UNAUDITED DRAFT: FOR DISCUSSION PURPOSES ONLY

LEISURE VILLAGE WEST ASSOCIATION

SUMMARY REVENUE/EXPENSE STATEMENT

8/1/26 to 8/31/26

Description	Current Period			Fiscal Year-to-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING REVENUES	964,423.27	963,150.60	1,272.67	10,932,146.84	10,643,228.94	288,917.90	11,690,795.52
OPERATING EXPENSES:							
Payroll Costs:							
Payroll	244,882.41	248,655.00	3,772.59	2,969,506.72	3,000,733.00	31,226.28	3,250,700.00
P/R taxes and benefits	146,267.50	153,480.33	7,212.83	1,663,508.26	1,719,381.63	55,873.37	1,874,800.00
Total Payroll Costs	391,149.91	402,135.33	10,985.42	4,633,014.98	4,720,114.63	87,099.65	5,125,500.00
Utilities:							
Electric	22,404.25	22,288.00	(116.25)	219,524.39	203,186.00	(16,338.39)	224,800.00
Water/Sewer	-	-	-	13,544.87	16,400.00	2,855.13	16,400.00
Heating	2,158.27	2,774.00	615.73	85,248.41	61,864.00	(23,384.41)	64,600.00
Total Utilities	24,562.52	25,062.00	499.48	318,317.67	281,450.00	(36,867.67)	305,800.00
Contracted Services	262,968.55	258,858.00	(4,110.55)	2,736,727.39	2,645,340.00	(91,387.39)	2,904,400.00
Grounds Maintenance	54,782.94	49,574.00	(5,208.94)	722,546.61	578,414.00	(144,132.61)	607,300.00
Building Maintenance	22,025.57	19,743.00	(2,282.57)	238,510.10	242,173.00	3,662.90	261,900.00
Community Buildings	33,850.21	33,566.00	(284.21)	284,027.63	237,316.00	(46,711.63)	247,500.00
General & Administrative	178,116.48	177,865.00	(251.48)	1,790,116.43	1,857,562.00	67,445.57	2,238,395.52
TOTAL OPERATING EXPENSES	967,456.18	966,803.33	(652.85)	10,723,260.81	10,562,369.63	(160,891.18)	11,690,795.52
NET OPERATING REVENUE (EXP)	(3,032.91)	(3,652.73)	619.82	208,886.03	80,859.31	128,026.72	-
ADD (DEDUCT):							
Net Recreation Revenue (Exp)	2,265.66	(759.00)	3,024.66	(383.28)	(10,288.00)	9,904.72	(9,600.00)
Net Magazine Revenue (Exp)	800.00	800.00	-	8,800.00	8,800.00	-	9,600.00
NET OPERATING REVENUE (EXP)	32.75	(3,611.73)	3,644.48	217,302.75	79,371.31	137,931.44	-

Leisure Village West Association

Run Date: 09/17/2026
Run Time: 12:23 PM

BALANCE SHEET

As of: 08/31/2026

Assets

Account #	Account Name	Total
Current Assets		
1111	Cash - FCB Security Deposits	$4,267.98
1113	Petty Cash - Maint./Assoc.	$1,800.00
1118	Petty Cash - Recreation	$1,467.00
1123	Cash - TD Bank Payroll	$72,560.85
1125	Cash - TD Operating	$139.25
1126	Cash - FCB Operating	$127,044.88
1127	Cash - FCB A/P	$76,708.08
1134	Cash - Reserves - Morgan Stanley	$1,454,696.45
1150	Cash - FCB Replacement Funds	$1,551,213.65
1151	Cash - FCB Preventative Maintenance	$86,005.55
1152	Cash - FCB Emerg Reserve Fund	$557.86
1154	Cash - FCB Property Fund	$614,275.39
1157	Cash - Reserves - Raymond James	$715,573.45
1159	Cash - Reserves - Garden Savings Bank CD	$200,000.00
1160	Cash - Garden Savings Bank Operating	$5.00
1210	Maintenance Fees Receivable	$215,649.19
1215	Other Receivables	$75,684.70
1300	Allowance for Doubtful Acct	($48,920.70)
1335	Prepaid Insurance	$636,271.29
1350	Misc. Prepaids	$400.00
1354	Operating Right of Use Asset	$175,609.18
	CURRENT ASSETS TOTAL:	$5,961,009.05
Fixed Assets		
1501	Common Buildings	$215,400.00
1503	Furniture & Fixtures	$251,746.32
1504	Motor Vehicles	$1,300,662.33
1505	Maintenance Equipment	$1,405,954.67
1506	Recreational Equipment	$335,016.78
1507	Golf Course Equipment	$14,979.99
1508	Computer Equipment	$84,321.08
1551	A/D - Common Buildings	($212,903.80)
1553	A/D - Furniture & Fixtures	($187,446.69)
1554	A/D - Motor Vehicles	($907,217.36)
1555	A/D - Maintenance Equipment	($1,140,677.18)
1556	A/D - Recreational Equipment	($278,769.25)
1557	A/D - Golf Course Equipment	($14,979.13)
1558	A/D - Computer Equipment	($60,942.57)
	FIXED ASSETS TOTAL:	$805,145.19
	TOTAL ASSETS:	$6,766,154.24

