HUNT
MANAGEMENT
INCORPORATED
SINCE 1987

A Community Presence

December 1, 2025

Dear NPV Homeowner,
Re: 2026 Budget

For your review and file, we have enclosed a copy of the 2026 budget as prepared and adopted by your Board of Directors. After an extensive review of the Association's financial status, the Directors have resolved that it will be necessary to increase the monthly association/maintenance fee beginning January 1, 2026. This increase will help the Association keep pace with the increase in costs related to maintaining the property. Accordingly, the payment schedule beginning January 1st, 2026 will be $397 per month, per unit. Please note that all payments are due on or before the first day of each month.

The additional monthly dues will allow help off-site the increased operating expenses, allocate funds for the pool retaining wall, landscaping improvements and deposit reserve funds.

If you pay electronically, we will continue to debit your account accordingly, at the new assessment amount. If you currently pay by check and would like to benefit from our electronic payment program, please contact us at 262-238-1480. Please know that assessment payments may only be made through either our lock box program or electronic funds transfer program.

For those of you that have your bank pay your fees, or if you would like to mail your payment, please send checks to the following lock box mailing address:

New Port Vista
c/o Hunt Management
PO Box 1755
Arlington Heights, IL 60006-1755

Should you ever have any questions, comments, or concerns regarding the Association's financial affairs, please contact Management.

Sincerely,
Hunt Management Incorporated, AAMC
New Port Vista Condominium Association, Inc.

Jenny Stephens
Portfolio Manager
office: (262) 238-1480 email: jstephens@HuntManagement.com

