26,216.91	$0.00	$26,216.91
Accrued Payroll Expense	$6,322.24	$0.00	$6,322.24
Due to Replacement Fund	$87,379.12	$0.00	$87,379.12
Holiday Fund Payable	$324.98	$0.00	$324.98
Total: CURRENT LIABILITIES - OPERATING	**$210,838.08**	**$0.00**	**$210,838.08**
CURRENT LIABILITIES - RESERVE			
BB Loan-Elevator Modernization	$0.00	$403,007.91	$403,007.91
Total: CURRENT LIABILITIES - RESERVE	**$0.00**	**$403,007.91**	**$403,007.91**
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	$64,487.56	$0.00	$64,487.56
Total: FUND BALANCE - OPERATING	**$64,487.56**	**$0.00**	**$64,487.56**
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	$0.00	($165,349.54)	($165,349.54)
Change in value	$0.00	($2,786.60)	($2,786.60)
Total: FUND BALANCE - RESERVE	**$0.00**	**($168,136.14)**	**($168,136.14)**

PREPARED BY MANAGEMENT

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Net Income Gain/Loss	$0.00	$763,951.25	$763,951.25
Net Income Gain/Loss	$12,647.61	$0.00	$12,647.61
Total: Liabilities & Equity	**$287,973.25**	**$998,823.02**	**$1,286,796.27**

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING							
4011-00 HOA Assessments	$ 159,690.52	$159,690.50	$ 0.02	$1,916,286.24	$1,916,286.00	$ 0.24	$ 1,916,286.00
4021-00 Initial Capital Contribution - Opera	5,101.14	7,982.00	(2,880.86)	46,373.10	59,384.17	(13,011.07)	59,384.17
TOTAL INCOME ASSESSMENTS OPERATI	$ 164,791.66	$167,672.50	($ 2,880.84)	$1,962,659.34	$1,975,670.17	($13,010.83)	$ 1,975,670.17
OTHER INCOME - OPERATING							
4100-00 Late Fees	7.62	210.00	(202.38)	2,995.56	2,520.00	475.56	2,520.00
4104-00 Move In/Move Out Fees	450.00	800.00	(350.00)	11,600.00	12,250.00	(650.00)	12,250.00
4106-00 Locks/Keys/Fobs	330.00	235.00	95.00	2,780.00	2,820.00	(40.00)	2,820.00
4110-00 Work Requests-Parts/Labor	4,116.00	1,950.50	2,165.50	23,922.30	22,540.00	1,382.30	22,540.00
4120-00 Fines	1,000.00	208.37	791.63	3,301.50	2,500.00	801.50	2,500.00
4161-00 Cable TV Rebate	-	228.37	(228.37)	661.02	2,740.00	(2,078.98)	2,740.00
4171-00 Leasing Program	400.00	296.84	103.16	34,165.00	27,499.66	6,665.34	27,499.66
4174-00 Real Page Inc-Homewise Income	125.00	150.00	(25.00)	2,095.00	1,800.00	295.00	1,800.00
4177-00 Transfer Fee	100.00	70.87	29.13	800.00	850.00	(50.00)	850.00
4178-00 Vendor Sponsorships	-	150.00	(150.00)	1,500.00	1,800.00	(300.00)	1,800.00
4179-00 Parking Rental	800.00	900.00	(100.00)	10,950.00	10,800.00	150.00	10,800.00
4181-00 Construction Packet Review	100.00	125.00	(25.00)	1,400.00	1,500.00	(100.00)	1,500.00
4185-00 Resident Service Fees	17.08	776.00	(758.92)	7,262.53	9,999.65	(2,737.12)	9,999.65
4199-00 Miscellaneous Income	-	85.38	(85.38)	1,468.42	1,074.58	393.84	1,074.58
TOTAL OTHER INCOME - OPERATING	$ 7,445.70	$ 6,186.33	$ 1,259.37	$104,901.33	$100,693.89	$4,207.44	$ 100,693.89
AMENITIES INCOME							
4151-00 Laundry Income	2,286.00	1,760.00	526.00	22,352.95	21,120.00	1,232.95	21,120.00
4152-00 Community Room Rental	525.00	589.97	(64.97)	3,850.00	3,150.00	700.00	3,150.00
4154-00 Sundeck Rental	-	-	-	435.00	1,100.00	(665.00)	1,100.00
4155-00 Multi-Purpose Room Rental	-	18.75	(18.75)	45.00	225.00	(180.00)	225.00
4156-00 Storage Lockers	450.00	450.00	-	5,627.74	5,400.00	227.74	5,400.00
4170-00 Guest Ste#304 Rental Income	2,770.00	3,472.56	(702.56)	25,330.00	27,750.00	(2,420.00)	27,750.00
TOTAL AMENITIES INCOME	$ 6,031.00	$ 6,291.28	($ 260.28)	$ 57,640.69	$ 58,745.00	($1,104.31)	$ 58,745.00
TOTAL OPERATING INCOME	**$ 178,268.36**	**$180,150.11**	**($ 1,881.75)**	**$2,125,201.36**	**$2,135,109.06**	**($ 9,907.70)**	**$ 2,135,109.06**
OPERATING EXPENSE							
PAYROLL							
7005-00 Front Desk	5,877.32	1,506.00	(4,371.32)	63,922.15	59,702.90	(4,219.25)	59,702.90
7006-00 Maintenance	13,302.87	9,775.13	(3,527.74)	119,145.91	117,302.00	(1,843.91)	117,302.00
7020-00 Medical Insurance	2,943.88	1,380.00	(1,563.88)	33,240.38	33,680.86	440.48	33,680.86
7030-00 Payroll Taxes-Front Desk	357.65	32.00	(325.65)	3,975.22	5,150.60	1,175.38	5,150.60
7031-00 Payroll Taxes - Maint	988.65	863.88	(124.77)	8,720.92	10,367.00	1,646.08	10,367.00
7040-00 Workman's Comp Ins	-	-	-	1,359.40	3,999.50	2,640.10	3,999.50
7060-00 Uniforms	-	41.63	41.63	-	500.00	500.00	500.00
7090-00 Employee Procurement	62.63	66.25	3.62	908.06	795.00	(113.06)	795.00
7211-00 Cell Phone Reimbursement	455.00	70.00	(385.00)	840.00	840.00	-	840.00
TOTAL PAYROLL	$ 23,988.00	$ 13,734.89	($ 10,253.11)	$232,112.04	$232,337.86	$225.82	$ 232,337.86
UTILITIES							
7201-00 Electric	20,510.81	16,259.54	(4,251.27)	150,001.34	155,703.00	5,701.66	155,703.00
7202-00 Water & Sewer	22,520.05	5,600.00	(16,920.05)	86,767.18	68,930.12	(17,837.06)	68,930.12
7204-00 Natural Gas	14,174.83	21,375.43	7,200.60	44,584.30	61,569.00	16,984.70	61,569.00
TOTAL UTILITIES	$ 57,205.69	$ 43,234.96	($ 13,970.73)	$281,352.82	$286,202.12	$4,849.30	$ 286,202.12
CONTRACT SERVICES EXPENSES							

