

November 2025 Financial Report

Income of November totaled \$25,940.44 with Road Assessments \$12K and Lot Assessments \$4K being the primary income. Year to date income is \$371K compared to prior year to date of \$361K.

Total Operating Expenses:

	November	YTD	YTD Prior
Admin Expense	\$9,791.65	\$99,055.64	\$71,083.97
	<ul style="list-style-type: none"> • Primary driver of the increase is Attorney fees. • Amber, in the office, has been working to transfer all notes from the Quickbooks Desktop to the Quickbooks Online. She has completed the transfer and is looking into next steps to discontinue Desktop service. This will reduce the Software Expense by \$500 per month once we can do away with the Desktop version. 		
Other Admin Expense			
Admin Payroll	\$4,223.19	\$37,079.06	\$27,595.56
	<ul style="list-style-type: none"> • Increase is due to additional office worker. 		
CC Processing Fees	\$564.88	\$6,051.22	\$5,688.10
	<ul style="list-style-type: none"> • Increase is due to increase of dues collected. 		
Arch Dept	\$161.27	\$3,439.69	\$1,174.03
	<ul style="list-style-type: none"> • Increase is due to designated employee. 		
Parks & Pools	\$925.14	\$27,745.18	\$22,510.78
	<ul style="list-style-type: none"> • Primary driver of increase is payroll and supplies 		
Roads Department	\$10,870.45	\$59,697.93	\$34,260.79
	<ul style="list-style-type: none"> • Primary driver of increase is Contract Labor, Payroll, Compactor and Supplies <ul style="list-style-type: none"> ▪ Note: Workers were given until the beginning of the year to submit a w-9 to the office to be considered Contract Laborers. They must submit an invoice with description of work performed for payment. <ul style="list-style-type: none"> • If a W-9 is not received by Jan 1, 2026, they will be classified as an employee and taxes will be taken from their payments. 		
Sanitation Department	\$5,428.88	\$63,628.27	\$50,005.75
	<ul style="list-style-type: none"> • Primary driver of increase is Contract Labor and Trash Compactors <ul style="list-style-type: none"> ▪ Note: Workers were given until the beginning of the year to submit a w-9 to the office to be considered Contract Laborers. They must submit an invoice with description of work performed for payment. <ul style="list-style-type: none"> • If a W-9 is not received by Jan 1, 2026, they will be classified as an employee and taxes will be taken from their payments. 		

Total Operating Expenses for November was \$31K. Total Expenses YTD are \$296K compared to prior YTD of \$213K.

Other Income from Late Fee Income (those collected through the collection service) was \$10K in November and \$49K YTD compared to prior YTD of \$4K

Net Income for November reflects \$3,895.55. YTD Net income reflects \$121,702.52 compared to prior YTD of \$151,919.98

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11-2 Removed couch from ditch on Blackhawk. Filled in hole on Zuni. Removed trash boxes cleaned around the entrance.

11-3 Top rock on Dakota

11-4 Prepping Longhorn for gravel

11-5 Cleaned up the yard. Served some violations. Picked up tires on Dakota. Laid gravel on Dakota box blade on Dakota.

11-6 Laying gravel on Dakota.

11-7 Laid gravel on Dakota.

11-9 Laid gravel on Dakota

11-10 Laid rock on Dakota.