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Accrual Basis

Thomas Lake Countryhomes of Eagan
Profit & Loss Budget Performance
December 2025

	Dec 25	Budget	Jan - Dec 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Operating Income					
4001 · Monthly Dues - Operating	14,940.00	14,940.00	179,280.00	179,280.00	179,280.00
4101 · Late Fee	25.00		250.00		
4103 · Legal	0.00		540.00		
4700 · Operating Interest	27.02		347.08		
4855 · Reimbursement Income	0.00		3,010.00		
4900 · Miscellaneous Income	0.00		270.00		
Total 4000 · Operating Income	14,992.02	14,940.00	183,697.08	179,280.00	179,280.00
Total Income	14,992.02	14,940.00	183,697.08	179,280.00	179,280.00
Gross Profit	14,992.02	14,940.00	183,697.08	179,280.00	179,280.00
Expense					
5100 · Administration					
5110 · Management Contract	1,200.00	1,200.00	14,400.00	14,400.00	14,400.00
5111 · Audit/Tax Services/Property Tax	0.00	0.00	1,134.00	2,200.00	2,200.00
5112 · Legal Fees	0.00	0.00	563.00	1,750.00	1,750.00
5119 · Association Documents	0.00		1,095.60		
5120 · Insurance	5,329.79	5,458.84	59,345.68	59,042.08	59,042.08
5130 · Closing Fees	0.00		0.00		
5140 · Meetings	0.00	0.00	226.10	250.00	250.00
5145 · Committee-Gatherings	0.00		516.13		
5150 · Website	0.00	0.00	1,055.57	800.00	800.00
5160 · Office Expense/Mailings	11.15	75.00	1,847.43	2,525.00	2,525.00
5170 · Bank Charges	0.00		0.00		
Total 5100 · Administration	6,540.94	6,733.84	80,183.51	80,967.08	80,967.08
5200 · Utilities					
5210 · Electricity	30.05	75.00	381.57	300.00	300.00
5220 · Water	195.73	0.00	705.19	500.00	500.00
5230 · Sanitation	1,285.99	1,445.20	17,349.08	17,342.43	17,342.43
Total 5200 · Utilities	1,511.77	1,520.20	18,435.84	18,142.43	18,142.43
5400 · Grounds Operations					
5410 · Grounds Contract	3,780.00	3,780.00	45,360.00	45,360.00	45,360.00
5415 · Grounds Contract - Tax	0.00	0.00	2,149.91	2,151.20	2,151.20
5420 · Misc Winter/Salt & Surcharges	0.00	0.00	0.00	1,600.00	1,600.00
Total 5400 · Grounds Operations	3,780.00	3,780.00	47,509.91	49,111.20	49,111.20
5500 · Repair Expenditures					
5510 · General Repairs and Maintenace	0.00	259.29	0.00	6,259.29	6,259.29
5520 · Roofs	0.00		550.00		
5530 · Siding - Repair/Paint/Brick	0.00	0.00	35.48	2,000.00	2,000.00
5550 · Asphalt - Drive/Road/Sealcoat	0.00	0.00	0.00	6,000.00	6,000.00
5560 · Landscape Repairs	0.00	0.00	327.68	4,000.00	4,000.00
5562.1 · Tree/Shrub Work	0.00	0.00	0.00	9,000.00	9,000.00
5562.3 · Tree - Disease/Pests	0.00	0.00	0.00	3,000.00	3,000.00
5568 · Irrigation	0.00	0.00	1,024.60	800.00	800.00
Total 5500 · Repair Expenditures	0.00	259.29	1,937.76	31,059.29	31,059.29
5855 · Reimbursement Expense	0.00		3,010.00		
Total Expense	11,832.71	12,293.33	151,077.02	179,280.00	179,280.00
Net Ordinary Income	3,159.31	2,646.67	32,620.06	0.00	0.00

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	Dec 25	Budget	Jan - Dec 25	YTD Budget	Annual Budget
Other Income/Expense					
Other Income					
6001 · Monthly Dues - Replacement	9,900.00	9,900.00	118,800.00	118,800.00	118,800.00
6700 · Replacement Reserve Interest	2,838.80		12,956.44		
6850 · Insurance Claim Proceeds	-207,368.92		1,543,854.86		
Total Other Income	-194,630.12	9,900.00	1,675,611.30	118,800.00	118,800.00
Other Expense					
7500 · Replacement Reserve Accounts					
7560 · Landscape Replacement	0.00		4,135.00		
7562 · Tree/Shrub Replacement					
7562.1 · Tree Remove/ Replace/Stumps	0.00		5,210.20		
7562.3 · Tree Treatments	0.00		3,937.87		
Total 7562 · Tree/Shrub Replacement	0.00		9,148.07		
7568 · Irrigation Replacement	0.00		972.00		
Total 7500 · Replacement Reserve Accounts	0.00		14,255.07		
7850 · Insurance Claim Exp	51,659.41		1,543,854.86		
7900 · Future Replacement Reserve	0.00	9,900.00	0.00	118,800.00	118,800.00
Total Other Expense	51,659.41	9,900.00	1,558,109.93	118,800.00	118,800.00
Net Other Income	-246,289.53	0.00	117,501.37	0.00	0.00
Net Income	**-243,130.22**	**2,646.67**	**150,121.43**	**0.00**	**0.00**