

Balance Sheet Comparison: April 30, 2026 vs May 31, 2026

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Candlewood Village

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
5001 - Association Dues	39,270.00	39,270.00	-	196,350.00	196,350.00	-	471,240.00
Total Assessment Income	39,270.00	39,270.00	-	196,350.00	196,350.00	-	471,240.00
Other Income							
5043 - Clubhouse Rental	100.00	50.00	50.00	250.00	250.00	-	600.00
5101 - Interest Income	1.17	-	1.17	7.46	-	7.46	-
5233 - Transfer of Ownership Fee	-	-	-	770.00	-	770.00	-
Total Other Income	101.17	50.00	51.17	1,027.46	250.00	777.46	600.00
Total Income	39,371.17	39,320.00	51.17	197,377.46	196,600.00	777.46	471,840.00
Operating Expense							
Administrative Expense							
6223 - Corporate Income Tax	-	541.67	541.67	5,071.00	2,708.35	(2,362.65)	6,500.00
6311 - Management Fee	1,821.25	1,686.25	(135.00)	8,701.25	8,431.25	(270.00)	20,235.00
6312 - Office Supplies	21.95	83.33	61.38	191.86	416.65	224.79	1,000.00
6341 - Legal Expense	-	83.33	83.33	-	416.65	416.65	1,000.00
6941 - Insurance	4,570.04	5,281.00	710.96	43,085.09	26,405.00	(16,680.09)	63,372.00
Total Administrative Expense	6,413.24	7,675.58	1,262.34	57,049.20	38,377.90	(18,671.30)	92,107.00
Utility Expense							
6414 - Water/Sewer	582.88	1,057.08	474.20	1,894.23	5,285.40	3,391.17	12,685.00
6452 - Gas/Electric-Common	234.65	333.33	98.68	1,489.27	1,666.65	177.38	4,000.00
Total Utility Expense	817.53	1,390.41	572.88	3,383.50	6,952.05	3,568.55	16,685.00
Repair and Maintenance Expense							
6536 - General Maintenance	-	1,333.33	1,333.33	2,400.50	6,666.65	4,266.15	16,000.00
Total Repair and Maintenance Expense	-	1,333.33	1,333.33	2,400.50	6,666.65	4,266.15	16,000.00
Grounds							
6615 - Pond Maintenance	-	-	-	-	-	-	1,000.00
6619 - Landscape	22,016.66	12,120.67	(9,895.99)	35,294.17	60,603.35	25,309.18	145,448.00
6622 - Irrigation Maintenance	7,075.55	517.17	(6,558.38)	11,661.55	2,585.85	(9,075.70)	6,206.00
6656 - Snow Removal	-	4,500.00	4,500.00	63,033.39	22,500.00	(40,533.39)	54,000.00
Total Grounds	29,092.21	17,137.84	(11,954.37)	109,989.11	85,689.20	(24,299.91)	206,654.00
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	11,699.50	11,699.50	-	58,497.50	58,497.50	-	140,394.00
Total Transfer to Replacement Reserve	11,699.50	11,699.50	-	58,497.50	58,497.50	-	140,394.00
Total Expense	48,022.48	39,236.66	(8,785.82)	231,319.81	196,183.30	(35,136.51)	471,840.00
Operating Net Total	(8,651.31)	83.34	(8,734.65)	(33,942.35)	416.70	(34,359.05)	-

Candlewood Village

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	11,699.50	-	11,699.50	58,497.50	-	58,497.50	-
Total Reserve Income	11,699.50	-	11,699.50	58,497.50	-	58,497.50	-
Other Income							
5101 - Interest Income	37.06	-	37.06	3,118.59	-	3,118.59	-
Total Other Income	37.06	-	37.06	3,118.59	-	3,118.59	-
Total Income	11,736.56	-	11,736.56	61,616.09	-	61,616.09	-
Reserve Expense							
Reserve Expense							
7325 - Sewer Lateral Repair	-	-	-	2,749.47	-	(2,749.47)	-
7336 - Trim Board Repairs	10,572.61	-	(10,572.61)	10,572.61	-	(10,572.61)	-
7800 - Painting	19,950.00	-	(19,950.00)	19,950.00	-	(19,950.00)	-
Total Reserve Expense	30,522.61	-	(30,522.61)	33,272.08	-	(33,272.08)	-
Total Expense	30,522.61	-	(30,522.61)	33,272.08	-	(33,272.08)	-
Reserve Net Total	(18,786.05)	-	(18,786.05)	28,344.01	-	28,344.01	-
Net Total	(27,437.36)	83.34	(27,520.70)	(5,598.34)	416.70	(6,015.04)	-