

Profit VS Loss

		Projected	Projected	Actual	FINAL	FINAL	FINAL	FINAL
		2027	2026-12	2026-09	2025	2024	2023	2022
WATER SYSTEM (29 LOTS)								
Water Service Billed		9,372	9,372	7,029	9,372	33,313	8,252	5,452
Water Costs		<u>-4,174</u>	<u>-4,052</u>	<u>-3,158</u>	<u>-5,628</u>	<u>-29,248</u>	<u>-5,647</u>	<u>-8,547</u>
Maintenance	1	-1,000	-640	-640	0	-23,971	0	-2,749
Testing		0	-500	-500	-3,250	-2,750	-3,000	-2,800
DNR lab/admin/primacy		-450	-450	-300	-451	-450	-450	-431
Electric	2	-2,724	-2,462	-1,718	-1,927	-2,077	-2,197	-2,567
Gain/Loss*		5,198	5,320	3,871	3,744	4,065	2,605	-3,095
GENERAL OPERATIONS (31 LOTS)								
Quarterly Assessments (billed)	3	28,802	27,943	20,957	27,439	26,961	26,226	23,432
Assessment Finance Charges (billed)		0	401	392	78	0		
Fines Levied (billed)		0	50	50	0	0		
Legal Reimbursements (billed)	4	0	111	111	0	0		
Checking Account Interest Income		30	53	48	38	31	27	18
Total General BILLED INCOME		28,832	28,558	21,557	27,554	26,992	26,253	31,050
Roads & Common Ground Maint.		<u>-3,555</u>	<u>-2,720</u>	<u>-1,480</u>	<u>-3,055</u>	<u>-2,665</u>	<u>-2,579</u>	<u>-4,243</u>
Mowing	6	-1,200	-1,150	-695	-950	-1,430	-1,965	-1,492
Snow Removal	7	-2,355	-1,570	-785	-2,105	-1,235	-614	-2,751
Road Maintenance/Repair		<u>0</u>	<u>-25,000</u>	<u>-25,000</u>	<u>-100</u>	<u>-26,916</u>	<u>-24,314</u>	<u>-7,932</u>
Crack Filling	8	0	0	0	0	-270	-243	-179
Gravel / Sealcoat / Overlay	8	0	-25,000	-25,000	-100	-26,646	-24,071	-7,753
Miscellaneous		<u>-498</u>	<u>-700</u>	<u>-576</u>	<u>-430</u>	<u>-159</u>	<u>-240</u>	<u>-72</u>
Mailings, Office Supplies, Other		-120	-140	-111	-120	-159	-240	-72
Accounting/Merchant Fees	9	-228	-228	-133	-207	0	0	0
Signage	10	-150	-332	-332	-103	0	0	0
Trash		-6,800	-6,650	-4,410	-6,087	-5,921	-5,602	-4,736
Legal	4	0	-111	-111	0	0		
Licenses, Taxes		-11	-11	-11	-56	-526	-311	-11
Insurance		-1,600	-1,541	-1,541	-1,434	-1,326	-1,316	-1,305
Dam & Lake Maintenance	11	-400	-400	0	-769	0	-981	0
General Operating EXPENSE		-12,864	-37,132	-33,129	-11,930	-37,513	-35,343	-18,299
General Operating Gain (Loss)		15,968	-8,574	-11,571	15,624	-10,521	-9,090	12,751

ROAD OVERLAY PROJECT (31 LOTS)								
		2027						
Road Special Assess. + FinChgs BILLED		0	111,439	111,334	109,831			
Road Special Assess. + FinChgs Received	12	9,416	112,321	112,321	83,920			
CUMULATIVE Road Income Overdue		0	9,910	9,805	25,911			
Savings Account Interest	10	518	482	8				
Transfer from General Operating Surplus	13	25,000	25,000	100				
Road Overlay Expenses		0	-229,650	-229,650	0			
Bank Balance - Road Savings Account		16,762	7,335	7,300	84,028			

TOTAL HOA GAIN/LOSS								
		2027	2026-12	2026-09	2025	2024	2023	2022
Road + Assessment + Water BILLED		38,214	149,887	140,402	146,765	60,305	34,505	36,502
Road + Assessment + Water Expense		-17,038	-245,835	-240,937	-17,459	-66,761	-40,990	-26,846
Total Gain/Loss		21,176	-95,948	-100,535	129,306	-6,456	-6,485	9,656

Cash Flow Calculations

		Projected	Projected	Actual	FINAL	FINAL	FINAL	FINAL
DUE FROM LOT OWNERS		2027	2026-12	2026-09	2025	2024	2023	2022
Accounts Payable (bills not yet paid)		0	0	227	930	0		
Due from lot owners (cumulative)	12	0	15,383	15,383	15,109	2,411	300	4,386
Owner Prepayments & Credits	14	0	0	986	75	0		

BANK BALANCES		2027	2026-12	2026-09	2025	2024	2023	2022
Bank Balance-Road Savings Account		16,762	7,335	7,300	84,028	0	0	0
Bank Balance-Operating Checking Acct	15	67,817	31,268	28,035	51,907	18,323	27,030	28,816
Total Bank Balances		84,579	38,603	35,335	135,935	18,323	27,030	28,816

GENERAL OPERATING Surplus Calculation		2027	2026-12	2026-09	2025	2024	2023	2022
Water Reserve Amount (cumulative buildup)	17	17,836	12,638	11,189	7,319	3,575	-490	-3,095
General Expenses for Highest Quarter		5,000	4,840	4,840	4,881	4,500	4,300	4,100
Don't spend Prepaid				986	75	0		
SURPLUS: Checking minus the Above		44,980	13,789	11,019	39,633	10,248	23,220	27,811

NOTES

- 0 Pearia pays \$5/mo as a non-resident with a tap
- 1 2021=fire hydrant 2022=pipe replacement 2024=lg repair 2026=valve
- 2 June 2026 pumphouse electric bill went from \$162 to \$227/month
- 3 Total amount BILLED, not amounts received. There is a normal CPI (inflation) adjustment each year. 2027 assumes 3%.
- 4 Legal fees are charged back to the lot owner who caused them. Net effect = \$0
- 5 2022 Flood road and common ground repair, 2024 Well/pump/pipe repair
- 6 2024 adjusted for gas increase
- 7 assumes 3 snow events in 2027
- 8 Road Sealing was recommended every five years and crack sealing every year.
probably don't need to fill cracks until year 2
2018-12 cracks filling cost \$10900 Ford Asphalt
2017 sealcoat was \$17950 Ford Asphalt
2021=Culvert purchase 2022= Flood repair 2023=Culvert work 2024=Culvert work 2025/26= 1/2 of road overlay
- 9 Accounting software (Wave) costs \$19/month
- 10 Lake Common Ground sign in 2025, new street signs in 2026
- 11 2023 rock added to dam + fish stocking. Regular stocking budget is \$400. In 2026 may add a beaver deceiver.
- 12 Anticipating a large amount past due from one owner, a few others are behind a small amount.
- 13 We moved 25K of surplus operating expense to Savings for Road
- 14 prepayments are for both Water and Operating so this is not exact
- 15 We have never tracked this before. Started calc at 2022.