Liabilities

Account #	Account Name	Total
Current Liabilities		
2100	Accounts Payable	$267,106.18
2210	Accrued Wages	$45,691.09
2215	Accrued Vacation/Sick	$181,493.66
2216	FIT/FICA Payable	$15,832.81
2217	NJIT Withheld	$2,041.94
2218	SUI/DI Withheld	$2,279.61
2219	FUTA Payable	$9.93
2232	Union Dues Withheld	$4,320.00
2235	Security Deposits - Rentals	$4,267.98
2335	Prepaid Maintenance Fees	$425,750.21
2345	Operating Lease Liability	$175,609.18
	CURRENT LIABILITIES TOTAL:	$1,124,402.59
	TOTAL LIABILITIES:	$1,124,402.59

Equity

Account #	Account Name	Total
Reserves		
3000	Preventative Maintenance Fund	$79,716.35
3050	Emergency Reserve Fund	$557.86
3150	Property Fund	$1,419,420.58
3230	Cap. Repl. - Common Buildings	$681,083.71
3260	Cap. Repl. - Wells	$194,483.06
3270	Cap. Repl. - Roofs	$1,178,630.48
3275	Cap. Repl. - Concrete Driveways	$127,308.94
3290	Cap. Repl. - Roads/Buck Bridge	$1,195,417.51
3291	Cap. Repl. - ER - PVC Trim	$316,669.44
3292	Cap. Repl. - ER - Cedar Shakes	$72,273.14
3293	Cap. Repl. - ER - Vinyl Siding	$67,938.00
3295	Cap. Repl. - Unit Infrastruct.	$90,949.83
	RESERVES TOTAL:	$5,424,448.90
	Current Year Net Income/(Loss)	$217,302.75
	TOTAL EQUITY:	$5,641,751.65
	TOTAL LIABILITIES AND EQUITY:	$6,766,154.24

Leisure Village West Assoc.
Reserve Account Activity for FD
FYE 9/30/26

	Prev. Maint. 3000	ERF 3050	Prop Fund - Repl. 3150	Common Bldgs. 3230	Wells 3260	Roofs 3270	Concrete DW 3275	Roads 3290	PVC Trim 3291	Cedar Shakes 3292	Vinyl Siding 3293	Unit Infra. 3295	Total
Balance 8/1/26	84,639.39	557.86	1,393,371.83	648,750.96	191,983.06	1,213,536.35	122,308.94	1,164,936.82	289,375.94	62,273.14	63,580.00	89,844.02	5,325,158.31
Funding	2,500.00		25,833.00	25,833.00	2,500.00	72,500.00	5,000.00	20,000.00	31,666.00	10,000.00	4,358.00	3,583.00	203,773.00
Admin Transfer Fee Income				5,712.00				8,456.00	4,032.00				18,200.00
													-
Interest Income, net of fees	10.94		215.75	2,113.07		169.86		2,024.69					4,534.31
Expenditures:													
Siding Painting	(7,433.98)												(7,433.98)
Walkway lighting project				(1,325.32)									(1,325.32)
Roofing						(107,575.73)							(107,575.73)
PVC Trim - windows									(8,404.50)				(8,404.50)
Electric panels												(2,477.19)	(2,477.19)
Balance 8/31/26	79,716.35	557.86	1,419,420.58	681,083.71	194,483.06	1,178,630.48	127,308.94	1,195,417.51	316,669.44	72,273.14	67,938.00	90,949.83	5,424,448.90

	PVC	Cedar Shakes
# of units completed in current month:	-	20
Total units in project:	710	489
Units complete:	413	263
Units remaining to be done:	297	226