



# **Financial Report Package**

**June 2026**

**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

**Balance Sheet**

Landmark on the Lake Condominium Association

End Date: 06/30/2026

Date: 7/8/2026

Time: 5:20 pm

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(MODIFIED ACCRUAL BASIS)

|                                               | Operating           | Reserve             | Total                 |
|-----------------------------------------------|---------------------|---------------------|-----------------------|
| <b>Assets</b>                                 |                     |                     |                       |
| <b>CASH - OPERATING</b>                       |                     |                     |                       |
| Barrington Bank - Operating Account #3576     | \$230,050.96        | \$0.00              | \$230,050.96          |
| Barrington BK General - #3584                 | \$849.98            | \$0.00              | \$849.98              |
| <b>Total: CASH - OPERATING</b>                | <b>\$230,900.94</b> | <b>\$0.00</b>       | <b>\$230,900.94</b>   |
| <b>CASH - RESERVES</b>                        |                     |                     |                       |
| Com Adv Reserve MaxSafe #0117                 | \$0.00              | \$303,850.75        | \$303,850.75          |
| Barrington Bank MaxSafe #3703                 | \$0.00              | \$525,844.89        | \$525,844.89          |
| <b>Total: CASH - RESERVES</b>                 | <b>\$0.00</b>       | <b>\$829,695.64</b> | <b>\$829,695.64</b>   |
| <b>ACCOUNTS REC - OPERATING</b>               |                     |                     |                       |
| Homeowner Receivable                          | \$18,464.01         | \$0.00              | \$18,464.01           |
| <b>Total: ACCOUNTS REC - OPERATING</b>        | <b>\$18,464.01</b>  | <b>\$0.00</b>       | <b>\$18,464.01</b>    |
| <b>ACCOUNTS REC - RESERVES</b>                |                     |                     |                       |
| Due from Operating Fund                       | \$0.00              | \$0.33              | \$0.33                |
| <b>Total: ACCOUNTS REC - RESERVES</b>         | <b>\$0.00</b>       | <b>\$0.33</b>       | <b>\$0.33</b>         |
| <b>OTHER ASSETS - OPERATING</b>               |                     |                     |                       |
| Prepaid Expenses - Operating                  | \$1,025.36          | \$0.00              | \$1,025.36            |
| <b>Total: OTHER ASSETS - OPERATING</b>        | <b>\$1,025.36</b>   | <b>\$0.00</b>       | <b>\$1,025.36</b>     |
| <b>OTHER ASSETS - RESERVES</b>                |                     |                     |                       |
| Prepaid Expenses-Reserve                      | \$0.00              | \$1,000.00          | \$1,000.00            |
| <b>Total: OTHER ASSETS - RESERVES</b>         | <b>\$0.00</b>       | <b>\$1,000.00</b>   | <b>\$1,000.00</b>     |
| <b>FIXED ASSETS - OPERATING</b>               |                     |                     |                       |
| 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)         |
| <b>Total: FIXED ASSETS - OPERATING</b>        | <b>\$110,003.10</b> | <b>\$0.00</b>       | <b>\$110,003.10</b>   |
| <b>Total: Assets</b>                          | <b>\$360,393.41</b> | <b>\$830,695.97</b> | <b>\$1,191,089.38</b> |
| <b>Liabilities &amp; Equity</b>               |                     |                     |                       |
| <b>CURRENT LIABILITIES - OPERATING</b>        |                     |                     |                       |
| Prepaid Assessments                           | \$23,986.56         | \$0.00              | \$23,986.56           |
| Accounts Payable - Operating                  | \$104,743.69        | \$0.00              | \$104,743.69          |
| Due to Replacement Fund                       | \$0.33              | \$0.00              | \$0.33                |
| Holiday Fund Payable                          | \$849.98            | \$0.00              | \$849.98              |
| <b>Total: CURRENT LIABILITIES - OPERATING</b> | <b>\$129,580.56</b> | <b>\$0.00</b>       | <b>\$129,580.56</b>   |
| <b>CURRENT LIABILITIES - RESERVE</b>          |                     |                     |                       |
| BB Loan-Elevator Modernization                | \$0.00              | \$364,811.65        | \$364,811.65          |
| <b>Total: CURRENT LIABILITIES - RESERVE</b>   | <b>\$0.00</b>       | <b>\$364,811.65</b> | <b>\$364,811.65</b>   |
| <b>FUND BALANCE - OPERATING</b>               |                     |                     |                       |
| Operating Fund Balance/Prior                  | \$77,135.17         | \$0.00              | \$77,135.17           |
| <b>Total: FUND BALANCE - OPERATING</b>        | <b>\$77,135.17</b>  | <b>\$0.00</b>       | <b>\$77,135.17</b>    |
| <b>FUND BALANCE - RESERVE</b>                 |                     |                     |                       |
| Reserve Fund Balance/Prior                    | \$0.00              | \$598,601.71        | \$598,601.71          |
| Change in value                               | \$0.00              | (\$2,786.60)        | (\$2,786.60)          |
| <b>Total: FUND BALANCE - RESERVE</b>          | <b>\$0.00</b>       | <b>\$595,815.11</b> | <b>\$595,815.11</b>   |
| Net Income Gain/Loss                          | \$0.00              | (\$129,930.79)      | (\$129,930.79)        |
| Net Income Gain/Loss                          | \$153,677.68        | \$0.00              | \$153,677.68          |