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
7207-00 Telephone/Internet	$1,099.41	$1,103.37	$3.96	$13,192.92	$13,240.00	$47.08	$13,240.00
7260-00 Property Insurance	-	-	-	110,661.31	106,750.34	(3,910.97)	106,750.34
7270-00 City License & Inspection Fee	-	-	-	7,398.87	5,640.49	(1,758.38)	5,640.49
7275-00 Life Safety Inspections	-	-	-	13,100.29	12,975.00	(125.29)	12,975.00
7310-00 Trash Removal/Recycling	-	1,241.87	1,241.87	9,676.15	14,902.00	5,225.85	14,902.00
7315-00 Exterminating	110.00	196.00	86.00	2,613.10	2,615.00	1.90	2,615.00
7320-00 Landscaping/Flowers	3.15	139.97	136.82	17,757.14	13,855.00	(3,902.14)	13,855.00
7325-00 Elevator Service Contract	-	6,799.58	6,799.58	41,478.42	41,210.00	(268.42)	41,210.00
7335-00 Window Washing	-	-	-	5,195.00	5,340.00	145.00	5,340.00
7350-00 Front Desk Security	24,408.94	15,000.00	(9,408.94)	194,202.66	184,684.65	(9,518.01)	184,684.65
7351-00 Housekeeping/Cleaning	7,693.56	7,053.75	(639.81)	85,284.81	84,645.00	(639.81)	84,645.00
7360-00 Carpet Cleaning	-	114.62	114.62	1,519.67	1,375.00	(144.67)	1,375.00
7370-00 HVAC PM Agreement	-	-	-	5,666.90	5,667.00	0.10	5,667.00
7375-00 Security Monitoring	-	-	-	474.76	1,030.00	555.24	1,030.00
7411-00 Mat Rental	427.34	91.00	(336.34)	2,293.97	2,127.65	(166.32)	2,127.65
7460-00 Snow Removal	2,970.00	1,961.01	(1,008.99)	8,940.00	9,755.00	815.00	9,755.00
8519-00 IT Support	346.29	500.00	153.71	2,601.18	3,700.00	1,098.82	3,700.00
8521-00 Building Software	190.00	340.00	150.00	4,267.93	4,080.00	(187.93)	4,080.00
TOTAL CONTRACT SERVICES EXPENSES	$37,248.69	$34,541.17	($2,707.52)	$526,325.08	$513,592.13	($12,732.95)	$513,592.13
MAINTENANCE & REPAIRS EXPENSES							
7330-00 Roof Repairs	-	41.63	41.63	1,927.71	500.00	(1,427.71)	500.00
7401-00 In Unit Work Order Exp	774.73	250.00	(524.73)	3,649.71	3,000.00	(649.71)	3,000.00
7402-00 Janitorial Supplies	177.56	375.00	197.44	2,784.39	4,500.00	1,715.61	4,500.00
7405-00 Elevator Repairs/Overtime	-	593.75	593.75	192.99	7,125.00	6,932.01	7,125.00
7412-00 Plumbing Repairs & Supplies	-	416.63	416.63	6,189.66	8,626.33	2,436.67	8,626.33
7414-00 Electrical Supplies	14.75	125.00	110.25	78.56	1,500.00	1,421.44	1,500.00
7415-00 Locks/Keys/Fobs	83.56	41.63	(41.93)	630.49	500.00	(130.49)	500.00
7416-00 Hardware/Small Tools	28.17	58.37	30.20	399.06	700.00	300.94	700.00
7417-00 HVAC Filters	-	250.00	250.00	2,785.46	3,000.00	214.54	3,000.00
7421-00 Common Area Painting	52.00	191.63	139.63	1,718.58	2,300.00	581.42	2,300.00
7423-00 Window Repair & Screens	-	41.63	41.63	-	500.00	500.00	500.00
7424-00 Lights Fixtures/Repairs	-	83.37	83.37	13.62	1,000.00	986.38	1,000.00
7431-00 Fire Equipment Repairs	7,455.50	50.00	(7,405.50)	7,574.05	600.00	(6,974.05)	600.00
7433-00 Cooling Tower	-	333.37	333.37	5,564.76	4,000.00	(1,564.76)	4,000.00
7434-00 Light Bulbs	-	108.37	108.37	207.15	1,300.00	1,092.85	1,300.00
7440-00 Building Exterior	-	158.37	158.37	74.64	1,900.00	1,825.36	1,900.00
7451-00 Security & Camera System	-	233.37	233.37	-	2,800.00	2,800.00	2,800.00
7452-00 Fuel	7.00	60.38	53.38	250.56	725.00	474.44	725.00
7455-00 Door Repairs	-	416.63	416.63	7,327.53	5,000.00	(2,327.53)	5,000.00
7457-00 Parking Garage	-	216.63	216.63	394.83	2,600.00	2,205.17	2,600.00
7458-00 Garbage Chutes	-	16.63	16.63	-	200.00	200.00	200.00
7482-00 Building Equipment	510.33	366.63	(143.70)	7,835.35	4,400.00	(3,435.35)	4,400.00
7498-00 Misc. Repairs & Maint	23.73	75.00	51.27	565.15	900.00	334.85	900.00
TOTAL MAINTENANCE & REPAIRS EXPEN	$9,127.33	$4,504.02	($4,623.31)	$50,164.25	$57,676.33	$7,512.08	$57,676.33
AMENITY EXPENSES							
7286-00 Condo Unit Owned #304 Exp	5,381.66	955.12	(4,426.54)	13,807.81	11,461.00	(2,346.81)	11,461.00
7407-00 Fitness Center	-	289.00	289.00	2,093.86	1,098.00	(995.86)	1,098.00
7446-00 Sundeck Maintenance	-	-	-	19,409.82	15,670.16	(3,739.66)	15,670.16

