



LMOA Treasurer's Report

January 1, 2025 – November 30, 2025

JANUARY 22, 2026

Income and Expense vs. Budget and Prior Year as of November 30, 2025

	Actual	Budget	Var to Budget	% Variance	Prior Year	Var to Prior Year	% Variance
Total Revenue	9,227,437	9,365,517	(138,081)	-1.5%	8,562,433	665,004	7.8%
Revenue to Operations	6,019,523	6,233,294	(213,771)	-3.4%	6,036,667	(17,144)	-0.3%
Payroll	2,450,569	2,784,925	(334,356)	-12.0%	2,259,254	191,314	8.5%
Admin & General	3,714,661	3,907,162	(192,501)	-4.9%	3,547,009	167,652	4.7%
Other Expenses	1,088,153	1,095,814	(7,661)	-0.7%	867,834	220,319	25.4%
Surplus/Deficit	1,974,054	1,577,616	396,438	25.1%	1,888,336	85,718	4.5%
Reserve Contributions	1,856,275	1,779,736	76,539	4.3%	1,191,607	664,668	55.8%

Income and Expense vs. Budget and Prior Year as of 11/30/2025

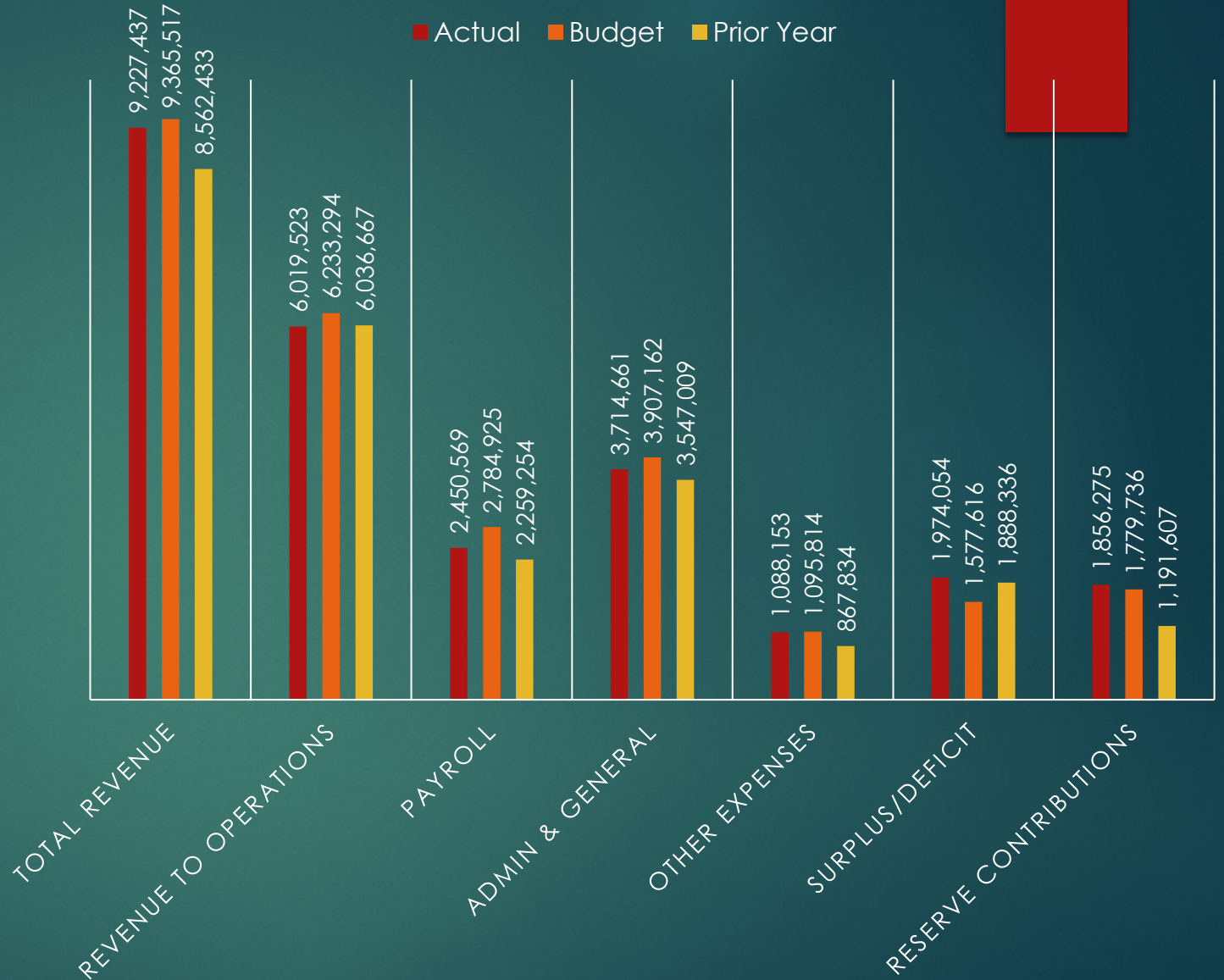
Major Revenue Variances

Dues and Fees were \$129K less than budgeted. Barcodes were \$47K more than budgeted. Investment Income was \$99K more than budgeted. User Fees (Golf) were \$40K less than budgeted. Total Revenue \$138K less than budgeted.