PREPARED BY MANAGEMENT

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ON FUTURE MAJOR REPAIRS AND REPLACEMENTS



| Balance Sheet                                |
|----------------------------------------------|
| Landmark on the Lake Condominium Association |
| End Date: 06/30/2026                         |

|       |          |
|-------|----------|
| Date: | 7/8/2026 |
| Time: | 5:20 pm  |
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(MODIFIED ACCRUAL BASIS)

|                             | Operating    | Reserve      | Total          |
|-----------------------------|--------------|--------------|----------------|
| Total: Liabilities & Equity | \$360,393.41 | \$830,695.97 | \$1,191,089.38 |

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**Income Statement - Operating**  
Landmark on the Lake Condominium Association  
06/30/2026  
(MODIFIED ACCRUAL BASIS)

Date: 7/8/2026  
Time: 5:20 pm  
Page: 1

| Description                                  | Current Period |              |                | Year-to-date   |                |              | Annual Budget   |
|----------------------------------------------|----------------|--------------|----------------|----------------|----------------|--------------|-----------------|
|                                              | Actual         | Budget       | Variance       | Actual         | Budget         | Variance     |                 |
| OPERATING INCOME                             |                |              |                |                |                |              |                 |
| INCOME ASSESSMENTS OPERATING                 |                |              |                |                |                |              |                 |
| 4011-00 HOA Assessments                      | \$ 170,868.81  | \$170,868.83 | (\$ 0.02)      | \$1,025,212.86 | \$1,025,212.98 | (\$ 0.12)    | \$ 2,050,426.00 |
| 4021-00 Initial Capital Contribution - Opera | 2,609.16       | 17,297.00    | ( 14,687.84)   | 35,443.68      | 27,710.00      | 7,733.68     | 63,541.00       |
| TOTAL INCOME ASSESSMENTS OPERATI             | \$ 173,477.97  | \$188,165.83 | (\$ 14,687.86) | \$1,060,656.54 | \$1,052,922.98 | \$7,733.56   | \$ 2,113,967.00 |
| OTHER INCOME - OPERATING                     |                |              |                |                |                |              |                 |
| 4100-00 Late Fees                            | 83.11          | 240.00       | ( 156.89)      | 1,504.08       | 1,440.00       | 64.08        | 2,880.00        |
| 4104-00 Move In/Move Out Fees                | 2,400.00       | 2,619.00     | ( 219.00)      | 5,700.00       | 6,401.00       | ( 701.00)    | 13,500.00       |
| 4106-00 Locks/Keys/Fobs                      | 180.00         | ( 135.00)    | 315.00         | 1,060.00       | 1,040.00       | 20.00        | 2,000.00        |
| 4110-00 Work Requests-Parts/Labor            | 4,422.00       | 1,526.00     | 2,896.00       | 14,361.50      | 10,724.00      | 3,637.50     | 28,550.00       |
| 4120-00 Fines                                | 750.00         | 208.33       | 541.67         | 1,750.00       | 1,249.98       | 500.02       | 2,500.00        |
| 4160-00 Insurance Claim Income               | 85,776.06      | -            | 85,776.06      | 85,776.06      | -              | 85,776.06    | -               |
| 4161-00 Cable TV Rebate                      | -              | ( 1,102.00)  | 1,102.00       | -              | 39.65          | ( 39.65)     | 300.00          |
| 4171-00 Leasing Program                      | 6,990.00       | 8,148.00     | ( 1,158.00)    | 16,695.00      | 21,706.00      | ( 5,011.00)  | 32,370.00       |
| 4174-00 Real Page Inc-Homewise Income        | 175.00         | 170.00       | 5.00           | 1,225.00       | 1,020.00       | 205.00       | 2,040.00        |
| 4177-00 Transfer Fee                         | 50.00          | 70.83        | ( 20.83)       | 400.00         | 424.98         | ( 24.98)     | 850.00          |
| 4178-00 Vendor Sponsorships                  | -              | 125.00       | ( 125.00)      | 1,500.00       | 750.00         | 750.00       | 1,500.00        |
| 4179-00 Parking Rental                       | 1,500.00       | 900.00       | 600.00         | 6,225.00       | 5,400.00       | 825.00       | 10,800.00       |
| 4181-00 Construction Packet Review           | 500.00         | 83.33        | 416.67         | 900.00         | 499.98         | 400.02       | 1,000.00        |
| 4185-00 Resident Service Fees                | 8,395.00       | ( 6,722.00)  | 15,117.00      | 10,211.44      | 7,875.00       | 2,336.44     | 7,875.00        |