NEW PORT VISTA CONDOMINIUM 2026 BUDGET PROJECTION

Account	Description	2025 Budget	2025 Actual	2025 Remaining	2025 Projected	2026 Budget
Operating Accounts						
Income Accounts						
INCOME						
60-60100-00	ASSOCIATION FEES	$304,197.00	$ 228,148.00	$76,049.00	**$304,197.00**	$307,450.00
60-60150-00	PREPAIDS	$0.00	$ 1,736.89	$0.00	**$1,736.89**	$0.00
60-60300-00	LATE FEES	$0.00	$ 600.00	$0.00	**$600.00**	$0.00
60-60500-00	CLUBHOUSE RENTAL FEES	$1,200.00	$ 900.00	$300.00	**$1,200.00**	$1,200.00
60-60600-00	MISCELLANEOUS	$0.00	$ 200.00	$0.00	**$200.00**	$0.00
60-60800-00	DRYER VENT CLEANING	$0.00	$ 43.75	$0.00	**$43.75**	$0.00
Total Operating Income		$305,397.00	$231,628.64	$76,349.00	$307,977.64	$308,650.00
RESERVE INCOME						
70-70100-00	INTEREST	$2,500.00	$4,999.45	$0.00	**$2,500.00**	$1,500.00
70-70200-00	RESERVE CONTRIBUTION FEES	$99,000.00	$74,250.00	$24,750.00	**$99,000.00**	$149,760.00
Total Reserve Income		**$101,500.00**	**$79,249.45**	**$24,750.00**	**$101,500.00**	**$151,260.00**
Total Income		**$406,897.00**	**$310,878.09**	**$101,099.00**	**$409,477.64**	**$458,410.00**
Expense Accounts						
CLUBHOUSE						
80-80100-00	CLUBHOUSE GAS & ELECTRIC	$20,000.00	$6,577.00	$13,423.00	**$20,000.00**	$20,000.00
80-80200-00	CLUBHOUSE WATER	$5,000.00	$8,938.00	$0.00	**$8,938.00**	$10,000.00
80-80300-00	CLUBHOUSE CABLE TV/PHONE	$3,300.00	$1,760.00	$1,540.00	**$3,300.00**	$3,300.00
80-80400-00	CLUBHOUSE HVAC SERVICE	$3,000.00	$1,170.00	$1,830.00	**$3,000.00**	$3,000.00
80-80500-00	FITNESS EQUIPMENT REPAIR	$1,200.00	$704.00	$496.00	**$1,200.00**	$800.00
80-80600-00	POOL & SPA REPAIRS	$11,500.00	$8,233.00	$3,267.00	**$11,500.00**	$11,500.00
80-80625-00	POOL & SPA SUPPLIES / TEST/CLEAN	$9,650.00	$7,074.00	$2,576.00	**$9,650.00**	$9,650.00
80-80650-00	POOL/SPA TEST & CLEAN	$0.00		$0.00	**$0.00**	$0.00
80-80700-00	CLUBHOUSE FURNISHINGS	$0.00		$0.00	**$0.00**	$0.00
808000-00	Clubhouse Plumbing		$1,066.00	$0.00		$500.00
	Pool Testing outside/Stipend	$8,000.00	$8,000.00	$0.00	**$8,000.00**	$8,000.00
Clubhouse Totals		$61,650.00	$43,522.00	$23,132.00	$65,588.00	$66,750.00
ADMINISTRATIVE		**2025 Budget**	**2025 Actual**	**2025 Remaining**	**2025 Projected**	**2026 Budget**
81-81000-00	LEGAL	$1,500.00	$4,995.00	$0.00	$4,995.00	$10,000.00
81-81100-00	TAXES	$1,500.00	$1,898.00	$0.00	$1,898.00	$1,500.00
81-81200-00	COMMUNICATION EXPENSE	$0.00		$0.00	$0.00	$0.00
81-81300-00	MANAGEMENT CONTRACT	$23,364.00	$17,523.00	$5,841.00	$23,364.00	$24,100.00
81- xxxx-xx	MANAGEMENT EXPENSE CHARGES	$500.00	$2,933.00	$0.00	$2,933.00	$1,000.00
81-81350-00	OFFICE EXPENSES	$830.00	$375.00	$455.00	$830.00	$2,500.00
81-81400-00	PERMITS/CERTIFICATIONS	$600.00	$450.00	$150.00	$600.00	$600.00
81-81500-00	TELEPHONE	$5,000.00	$5,026.00	$0.00	$5,026.00	$5,000.00
81-81600-00	INSURANCE	$45,000.00	$38,000.00	$7,000.00	$45,000.00	$48,000.00
Administrative Espenses total		$78,294.00	$71,200.00	$13,446.00	$84,646.00	$92,700.00
UTILITIES						
82-82000-00	WATER & SEWER	$8,000.00	$5,237.00	$2,763.00	$8,000.00	$10,000.00
82-82100-00	GAS & ELECTRIC	$20,000.00	$22,442.00	$0.00	$22,442.00	$22,000.00
Utilities Total Expenses		$28,000.00	$27,679.00	$2,763.00	$30,442.00	$32,000.00
MAINTENANCE & REPAIR						
83-83000-00	EXTERMINATING	$3,000.00	$2,167.00	$833.00	$3,000.00	$3,500.00
83-83100-00	FIRE SYSTEMS	$4,000.00	$3,915.00	$85.00	$4,000.00	$4,500.00
83-83200-00	GENERAL MAINTENANCE	$17,000.00	$15,502.00	$1,498.00	$17,000.00	$19,000.00
83-83300-00	GENERAL SUPPLIES	$5,000.00	$876.00	$4,124.00	$5,000.00	$2,000.00
Total Maintenance & Repairs Expenses		$29,000.00	$22,460.00	$6,540.00	$29,000.00	$29,000.00
GROUNDS		**2025 Budget**	**2025 Actual**	**2025 Remaining**	**2025 Projected**	**2026 Budget**
84-84000-00	LAWN CONTRACT	$38,577.00	$34,799.00	$3,778.00	$38,577.00	$40,000.00
	Mulch	$20,000.00			$20,000.00	$0.00
84-84200-00	PLANT /Tree Maint.	$6,000.00	$5,000.00	$1,000.00	$6,000.00	$6,000.00
84-84300-00	SNOW CONTRACT	$33,762.00	$8,417.00	$25,345.00	$33,762.00	$35,000.00

