

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Lake Forest Village  
Association

October 31, 2025

Prepared By:

The Highlander Group, Inc.  
2878 Orchard Lake Road, 1<sup>st</sup> Floor.  
Keego Harbor, MI 48320  
(248) 681-7883  
[www.highlandergroup.net](http://www.highlandergroup.net)

Prepared without an audit and for internal purposes only.

134 Lake Forest Village Association

Balance Sheet

Posted 10/31/2025

<b>Assets</b>			
<u>Operating Accounts</u>			
10000	Operating	7,941.85	
<u>Total Operating Accounts</u>		7,941.85	
<u>Reserve Accounts</u>			
10001	Money Market	113,172.97	
<u>Total Reserve Accounts</u>		113,172.97	
<u>Accounts Receivable</u>			
12000	Accounts Receivable	5,471.80	
<u>Total Accounts Receivable</u>		5,471.80	
<u>Other Assets</u>			
14011	Prepaid Insurance	671.25	
<u>Total Other Assets</u>		671.25	
<i>Total Assets</i>			<u><u>127,257.87</u></u>
<b>Liabilities &amp; Equity</b>			
<u>Other Liabilities</u>			
21000	Prepaid Assessments	7,501.90	
<u>Total Other Liabilities</u>		7,501.90	
<u>Equity</u>			
30000	General Reserve Fund	113,172.97	
31000	Prior Years Retained Earnings	6,435.84	
<u>Total Equity</u>		119,608.81	
<u>Liabilities and Equity</u>			
	Operating Retained Earnings	147.16	
<u>Total Liabilities and Equity</u>		147.16	
<i>Total Liabilities &amp; Equity</i>			<u><u>127,257.87</u></u>

# Statement of Income and Expense

Friday, November 7, 2025

10:30

Posted 10/1/2025 To 10/31/2025 11:59:00 PM

## 134 Lake Forest Village Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Assessment Income</b>		<b>Acct Code</b>					
Assessments	40000	11,500.00	11,500.00	92,000.00	92,000.00	138,000.00	46,000.00
Total Assessment Income		11,500.00	11,500.00	92,000.00	92,000.00	138,000.00	46,000.00
<b>Other Income</b>		<b>Acct Code</b>					
Fines	40030	0.00	0.00	125.00	0.00	0.00	(125.00)
Interest	40040	19.34	0.00	118.05	0.00	0.00	(118.05)
Late Fees	40050	175.00	0.00	2,050.00	0.00	0.00	(2,050.00)
Miscellaneous Income	40080	0.00	0.00	139.42	0.00	0.00	(139.42)
Total Other Income		194.34	0.00	2,432.47	0.00	0.00	(2,432.47)
Total Income		11,694.34	11,500.00	94,432.47	92,000.00	138,000.00	43,567.53
<b>Expense</b>							
<b>Administrative</b>		<b>Acct Code</b>					
Bank Charges	50100	0.00	29.17	0.00	233.36	350.00	350.00
Copies	50110	25.74	83.33	754.78	666.64	1,000.00	245.22
Postage	50120	18.18	66.67	307.57	533.36	800.00	492.43
Legal Fees - Collections	50140	711.95	8.33	(45.00)	66.64	100.00	145.00
Legal Fees - Other	50145	0.00	833.33	7,303.00	6,666.64	10,000.00	2,697.00
Audit/Tax	50160	0.00	41.67	250.00	333.36	500.00	250.00
Management Services	50200	1,050.00	1,050.00	8,200.00	8,200.00	12,400.00	4,200.00
Miscellaneous	50240	161.00	125.00	1,690.65	1,000.00	1,500.00	(190.65)
Website	50245	35.00	35.00	280.00	280.00	420.00	140.00
Total Administrative		2,001.87	2,272.50	18,741.00	17,980.00	27,070.00	8,329.00
<b>Grounds</b>		<b>Acct Code</b>					
Grounds Maintenance	63000	853.30	166.67	1,825.66	1,333.36	2,000.00	174.34
Landscape Maintenance	63100	2,325.00	2,325.00	16,870.00	13,950.00	16,275.00	(595.00)
Lawn Fertilization	63110	0.00	62.50	611.55	500.00	750.00	138.45
Flowers	63200	0.00	20.83	0.00	166.64	250.00	250.00

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## 134 Lake Forest Village Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Irrigation	63400	0.00	145.83	3,280.00	1,166.64	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	6,666.64	10,000.00	10,000.00
Asphalt / Parking Lot	63710	8,500.00	416.67	8,879.81	3,333.36	5,000.00	(3,879.81)
<b>Total Grounds</b>		<u>11,678.30</u>	<u>3,970.83</u>	<u>33,467.02</u>	<u>31,766.64</u>	<u>47,650.00</u>	<u>14,182.98</u>
<b><u>Insurance</u></b>	<b><u>Acct Code</u></b>						
Workers Compensation Insurance	50535	0.00	41.67	233.00	333.36	500.00	267.00
Liability Insurance	50560	229.75	210.00	1,737.10	1,680.00	2,520.00	782.90
<b>Total Insurance</b>		<u>229.75</u>	<u>251.67</u>	<u>1,970.10</u>	<u>2,013.36</u>	<u>3,020.00</u>	<u>1,049.90</u>
<b><u>Reserve Accounts</u></b>	<b><u>Acct Code</u></b>						
Reserve Contribution	90000	4,921.70	4,921.67	39,373.60	39,373.36	59,060.00	19,686.40
Reserve Interest	90140	18.47	0.00	113.64	0.00	0.00	(113.64)
<b>Total Reserve Accounts</b>		<u>4,940.17</u>	<u>4,921.67</u>	<u>39,487.24</u>	<u>39,373.36</u>	<u>59,060.00</u>	<u>19,572.76</u>
<b><u>Utilities</u></b>	<b><u>Acct Code</u></b>						
Electric	60010	54.47	66.67	421.69	533.36	800.00	378.31
Water	60025	138.83	33.33	198.26	266.64	400.00	201.74
<b>Total Utilities</b>		<u>193.30</u>	<u>100.00</u>	<u>619.95</u>	<u>800.00</u>	<u>1,200.00</u>	<u>580.05</u>
<b>Total Expense</b>		<u>19,043.39</u>	<u>11,516.67</u>	<u>94,285.31</u>	<u>91,933.36</u>	<u>138,000.00</u>	<u>43,714.69</u>
<b>Excess Revenue / Expense</b>		<u>(7,349.05)</u>	<u>(16.67)</u>	<u>147.16</u>	<u>66.64</u>	<u>0.00</u>	<u>147.16</u>