Major Expense variances

Total Payroll expense was \$334K less than Budgeted. Professional Services (Troon) were \$267K less than budgeted.

Reserve Contribution of \$1,856K, was \$77,539 over budget and \$664,668 over prior year.



Consolidated Ops- No Reserve as of 11/30/2025

Actual Budget Prior Year

Major Variances

Income

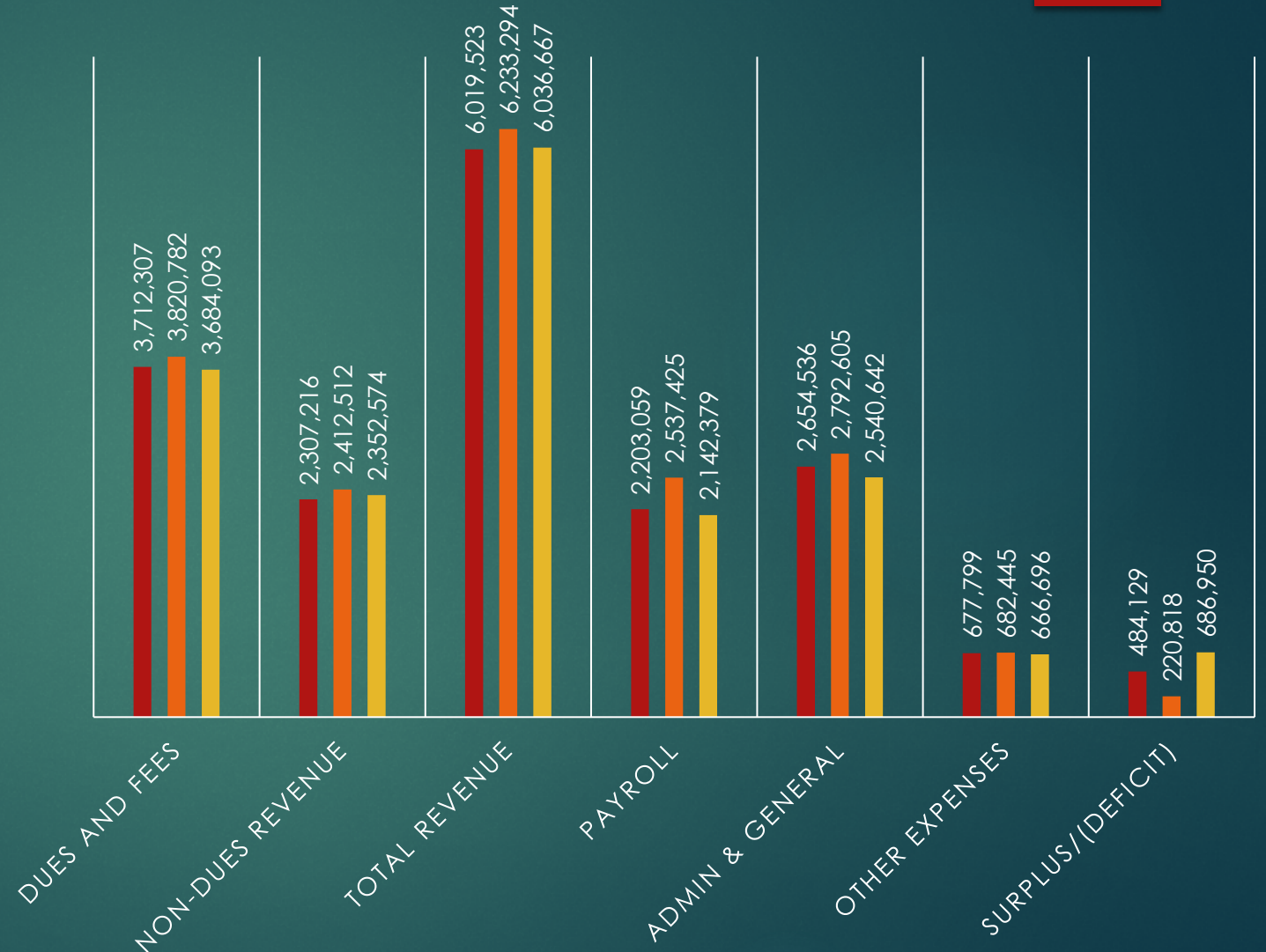
Total Income was \$214K less than budgeted. Dues and Fees \$106K less than budgeted. Non-Dues Revenue was \$105K less than budgeted.