| 4199-00 Miscellaneous Income                 | 35.00          | ( 135.00)    | 170.00         | 280.00         | 312.90         | ( 32.90)     | 700.00          |
| TOTAL OTHER INCOME - OPERATING               | \$ 111,256.17  | \$ 5,996.49  | \$ 105,259.68  | \$147,588.08   | \$ 58,883.49   | \$88,704.59  | \$ 106,865.00   |
| AMENITIES INCOME                             |                |              |                |                |                |              |                 |
| 4151-00 Laundry Income                       | 1,713.00       | 1,850.00     | ( 137.00)      | 10,772.00      | 11,100.00      | ( 328.00)    | 22,200.00       |
| 4152-00 Community Room Rental                | 700.00         | ( 438.00)    | 1,138.00       | 1,225.00       | 874.50         | 350.50       | 2,975.00        |
| 4154-00 Sundeck Rental                       | 60.00          | ( 912.00)    | 972.00         | 60.00          | 140.00         | ( 80.00)     | 560.00          |
| 4155-00 Multi-Purpose Room Rental            | -              | ( 89.00)     | 89.00          | -              | 4.75           | ( 4.75)      | 45.00           |
| 4156-00 Storage Lockers                      | 450.00         | 480.00       | ( 30.00)       | 2,956.45       | 2,880.00       | 76.45        | 5,760.00        |
| 4170-00 Guest Ste#304 Rental Income          | 4,200.00       | 2,538.00     | 1,662.00       | 17,805.00      | 14,976.00      | 2,829.00     | 33,750.00       |
| TOTAL AMENITIES INCOME                       | \$ 7,123.00    | \$ 3,429.00  | \$ 3,694.00    | \$ 32,818.45   | \$ 29,975.25   | \$2,843.20   | \$ 65,290.00    |
| TOTAL OPERATING INCOME                       | \$ 291,857.14  | \$197,591.32 | \$ 94,265.82   | \$1,241,063.07 | \$1,141,781.72 | \$ 99,281.35 | \$ 2,286,122.00 |
| OPERATING EXPENSE                            |                |              |                |                |                |              |                 |
| PAYROLL                                      |                |              |                |                |                |              |                 |
| 7005-00 Front Desk                           | 4,356.07       | 4,535.00     | 178.93         | 26,292.76      | 27,210.00      | 917.24       | 54,420.00       |
| 7006-00 Maintenance                          | 8,621.78       | 8,999.58     | 377.80         | 52,030.21      | 53,997.48      | 1,967.27     | 107,995.00      |
| 7020-00 Medical Insurance                    | 2,762.63       | 4,379.00     | 1,616.37       | 13,642.07      | 19,617.00      | 5,974.93     | 29,760.00       |
| 7030-00 Payroll Taxes-Front Desk             | 254.95         | ( 410.00)    | ( 664.95)      | 1,583.36       | 1,708.75       | 125.39       | 3,975.00        |
| 7031-00 Payroll Taxes - Maint                | 614.22         | 804.58       | 190.36         | 3,793.01       | 4,827.48       | 1,034.47     | 9,655.00        |
| 7040-00 Workman's Comp Ins                   | -              | 126.00       | 126.00         | 2,183.66       | 2,184.00       | 0.34         | 3,237.00        |
| 7060-00 Uniforms                             | 134.44         | ( 63.35)     | ( 197.79)      | 134.44         | 145.00         | 10.56        | 145.00          |
| 7090-00 Employee Procurement                 | -              | 66.25        | 66.25          | 518.58         | 397.50         | ( 121.08)    | 795.00          |
| 7211-00 Cell Phone Reimbursement             | 35.00          | 70.00        | 35.00          | 210.00         | 420.00         | 210.00       | 840.00          |
| TOTAL PAYROLL                                | \$ 16,779.09   | \$ 18,507.06 | \$ 1,727.97    | \$100,388.09   | \$110,507.21   | \$10,119.12  | \$ 210,822.00   |
| UTILITIES                                    |                |              |                |                |                |              |                 |
| 7201-00 Electric                             | 13,378.75      | 16,000.00    | 2,621.25       | 63,080.40      | 64,205.00      | 1,124.60     | 179,157.00      |
| 7202-00 Water & Sewer                        | -              | ( 12,104.00) | ( 12,104.00)   | 11,179.25      | 11,179.00      | ( 0.25)      | 87,000.00       |
| 7204-00 Natural Gas                          | 2,273.85       | 5,645.00     | 3,371.15       | 31,582.54      | 25,461.00      | ( 6,121.54)  | 46,170.00       |
| TOTAL UTILITIES                              | \$ 15,652.60   | \$ 9,541.00  | (\$ 6,111.60)  | \$105,842.19   | \$100,845.00   | (\$4,997.19) | \$ 312,327.00   |

