

Notes for 10/31/25 Statements:

Q3 P&L Budget vs Actual

1. In the statement for Profit & Loss Budget vs Actual, the Budget column is for the full year.
2. 70100 see note 6.
3. 70125 Insurance costs increased for 2025 due to legal costs resulting from a lawsuit brought against the HOA by an owner. This occurred at our renewal date in 2025 and after the 2025 budget was approved in 2024.
4. 70130 Legal expenses are substantially over budget, due to an additional lawsuit by the same owner indicated in item 3 above. The HOA is working to recover these legal fees.

Legal fees for the easement on the S Broadway Fence of \$2990.50 will be reimbursed to the HOA by Filing 1 owners on the fence line. Due to savings in other categories, we will be over budget because of legal fees by approximately \$9500.
5. Management Account 70135 will be under budget this year due to ending our management contract.
6. Account 70155 is to be renamed; it is to include website and other IT related expenses, software subscriptions, etc. which were included in account 70100.
7. Taxes shown in account 70170 were higher than budget in 2025 due to higher interest earnings in 2024.
8. 70203 Holiday Party is being renamed as Social Fund in 2026 budget. The unbudgeted \$650 expense is for deposits for the 2025 Holiday Party. Those expenses will be covered by ticket sales and sponsorships.
9. Book Cliff master contract expenses (70205.1) are billed from April-December.

Q3 Balance Sheet

1. Capital Reserve funds of \$10,000 were moved from the operating account to the capital account in Q2 2025 after approval by the board. Payment for the VFD also occurred in the second quarter and reduced reserves accordingly.
2. The negative Accounts Receivable as of 10.31.25 was for a prepaid fence assessment by a former property owner on behalf of the new owners. It will be allocated to fence expenses in future statements.
3. The negative amount in the Filing 1 property repair fund is due to the higher than normal expenses paid out over this fund in 2025.