Expense

Total Payroll was \$334K less than budgeted. Professional Services were \$219K less than budgeted.

Gross Operating Surplus

Surplus of \$484K, \$263K more than budgeted and \$203K less than last year.



Golf Income and Expense

Major Variances

Total Golf Rounds were 26,018; 3,338 less than budgeted and 1,254 less than last year.

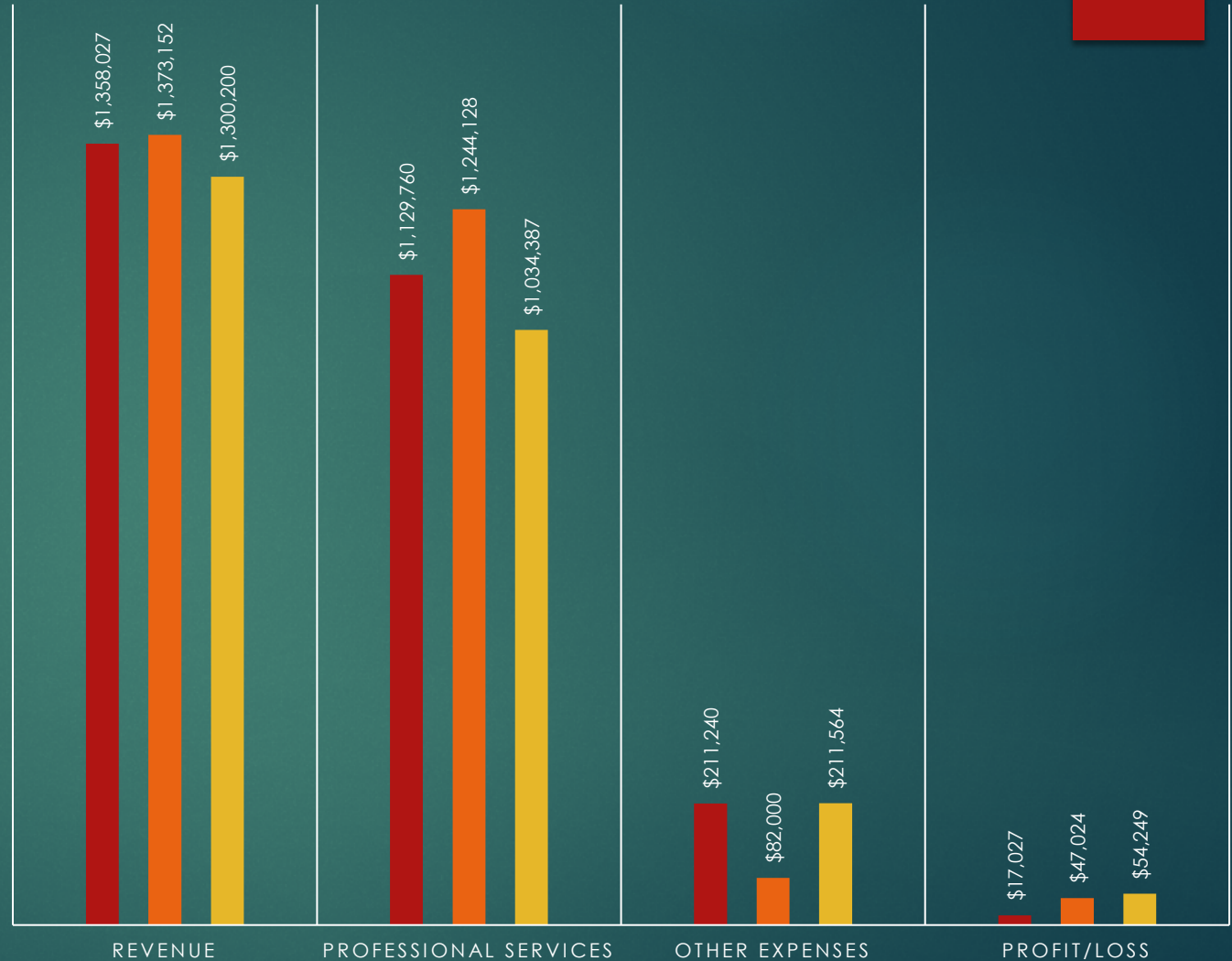
Total Revenue was \$15K less than budgeted and \$58K more than last year.

Professional Services were \$114K less than budgeted and \$95K more than last year.

Gross Surplus was \$3,653; \$43K less than budget and \$34K less than last year.

It should be noted that there were 48 closed days in 2025 vs. 12 in 2024, and 120 "Cart Path Only" days.

■ 2025 ■ Budget ■ Prior year



Pool Income and Expense

Major Variances

Pool Income was \$41,457; \$26K less than last year as a result of the Pool Pass Program.

Professional Services were \$73K less than budgeted and \$54K less than last year.

Gross Deficit was \$144K; \$53K more than budgeted and **only** \$11K less than last year on \$71K less revenue.