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**Income Statement - Operating**  
**Landmark on the Lake Condominium Association**  
**06/30/2026**  
**(MODIFIED ACCRUAL BASIS)**

**Date:** 7/8/2026  
**Time:** 5:20 pm  
**Page:** 2

| Description                           | Current Period |             |               | Year-to-date |              |              | Annual Budget |
|---------------------------------------|----------------|-------------|---------------|--------------|--------------|--------------|---------------|
|                                       | Actual         | Budget      | Variance      | Actual       | Budget       | Variance     |               |
| CONTRACT SERVICES EXPENSES            |                |             |               |              |              |              |               |
| 7207-00 Telephone/Internet            | \$1,099.41     | \$1,103.33  | \$3.92        | \$6,596.46   | \$6,619.98   | \$23.52      | \$13,240.00   |
| 7260-00 Property Insurance            | -              | 4,093.00    | 4,093.00      | 74,977.79    | 74,978.00    | 0.21         | 123,000.00    |
| 7270-00 City License & Inspection Fee | -              | -           | -             | 991.58       | 728.00       | (263.58)     | 5,630.00      |
| 7275-00 Life Safety Inspections       | -              | -           | -             | 4,450.54     | 4,394.00     | (56.54)      | 13,525.00     |
| 7310-00 Trash Removal/Recycling       | 843.15         | 827.08      | (16.07)       | 5,902.05     | 4,962.48     | (939.57)     | 9,925.00      |
| 7315-00 Exterminating                 | 768.75         | 218.75      | (550.00)      | 1,751.25     | 1,312.50     | (438.75)     | 2,625.00      |
| 7320-00 Landscaping/Flowers           | 596.15         | (2,495.00)  | (3,091.15)    | 1,788.45     | 2,504.00     | 715.55       | 17,000.00     |
| 7325-00 Elevator Service Contract     | -              | -           | -             | 28,571.68    | 28,524.00    | (47.68)      | 42,860.00     |
| 7335-00 Window Washing                | -              | 100.00      | 100.00        | 5,600.00     | 5,600.00     | -            | 5,600.00      |
| 7340-00 Trash Chute Cleaning          | 4,084.02       | 4,085.00    | 0.98          | 4,084.02     | 4,085.00     | 0.98         | 4,085.00      |
| 7345-00 Garage Pressure Washing       | 8,685.00       | (15.00)     | (8,700.00)    | 8,685.00     | 8,685.00     | -            | 8,685.00      |
| 7350-00 Front Desk Security           | 19,803.93      | 13,668.00   | (6,135.93)    | 104,470.33   | 103,955.50   | (514.83)     | 219,690.00    |
| 7351-00 Housekeeping/Cleaning         | 7,431.66       | 7,322.50    | (109.16)      | 44,589.96    | 43,935.00    | (654.96)     | 87,870.00     |
| 7360-00 Carpet Cleaning               | 1,371.41       | 750.00      | (621.41)      | 1,371.41     | 1,375.00     | 3.59         | 1,375.00      |
| 7370-00 HVAC PM Agreement             | -              | 253.00      | 253.00        | 2,503.28     | 2,503.00     | (0.28)       | 4,650.00      |
| 7375-00 Security Monitoring           | -              | -           | -             | 517.92       | -            | (517.92)     | 950.00        |
| 7411-00 Mat Rental                    | 106.89         | 182.08      | 75.19         | 1,068.46     | 1,092.48     | 24.02        | 2,185.00      |
| 7460-00 Snow Removal                  | -              | -           | -             | 5,940.00     | 4,362.00     | (1,578.00)   | 13,000.00     |
| 8519-00 IT Support                    | 158.85         | (478.00)    | (636.85)      | 924.51       | 1,047.00     | 122.49       | 2,730.00      |
| 8521-00 Building Software             | 190.00         | 1,476.00    | 1,286.00      | 3,286.70     | 3,290.60     | 3.90         | 4,455.00      |
| TOTAL CONTRACT SERVICES EXPENSES      | \$45,139.22    | \$31,090.74 | (\$14,048.48) | \$308,071.39 | \$303,953.54 | (\$4,117.85) | \$583,080.00  |