Code	Description	2025 Budget	2025 Actual	2025 Remaining	2025 Projected	2026 Budget
84-84400-00	POND MAINTENANCE	$5,100.00	$5,739.00		$5,739.00	$6,000.00
	Total Grounds Expenses	$103,439.00	$53,955.00	$30,123.00	$104,078.00	$87,000.00
PROJECTED OPERATION EXPENSES TOTAL		**$300,383.00**	**$218,816.00**	**$76,004.00**	**$313,754.00**	**$307,450.00**
RESERVE FUND		**2025 Budget**	**2025 Actual**	**2025 Remaining**	**2025 Projected**	**2026 Budget**
88-88000-00	RESERVE TRANSFER	$96,679.00	$68,051.00	$28,628.00	**$96,679.00**	$149,760.00
	Beginning Balance	$345,000.00	$345,000.00			$139,679.00
	Total Reserve Contributions	$441,679.00	$413,051.00			$289,439.00
PROJECTED RESERVE EXPENSES						
90-90100-00	PAINTING				**$0.00**	$0.00
90-90200-00	RETAINING WALL		$14,567.00		**$14,567.00**	$20,000.00
90-90500-00	FILTRATION PUMP REPLACEMENT				**$0.00**	$0.00
	SPA HVAC REPLACEMENT	$0.00			**$0.00**	$0.00
	NEW LANDSCAPE	$5,000.00	$3,750.00	$0.00	**$3,750.00**	$30,000.00
	BALCONY PROJECT	$297,000.00	$297,000.00	$0.00	**$297,000.00**	$65,000.00
90-90300-00	SIDING REPAIRS	$0.00			**$0.00**	$0.00
90-90400-00	ROOFING	$0.00			**$0.00**	$0.00
	Total Reserve expenses	$302,000.00	$300,750.00	$0.00		$115,000.00
	Ending Balance	$139,679.00	$112,301.00	$27,378.00	**$139,679.00**	$174,439.00

Asset Accounts - Balance Sheet

Bank Accounts						
		September Actual				
10000-00	Operation Checking	$18,642.42				
10050-00	Reserve Account	$98,965.55				
10080-00	Enterprise Cash Sweep	$1.64				
Total Assets		**$117,609.61**				
Liabilities & Equity						
50-50100-00	Equity/Fund Balance	$387,461.12				
50-50200-00	Reconcilation Account	282806.73				
	Net Income Gain/Loss	$12,955.22				
	Association Dues			397		

HUNT MANAGEMENT INCORPORATED SINCE 1982	**Income Statement - Operating**	Date:	4/28/2026
	NPV Condominium Association, Inc.	Time:	4:55 pm
	12/31/2025	Page:	1

