

			Projected	Projected	ACTUAL	ACTUAL	ACTUAL
ASSESSMENT DETAIL	Note	Type	2026	2025	2024	2023	2022
Annual Assessment (BILLED)	1	Income	29,200	27,807	26,961	26,226	23,432
2025 Special Assessment		Income	108,469	108,469	-	-	-
2022,2024,2025 Spec. Assessments	2	Income	-	-	23,941	-	7,600
Interest Income (Bank & FC's)		Income	96	58	31	27	18
Total Assessments INCOME			137,765	136,334	50,933	26,253	31,050
Roads & Common Ground Maint.		Expense	3,200	2,800	2,665	2,579	4,243
Mowing	3		1,200	800	1,430	1,965	1,492
Snow Removal	4		2,000	2,000	1,235	614	2,751
Roads - Repair		Expense	235,802	250	26,916	24,314	7,932
Maintenance, Regular	5		-	250	270	243	179
Maintenance, Special	6		235,802	-	26,646	24,071	7,753
Miscellaneous		Expense	220	250	159	240	72
Mailings			200	50	149	240	72
Other			20	200	10	-	-
Signage	7		400	75	-	-	-
Trash	8	Expense	6,200	6,080	5,921	5,602	4,736
Legal, Licenses, Taxes	9	Expense	550	556	526	311	11
Insurance		Expense	1,500	1,434	1,326	1,316	1,305
Dam & Lake Maintenance	10	Expense	1,000	775	-	981	-
Assessments EXPENSE			248,472	12,145	37,513	35,343	18,299
Assessment Gain (Loss)			(110,707)	124,189	13,420	(9,090)	12,751
WATER DETAIL			2026	2025	2024	2023	2022
Water *BILLED	11	Income	9,686	9,686	9,372	8,252	5,452
Water Costs		Expense	3,050	8,438	29,248	5,647	8,547
Maintenance	12		-	2,600	23,971	-	2,749
Testing	13		-	3,300	2,750	3,000	2,800
DNR			450	450	450	450	431
Electric	14		2,600	2,088	2,077	2,197	2,567
Gain/Loss*			6,636	1,248	(19,876)	2,605	(3,095)
ALL ASSESSMENT & WATER COMBINED			2026	2025	2024	2023	2022
Assessments & Water		Income	147,451	146,020	60,305	34,505	36,502
Assessments & Water		Expense	(251,522)	(20,583)	(66,761)	(40,990)	(26,846)
Assessments & Water		Gain (Loss)	(104,071)	125,437	(6,456)	(6,485)	9,656
BANK BALANCES			2026	2025	2024	2023	2022
Bank Balance-Operating Account		Asset	na	48,850	18,349	27,030	28,816
Bank Balance-Road Account		Asset	na	65,367	-	-	-
Total Bank Balance		Asset	-	114,217	18,349	27,030	28,816
OVERDUE ASSESSMENTS			2026	2025	2024	2023	2022
Due From Lot Owners at Year End (w Spec. Asses. Due 6/1/26)			38,000	32,420	1,611	300	4,386

Notes and Definitions

Assessment Billings - the amount billed (not paid), plus any homeowner credits that were shown as deductions on the quarterly billings.

Water Billings - includes only the paid water portion of the quarterly billings.

Interest Income - the actual value of the interest income received from the bank earned on the checking account, less any finance charges.

CPI Inflation - to be calculated early Dec to adjust for the coming year

Reserve - earmarked amounts for repairs and or maintenance. The reserves are to be spent on those items named (Road account).

- 1 Total amount BILLED, not amounts received. There is a normal CPI (inflation) adjustment each year.
- 2 2022 Flood road and common ground repair, 2024 Well/pump/pipe repair
- 3 2024 adjusted for gas increase
- 4 Projection depends on future winter conditions
- 5 Road Sealing is recommended every five years and crack sealing every year.
BUT there will be no crack filling until road is overlaid. Companies will not do it.
- 6 2021=Culvert purchase 2022= Flood repair 2023=Culvert work 2024=Culvert work 2025= 1/2 of spec. asses. For
2026 road overlay
- 7 Lake Common Ground sign in 2025
- 8 Increased in 2023 for avg \$450/mo
- 9 Federal Inc.Tax, Annual Lic., Legal
- 10 2023 rock added to dam + fish stocking
- 11 *2024 Increase due to increased costs *2025 NO increase
- 12 2021=fire hydrant 2022=pipe replacement 2024=maintenance estimation
- 13 Sep 2022 started increase to \$250/mo
- 14 Ameren increase started in 2022 & continued in 2023