CINCsystems

Income Statement - Operating

Landmark on the Lake Condominium Association

12/31/2025

(MODIFIED ACCRUAL BASIS)

Description	Current Period Actual	Budget	Variance	Year-to-date Actual	Budget	Variance	Annual Budget
7473-00 Pool/Hot Tub	$364.79	$975.00	$610.21	$6,769.11	$11,700.00	$4,930.89	$11,700.00
7500-00 Business Center	75.93	118.13	42.20	1,667.07	1,418.00	(249.07)	1,418.00
7501-00 Car Wash	-	157.97	157.97	224.89	500.00	275.11	500.00
7502-00 Community Room	3.10	25.00	21.90	48.10	300.00	251.90	300.00
7503-00 Composting	60.00	62.63	2.63	643.58	752.00	108.42	752.00
7504-00 Laundry Room	1,153.48	1,321.63	168.15	15,834.03	15,860.00	25.97	15,860.00
7505-00 Multi-Purpose Room	-	25.00	25.00	221.93	300.00	78.07	300.00
8528-00 Water	36.66	114.25	77.59	1,273.64	1,371.00	97.36	1,371.00
8529-00 Coffee Bar	200.00	334.38	134.38	5,199.68	4,013.00	(1,186.68)	4,013.00
8551-00 Dog Run Supplies	680.58	124.62	(555.96)	975.99	1,495.00	519.01	1,495.00
TOTAL AMENITY EXPENSES	$7,956.20	$4,502.73	($3,453.47)	$68,169.51	$65,938.16	($2,231.35)	$65,938.16
PROFESSIONAL FEES							
8210-00 Audit and Tax Preparation	-	-	-	850.00	1,000.00	150.00	1,000.00
8220-00 Legal Fees	1,569.50	300.00	(1,269.50)	2,713.00	3,600.00	887.00	3,600.00
8230-00 Property Management Fee	15,989.94	15,382.25	(607.69)	175,975.59	184,587.00	8,611.41	184,587.00
8240-00 Accounting Fees	2,008.88	2,057.13	48.25	24,319.60	24,686.00	366.40	24,686.00
8250-00 Payroll Services	253.21	283.13	29.92	3,247.00	3,398.00	151.00	3,398.00
TOTAL PROFESSIONAL FEES	$19,821.53	$18,022.51	($1,799.02)	$207,105.19	$217,271.00	$10,165.81	$217,271.00
COMMITTEE EXPENSES							
8405-00 Architectural & Design Committee	-	-	-	488.69	-	(488.69)	-
8408-00 Lending Library Committee	-	-	-	144.87	-	(144.87)	-
8410-00 Committee Work	-	254.50	254.50	69.00	3,054.00	2,985.00	3,054.00
8509-00 Social Committee	358.99	-	(358.99)	1,168.79	-	(1,168.79)	-
TOTAL COMMITTEE EXPENSES	$358.99	$254.50	($104.49)	$1,871.35	$3,054.00	$1,182.65	$3,054.00
GENERAL & ADMINISTRATIVE							
7284-00 Unit 101 Expenses	507.52	131.63	(375.89)	1,841.43	1,580.00	(261.43)	1,580.00
8501-00 Office Expense	189.45	191.12	1.67	3,951.65	2,293.00	(1,658.65)	2,293.00
8512-00 Misc General & Administrative	-	8.37	8.37	75.44	100.00	24.56	100.00
8515-00 Bank Fees	35.00	27.50	(7.50)	454.50	330.00	(124.50)	330.00
8522-00 Printing/Copier/Shredding	35.00	17.50	(17.50)	210.00	210.00	-	210.00
8523-00 Postage	-	8.37	8.37	14.40	100.00	85.60	100.00
8535-00 Association Meetings	59.52	536.15	476.63	1,103.40	1,545.00	441.60	1,545.00
8540-00 Rental Program Expenses	30.30	40.00	9.70	385.50	480.00	94.50	480.00
8541-00 Guest Parking Tags	-	33.37	33.37	503.59	400.00	(103.59)	400.00
8545-00 Dues and Subscriptions	395.00	293.13	(101.87)	4,168.04	3,518.00	(650.04)	3,518.00
8555-00 Signage	-	208.37	208.37	1,769.82	2,500.00	730.18	2,500.00
8560-00 Holiday Decorations	110.36	22.50	(87.86)	160.20	270.00	109.80	270.00
TOTAL GENERAL & ADMINISTRATIVE	$1,362.15	$1,518.01	$155.86	$14,637.97	$13,326.00	($1,311.97)	$13,326.00
CONTINGENCY							
7297-00 Contingency Fund	7,071.77	2,597.00	(4,474.77)	49,815.54	26,500.35	(23,315.19)	26,500.35
TOTAL CONTINGENCY	$7,071.77	$2,597.00	($4,474.77)	$49,815.54	$26,500.35	($23,315.19)	$26,500.35
RESERVE TRANSFER							
9000-00 Transfers to Reserve Fund	56,750.00	56,750.00	-	681,000.00	681,000.00	-	681,000.00
TOTAL RESERVE TRANSFER	$56,750.00	$56,750.00	$-	$681,000.00	$681,000.00	$0.00	$681,000.00
TOTAL OPERATING EXPENSE	**$220,890.35**	**$179,659.80**	**($41,230.55)**	**$2,112,553.75**	**$2,096,897.94**	**($15,655.81)**	**$2,096,897.94**
Net Income:	**($42,621.99)**	**$490.31**	**($43,112.30)**	**$12,647.61**	**$38,211.12**	**($25,563.51)**	**$38,211.12**