	Current Period			Year-to-date			Annual
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ 33,600.00	$ 33,600.00	$ -	$403,410.00	$403,200.00	$ 210.00	$403,200.00
60150-00 PREPAIDS	2,768.00	-	2,768.00	2,794.89	-	2,794.89	-
60300-00 LATE FEES	-	-	-	710.00	-	710.00	-
60500-00 CLUBHOUSE RENTAL FEES	100.00	100.00	-	1,100.00	1,200.00	(100.00)	1,200.00
60600-00 MISCELLANEOUS	-	-	-	100.00	-	100.00	-
60800-00 DRYER VENT CLEANING	-	-	-	43.75	-	43.75	-
Total INCOME	$ 36,468.00	$ 33,700.00	$ 2,768.00	$408,158.64	$404,400.00	$3,758.64	$404,400.00
RESERVE INCOME							
70100-00 INTEREST	174.98	208.37	(33.39)	5,555.07	2,500.00	3,055.07	2,500.00
70200-00 RESERVE CONTRIBUTION	36,047.78	12,916.63	23,131.15	395,782.21	155,000.00	240,782.21	155,000.00
Total RESERVE INCOME	$ 36,222.76	$ 13,125.00	$ 23,097.76	$401,337.28	$157,500.00	$243,837.28	$157,500.00
Total OPERATING INCOME	**$ 72,690.76**	**$ 46,825.00**	**$ 25,865.76**	**$809,495.92**	**$561,900.00**	**$247,595.92**	**$561,900.00**
OPERATING EXPENSE							
CLUBHOUSE							
80100-00 CLUBHOUSE GAS & ELECTRIC	2,063.18	1,666.63	(396.55)	15,359.49	20,000.00	4,640.51	20,000.00
80200-00 CLUBHOUSE WATER	-	416.63	416.63	11,513.68	5,000.00	(6,513.68)	5,000.00
80300-00 CLUBHOUSE CABLE TV/PHONE	-	275.00	275.00	2,155.47	3,300.00	1,144.53	3,300.00
80400-00 CLUBHOUSE HVAC SERVICE	-	250.00	250.00	1,176.43	3,000.00	1,823.57	3,000.00
80500-00 FITNESS EQUIPMENT REPAIR	-	100.00	100.00	704.75	1,200.00	495.25	1,200.00
80600-00 POOL & SPA REPAIRS	-	958.37	958.37	8,233.40	11,500.00	3,266.60	11,500.00
80625-00 POOL & SPA SUPPLIES/TEST/CLEAN	667.17	804.13	136.96	8,324.71	9,650.00	1,325.29	9,650.00
80700-00 CLUBHOUSE FURNISHINGS	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
80800-00 CLUBHOUSE PLUMBING	-	-	-	1,827.27	-	(1,827.27)	-
Total CLUBHOUSE	$ 2,730.35	$ 4,570.76	$ 1,840.41	$ 49,295.20	$ 54,850.00	$5,554.80	$ 54,850.00
ADMINISTRATIVE							
81000-00 LEGAL	112.50	125.00	12.50	6,435.68	1,500.00	(4,935.68)	1,500.00
81100-00 TAXES	-	125.00	125.00	1,898.00	1,500.00	(398.00)	1,500.00
81300-00 MANAGEMENT - FEE	1,947.00	1,947.00	-	23,364.00	23,364.00	-	23,364.00
81325-00 MANAGEMENT - OTHER	-	41.63	41.63	-	500.00	500.00	500.00
81350-00 ADMINISTRATIVE EXPENSE	123.45	69.13	(54.32)	3,233.64	830.00	(2,403.64)	830.00
81400-00 PERMITS/CERTIFICATIONS	-	50.00	50.00	590.00	600.00	10.00	600.00
81500-00 TELEPHONE	553.10	416.63	(136.47)	6,507.03	5,000.00	(1,507.03)	5,000.00
81600-00 INSURANCE	-	3,750.00	3,750.00	45,572.00	45,000.00	(572.00)	45,000.00
Total ADMINISTRATIVE	$ 2,736.05	$ 6,524.39	$ 3,788.34	$ 87,600.35	$ 78,294.00	($9,306.35)	$ 78,294.00
UTILITIES							
82000-00 WATER & SEWER	-	666.63	666.63	6,268.41	8,000.00	1,731.59	8,000.00
82100-00 GAS & ELECTRIC	1,976.64	1,666.63	(310.01)	18,994.54	20,000.00	1,005.46	20,000.00
Total UTILITIES	$ 1,976.64	$ 2,333.26	$ 356.62	$ 25,262.95	$ 28,000.00	$2,737.05	$ 28,000.00
MAINTENANCE & REPAIR							
83000-00 EXTERMINATING	109.00	250.00	141.00	2,276.00	3,000.00	724.00	3,000.00
83100-00 FIRE SYSTEMS	1,553.43	333.37	(1,220.06)	5,961.99	4,000.00	(1,961.99)	4,000.00
83200-00 GENERAL MAINTENANCE	9,405.80	2,083.37	(7,322.43)	38,162.61	25,000.00	(13,162.61)	25,000.00
83300-00 GENERAL SUPPLIES	-	416.63	416.63	1,071.37	5,000.00	3,928.63	5,000.00
Total MAINTENANCE & REPAIR	$ 11,068.23	$ 3,083.37	($ 7,984.86)	$ 47,471.97	$ 37,000.00	($10,471.97)	$ 37,000.00
GROUNDS							
84000-00 LAWN CONTRACT	-	3,214.75	3,214.75	36,394.05	38,577.00	2,182.95	38,577.00
84100-00 MULCHING	-	1,666.63	1,666.63	17,407.50	20,000.00	2,592.50	20,000.00
84200-00 PLANT REPLACEMENT	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
84300-00 SNOW CONTRACT	13,504.80	2,813.50	(10,691.30)	21,922.25	33,762.00	11,839.75	33,762.00
84400-00 POND MAINTENANCE	-	425.00	425.00	6,499.35	5,100.00	(1,399.35)	5,100.00
Total GROUNDS	$ 13,504.80	$ 8,619.88	($ 4,884.92)	$ 82,223.15	$103,439.00	$21,215.85	$103,439.00
RESERVE FUND							
88000-00 RESERVE TRANSFER	8,776.42	8,776.38	(0.04)	111,933.98	105,317.00	(6,616.98)	105,317.00
Total RESERVE FUND	$ 8,776.42	$ 8,776.38	($ 0.04)	$111,933.98	$105,317.00	($6,616.98)	$105,317.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE EXPENSES							
90200-00 RETAINING WALL	$26,100.00	$-	($26,100.00)	$40,776.11	$-	($40,776.11)	$-
90250-00 LANDSCAPE	-	416.63	416.63	4,275.82	5,000.00	724.18	5,000.00
90450-00 BALCONY PROJECT	-	12,500.00	12,500.00	334,932.50	150,000.00	(184,932.50)	150,000.00
90550-00 SPA HVAC REPLACEMENT	-	-	-	4,050.00	-	(4,050.00)	-
Total RESERVE EXPENSES	$26,100.00	$12,916.63	($13,183.37)	$384,034.43	$155,000.00	($229,034.43)	$155,000.00
Total OPERATING EXPENSE	**$66,892.49**	**$46,824.67**	**($20,067.82)**	**$787,822.03**	**$561,900.00**	**($225,922.03)**	**$561,900.00**
Net Income:	**$5,798.27**	**$0.33**	**$5,797.94**	**$21,673.89**	**$0.00**	**$21,673.89**	**$0.00**