| MAINTENANCE & REPAIRS EXPENSES        |                |             |               |              |              |              |               |
| 7330-00 Roof Repairs                  | -              | 1,935.00    | 1,935.00      | 2,000.00     | 2,143.35     | 143.35       | 3,000.00      |
| 7401-00 In Unit Work Order Exp        | 72.91          | 250.00      | 177.09        | 2,010.16     | 1,500.00     | (510.16)     | 3,000.00      |
| 7402-00 Janitorial Supplies           | 808.49         | 291.67      | (516.82)      | 1,953.67     | 1,750.02     | (203.65)     | 3,500.00      |
| 7405-00 Elevator Repairs/Overtime     | 3,900.00       | 2,900.00    | (1,000.00)    | 3,900.00     | 4,150.00     | 250.00       | 9,300.00      |
| 7412-00 Plumbing Repairs & Supplies   | -              | 708.33      | 708.33        | 3,265.04     | 4,249.98     | 984.94       | 8,500.00      |
| 7414-00 Electrical Supplies           | -              | (525.00)    | (525.00)      | 53.18        | 100.00       | 46.82        | 100.00        |
| 7415-00 Locks/Keys/Fobs               | -              | (748.00)    | (748.00)      | 15.68        | 85.35        | 69.67        | 500.00        |
| 7416-00 Hardware/Small Tools          | 144.90         | 58.33       | (86.57)       | 167.80       | 349.98       | 182.18       | 700.00        |
| 7417-00 HVAC Filters                  | 833.10         | 187.00      | (646.10)      | 1,420.05     | 1,437.00     | 16.95        | 2,500.00      |
| 7421-00 Common Area Painting          | 272.71         | (1,578.00)  | (1,850.71)    | 694.99       | 505.35       | (189.64)     | 1,000.00      |
| 7423-00 Window Repair & Screens       | -              | (166.00)    | (166.00)      | -            | 42.35        | 42.35        | 100.00        |
| 7424-00 Lights Fixtures/Repairs       | -              | (316.65)    | (316.65)      | 23.11        | 100.00       | 76.89        | 100.00        |
| 7431-00 Fire Equipment Repairs        | -              | 416.67      | 416.67        | -            | 2,500.02     | 2,500.02     | 5,000.00      |
| 7433-00 Cooling Tower                 | -              | 333.33      | 333.33        | 1,830.48     | 1,999.98     | 169.50       | 4,000.00      |
| 7434-00 Light Bulbs                   | -              | (514.00)    | (514.00)      | -            | 27.65        | 27.65        | 200.00        |
| 7440-00 Building Exterior             | 1,596.93       | 1,078.00    | (518.93)      | 2,945.47     | 1,869.65     | (1,075.82)   | 5,000.00      |
| 7451-00 Security & Camera System      | -              | (897.00)    | (897.00)      | -            | 269.65       | 269.65       | 500.00        |
| 7452-00 Fuel                          | -              | 60.42       | 60.42         | 277.14       | 362.52       | 85.38        | 725.00        |
| 7455-00 Door Repairs                  | -              | 2,475.00    | 2,475.00      | 3,092.76     | 3,100.00     | 7.24         | 3,100.00      |
| 7457-00 Parking Garage                | -              | 216.67      | 216.67        | 2,198.40     | 1,300.02     | (898.38)     | 2,600.00      |
| 7458-00 Garbage Chutes                | -              | 16.67       | 16.67         | -            | 100.02       | 100.02       | 200.00        |
| 7482-00 Building Equipment            | 825.44         | 1,977.00    | 1,151.56      | 3,970.78     | 3,810.35     | (160.43)     | 7,800.00      |
| 7498-00 Misc. Repairs & Maint         | 93.79          | 75.00       | (18.79)       | 263.20       | 450.00       | 186.80       | 900.00        |
| TOTAL MAINTENANCE & REPAIRS EXPEN     | \$8,548.27     | \$8,234.44  | (\$313.83)    | \$30,081.91  | \$32,203.24  | \$2,121.33   | \$62,325.00   |

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**Landmark on the Lake Condominium Association**  
**06/30/2026**  
**(MODIFIED ACCRUAL BASIS)**