Reserve/Capital Projects as of 11/30/2025

Major Expenditures to date

MR&R Lake Health

Dredging \$202,095

MR&R Roads

Seal and Strip Lots \$4,453

MR&R General

Dock Replacement \$61,500

Pool Furniture \$34,000

Dump Truck \$57,300

Police Vehicle \$54,200

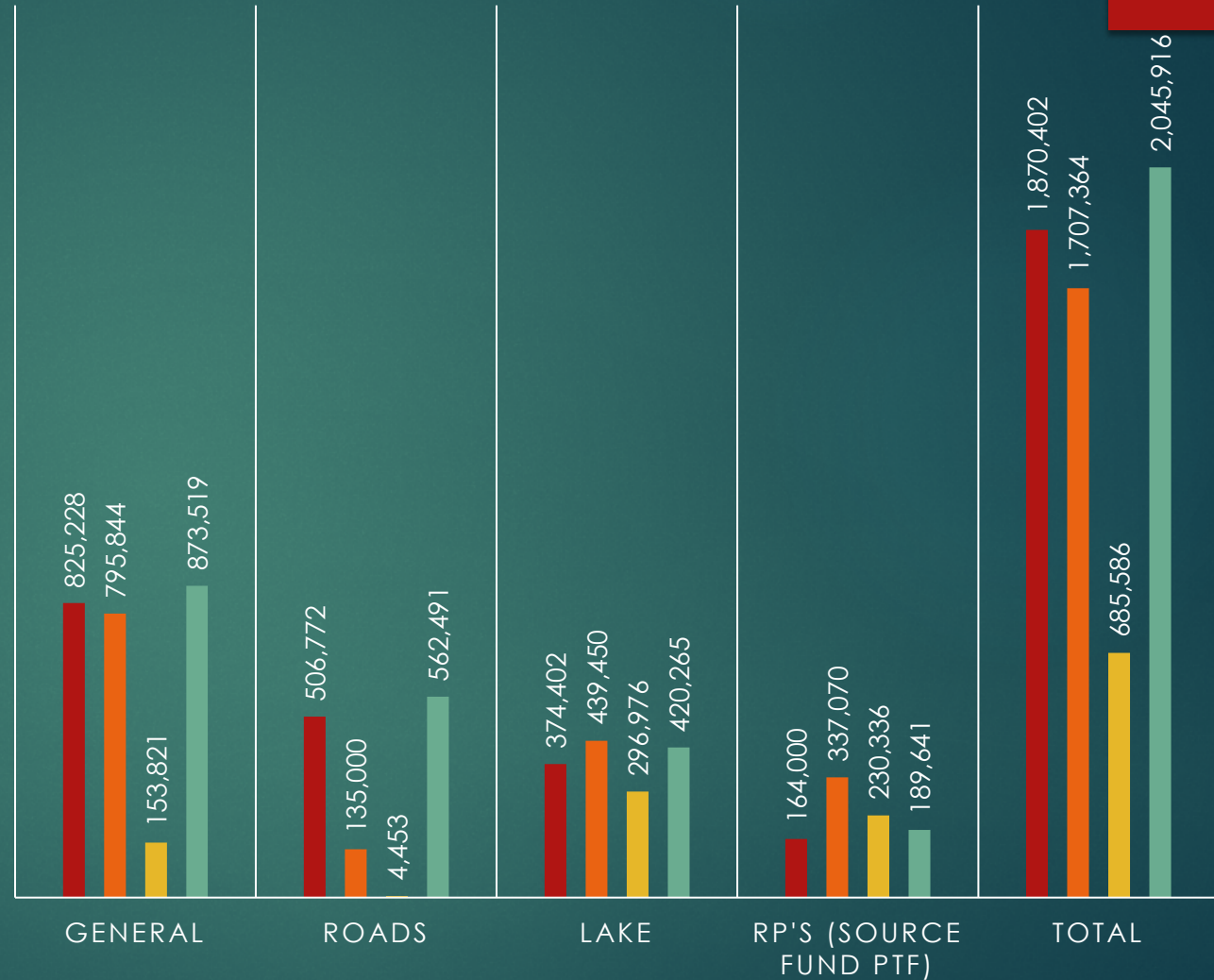
Resolution Proposals (PTF)

Skid Steer \$19,000

Tufton Pond Project \$71,000

Seal/Stripe Lots \$69,000

■ Budget ■ Identified Projects ■ Expenditures to Date ■ Contributions



CapTrust Investment Portfolio as of 12/31/2025

Fund Balances as of December 31, 2025

ERA	\$ 832,833
STOFA	\$ 300,220
Lake Health	\$2,346,804
MR&R General	\$2,735,968
MR&R Roads	\$3,320,722
Prop Transfer Fee	\$ 793,442
Improved Prop Fee	\$ 227,125

ROI YTD 8.68%

Excluding STOFA 10.48%

Total Earnings \$962,305

Fees \$36,862 0.3%