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ 31,315.00	$ 31,200.00	$ 115.00	$375,793.60	$374,400.00	$ 1,393.60	$374,400.00
60150-00 PREPAIDS	1,290.00	-	1,290.00	(3,562.80)	-	(3,562.80)	-
60300-00 LATE FEES	-	-	-	725.00	-	725.00	-
60400-00 FINE INCOME	-	-	-	25.00	-	25.00	-
60500-00 CLUBHOUSE RENTAL FEES	300.00	100.00	200.00	1,100.00	1,200.00	(100.00)	1,200.00
60600-00 MISCELLANEOUS	-	-	-	365.50	-	365.50	-
Total INCOME	$ 32,905.00	$ 31,300.00	$ 1,605.00	$374,446.30	$375,600.00	($1,153.70)	$375,600.00
RESERVE INCOME							
70100-00 INTEREST	746.76	208.37	538.39	10,103.31	2,500.00	7,603.31	2,500.00
70200-00 RESERVE CONTRIBUTION	35,654.07	-	35,654.07	50,083.74	-	50,083.74	-
Total RESERVE INCOME	$ 36,400.83	$ 208.37	$ 36,192.46	$ 60,187.05	$ 2,500.00	$57,687.05	$ 2,500.00
Total OPERATING INCOME	**$ 69,305.83**	**$ 31,508.37**	**$ 37,797.46**	**$434,633.35**	**$378,100.00**	**$ 56,533.35**	**$378,100.00**
OPERATING EXPENSE							
CLUBHOUSE							
80100-00 CLUBHOUSE GAS & ELECTRIC	-	1,666.63	1,666.63	16,581.31	20,000.00	3,418.69	20,000.00
80200-00 CLUBHOUSE WATER	-	416.63	416.63	751.11	5,000.00	4,248.89	5,000.00
80300-00 CLUBHOUSE CABLE TV/PHONE	-	275.00	275.00	2,084.32	3,300.00	1,215.68	3,300.00
80400-00 CLUBHOUSE HVAC SERVICE	-	333.37	333.37	2,029.00	4,000.00	1,971.00	4,000.00
80500-00 FITNESS EQUIPMENT REPAIR	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
80600-00 POOL & SPA REPAIRS	-	958.37	958.37	15,793.11	11,500.00	(4,293.11)	11,500.00
80625-00 POOL & SPA SUPPLIES/TEST/CLEAN	-	554.13	554.13	1,479.11	6,650.00	5,170.89	6,650.00
80650-00 POOL TEST OUTSIDE STIPEND	1,048.88	250.00	(798.88)	1,048.88	3,000.00	1,951.12	3,000.00
80700-00 CLUBHOUSE FURNISHINGS	3,825.00	100.00	(3,725.00)	3,825.00	1,200.00	(2,625.00)	1,200.00
Total CLUBHOUSE	$ 4,873.88	$ 4,654.13	($ 219.75)	$ 43,591.84	$ 55,850.00	$12,258.16	$ 55,850.00
ADMINISTRATIVE							
81000-00 LEGAL	-	166.63	166.63	853.50	2,000.00	1,146.50	2,000.00
81100-00 TAXES	-	25.00	25.00	1,897.00	300.00	(1,597.00)	300.00
81200-00 COMMUNICATION EXPENSE	-	-	-	(652.37)	-	652.37	-
81300-00 MANAGEMENT - FEE	1,947.00	1,947.00	-	23,364.00	23,364.00	-	23,364.00
81325-00 MANAGEMENT - OTHER	-	41.63	41.63	-	500.00	500.00	500.00
81350-00 ADMINISTRATIVE EXPENSE	45.18	69.13	23.95	2,453.72	830.00	(1,623.72)	830.00
81400-00 PERMITS/CERTIFICATIONS	-	25.00	25.00	300.00	300.00	-	300.00
81500-00 TELEPHONE	519.81	308.37	(211.44)	5,733.26	3,700.00	(2,033.26)	3,700.00
