

Lakeview Estates Venture Homeowners Association
Financial Analysis for January 1 to November 30, 2025

Cash on hand (11/30/25)	
Operating	\$14,949
Reserve Checking	\$141,277
CD 7951	\$22,246
CD7615	\$82,964
CD7950	\$21,134
Total	\$282,570
Fixed Assets	
Buildings and Improvements (Storage shed, eqpt, office, Pool, cameras)	\$180,156
Less Accum. Depr	\$180,038
Total Fixed Assets	\$118
Accounts Receivable	
Unpaid Assessments	\$7,784
PrePaid Assessments	\$15,168

Income	% of Income	2025 Annual Budget		
Assessments	\$278,487	\$303,804		
All other Income	\$7,720	\$19,161		
RV Park Annual Fee	\$4,496			
Less Reserve Contribution	\$51,692	\$60,000		
Reserve Reimbursement	\$15,110			
Total Income	\$254,121	\$262,965		
Expenses				
			Over/Under Budget	
5000 Office Expense	\$52,712	20.74%	\$24,600	-\$28,112
6000 Pool Expense	\$59,616	23.46%	\$31,580	-\$28,036
7000 Community Room/Art/RV	\$24,896	9.80%	\$22,806	-\$2,090
8000 Grounds	\$124,431	48.97%	\$113,642	-\$10,789
9000 Administrative	\$62,887	24.75%	\$70,337	\$7,450
Total Expenses	\$324,542		\$262,965	
Net Income (loss)	(\$70,421)		\$0	

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