

**Lakeview Estates Venture Homeowners Association  
Financial Analysis for January 1 to August 31 2025**

**Cash on hand (8/31/25)**

Operating	\$11,949	
Reserve Checking	\$139,621	
CD 7951	\$22,054	
CD7615	\$82,174	
CD7950	\$20,951	
<b>Total</b>	<b>\$276,749</b>	
<b><u>Fixed Assets</u></b>		
Buildings and Improvements (Storage shed, eqpt, office, Pool, cameras)	\$180,156	
Less Accum. Depr	\$180,038	
Total Fixed Assets	\$118	
<b>Accounts Receivable</b>		
Unpaid Assessments	\$11,905	
PrePaid Assessments	\$21,007	

Income	%	of Income	2025 Annual Budget	
Assessments	\$202,536		\$303,804	
All other Income	\$11,163		\$19,161	
Less Reserve Contribution	\$38,492		\$60,000	
Reserve Reimbursement	\$7,960			
<b>Total Income</b>	<b>\$183,167</b>		<b>\$262,965</b>	
<b>Expenses</b>				
				Over/Under Budget
5000 Office Expense	\$35,312	19.28%	\$24,600	-\$10,712
6000 Pool Expense	\$44,807	24.46%	\$31,580	-\$13,227
7000 Community Room/Art/RV	\$20,919	11.42%	\$22,806	\$1,887
8000 Grounds	\$98,029	53.52%	\$113,642	\$15,613
9000 Administrative	\$33,133	18.09%	\$58,425	\$25,292
9005 Insurance	\$7,461	4.07%	\$11,446	\$3,985
<b>Total Expenses</b>	<b>\$239,661</b>		<b>\$262,499</b>	
<b>Net Income (loss)</b>	<b>(\$56,494)</b>		<b>\$466</b>	

291 owners x \$87 x 12 months  
Office Lease, late fees, interest, RV Storage, Community Room  
\$5,000 x 12 months  
Reserve Reimbursement-Spa repair