

**Thomas Lake Countryhomes of Eagan
Profit & Loss Budget Overview
January through December 2026**

	Jan - Dec 26
Ordinary Income/Expense	
Income	
4000 · Operating Income	
4001 · Monthly Dues - Operating	170,643.12
Total 4000 · Operating Income	170,643.12
Total Income	170,643.12
Gross Profit	170,643.12
Expense	
5100 · Administration	
5110 · Management Contract	15,120.00
5111 · Audit/Tax Services/Property Tax	1,474.00
5120 · Insurance	68,727.11
5140 · Meetings	250.00
5145 · Committee-Gatherings	550.00
5150 · Website	155.57
5160 · Office Expense/Mailings	1,930.00
Total 5100 · Administration	88,206.68
5200 · Utilities	
5210 · Electricity	408.00
5220 · Water	1,240.00
5230 · Sanitation	21,071.64
Total 5200 · Utilities	22,719.64
5400 · Grounds Operations	
5410 · Grounds Contract	47,061.00
5415 · Grounds Contract - Tax	2,257.36
5420 · Misc Winter/Salt & Surcharges	1,600.00
Total 5400 · Grounds Operations	50,918.36
5500 · Repair Expenditures	
5510 · General Repairs and Maintenance	5,998.44
5530 · Siding - Repair/Paint/Brick	700.00
5560 · Landscape Repairs	500.00
5562.1 · Tree/Shrub Work	500.00
5568 · Irrigation	1,100.00
Total 5500 · Repair Expenditures	8,798.44
Total Expense	170,643.12
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
6001 · Monthly Dues - Replacement	154,080.00
6700 · Replacement Reserve Interest	8,715.00
Total Other Income	162,795.00
Other Expense	
7500 · Replacement Reserve Accounts	
7530 · Siding-Replacement/Paint/Brick	212,400.00
7550 · Asphalt - Drive/Rd Replacement	22,609.00
7560 · Landscape Replacement	4,371.00
7562 · Tree/Shrub Replacement	
7562.1 · Tree Remove/ Replace/Stumps	10,927.00
Total 7562 · Tree/Shrub Replacement	10,927.00
7574 · Mailbox/Street Sign Replacement	5,000.00
Total 7500 · Replacement Reserve Accounts	255,307.00
Total Other Expense	255,307.00
Net Other Income	-92,512.00
Net Income	-92,512.00