

**EAGLE RIVER COMMERCIAL CENTER  
BALANCE SHEET  
NOVEMBER 30, 2025**

**Assets**

Checking Alpine Bank	\$	159,093
Reserve - Alpine Bank		26,017
Accounts Receivable (Prepaid)		55,327
Prepaid Insurance		11,011
Deposits		1,200

**Total Assets**

**\$ 252,649**

**Liabilities and Equity**

Prepaid Dues	\$	9,654
Prepaid Rent		560
Working Capital		19,556
Maintenance Capital Reserve		214,489
Beginning Surplus		-
Net Surplus (Deficit)		8,390

**Total Liabilities and Equity**

**\$ 252,649**

**EAGLE RIVER COMMERCIAL CENTER**  
**NET SURPLUS (DEFICIT) FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2025**

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	Nov 30	Ytd Budget	(Unfavorable) Variance	Approved Budget 2025	Proposed Budget 2026
<b>Revenues</b>					
Operating Assessments	\$ 242,264	\$ 242,264	\$ -	\$ 264,288	\$ 264,288
Reserve Assessmet	73,045	73,045	-	79,685	79,685
Other Income			-		
Interest Income	184	-	(184)		
Storage Income	1,870	1,870	-	2,040	2,040
<b>Total Revenues</b>	<b>317,363</b>	<b>317,179</b>	<b>(184)</b>	<b>346,013</b>	<b>346,013</b>
<b>General &amp; Administrative Expenses</b>					
Bank Charges	150	92	(58)	100	100
Cleaning		1,833	1,833	2,000	2,000
Gateway Dues	1,000	750	(250)	750	750
Grounds	20,230	6,000	(14,230)	6,500	15,000
Insurance	142,483	128,333	(14,150)	140,000	129,000
Management Fee	27,500	27,500	-	30,000	30,000
Office Supplies/Admin/Web Site	1,590	1,833	243	2,000	2,000
Tax Return	600	600	-	600	600
Real Estate Taxes	58	56	(2)	56	56
Repair & Maintenance	4,221	10,000	5,779	12,000	10,000
Supplies		917	917	1,000	1,000
Legal		2,750	2,750	3,000	1,000
Trash	11,524	11,000	(524)	12,000	12,500
Electricity	10,766	8,000	(2,766)	9,000	12,000
Water & Sewer	10,489	16,500	6,011	18,000	18,000
Snow Removal	5,133	6,000	867	8,000	8,000
Miscellaneous Expenses		441	441	1,322	5,000
Contingency				20,000	19,322
<b>Total Expenses</b>	<b>235,744</b>	<b>222,605</b>	<b>(13,139)</b>	<b>266,328</b>	<b>266,328</b>
<b>Transfer To Reserve</b>	<b>73,229</b>	<b>73,045</b>	<b>(184)</b>	<b>79,685</b>	<b>79,685</b>
<b>Net Surplus (Deficit)</b>	<b>8,390</b>	<b>21,529</b>	<b>13,139</b>	<b>-</b>	<b>-</b>
<b>Beginning Surplus (Deficit)</b>				<b>-</b>	<b>-</b>
<b>Ending Surplus (Deficit)</b>	<b>\$ 8,390</b>	<b>\$ 21,529</b>	<b>\$ 13,139</b>	<b>-</b>	<b>-</b>

**EAGLE RIVER COMMERCIAL CENTER  
MAINTENANCE RESERVE CAPITAL  
NOVEMBER 30, 2025**

<b>Beginning Maintenance Reserve Capital</b>	\$	44,415
Current Year Funding		73,045
Current Year Interest Income		184
Roll Over From 2024		13,011

<b>Insurance Claim</b>	Expenses	Insurance Proceeds	
Auto Owners Insurance		12,500	
Eagle River Development		115,000	
		127,500	127,500

**Expenses**

Legal	16,182
Asphalt	22,644
Roofing	4,840
	43,666

<b>Ending Balance Maintenance Reserve</b>	<b>\$</b>	<b>214,489</b>
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