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CINCsystems

Income Statement - Reserve

Landmark on the Lake Condominium Association

12/31/2025

(MODIFIED ACCRUAL BASIS)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE							
4513-00 Special Assessments - Reserve	$-	$-	$-	$700,000.11	$699,999.99	$0.12	$699,999.99
TOTAL INCOME ASSESSMENT - RESERVE	$-	$-	$-	$700,000.11	$699,999.99	$0.12	$699,999.99
OTHER INCOME - RESERVE							
4650-00 Interest Income - Bank - Reserve	1,894.51	4,558.50	(2,663.99)	22,169.67	38,000.00	(15,830.33)	38,000.00
TOTAL OTHER INCOME - RESERVE	$1,894.51	$4,558.50	($2,663.99)	$22,169.67	$38,000.00	($15,830.33)	$38,000.00
RESERVE TRANSFER							
9050-00 Reserve Transfer Income	56,750.00	56,750.00	-	681,000.00	681,000.00	-	681,000.00
TOTAL RESERVE TRANSFER	$56,750.00	$56,750.00	$-	$681,000.00	$681,000.00	$0.00	$681,000.00
TOTAL RESERVE INCOME	**$58,644.51**	**$61,308.50**	**($2,663.99)**	**$1,403,169.78**	**$1,418,999.99**	**($15,830.21)**	**$1,418,999.99**
RESERVE EXPENSE							
RESERVE EXPENSES							
9112-00 Elevator Loan Interest	1,347.06	1,345.00	(2.06)	17,739.60	17,733.00	(6.60)	17,733.00
9120-00 HVAC - Reserve Expenditure	-	16,000.00	16,000.00	-	16,000.00	16,000.00	16,000.00
9128-00 Exercise Equipment Ugrades	-	3,218.00	3,218.00	7,151.14	5,000.00	(2,151.14)	5,000.00
9132-00 Dehumidification Unit Pool Room	1,125.00	-	(1,125.00)	69,507.36	70,174.00	666.64	70,174.00
9133-00 Technology Upgrades	-	-	-	2,714.90	2,715.00	0.10	2,715.00
9142-00 West Plaza Concrete Repairs	-	-	-	-	25,000.00	25,000.00	25,000.00
9145-00 Contingency	-	1,981.50	1,981.50	-	23,742.00	23,742.00	23,742.00
9160-00 Building Inspection & Structural Im	107,811.00	125,229.00	17,418.00	475,606.03	588,125.00	112,518.97	588,125.00
9173-00 Garage Door Controls	455.30	-	(455.30)	11,505.30	20,000.00	8,494.70	20,000.00
9180-00 Pool & Hot Tub Improvement	-	4,300.00	4,300.00	36,650.00	40,950.00	4,300.00	40,950.00
9204-00 Light Fixtures	-	-	-	14,377.69	14,378.00	0.31	14,378.00
9206-00 Cold Water Pumps	-	80,000.00	80,000.00	-	80,000.00	80,000.00	80,000.00
9215-00 Building Automation Software	-	-	-	-	35,000.00	35,000.00	35,000.00
9220-00 Office Renovations	-	-	-	3,966.51	3,967.00	0.49	3,967.00
TOTAL RESERVE EXPENSES	$110,738.36	$232,073.50	$121,335.14	$639,218.53	$942,784.00	$303,565.47	$942,784.00
TOTAL RESERVE EXPENSE	**$110,738.36**	**$232,073.50**	**$121,335.14**	**$639,218.53**	**$942,784.00**	**$303,565.47**	**$942,784.00**
Net Reserve:	**($52,093.85)**	**($170,765.00)**	**$118,671.15**	**$763,951.25**	**$476,215.99**	**$287,735.26**	**$476,215.99**

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Financial Report Package

December 2024

Prepared for

Landmark on the Lake Condominium Association

By

Cantey Associates

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CINCsystems

Balance Sheet	Date:	1/17/2025
Landmark on the Lake Condominium Association	Time:	4:49 pm
End Date: 12/31/2024	Page:	1