**Date:** 7/8/2026  
**Time:** 5:20 pm  
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| Description                               | Current Period      |                     |                      | Year-to-date          |                       |                    | Annual Budget         |
|-------------------------------------------|---------------------|---------------------|----------------------|-----------------------|-----------------------|--------------------|-----------------------|
|                                           | Actual              | Budget              | Variance             | Actual                | Budget                | Variance           |                       |
| 7286-00 Condo Unit Owned #304 Exp         | \$510.86            | (\$153.00)          | (\$663.86)           | \$3,179.31            | \$3,241.00            | \$61.69            | \$12,000.00           |
| 7407-00 Fitness Center                    | 43.55               | -                   | (43.55)              | 399.01                | 607.00                | 207.99             | 1,100.00              |
| 7446-00 Sundeck Maintenance               | 1,642.55            | (5,285.00)          | (6,927.55)           | 4,170.73              | 3,940.00              | (230.73)           | 7,000.00              |
| 7473-00 Pool/Hot Tub                      | 153.76              | (2,827.00)          | (2,980.76)           | 3,840.03              | 4,131.35              | 291.32             | 6,800.00              |
| 7500-00 Business Center                   | 133.08              | 121.25              | (11.83)              | 840.53                | 727.50                | (113.03)           | 1,455.00              |
| 7501-00 Car Wash                          | -                   | 811.00              | 811.00               | 931.74                | 1,000.00              | 68.26              | 1,000.00              |
| 7502-00 Community Room                    | -                   | 25.00               | 25.00                | 241.60                | 150.00                | (91.60)            | 300.00                |
| 7503-00 Composting                        | 60.00               | 62.50               | 2.50                 | 309.00                | 375.00                | 66.00              | 750.00                |
| 7504-00 Laundry Room                      | 1,271.21            | 1,321.67            | 50.46                | 6,572.82              | 7,930.02              | 1,357.20           | 15,860.00             |
| 7505-00 Multi-Purpose Room                | -                   | 450.00              | 450.00               | 575.48                | 575.00                | (0.48)             | 575.00                |
| 8528-00 Water                             | 218.80              | 114.17              | (104.63)             | 858.65                | 685.02                | (173.63)           | 1,370.00              |
| 8529-00 Coffee Bar                        | 613.86              | 1,203.00            | 589.14               | 3,009.42              | 2,875.90              | (133.52)           | 5,750.00              |
| 8551-00 Dog Run Supplies                  | 59.33               | 25.00               | (34.33)              | 59.33                 | 150.00                | 90.67              | 300.00                |
| <b>TOTAL AMENITY EXPENSES</b>             | <b>\$4,707.00</b>   | <b>(\$4,131.41)</b> | <b>(\$8,838.41)</b>  | <b>\$24,987.65</b>    | <b>\$26,387.79</b>    | <b>\$1,400.14</b>  | <b>\$54,260.00</b>    |
| <b>PROFESSIONAL FEES</b>                  |                     |                     |                      |                       |                       |                    |                       |
| 8210-00 Audit and Tax Preparation         | -                   | (150.00)            | (150.00)             | -                     | 850.00                | 850.00             | 850.00                |
| 8220-00 Legal Fees                        | -                   | 304.17              | 304.17               | 1,617.50              | 1,825.02              | 207.52             | 3,650.00              |
| 8230-00 Property Management Fee           | 14,005.96           | 11,468.00           | (2,537.96)           | 87,333.86             | 90,530.10             | 3,196.24           | 193,749.00            |
| 8240-00 Accounting Fees                   | -                   | 2,106.25            | 2,106.25             | 12,253.75             | 12,637.50             | 383.75             | 25,275.00             |
| 8250-00 Payroll Services                  | 267.67              | 269.58              | 1.91                 | 1,648.18              | 1,617.48              | (30.70)            | 3,235.00              |
| <b>TOTAL PROFESSIONAL FEES</b>            | <b>\$14,273.63</b>  | <b>\$13,998.00</b>  | <b>(\$275.63)</b>    | <b>\$102,853.29</b>   | <b>\$107,460.10</b>   | <b>\$4,606.81</b>  | <b>\$226,759.00</b>   |
| <b>COMMITTEE EXPENSES</b>                 |                     |                     |                      |                       |                       |                    |                       |
