

Tower Lakes Owners Association
Statement of Activities
January through September 2026

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	TOTAL
Ordinary Income/Expense										
Income										
101 · Condo HOA Fees	29,850.00	29,850.00	41,965.00	41,965.00	41,965.00	41,965.00	41,965.00	41,965.00	42,245.00	353,735.00
101.1 · HOA - extra pymt to bldg fund	-	-	-	-	-	-	-	-	-	-
102 · Spectrum Fees Collected	-	-	-	-	-	18,620.00	18,620.00	18,620.00	18,715.00	74,575.00
104 · Farmhouse Rental Income	50.00	200.00	50.00	100.00	100.00	50.00	-	-	100.00	650.00
105 · Farmhouse Misc Income	472.00	21.00	123.00	674.00	65.00	58.00	654.00	102.00	-	2,169.00
110 · Other Income	-	2,354.00	-	-	-	-	-	-	-	2,354.00
Total Income	<u>30,372.00</u>	<u>32,425.00</u>	<u>42,138.00</u>	<u>42,739.00</u>	<u>42,130.00</u>	<u>60,693.00</u>	<u>61,239.00</u>	<u>60,687.00</u>	<u>61,060.00</u>	<u>433,483.00</u>
Cost of Goods Sold										
201 · Bldg Fund Reserve	4,455.00	4,387.50	4,196.50	4,196.50	4,196.50	4,196.50	4,196.50	4,196.50	4,224.50	38,246.00
204 · Distrib to Bldg for Insurance	8,522.49	8,522.49	11,676.00	11,676.00	11,676.00	11,676.00	11,676.00	11,676.00	11,796.00	98,896.98
Total COGS	<u>12,977.49</u>	<u>12,909.99</u>	<u>15,872.50</u>	<u>15,872.50</u>	<u>15,872.50</u>	<u>15,872.50</u>	<u>15,872.50</u>	<u>15,872.50</u>	<u>16,020.50</u>	<u>137,142.98</u>
Gross Profit	<u>17,394.51</u>	<u>19,515.01</u>	<u>26,265.50</u>	<u>26,866.50</u>	<u>26,257.50</u>	<u>44,820.50</u>	<u>45,366.50</u>	<u>44,814.50</u>	<u>45,039.50</u>	<u>296,340.02</u>
Expense										
ADMINISTRATIVE EXPENSES										
301 · Bank Fees	95.85	103.76	368.26	(176.48)	93.31	42.90	67.90	52.75	53.05	701.30
303 · Office Supplies	24.48	-	-	-	125.00	-	-	25.66	21.40	196.54
305 · Federal Tax - Form 1120H	-	-	-	-	-	-	-	7,265.00	-	7,265.00
307 · Website Hosting	-	-	-	-	-	-	-	22.19	-	22.19
310 · Misc Administrative Expense	-	-	-	200.00	193.37	-	-	400.00	-	793.37
Total ADMINISTRATIVE EXPENSES	<u>120.33</u>	<u>103.76</u>	<u>368.26</u>	<u>23.52</u>	<u>411.68</u>	<u>42.90</u>	<u>67.90</u>	<u>7,765.60</u>	<u>74.45</u>	<u>8,978.40</u>
PROFESSIONAL FEES										
401 · Accounting Fees	-	1,050.00	525.00	525.00	876.85	525.00	525.00	1,265.00	525.00	5,816.85
405 · Legal Fees	-	2,214.50	-	-	-	-	500.00	-	-	2,714.50
Total PROFESSIONAL FEES	<u>-</u>	<u>3,264.50</u>	<u>525.00</u>	<u>525.00</u>	<u>876.85</u>	<u>525.00</u>	<u>1,025.00</u>	<u>1,265.00</u>	<u>525.00</u>	<u>8,531.35</u>
GROUNDS MAINTENANCE										
501 · Lawn Mowing	9,233.30	9,233.30	9,233.30	9,233.30	9,233.30	9,233.30	9,233.30	9,233.30	9,233.30	83,099.70
503 · Fertilization	2,003.03	2,003.03	2,003.03	2,003.03	2,003.03	2,002.71	2,002.71	2,002.71	2,002.71	18,025.99
505 · Landscaping	2,733.34	2,733.34	2,733.34	2,733.34	2,733.34	2,733.02	2,733.02	2,733.02	2,733.02	24,598.78
507 · Snow Removal	4,802.09	4,802.09	4,802.09	4,802.09	4,802.09	4,802.09	4,802.09	4,802.09	4,802.09	43,218.81
Total GROUNDS MAINTENANCE	<u>18,771.76</u>	<u>18,771.76</u>	<u>18,771.76</u>	<u>18,771.76</u>	<u>18,771.76</u>	<u>18,771.12</u>	<u>18,771.12</u>	<u>18,771.12</u>	<u>18,771.12</u>	<u>168,943.28</u>
COMMON AREA MAINTENANCE										
601 · Lake - Chemicals	-	-	-	-	48.14	-	-	-	-	48.14
603 · Lake Real Estate Tax	-	368.00	-	-	-	-	-	368.00	-	736.00
607 · Common Area Real Estate Tax	-	101.38	-	-	-	-	-	101.38	-	202.76
608 · Front Entrance - Electric	96.86	97.84	84.06	66.49	61.78	74.81	78.85	83.63	87.69	732.01
609 · Common Area - Maintenance	-	-	-	-	163.00	-	372.87	16.05	-	551.92
610 · Misc Repairs & Maintenance	-	-	-	-	400.00	-	-	112.47	(1.40)	511.07
Total COMMON AREA MAINTENANCE	<u>96.86</u>	<u>567.22</u>	<u>84.06</u>	<u>66.49</u>	<u>672.92</u>	<u>74.81</u>	<u>451.72</u>	<u>681.53</u>	<u>86.29</u>	<u>2,781.90</u>