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Operating Account #3576	$135,380.91	$0.00	$135,380.91
Barrington BK General - #3584	$900.03	$0.00	$900.03
Total: CASH - OPERATING	**$136,280.94**	**$0.00**	**$136,280.94**
CASH - RESERVES			
Com Adv Reserve MaxSafe #0117	$0.00	$109,814.44	$109,814.44
Barrington Bank MaxSafe #3703	$0.00	$188,267.11	$188,267.11
Total: CASH - RESERVES	**$0.00**	**$298,081.55**	**$298,081.55**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$18,349.52	$0.00	$18,349.52
Accrued Operating Income	$729.70	$0.00	$729.70
Total: ACCOUNTS REC - OPERATING	**$19,079.22**	**$0.00**	**$19,079.22**
ACCOUNTS REC - RESERVES			
Due from Operating Fund	$0.00	$70,093.19	$70,093.19
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$70,093.19**	**$70,093.19**
OTHER ASSETS - OPERATING			
Prepaid Insurance	$22,812.99	$0.00	$22,812.99
Prepaid Expenses - Operating	$10,887.61	$0.00	$10,887.61
Total: OTHER ASSETS - OPERATING	**$33,700.60**	**$0.00**	**$33,700.60**
OTHER ASSETS - RESERVES			
Prepaid Expenses-Reserve	$0.00	$1,000.00	$1,000.00
Total: OTHER ASSETS - RESERVES	**$0.00**	**$1,000.00**	**$1,000.00**
FIXED ASSETS - OPERATING			
Equipment	$8,144.00	$0.00	$8,144.00
Condo Unit #304	$178,947.02	$0.00	$178,947.02
Condo Unit #101	$13,982.00	$0.00	$13,982.00
Accumulated Depr Equip	($7,329.92)	$0.00	($7,329.92)
Accumulated Depr -Condo	($83,740.00)	$0.00	($83,740.00)
Total: FIXED ASSETS - OPERATING	**$110,003.10**	**$0.00**	**$110,003.10**
Total: Assets	**$299,063.86**	**$369,174.74**	**$668,238.60**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$15,144.55	$0.00	$15,144.55
Accounts Payable - Operating	$114,174.37	$0.00	$114,174.37
Accrued Expense Payable	$23,397.41	$0.00	$23,397.41
Accrued Payroll Expense	$3,910.75	$0.00	$3,910.75
Due to Replacement Fund	$70,093.19	$0.00	$70,093.19
Holiday Fund Payable	$900.03	$0.00	$900.03
Total: CURRENT LIABILITIES - OPERATING	**$227,620.30**	**$0.00**	**$227,620.30**
CURRENT LIABILITIES - RESERVE			
Accrued Expense - Reserve	$0.00	$80,200.00	$80,200.00
BB Loan-Elevator Modernization	$0.00	$477,108.75	$477,108.75
Deferred Special Assessment	$0.00	$5,620.29	$5,620.29
Total: CURRENT LIABILITIES - RESERVE	**$0.00**	**$562,929.04**	**$562,929.04**
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	$122,254.83	$0.00	$122,254.83
Total: FUND BALANCE - OPERATING	**$122,254.83**	**$0.00**	**$122,254.83**
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	$0.00	$10,853.16	$10,853.16

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Change in value	$0.00	($2,786.60)	($2,786.60)
Total: FUND BALANCE - RESERVE	**$0.00**	**$8,066.56**	**$8,066.56**
Net Income Gain/Loss	$0.00	($201,820.86)	($201,820.86)
Net Income Gain/Loss	($50,811.27)	$0.00	($50,811.27)
Total: Liabilities & Equity	**$299,063.86**	**$369,174.74**	**$668,238.60**

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CINCsystems

Income Statement - Operating
Landmark on the Lake Condominium Association
12/31/2024
(MODIFIED ACCRUAL BASIS)