| 8408-00 Lending Library Committee         | -                   | -                   | -                    | 156.72                | -                     | (156.72)           | -                     |
| 8410-00 Committee Work                    | -                   | (567.00)            | (567.00)             | -                     | 705.50                | 705.50             | 2,800.00              |
| 8509-00 Social Committee                  | (63.00)             | -                   | 63.00                | 137.59                | -                     | (137.59)           | -                     |
| <b>TOTAL COMMITTEE EXPENSES</b>           | <b>(\$63.00)</b>    | <b>(\$567.00)</b>   | <b>(\$504.00)</b>    | <b>\$294.31</b>       | <b>\$705.50</b>       | <b>\$411.19</b>    | <b>\$2,800.00</b>     |
| <b>GENERAL &amp; ADMINISTRATIVE</b>       |                     |                     |                      |                       |                       |                    |                       |
| 7284-00 Unit 101 Expenses                 | 92.78               | 131.08              | 38.30                | 556.68                | 786.48                | 229.80             | 1,573.00              |
| 8501-00 Office Expense                    | 137.44              | 207.92              | 70.48                | 1,260.75              | 1,247.52              | (13.23)            | 2,495.00              |
| 8512-00 Misc General & Administrative     | 40.99               | 8.33                | (32.66)              | 40.99                 | 49.98                 | 8.99               | 100.00                |
| 8515-00 Bank Fees                         | 42.00               | 27.50               | (14.50)              | 241.75                | 165.00                | (76.75)            | 330.00                |
| 8522-00 Printing/Copier/Shredding         | -                   | 116.00              | 116.00               | 190.00                | 207.65                | 17.65              | 240.00                |
| 8523-00 Postage                           | -                   | 8.33                | 8.33                 | -                     | 49.98                 | 49.98              | 100.00                |
| 8535-00 Association Meetings              | -                   | -                   | -                    | 43.12                 | -                     | (43.12)            | 1,430.00              |
| 8540-00 Rental Program Expenses           | -                   | 41.67               | 41.67                | 67.00                 | 250.02                | 183.02             | 500.00                |
| 8541-00 Guest Parking Tags                | -                   | 31.67               | 31.67                | 264.72                | 190.02                | (74.70)            | 380.00                |
| 8545-00 Dues and Subscriptions            | 45.00               | 944.00              | 899.00               | 2,333.67              | 2,548.15              | 214.48             | 4,100.00              |
| 8555-00 Signage                           | 401.70              | (198.00)            | (599.70)             | 467.90                | 635.35                | 167.45             | 1,000.00              |
| 8560-00 Holiday Decorations               | -                   | -                   | -                    | -                     | -                     | -                  | 250.00                |
| <b>TOTAL GENERAL &amp; ADMINISTRATIVE</b> | <b>\$759.91</b>     | <b>\$1,318.50</b>   | <b>\$558.59</b>      | <b>\$5,466.58</b>     | <b>\$6,130.15</b>     | <b>\$663.57</b>    | <b>\$12,498.00</b>    |
| <b>CONTINGENCY</b>                        |                     |                     |                      |                       |                       |                    |                       |
| 7297-00 Contingency Fund                  | -                   | 1,666.67            | 1,666.67             | -                     | 10,000.02             | 10,000.02          | 20,000.00             |
| <b>TOTAL CONTINGENCY</b>                  | <b>\$-</b>          | <b>\$1,666.67</b>   | <b>\$1,666.67</b>    | <b>\$-</b>            | <b>\$10,000.02</b>    | <b>\$10,000.02</b> | <b>\$20,000.00</b>    |
| <b>RESERVE TRANSFER</b>                   |                     |                     |                      |                       |                       |                    |                       |
| 9000-00 Transfers to Reserve Fund         | 68,233.33           | 68,233.33           | -                    | 409,399.98            | 409,399.98            | -                  | 818,800.00            |
| <b>TOTAL RESERVE TRANSFER</b>             | <b>\$68,233.33</b>  | <b>\$68,233.33</b>  | <b>\$-</b>           | <b>\$409,399.98</b>   | <b>\$409,399.98</b>   | <b>\$0.00</b>      | <b>\$818,800.00</b>   |
| <b>TOTAL OPERATING EXPENSE</b>            | <b>\$174,030.05</b> | <b>\$147,891.33</b> | <b>(\$26,138.72)</b> | <b>\$1,087,385.39</b> | <b>\$1,107,592.53</b> | <b>\$20,207.14</b> | <b>\$2,303,671.00</b> |

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Income Statement - Operating

Landmark on the Lake Condominium Association

06/30/2026

(MODIFIED ACCRUAL BASIS)

Date:7/8/2026

Time:5:20 pm

Page:4

| Description | Current Period |             |             | Year-to-date |             |              | Annual Budget |
|-------------|----------------|-------------|-------------|--------------|-------------|--------------|---------------|
|             | Actual         | Budget      | Variance    | Actual       | Budget      | Variance     |               |
| Net Income: | \$117,827.09   | \$49,699.99 | \$68,127.10 | \$153,677.68 | \$34,189.19 | \$119,488.49 | (\$17,549.00) |

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**Income Statement - Reserve**  
Landmark on the Lake Condominium Association  
06/30/2026  
(MODIFIED ACCRUAL BASIS)

Date: 7/8/2026  
Time: 5:20 pm  
Page: 5

| Description                                 | Current Period |                |              | Year-to-date   |                |             | Annual Budget  |
|---------------------------------------------|----------------|----------------|--------------|----------------|----------------|-------------|----------------|
|                                             | Actual         | Budget         | Variance     | Actual         | Budget         | Variance    |                |
| RESERVE INCOME                              |                |                |              |                |                |             |                |
| OTHER INCOME - RESERVE                      |                |                |              |                |                |             |                |
| 4650-00 Interest Income - Bank - Reserve    | \$1,568.83     | (\$2,070.00)   | \$3,638.83   | \$9,574.16     | \$9,600.00     | (\$25.84)   | \$19,200.00    |
| TOTAL OTHER INCOME - RESERVE                | \$1,568.83     | (\$2,070.00)   | \$3,638.83   | \$9,574.16     | \$9,600.00     | (\$25.84)   | \$19,200.00    |
| RESERVE TRANSFER                            |                |                |              |                |                |             |                |
| 9050-00 Reserve Transfer Income             | 68,233.33      | 68,233.33      | -            | 409,399.98     | 409,399.98     | -           | 818,800.00     |
| TOTAL RESERVE TRANSFER                      | \$68,233.33    | \$68,233.33    | \$-          | \$409,399.98   | \$409,399.98   | \$0.00      | \$818,800.00   |
| TOTAL RESERVE INCOME                        | \$69,802.16    | \$66,163.33    | \$3,638.83   | \$418,974.14   | \$418,999.98   | (\$25.84)   | \$838,000.00   |
| RESERVE EXPENSE                             |                |                |              |                |                |             |                |
| RESERVE EXPENSES                            |                |                |              |                |                |             |                |
| 9112-00 Elevator Loan Interest              | 1,261.08       | 1,226.17       | (34.91)      | 7,723.96       | 7,357.02       | (366.94)    | 14,714.00      |
| 9120-00 HVAC - Reserve Expenditure          | -              | 16,100.00      | 16,100.00    | 16,100.00      | 16,100.00      | -           | 16,100.00      |
| 9145-00 Contingency                         | -              | 2,035.92       | 2,035.92     | -              | 12,215.52      | 12,215.52   | 24,431.00      |
| 9160-00 Building Inspection & Structural Im | 6,445.00       | 186,300.00     | 179,855.00   | 316,995.75     | 316,996.00     | 0.25        | 692,976.00     |
| 9173-00 Garage Door Controls                | -              | 1,816.00       | 1,816.00     | 1,816.13       | 1,816.00       | (0.13)      | 1,816.00       |
| 9180-00 Pool & Hot Tub Improvement          | -              | (10,000.00)    | (10,000.00)  | -              | -              | -           | -              |
| 9206-00 Cold Water Pumps                    | -              | 52,880.00      | 52,880.00    | 52,880.00      | 52,880.00      | -           | 114,115.00     |
| 9215-00 Building Automation Software        | 31,830.50      | 32,393.00      | 562.50       | 33,641.25      | 32,393.00      | (1,248.25)  | 32,393.00      |
| 9216-00 Domestic Hot Water Storage Tank     | -              | 89,675.00      | 89,675.00    | 89,675.00      | 89,675.00      | -           | 194,000.00     |
| 9224-00 Heat Exchanger                      | 28,772.84      | (164,530.00)   | (193,302.84) | 28,772.84      | 30,470.00      | 1,697.16    | 30,470.00      |
| 9226-00 Bluff Clean Up                      | -              | (1,700.00)     | (1,700.00)   | 1,300.00       | 1,300.00       | -           | 2,625.00       |
| TOTAL RESERVE EXPENSES                      | \$68,309.42    | \$206,196.09   | \$137,886.67 | \$548,904.93   | \$561,202.54   | \$12,297.61 | \$1,123,640.00 |
| TOTAL RESERVE EXPENSE                       | \$68,309.42    | \$206,196.09   | \$137,886.67 | \$548,904.93   | \$561,202.54   | \$12,297.61 | \$1,123,640.00 |
| Net Reserve:                                | \$1,492.74     | (\$140,032.76) | \$141,525.50 | (\$129,930.79) | (\$142,202.56) | \$12,271.77 | (\$285,640.00) |

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