81600-00 INSURANCE	-	3,083.37	3,083.37	27,242.00	37,000.00	9,758.00	37,000.00
Total ADMINISTRATIVE	$ 2,511.99	$ 5,666.13	$ 3,154.14	$ 61,191.11	$ 67,994.00	$6,802.89	$ 67,994.00
UTILITIES							
82000-00 WATER & SEWER	-	666.63	666.63	8,586.14	8,000.00	(586.14)	8,000.00
82100-00 GAS & ELECTRIC	4,143.18	1,500.00	(2,643.18)	16,665.50	18,000.00	1,334.50	18,000.00
Total UTILITIES	$ 4,143.18	$ 2,166.63	($ 1,976.55)	$ 25,251.64	$ 26,000.00	$748.36	$ 26,000.00
MAINTENANCE & REPAIR							
83000-00 EXTERMINATING	-	333.37	333.37	1,342.00	4,000.00	2,658.00	4,000.00
83100-00 FIRE SYSTEMS	-	291.63	291.63	2,006.53	3,500.00	1,493.47	3,500.00
83200-00 GENERAL MAINTENANCE	4,504.40	3,416.63	(1,087.77)	61,291.36	41,000.00	(20,291.36)	41,000.00
83300-00 GENERAL SUPPLIES	-	583.37	583.37	12,263.60	7,000.00	(5,263.60)	7,000.00
Total MAINTENANCE & REPAIR	$ 4,504.40	$ 4,625.00	$ 120.60	$ 76,903.49	$ 55,500.00	($21,403.49)	$ 55,500.00
GROUNDS							
84000-00 LAWN CONTRACT	11,839.75	3,214.75	(8,625.00)	52,807.72	38,577.00	(14,230.72)	38,577.00
84300-00 SNOW CONTRACT	18,592.15	2,708.37	(15,883.78)	31,256.95	32,500.00	1,243.05	32,500.00
84400-00 POND MAINTENANCE	-	416.63	416.63	5,067.67	5,000.00	(67.67)	5,000.00
Total GROUNDS	$ 30,431.90	$ 6,339.75	($ 24,092.15)	$ 89,132.34	$ 76,077.00	($13,055.34)	$ 76,077.00
RESERVE FUND							
88000-00 RESERVE TRANSFER	8,056.58	8,056.62	0.04	72,509.22	96,679.00	24,169.78	96,679.00
Total RESERVE FUND	$ 8,056.58	$ 8,056.62	$ 0.04	$ 72,509.22	$ 96,679.00	$24,169.78	$ 96,679.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE EXPENSES							
90300-00 SIDING REPAIRS	$37,700.00	$-	($37,700.00)	$37,700.00	$-	($37,700.00)	$-
90500-00 FILTRATION PUMP REPLACEMENT	-	-	-	7,823.49	-	(7,823.49)	-
90600-00 POOL GATE LOCKS	-	-	-	4,560.25	-	(4,560.25)	-
Total RESERVE EXPENSES	$37,700.00	$-	($37,700.00)	$50,083.74	$-	($50,083.74)	$-
Total OPERATING EXPENSE	**$92,221.93**	**$31,508.26**	**($60,713.67)**	**$418,663.38**	**$378,100.00**	**($40,563.38)**	**$378,100.00**
Net Income:	**($22,916.10)**	**$0.11**	**($22,916.21)**	**$15,969.97**	**$0.00**	**$15,969.97**	**$0.00**

Assets			
00-10000-00	ENTERPRISE BANK CHECKING	$24,893.85	
00-10050-00	ENTERPRISE BANK RESERVE	111,500.78	
Total Assets:			**$136,394.63**
Liabilities & Equity			
50-50100-00	EQUITY/FUND BALANCE	125,286.78	
	Net Income Gain / Loss	11,107.85	
			$11,107.85
Total Liabilities & Equity:			**$136,394.63**