Date: 1/17/2025
Time: 4:49 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING							
4011-00 HOA Assessments	$138,861.37	$138,861.37	$-	$1,666,336.44	$1,666,336.00	$0.44	$1,666,336.00
4021-00 Initial Capital Contribution - Operat	1,866.58	3,362.00	(1,495.42)	13,785.06	15,500.00	(1,714.94)	15,500.00
4050-00 Bad Debt Recovery	-	-	-	(0.50)	-	(0.50)	-
TOTAL INCOME ASSESSMENTS OPERATIN	$140,727.95	$142,223.37	($1,495.42)	$1,680,121.00	$1,681,836.00	($1,715.00)	$1,681,836.00
OTHER INCOME - OPERATING							
4100-00 Late Fees	73.37	195.00	(121.63)	2,586.00	2,340.00	246.00	2,340.00
4104-00 Move In/Move Out Fees	700.00	1,562.00	(862.00)	9,800.00	19,250.00	(9,450.00)	19,250.00
4106-00 Locks/Keys/Fobs	450.00	224.00	226.00	2,725.00	3,000.00	(275.00)	3,000.00
4110-00 Work Requests-Parts/Labor	1,856.00	2,406.68	(550.68)	21,448.00	25,000.00	(3,552.00)	25,000.00
4120-00 Fines	(909.14)	208.37	(1,117.51)	11,708.07	2,500.00	9,208.07	2,500.00
4161-00 Cable TV Rebate	709.70	260.00	449.70	3,548.53	3,120.00	428.53	3,120.00
4171-00 Leasing Program	250.00	4,152.00	(3,902.00)	22,955.00	50,600.00	(27,645.00)	50,600.00
4174-00 Real Page Inc-Homewise Income	-	175.00	(175.00)	1,925.00	2,100.00	(175.00)	2,100.00
4177-00 Transfer Fee	100.00	125.00	(25.00)	700.00	1,500.00	(800.00)	1,500.00
4178-00 Vendor Sponsorships	-	700.00	(700.00)	250.00	1,800.00	(1,550.00)	1,800.00
4179-00 Parking Rental	800.00	800.00	-	9,803.24	9,600.00	203.24	9,600.00
4185-00 Resident Service Fees	545.00	2,936.00	(2,391.00)	20,012.51	20,000.00	12.51	20,000.00
4199-00 Miscellaneous Income	35.00	125.00	(90.00)	1,581.05	1,500.00	81.05	1,500.00
TOTAL OTHER INCOME - OPERATING	$4,609.93	$13,869.05	($9,259.12)	$109,042.40	$142,310.00	($33,267.60)	$142,310.00
AMENITIES INCOME							
4151-00 Laundry Income	1,865.00	1,500.00	365.00	21,345.82	18,000.00	3,345.82	18,000.00
4152-00 Community Room Rental	700.00	100.00	600.00	3,737.50	4,200.00	(462.50)	4,200.00
4154-00 Sundeck Rental	-	-	-	590.00	480.00	110.00	480.00
4156-00 Storage Lockers	408.39	450.00	(41.61)	5,350.39	5,400.00	(49.61)	5,400.00
4170-00 Guest Ste#304 Rental Income	3,700.00	1,546.00	2,154.00	29,567.50	25,600.00	3,967.50	25,600.00
TOTAL AMENITIES INCOME	$6,673.39	$3,596.00	$3,077.39	$60,591.21	$53,680.00	$6,911.21	$53,680.00
TOTAL OPERATING INCOME	**$152,011.27**	**$159,688.42**	**($7,677.15)**	**$1,849,754.61**	**$1,877,826.00**	**($28,071.39)**	**$1,877,826.00**
OPERATING EXPENSE							
PAYROLL							
7005-00 Front Desk	13,603.33	9,390.32	(4,213.01)	114,461.54	110,850.00	(3,611.54)	110,850.00
7006-00 Maintenance	12,285.40	9,189.00	(3,096.40)	116,642.72	114,030.00	(2,612.72)	114,030.00
7020-00 Medical Insurance	4,638.34	7,558.00	2,919.66	52,125.83	55,600.00	3,474.17	55,600.00
7030-00 Payroll Taxes-Front Desk	886.89	1,166.68	279.79	7,637.99	11,162.00	3,524.01	11,162.00
7031-00 Payroll Taxes - Maint	930.68	843.37	(87.31)	8,976.48	10,120.00	1,143.52	10,120.00
7040-00 Workman's Comp Ins	-	-	-	2,190.30	7,400.00	5,209.70	7,400.00
7060-00 Uniforms	-	41.63	41.63	-	500.00	500.00	500.00
7090-00 Employee Procurement	485.61	138.68	(346.93)	649.32	1,000.00	350.68	1,000.00
7211-00 Cell Phone Reimbursement	140.00	70.00	(70.00)	840.00	840.00	-	840.00
TOTAL PAYROLL	$32,970.25	$28,397.68	($4,572.57)	$303,524.18	$311,502.00	$7,977.82	$311,502.00
UTILITIES							
7201-00 Electric	16,882.83	18,030.00	1,147.17	161,671.72	152,950.00	(8,721.72)	152,950.00
7202-00 Water & Sewer	5,415.00	13,429.00	8,014.00	56,486.86	48,600.00	(7,886.86)	48,600.00
7204-00 Natural Gas	13,525.29	15,724.00	2,198.71	38,957.74	60,480.00	21,522.26	60,480.00
TOTAL UTILITIES	$35,823.12	$47,183.00	$11,359.88	$257,116.32	$262,030.00	$4,913.68	$262,030.00
CONTRACT SERVICES EXPENSES							
7207-00 Telephone/Internet	1,099.41	1,060.68	(38.73)	13,556.61	13,200.00	(356.61)	13,200.00

