

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Lake Forest Village  
Association

March 31, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.



# Statement of Income and Expense

Wednesday, April 8, 2026

12:02

Posted 3/1/2026 To 3/31/2026 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	11,500.00	11,500.00	138,000.00	126,500.00
Total Assessment Income		11,500.00	11,500.00	11,500.00	11,500.00	138,000.00	126,500.00
<b>Other Income</b>		<b>Acct Code</b>					
Interest	40040	23.42	0.00	23.42	0.00	0.00	(23.42)
Late Fees	40050	175.00	0.00	175.00	0.00	0.00	(175.00)
Transfer from Reserves	45000	0.00	7,351.25	0.00	7,351.25	88,215.00	88,215.00
Total Other Income		198.42	7,351.25	198.42	7,351.25	88,215.00	88,016.58
Total Income		11,698.42	18,851.25	11,698.42	18,851.25	226,215.00	214,516.58
<b>Expense</b>							
<b>Administrative</b>		<b>Acct Code</b>					
Bank Charges	50100	0.00	29.17	0.00	29.17	350.00	350.00
Copies	50110	163.54	85.42	163.54	85.42	1,025.00	861.46
Postage	50120	10.78	62.50	10.78	62.50	750.00	739.22
Legal Fees - Collections	50140	0.00	8.33	0.00	8.33	100.00	100.00
Legal Fees - Other	50145	280.00	625.00	280.00	625.00	7,500.00	7,220.00
Audit/Tax	50160	0.00	0.00	0.00	0.00	500.00	500.00
Management Services	50200	1,050.00	1,085.00	1,050.00	1,085.00	13,020.00	11,970.00
Miscellaneous	50240	118.35	187.50	118.35	187.50	2,250.00	2,131.65
Website	50245	35.00	35.00	35.00	35.00	420.00	385.00
Total Administrative		1,657.67	2,117.92	1,657.67	2,117.92	25,915.00	24,257.33
<b>Grounds</b>		<b>Acct Code</b>					
Grounds Maintenance	63000	0.00	166.67	0.00	166.67	2,000.00	2,000.00
Landscape Maintenance	63100	0.00	0.00	0.00	0.00	17,500.00	17,500.00
Lawn Fertilization	63110	0.00	62.50	0.00	62.50	750.00	750.00
Flowers	63200	0.00	20.83	0.00	20.83	250.00	250.00
Irrigation	63400	0.00	166.67	0.00	166.67	2,000.00	2,000.00

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		Actual	Budget	Actual	Budget		
Snow Removal	63600	2,780.00	2,417.00	2,780.00	2,417.00	14,500.00	11,720.00
Asphalt / Parking Lot	63710	0.00	7,774.17	0.00	7,774.17	93,290.00	93,290.00
<b>Total Grounds</b>		<b>2,780.00</b>	<b>10,607.84</b>	<b>2,780.00</b>	<b>10,607.84</b>	<b>130,290.00</b>	<b>127,510.00</b>
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	0.00	0.00	0.00	500.00	500.00
Liability Insurance	50560	229.75	230.00	229.75	230.00	2,760.00	2,530.25
<b>Total Insurance</b>		<b>229.75</b>	<b>230.00</b>	<b>229.75</b>	<b>230.00</b>	<b>3,260.00</b>	<b>3,030.25</b>
<b>Reserve Accounts</b>	<b>Acct Code</b>						
Reserve Contribution	90000	5,475.00	5,475.00	5,475.00	5,475.00	65,700.00	60,225.00
Reserve Interest	90140	22.64	0.00	22.64	0.00	0.00	(22.64)
<b>Total Reserve Accounts</b>		<b>5,497.64</b>	<b>5,475.00</b>	<b>5,497.64</b>	<b>5,475.00</b>	<b>65,700.00</b>	<b>60,202.36</b>
<b>Utilities</b>	<b>Acct Code</b>						
Electric	60010	0.00	62.50	0.00	62.50	750.00	750.00
Water	60025	0.00	25.00	0.00	25.00	300.00	300.00
<b>Total Utilities</b>		<b>0.00</b>	<b>87.50</b>	<b>0.00</b>	<b>87.50</b>	<b>1,050.00</b>	<b>1,050.00</b>
<b>Total Expense</b>		<b>10,165.06</b>	<b>18,518.26</b>	<b>10,165.06</b>	<b>18,518.26</b>	<b>226,215.00</b>	<b>216,049.94</b>
<b>Excess Revenue / Expense</b>		<b>1,533.36</b>	<b>332.99</b>	<b>1,533.36</b>	<b>332.99</b>	<b>0.00</b>	<b>1,533.36</b>