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COMMUNITY EXPENSE										
701 · Internet / Streaming	-	-	-	-	-	15,792.07	15,792.07	15,792.07	15,792.07	63,168.28
702 · Internet Reserve	-	-	-	-	-	2,827.93	2,827.93	2,827.93	2,922.93	11,406.72
707 · Trash Removal	-	2,620.58	2,704.75	2,672.48	2,630.00	2,540.00	2,700.00	2,730.00	2,720.00	21,317.81
Total COMMUNITY EXPENSE	-	2,620.58	2,704.75	2,672.48	2,630.00	21,160.00	21,320.00	21,350.00	21,435.00	95,892.81
FARMHOUSE EXPENSES										
801 · Farmhouse Repairs & Maintenance	107.41	40.00	61.38	40.00	141.86	40.00	203.77	675.04	361.00	1,670.46
802 · Farmhouse Supplies	144.42	-	8.58	-	117.08	-	28.11	-	66.99	365.18
803 · Farmhouse Real Estate Tax	-	782.45	-	-	-	-	-	782.45	-	1,564.90
805 · Farmhouse Electric	89.93	107.84	66.95	82.63	108.77	121.02	145.58	244.02	187.19	1,153.93
806 · Farmhouse Gas	230.13	271.51	366.01	151.41	94.79	79.48	59.67	56.42	56.42	1,365.84
807 · Farmhouse Water/Sewer	30.32	33.40	28.58	28.97	29.96	32.88	31.72	33.59	30.78	280.20
808 · Farmhouse WiFi	-	110.00	65.00	65.00	-	-	-	-	-	240.00
Total FARMHOUSE EXPENSES	602.21	1,345.20	596.50	368.01	492.46	273.38	468.85	1,791.52	702.38	6,640.51
INVESTMENT ACTIVITY										
Interest Income	(220.83)	(1,928.54)	(3,777.06)	(3,813.30)	(3,346.28)	(309.69)	(2,979.96)	(284.57)	(271.88)	(16,932.11)
Interest to Bldg Funds	-	-	-	-	-	-	-	12,381.71	-	12,381.71
Investment Expense	5.00	-	5.00	5.00	5.00	5.00	-	5.00	-	30.00
Unrealized Gain / (Loss)	29.75	55.93	73.16	3.50	102.15	72.66	54.31	(171.69)	731.96	951.73
Total INVESTMENT ACTIVITY	(186.08)	(1,872.61)	(3,698.90)	(3,804.80)	(3,239.13)	(232.03)	(2,925.65)	11,930.45	460.08	(3,568.67)
Total Expense	19,405.08	24,800.41	19,351.43	18,622.46	20,616.54	40,615.18	39,178.94	63,555.22	42,054.32	288,199.58
Net Ordinary Income / (Loss) General Operations	(2,010.57)	(5,285.40)	6,914.07	8,244.04	5,640.96	4,205.32	6,187.56	(18,740.72)	2,985.18	8,140.44
Other Income/Expense										
Other Income										
Social Committee Fund Activity										
Social Committee Income	-	-	-	-	-	-	270.75	260.00	-	530.75
Social Committee Expenses	-	-	(242.02)	-	(42.55)	-	(281.85)	-	-	(566.42)
Total Social Committee Fund Activity	-	-	(242.02)	-	(42.55)	-	(11.10)	260.00	-	(35.67)
Total Other Income	-	-	(242.02)	-	(42.55)	-	(11.10)	260.00	-	(35.67)
Other Expense										
Common Area Res / Capital Imp	-	-	-	5,496.24	-	-	-	6,353.49	-	11,849.73
Total Other Expense	-	-	-	5,496.24	-	-	-	6,353.49	-	11,849.73
Net Other Income	-	-	(242.02)	(5,496.24)	(42.55)	-	(11.10)	(6,093.49)	-	(11,885.40)
Net Income	<u>(2,010.57)</u>	<u>(5,285.40)</u>	<u>6,672.05</u>	<u>2,747.80</u>	<u>5,598.41</u>	<u>4,205.32</u>	<u>6,176.46</u>	<u>(24,834.21)</u>	<u>2,985.18</u>	<u>(3,744.96)</u>