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
7260-00 Property Insurance	$-	$-	$-	$124,242.42	$96,000.00	($28,242.42)	$96,000.00
7270-00 City License & Inspection Fee	-	-	-	5,139.01	6,400.00	1,260.99	6,400.00
7275-00 Life Safety Inspections	-	1,913.00	1,913.00	21,789.94	20,510.00	(1,279.94)	20,510.00
7310-00 Trash Removal/Recycling	-	1,223.75	1,223.75	13,047.86	14,685.00	1,637.14	14,685.00
7315-00 Exterminating	76.55	374.32	297.77	2,901.10	2,855.00	(46.10)	2,855.00
7320-00 Landscaping/Flowers	143.74	221.00	77.26	14,227.77	17,335.00	3,107.23	17,335.00
7325-00 Elevator Service Contract	-	1,883.68	1,883.68	39,624.00	39,610.00	(14.00)	39,610.00
7335-00 Window Washing	-	-	-	290.00	5,300.00	5,010.00	5,300.00
7340-00 Trash Chute Cleaning	-	-	-	3,873.61	4,420.00	546.39	4,420.00
7345-00 Garage Pressure Washing	-	-	-	7,895.00	7,895.00	-	7,895.00
7350-00 Front Desk Security	16,350.75	9,003.68	(7,347.07)	113,762.47	108,000.00	(5,762.47)	108,000.00
7351-00 Housekeeping/Cleaning	9,162.37	9,365.68	203.31	105,596.75	112,390.00	6,793.25	112,390.00
7360-00 Carpet Cleaning	-	(0.32)	(0.32)	1,371.41	1,400.00	28.59	1,400.00
7370-00 HVAC PM Agreement	-	-	-	2,246.48	4,500.00	2,253.52	4,500.00
7375-00 Security Monitoring	-	247.00	247.00	517.92	2,330.00	1,812.08	2,330.00
7411-00 Mat Rental	213.67	348.68	135.01	6,000.92	5,050.00	(950.92)	5,050.00
7460-00 Snow Removal	1,500.00	2,829.00	1,329.00	9,091.00	11,750.00	2,659.00	11,750.00
8519-00 IT Support	(281.16)	723.00	1,004.16	7,844.85	8,290.00	445.15	8,290.00
8521-00 Building Software	(685.50)	333.37	1,018.87	3,705.25	4,000.00	294.75	4,000.00
TOTAL CONTRACT SERVICES EXPENSES	$27,579.83	$29,526.52	$1,946.69	$496,724.37	$485,920.00	($10,804.37)	$485,920.00
MAINTENANCE & REPAIRS EXPENSES							
7330-00 Roof Repairs	-	41.63	41.63	-	500.00	500.00	500.00
7401-00 In Unit Work Order Exp	693.60	298.00	(395.60)	3,838.42	3,500.00	(338.42)	3,500.00
7402-00 Janitorial Supplies	559.20	380.00	(179.20)	2,945.93	3,500.00	554.07	3,500.00
7405-00 Elevator Repairs/Overtime	-	426.00	426.00	-	3,000.00	3,000.00	3,000.00
7412-00 Plumbing Repairs & Supplies	293.24	587.68	294.44	3,264.90	5,000.00	1,735.10	5,000.00
7414-00 Electrical Supplies	14.42	125.00	110.58	44.05	1,500.00	1,455.95	1,500.00
7415-00 Locks/Keys/Fobs	21.35	83.37	62.02	21.35	1,000.00	978.65	1,000.00
7416-00 Hardware/Small Tools	191.05	58.37	(132.68)	649.52	700.00	50.48	700.00
7417-00 HVAC Filters	189.14	250.00	60.86	1,479.76	3,000.00	1,520.24	3,000.00
7421-00 Common Area Painting	-	198.32	198.32	762.49	2,000.00	1,237.51	2,000.00
7423-00 Window Repair & Screens	-	41.63	41.63	-	500.00	500.00	500.00
7424-00 Lights Fixtures/Repairs	121.54	83.37	(38.17)	508.28	1,000.00	491.72	1,000.00
7431-00 Fire Equipment Repairs	1,351.99	50.00	(1,301.99)	2,146.23	600.00	(1,546.23)	600.00
7433-00 Cooling Tower	-	144.68	144.68	5,106.18	4,000.00	(1,106.18)	4,000.00
7434-00 Light Bulbs	402.76	121.32	(281.44)	818.45	1,000.00	181.55	1,000.00
7440-00 Building Exterior	(375.00)	223.68	598.68	2,479.86	1,500.00	(979.86)	1,500.00
7451-00 Security & Camera System	278.00	115.68	(162.32)	2,315.25	2,800.00	484.75	2,800.00
7452-00 Fuel	7.06	58.37	51.31	16.06	700.00	683.94	700.00
7455-00 Door Repairs	114.12	-	(114.12)	2,408.80	4,500.00	2,091.20	4,500.00
7457-00 Parking Garage	104.47	216.63	112.16	1,940.81	2,600.00	659.19	2,600.00
7458-00 Garbage Chutes	-	16.63	16.63	-	200.00	200.00	200.00
7482-00 Building Equipment	(117.88)	167.32	285.20	5,948.86	5,000.00	(948.86)	5,000.00
7498-00 Misc. Repairs & Maint	254.04	75.00	(179.04)	671.68	900.00	228.32	900.00
TOTAL MAINTENANCE & REPAIRS EXPENS	$4,103.10	$3,762.68	($340.42)	$37,366.88	$49,000.00	$11,633.12	$49,000.00
AMENITY EXPENSES							
7286-00 Condo Unit Owned #304 Exp	5,414.59	1,148.00	(4,266.59)	10,188.33	10,000.00	(188.33)	10,000.00
7406-00 Fitness Center/Yoga Room	-	-	-	563.25	1,000.00	436.75	1,000.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
7407-00 Fitness Center	$337.60	$-	($337.60)	$337.60	$-	($337.60)	$-
7446-00 Sundeck Maintenance	323.83	-	(323.83)	2,130.55	900.00	(1,230.55)	900.00
7473-00 Pool/Hot Tub	389.53	350.00	(39.53)	4,218.92	4,200.00	(18.92)	4,200.00
7500-00 Business Center	68.59	104.32	35.73	1,041.24	1,000.00	(41.24)	1,000.00
7501-00 Car Wash	117.58	-	(117.58)	372.14	500.00	127.86	500.00
7502-00 Community Room	-	25.00	25.00	406.35	300.00	(106.35)	300.00
7503-00 Composting	123.93	50.00	(73.93)	662.93	600.00	(62.93)	600.00
7504-00 Laundry Room	1,325.12	1,311.68	(13.44)	15,735.53	15,600.00	(135.53)	15,600.00
7505-00 Multi-Purpose Room	-	58.32	58.32	-	400.00	400.00	400.00
8528-00 Water	132.58	125.00	(7.58)	1,618.08	1,500.00	(118.08)	1,500.00
8529-00 Coffee Bar	486.26	369.13	(117.13)	4,834.03	4,430.00	(404.03)	4,430.00
8551-00 Dog Run Supplies	594.84	83.37	(511.47)	735.53	1,000.00	264.47	1,000.00
TOTAL AMENITY EXPENSES	$9,314.45	$3,624.82	($5,689.63)	$42,844.48	$41,430.00	($1,414.48)	$41,430.00
PROFESSIONAL FEES							
8210-00 Audit and Tax Preparation	-	-	-	7,100.00	7,100.00	-	7,100.00
8220-00 Legal Fees	(719.64)	304.13	1,023.77	8,091.46	3,650.00	(4,441.46)	3,650.00
8230-00 Property Management Fee	15,922.94	15,510.00	(412.94)	181,479.44	179,730.00	(1,749.44)	179,730.00
8240-00 Accounting Fees	1,970.01	2,067.00	96.99	24,162.45	24,600.00	437.55	24,600.00
8250-00 Payroll Services	274.44	270.87	(3.57)	3,354.84	3,250.00	(104.84)	3,250.00
TOTAL PROFESSIONAL FEES	$17,447.75	$18,152.00	$704.25	$224,188.19	$218,330.00	($5,858.19)	$218,330.00
COMMITTEE EXPENSES							
8405-00 Architectural & Design Committee	-	-	-	637.36	-	(637.36)	-
8407-00 Gardening Committee	33.22	-	(33.22)	33.22	-	(33.22)	-
8410-00 Committee Work	-	298.32	298.32	576.02	3,000.00	2,423.98	3,000.00
8509-00 Social Committee	362.52	-	(362.52)	2,060.25	-	(2,060.25)	-
TOTAL COMMITTEE EXPENSES	$395.74	$298.32	($97.42)	$3,306.85	$3,000.00	($306.85)	$3,000.00
GENERAL & ADMINISTRATIVE							
7284-00 Unit 101 Expenses	511.88	119.62	(392.26)	925.28	1,435.00	509.72	1,435.00
8501-00 Office Expense	419.96	176.00	(243.96)	2,285.59	2,000.00	(285.59)	2,000.00
8512-00 Misc General & Administrative	-	8.37	8.37	56.03	100.00	43.97	100.00
8515-00 Bank Fees	42.00	27.50	(14.50)	360.70	330.00	(30.70)	330.00
8522-00 Printing/Copier/Shredding	35.00	29.00	(6.00)	265.60	210.00	(55.60)	210.00
8523-00 Postage	20.10	37.68	17.58	526.30	600.00	73.70	600.00
8535-00 Association Meetings	768.69	27.00	(741.69)	2,215.09	1,410.00	(805.09)	1,410.00
8540-00 Rental Program Expenses	28.30	40.00	11.70	268.45	480.00	211.55	480.00
8541-00 Guest Parking Tags	-	33.37	33.37	212.48	400.00	187.52	400.00
8545-00 Dues and Subscriptions	201.00	203.32	2.32	3,932.84	4,010.00	77.16	4,010.00
8555-00 Signage	-	25.68	25.68	713.22	900.00	186.78	900.00
8560-00 Holiday Decorations	104.24	41.63	(62.61)	104.24	500.00	395.76	500.00
TOTAL GENERAL & ADMINISTRATIVE	$2,131.17	$769.17	($1,362.00)	$11,865.82	$12,375.00	$509.18	$12,375.00
CONTINGENCY							
7297-00 Contingency Fund	-	1,666.63	1,666.63	18,632.79	20,000.00	1,367.21	20,000.00
TOTAL CONTINGENCY	$-	$1,666.63	$1,666.63	$18,632.79	$20,000.00	$1,367.21	$20,000.00
RESERVE TRANSFER							
9000-00 Transfers to Reserve Fund	42,083.00	42,083.37	0.37	504,996.00	505,000.00	4.00	505,000.00
TOTAL RESERVE TRANSFER	$42,083.00	$42,083.37	$0.37	$504,996.00	$505,000.00	$4.00	$505,000.00
TOTAL OPERATING EXPENSE	**$171,848.41**	**$175,464.19**	**$3,615.78**	**$1,900,565.88**	**$1,908,587.00**	**$8,021.12**	**$1,908,587.00**

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Income Statement - Operating

Landmark on the Lake Condominium Association

12/31/2024

(MODIFIED ACCRUAL BASIS)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Net Income:	($19,837.14)	($15,775.77)	($4,061.37)	($50,811.27)	($30,761.00)	($20,050.27)	($30,761.00)

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(MODIFIED ACCRUAL BASIS)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
OTHER INCOME - RESERVE							
4650-00 Interest Income - Bank - Reserve	$819.14	$967.68	($148.54)	$23,680.18	$17,488.00	$6,192.18	$17,488.00
TOTAL OTHER INCOME - RESERVE	$819.14	$967.68	($148.54)	$23,680.18	$17,488.00	$6,192.18	$17,488.00
RESERVE TRANSFER							
9050-00 Reserve Transfer Income	42,083.00	42,083.37	(0.37)	504,996.00	505,000.00	(4.00)	505,000.00
TOTAL RESERVE TRANSFER	$42,083.00	$42,083.37	($0.37)	$504,996.00	$505,000.00	($4.00)	$505,000.00
TOTAL RESERVE INCOME	**$42,902.14**	**$43,051.05**	**($148.91)**	**$528,676.18**	**$522,488.00**	**$6,188.18**	**$522,488.00**
RESERVE EXPENSE							
RESERVE EXPENSES							
9112-00 Elevator Loan Interest	1,588.51	1,590.68	2.17	21,084.71	21,086.00	1.29	21,086.00
9121-00 Cooling Tower	-	-	-	40,438.77	42,700.00	2,261.23	42,700.00
9128-00 Exercise Equipment Ugrades	-	-	-	3,010.00	3,500.00	490.00	3,500.00
9133-00 Technology Upgrades	3,987.64	-	(3,987.64)	11,628.95	10,792.00	(836.95)	10,792.00
9135-00 Bank Fees - Reserve	-	-	-	0.02	-	(0.02)	-
9145-00 Contingency	-	2,885.00	2,885.00	-	23,073.00	23,073.00	23,073.00
9150-00 Reserve Study	-	-	-	6,950.00	6,950.00	-	6,950.00
9159-00 Sundeck Consultant and Hardsca	(1,800.00)	-	1,800.00	60,649.94	54,650.00	(5,999.94)	54,650.00
9160-00 Building Inspection & Structural Im	158,709.38	-	(158,709.38)	582,025.66	529,650.00	(52,375.66)	529,650.00
9173-00 Garage Door Controls	-	-	-	-	23,000.00	23,000.00	23,000.00
9180-00 Pool & Hot Tub Improvement	-	15,166.00	15,166.00	-	60,664.00	60,664.00	60,664.00
9191-00 Loan Note 1-JCI Interest	-	-	-	687.55	685.00	(2.55)	685.00
9204-00 Light Fixtures	-	-	-	4,021.44	20,000.00	15,978.56	20,000.00
TOTAL RESERVE EXPENSES	$162,485.53	$19,641.68	($142,843.85)	$730,497.04	$796,750.00	$66,252.96	$796,750.00
TOTAL RESERVE EXPENSE	**$162,485.53**	**$19,641.68**	**($142,843.85)**	**$730,497.04**	**$796,750.00**	**$66,252.96**	**$796,750.00**
Net Reserve:	**($119,583.39)**	**$23,409.37**	**($142,992.76)**	**($201,820.86)**	**($274,262.00)**	**$72,441.14**	**($274,262.00)**

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