

2027 Budget Income Statement

	Profit & Loss	FY2027Bdgt	FY2026 Est	FY2026 Bdgt	FY2025 Actl	FY2024 Actl	FY2023 Actl
4000	Dues (@ \$130/month)	\$391,560.00	\$376,500.00	\$376,500.00	\$376,500.00	\$376,850.00	\$286,140.00
4005	Transfer Fees	\$1,000.00	\$850.00	\$1,000.00	\$1,050.00	\$800.00	\$500.00
4020	Fines and Penalties	\$0.00	\$913.00	\$0.00	\$650.00	\$0.00	\$60.00
4030	Gate Cards & Openers	\$1,000.00	\$1,075.00	\$1,000.00	\$925.00	\$865.00	\$910.00
4051	Vending Commission - Laundry	\$3,000.00	\$3,860.15	\$3,000.00	\$3,809.34	\$3,520.30	\$3,735.95
4070	Clubhouse Rental	\$500.00	\$350.00	\$1,000.00	\$800.00	\$1,025.00	\$625.00
4080	Playground	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$654.00
4085	Tennis Courts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$227.00
4090	Late Charges/Finance Charges	\$2,000.00	\$1,569.30	\$3,000.00	\$3,118.35	\$2,817.68	\$3,063.48
4095	Water Stipend	\$3,000.00	\$3,250.00	\$0.00	\$3,250.00	\$0.00	\$0.00
4101	Social Activities - Other	\$1,000.00	\$763.00	\$2,000.00	\$2,097.00	\$1,509.00	\$1,225.00
4101e	Office Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00
4101f	Pork Chop Dinner	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.00
4102	Miscellaneous Income	\$500.00	\$1,114.00	\$400.00	\$396.80	\$994.00	\$5,575.39
4150	Legal Fees due from Lot Owners	\$0.00	\$4,653.78	\$0.00	\$0.00	\$2,178.99	\$3,985.86
7010	Interest Income	\$9,200.00	\$8,790.17	\$8,041.00	\$8,662.28	\$11,166.83	\$6,061.99
7040	Gain/(Loss) on Sale of Assets	\$0.00	\$0.00	\$0.00	\$14,557.00	\$0.00	\$0.00
7070	Refunds-Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78.00
	Total Income	\$412,760.00	\$403,688.40	\$395,941.00	\$415,815.77	\$401,976.80	\$313,066.67
6176	Grounds Beautification	\$8,000.00	\$14,476.76	\$8,000.00	\$3,251.60	\$776.44	\$7,259.96
6177	Garden	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00
6241	Pool	\$54,525.00	\$24,032.27	\$25,700.00	\$38,764.85	\$20,745.16	\$26,243.64
6242	Building, Garage & Office	\$11,750.00	\$3,027.63	\$0.00	\$33.75	\$1,437.27	\$2,023.53
6242a	Club House Enhancements	\$9,220.00	\$7,586.23	\$2,000.00	\$2,333.12	\$3,739.04	\$4,487.72
6243	Playground	\$0.00	\$0.00	\$0.00	\$0.00	\$84.43	\$35.94
6246	Tennis Courts	\$0.00	\$0.00	\$200.00	\$365.30	\$0.00	\$0.00
6247d	General Maintenance	\$36,380.00	\$29,933.88	\$31,320.00	\$27,487.70	\$8,538.00	\$9,113.25
6247e	Contracted Service Contract	\$40,620.00	\$2,950.00	\$25,600.00	\$0.00	\$42,157.72	\$60,940.81
6301	Maintenance Supplies	\$400.00	\$255.24	\$500.00	\$395.71	\$2,936.99	\$9,979.21
6445	Beaches & Lake	\$13,150.00	\$20,581.60	\$25,000.00	\$12,702.65	\$11,640.76	\$6,298.89
6576	Septic Fields	\$12,050.00	\$12,328.36	\$7,100.00	\$8,327.43	\$34,427.18	\$1,977.75
6577	Water System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6578	Roads	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6575	Repairs, Service & Maintenance - Other	\$1,250.00	\$4,190.79	\$2,000.00	\$15,622.16	\$10,072.51	\$3,708.93
	Maint Total	\$187,345.00	\$119,362.76	\$127,920.00	\$109,284.27	\$136,555.50	\$132,069.63
6565	Accounting 5% Incr	\$15,300.00	\$14,604.00	\$24,000.00	\$13,050.00	\$13,545.00	\$12,410.00
6280	Legal Fees (Less Rea+Petroskey)	\$1,900.00	\$6,669.80	\$9,000.00	\$8,659.95	\$14,551.78	\$7,193.78
	Service Total	\$17,200.00	\$21,273.80	\$33,000.00	\$21,709.95	\$28,096.78	\$19,603.78
6228	Fuel Purchases	\$0.00	\$0.00	\$0.00	\$0.00	\$1,828.00	\$2,572.57
6400	Gas & Electric 3% Incr	\$20,500.00	\$19,900.04	\$18,100.00	\$16,694.95	\$14,679.50	\$16,420.53
6410	Water 3% Incr	\$39,300.00	\$38,124.87	\$47,200.00	\$42,843.27	\$46,620.84	\$43,759.48
6411	Garbage Disposal 5% Incr	\$12,800.00	\$12,155.75	\$11,100.00	\$8,929.15	\$10,453.28	\$14,136.22
	Utilities Total	\$72,600.00	\$70,180.66	\$76,400.00	\$68,467.37	\$73,581.62	\$76,888.80
6561	Lifeguard Payroll	\$23,904.00	\$20,729.61	\$23,864.00	\$19,522.35	\$20,386.76	\$21,138.19
6562	Maintenance Payroll	\$20,259.00	\$20,378.92	\$19,957.00	\$17,482.55	\$13,987.32	\$11,521.84
6564	Office Payroll	\$13,906.00	\$13,263.37	\$13,014.00	\$11,425.50	\$11,864.91	\$12,173.71
6610	Payroll Taxes	\$5,255.24	\$4,915.58	\$5,745.15	\$4,278.70	\$3,970.12	\$3,728.86
	Payroll Total	\$63,324.24	\$59,287.48	\$61,950.15	\$52,709.10	\$50,209.11	\$48,562.60
6265	Postage	\$280.00	\$265.17	\$500.00	\$659.02	\$383.46	\$410.95
6581	Office Supplies	\$1,175.00	\$1,514.03	\$1,000.00	\$981.57	\$916.84	\$1,397.12
6582	Office Maintenance	\$1,220.00	\$580.68	\$1,300.00	\$1,262.84	\$1,941.27	\$825.03
6580	Office Expense - Other	\$1,558.00	\$1,282.70	\$600.00	\$397.99	\$485.48	\$490.15
	Office Total	\$4,233.00	\$3,642.58	\$3,400.00	\$3,301.42	\$3,727.05	\$3,123.25
6180	Insurance 5% