FINANCIAL REPORTS

TO

THE BOARD OF DIRECTORS

Lake Forest Village Association

September 30, 2025

Prepared By:

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Prepared without an audit and for internal purposes only.

134 Lake Forest Village Association

Balance Sheet

Posted 09/30/2025

Assets			
Operating Accounts			
10000	Operating	17,190.66	
Total Operating Accounts		17,190.66	
Reserve Accounts			
10001	Money Market	108,232.80	
Total Reserve Accounts		108,232.80	
Accounts Receivable			
12000	Accounts Receivable	4,438.30	
Total Accounts Receivable		4,438.30	
Total Assets			*129,861.76*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	7,696.91	
Total Other Liabilities		7,696.91	
Equity			
30000	General Reserve Fund	108,232.80	
31000	Prior Years Retained Earnings	6,435.84	
Total Equity		114,668.64	
Liabilities and Equity			
	Operating Retained Earnings	7,496.21	
Total Liabilities and Equity		7,496.21	
Total Liabilities & Equity			*129,861.76*

Statement of Income and Expense

Friday, October 10, 2025 15:47

Posted 9/1/2025 To 9/30/2025 11:59:00 PM

134 Lake Forest Village Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	**Acct Code**						
Assessments	40000	11,500.00	11,500.00	80,500.00	80,500.00	138,000.00	57,500.00
Total Assessment Income		11,500.00	11,500.00	80,500.00	80,500.00	138,000.00	57,500.00
Other Income	**Acct Code**						
Fines	40030	0.00	0.00	125.00	0.00	0.00	(125.00)
Interest	40040	19.46	0.00	98.71	0.00	0.00	(98.71)
Late Fees	40050	25.00	0.00	1,875.00	0.00	0.00	(1,875.00)
Miscellaneous Income	40080	0.00	0.00	139.42	0.00	0.00	(139.42)
Total Other Income		44.46	0.00	2,238.13	0.00	0.00	(2,238.13)
Total Income		11,544.46	11,500.00	82,738.13	80,500.00	138,000.00	55,261.87
Expense							
Administrative	**Acct Code**						
Bank Charges	50100	0.00	29.17	0.00	204.19	350.00	350.00
Copies	50110	16.92	83.33	729.04	583.31	1,000.00	270.96
Postage	50120	8.14	66.67	289.39	466.69	800.00	510.61
Legal Fees - Collections	50140	(760.70)	8.33	(756.95)	58.31	100.00	856.95
Legal Fees - Other	50145	0.00	833.33	7,303.00	5,833.31	10,000.00	2,697.00
Audit/Tax	50160	0.00	41.67	250.00	291.69	500.00	250.00
Management Services	50200	1,050.00	1,050.00	7,150.00	7,150.00	12,400.00	5,250.00
Miscellaneous	50240	117.00	125.00	1,529.65	875.00	1,500.00	(29.65)
Website	50245	35.00	35.00	245.00	245.00	420.00	175.00
Total Administrative		466.36	2,272.50	16,739.13	15,707.50	27,070.00	10,330.87
Grounds	**Acct Code**						
Grounds Maintenance	63000	19.06	166.67	972.36	1,166.69	2,000.00	1,027.64
Landscape Maintenance	63100	2,920.00	2,325.00	14,545.00	11,625.00	16,275.00	1,730.00
Lawn Fertilization	63110	0.00	62.50	611.55	437.50	750.00	138.45
Flowers	63200	0.00	20.83	0.00	145.81	250.00	250.00

134 Lake Forest Village Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Irrigation	63400	0.00	145.83	3,280.00	1,020.81	1,750.00	(1,530.00)
Snow Removal	63600	0.00	0.00	2,000.00	4,650.00	11,625.00	9,625.00
Chemical (Salt)	63610	0.00	833.33	0.00	5,833.31	10,000.00	10,000.00
Asphalt / Parking Lot	63710	0.00	416.67	379.81	2,916.69	5,000.00	4,620.19
Total Grounds		2,939.06	3,970.83	21,788.72	27,795.81	47,650.00	25,861.28
Insurance	**Acct Code**						
Workers Compensation Insurance	50535	(217.00)	41.67	233.00	291.69	500.00	267.00
Liability Insurance	50560	215.37	210.00	1,507.35	1,470.00	2,520.00	1,012.65
Total Insurance		(1.63)	251.67	1,740.35	1,761.69	3,020.00	1,279.65
Reserve Accounts	**Acct Code**						
Reserve Contribution	90000	4,921.70	4,921.67	34,451.90	34,451.69	59,060.00	24,608.10
Reserve Interest	90140	18.71	0.00	95.17	0.00	0.00	(95.17)
Total Reserve Accounts		4,940.41	4,921.67	34,547.07	34,451.69	59,060.00	24,512.93
Utilities	**Acct Code**						
Electric	60010	53.02	66.67	367.22	466.69	800.00	432.78
Water	60025	0.00	33.33	59.43	233.31	400.00	340.57
Total Utilities		53.02	100.00	426.65	700.00	1,200.00	773.35
Total Expense		8,397.22	11,516.67	75,241.92	80,416.69	138,000.00	62,758.08
Excess Revenue / Expense		3,147.24	(16.67)	7,496.21	83.31	0.00	7,496.21