

Traverse Mountain Master Association

Summary Statement of Revenues and Expenses For Year Ending 12/31/2025 - Unaudited

	Total
Operating Income	
Member Assessments	
4010 - Monthly Assessments Homeowners	3,257,543
4085 - Discount - DD & Annual	-18,845
4600 - Community Enhancement Fee	136,800
Total Member Assessments	3,375,498
Miscellaneous Income	
4030 - Set Up Fee	31,866
4040 - Late Fee Income	24,228
4045 - NSF Fee	1,530
4050 - Violation Fees	19,220
4061 - Variance request fee	525
4140 - Escrow Funds	-16,000
4210 - Activities/Classes	1,511
4215 - Swim lesson income	23,804
4216 - Pool supplies	1,785
4218 - Clubhouse-concession	19,878
4220 - Clubhouse/room rentals	58,366
4230 - Park Impact Fee	3,600
4235 - Architectural Review Fee	3,069
Total Miscellaneous Income	173,382
Interest Income	
4110 - Interest Income	18,425
Total Interest Income	18,425
Total Income	3,567,304

Operating Expense

Administrative	
6220 - Telephone	3,924
6240 - License & Fees	18
6250 - Insurance	59,152
6260 - Office Supplies	23,664
6265 - Software Maintenance	28,482
6268 - IT Maintenance & Repair	3,405
6270 - Postage	12,016
6280 - Recording Lien Filing Fees	85
6290 - Equipment Lease	10,125
6340 - Credit Card Transaction Fee	14,914
6350 - Return Check Fee	-589
6370 - Taxes	742
6380 - Printing	1,439
6390 - Web Site	4,013

	6430 - Assessments & Subscriptions	2,083
	6450 - Travel & Training Expenses	12,164
Total Administrative		175,637
Bad Debts		
	6355 - Bad Debt/Bankruptcy	761
Total Bad Debts		761
Interest Expense		
	6305 - Interest Expense	1,929
	6377 - Interest Expense	46,733
Total Interest Expense		48,662
Miscellaneous		
	5190 - Property Tax Common Area	8,070
	6360 - Property Tax	2
	6590 - Miscellaneous Expense	918
Total Miscellaneous		8,989
Payroll		
	5010 - Laborers Wages	227,018
	5025 - Laborer Employee Benefits	67,764
	6150 - Payroll Services	13,128
	6410 - Office Staff Wages	435,291
	6425 - Office Staff Employee Benefits	113,033
	6429 - Payroll Taxes	77,801
Total Payroll		934,036
Professional Fees		
	6110 - Accounting	33,197
	6120 - Legal	-2,935
	6130 - Consulting	2,700
Total Professional Fees		32,962
Repairs & Maintenance		
	5110 - Landscape Maintenance	260,848
	5112 - Bark & Chip Replacement	3,234
	5115 - Fertilizer	36,359
	5120 - Lighting Maintenance	13,496
	5125 - Christmas Lights	135
	5130 - Snow Removal	2,077
	5145 - Pest Control	255
	5150 - Sprinkler Repair	17,438
	5155 - Tree Replacement	11,760
	5160 - Misc Repairs	1,683
	5165 - Tools & Supplies	10,022
	5170 - Vehicle Maintenance & Repair	10,103
	5175 - Vehicle Fuel	11,735
	5220 - Fence Repair	1,307
	5395 - Homeowner Repairs	-32,157
Total Repairs & Maintenance		348,295
Utilities		
	5310 - Utilities Common Area	46,940
	5320 - Garbage	29,348
Total Utilities		76,288
Community Activities		
	5400 - Community Activities	24,288
	5432 - Clubhouse Party	25,339
	5444 - Easter Egg Hunt	6,635
	5448 - 55+ Activities	2,158

5460 - Bank Fees	643
Total Community Activities	59,062
Capital Projects	
5600 - Capital Improvements	13,992
5602 - Parks	7,423
5603 - curbing	715
5608 - Harvest Home Park	451
5609 - Country Run Park	184
5620 - Toscana Hills Park (Vialleto)	1,354
Total Capital Projects	24,119
Reserve Expenses	
5500 - Reserves	38,183
5501 - Trails	18,277
5504 - Fencing	2,103
5507 - Monuments	1,299
5508 - Other	1,626
5509 - Landscaping	4,784
5511 - Clubhouse	3,621
5512 - Landscape Equipment	-7,500
5513 - Office Equip/compute	-250
Total Reserve Expenses	62,142
Pool/Clubhouse Expenses	
7110 - Clubhouse Janitorial	63,048
7115 - Utilities-Power	44,962
7120 - Utilities-Gas	25,394
7125 - Utilities-Phone	9,500
7140 - Monitoring	3,046
7145 - Clubhouse IT/Software	4,806
7155 - Clubhouse/Bldg maintenance	43,697
7205 - Clubhouse/Pool Manager Benefits	20,975
7206 - Fitness Instructor	10,910
7208 - Swim lesson instructors	11,372
7210 - Pool Manager Wages	196,649
7215 - Pool Reception Wages	17,005
7216 - Concession wages	10,843
7220 - Pool Lifeguard Wages	86,827
7221 - Clubhouse Ground Maintenance	2,519
7225 - Pool-Uniforms	3,183
7230 - Pool Equipment/Service	1,445
7235 - Pool-misc supplies	5,150
7240 - Pool Chemicals	38,942
7250 - Pool Training	7,989
7260 - Concession supplies	12,043
Total Pool/Clubhouse Expenses	620,303
Total Expense	2,391,256
Net Operating Income	\$1,176,049
Depreciation Expense	15,000
Total Depreciation	15,000
Net Income	\$1,161,049