

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Lake Forest Village  
Association

April 30, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

134 Lake Forest Village Association

Balance Sheet

Posted 04/30/2026

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<b>Assets</b>			
<u>Operating Accounts</u>			
10000	Operating	20,308.37	
<u>Total Operating Accounts</u>		<u>20,308.37</u>	
<u>Reserve Accounts</u>			
10001	Money Market	143,935.19	
<u>Total Reserve Accounts</u>		<u>143,935.19</u>	
<u>Accounts Receivable</u>			
12000	Accounts Receivable	1,835.00	
<u>Total Accounts Receivable</u>		<u>1,835.00</u>	
<u>Other Assets</u>			
14011	Prepaid Insurance	684.75	
<u>Total Other Assets</u>		<u>684.75</u>	
<i>Total Assets</i>			<u><u>166,763.31</u></u>
<b>Liabilities &amp; Equity</b>			
<u>Other Liabilities</u>			
21000	Prepaid Assessments	7,804.20	
<u>Total Other Liabilities</u>		<u>7,804.20</u>	
<u>Equity</u>			
30000	General Reserve Fund	143,935.19	
31000	Prior Years Retained Earnings	11,887.98	
<u>Total Equity</u>		<u>155,823.17</u>	
<u>Liabilities and Equity</u>			
	Operating Retained Earnings	3,135.94	
<u>Total Liabilities and Equity</u>		<u>3,135.94</u>	
<i>Total Liabilities &amp; Equity</i>			<u><u>166,763.31</u></u>

# Statement of Income and Expense

Wednesday, May 6, 2026

18:41

Posted 4/1/2026 To 4/30/2026 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	23,000.00	23,000.00	138,000.00	115,000.00
<b>Total Assessment Income</b>		<b>11,500.00</b>	<b>11,500.00</b>	<b>23,000.00</b>	<b>23,000.00</b>	<b>138,000.00</b>	<b>115,000.00</b>
<b>Other Income</b>	<b>Acct Code</b>						
Interest	40040	23.75	0.00	47.17	0.00	0.00	(47.17)
Late Fees	40050	150.00	0.00	325.00	0.00	0.00	(325.00)
Transfer from Reserves	45000	0.00	7,351.25	0.00	14,702.50	88,215.00	88,215.00
<b>Total Other Income</b>		<b>173.75</b>	<b>7,351.25</b>	<b>372.17</b>	<b>14,702.50</b>	<b>88,215.00</b>	<b>87,842.83</b>
<b>Total Income</b>		<b>11,673.75</b>	<b>18,851.25</b>	<b>23,372.17</b>	<b>37,702.50</b>	<b>226,215.00</b>	<b>202,842.83</b>
<b>Expense</b>							
<b>Administrative</b>	<b>Acct Code</b>						
Bank Charges	50100	0.00	29.17	0.00	58.34	350.00	350.00
Copies	50110	124.74	85.42	288.28	170.84	1,025.00	736.72
Postage	50120	206.36	62.50	217.14	125.00	750.00	532.86
Legal Fees - Collections	50140	680.15	8.33	680.15	16.66	100.00	(580.15)
Legal Fees - Other	50145	0.00	625.00	280.00	1,250.00	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	2,100.00	2,170.00	13,020.00	10,920.00
Miscellaneous	50240	160.90	187.50	279.25	375.00	2,250.00	1,970.75
Website	50245	35.00	35.00	70.00	70.00	420.00	350.00
<b>Total Administrative</b>		<b>2,257.15</b>	<b>2,117.92</b>	<b>3,914.82</b>	<b>4,235.84</b>	<b>25,915.00</b>	<b>22,000.18</b>
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance	63000	194.16	166.67	194.16	333.34	2,000.00	1,805.84
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	125.00	750.00	750.00
Flowers	63200	0.00	20.83	0.00	41.66	250.00	250.00
Irrigation	63400	0.00	166.67	0.00	333.34	2,000.00	2,000.00

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## 134 Lake Forest Village Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Snow Removal	63600	1,780.00	2,417.00	4,560.00	4,834.00	14,500.00	9,940.00
Asphalt / Parking Lot	63710	0.00	7,774.17	0.00	15,548.34	93,290.00	93,290.00
<b>Total Grounds</b>		<u>1,974.16</u>	<u>10,607.84</u>	<u>4,754.16</u>	<u>21,215.68</u>	<u>130,290.00</u>	<u>125,535.84</u>
<b><u>Insurance</u></b>	<b><u>Acct Code</u></b>						
Workers Compensation Insurance	50535	0.00	0.00	0.00	0.00	500.00	500.00
Liability Insurance	50560	229.75	230.00	459.50	460.00	2,760.00	2,300.50
<b>Total Insurance</b>		<u>229.75</u>	<u>230.00</u>	<u>459.50</u>	<u>460.00</u>	<u>3,260.00</u>	<u>2,800.50</u>
<b><u>Reserve Accounts</u></b>	<b><u>Acct Code</u></b>						
Reserve Contribution	90000	5,475.00	5,475.00	10,950.00	10,950.00	65,700.00	54,750.00
Reserve Interest	90140	22.82	0.00	45.46	0.00	0.00	(45.46)
<b>Total Reserve Accounts</b>		<u>5,497.82</u>	<u>5,475.00</u>	<u>10,995.46</u>	<u>10,950.00</u>	<u>65,700.00</u>	<u>54,704.54</u>
<b><u>Utilities</u></b>	<b><u>Acct Code</u></b>						
Electric	60010	112.29	62.50	112.29	125.00	750.00	637.71
Water	60025	0.00	25.00	0.00	50.00	300.00	300.00
<b>Total Utilities</b>		<u>112.29</u>	<u>87.50</u>	<u>112.29</u>	<u>175.00</u>	<u>1,050.00</u>	<u>937.71</u>
<b>Total Expense</b>		<u>10,071.17</u>	<u>18,518.26</u>	<u>20,236.23</u>	<u>37,036.52</u>	<u>226,215.00</u>	<u>205,978.77</u>
<b>Excess Revenue / Expense</b>		<u>1,602.58</u>	<u>332.99</u>	<u>3,135.94</u>	<u>665.98</u>	<u>0.00</u>	<u>3,135.94</u>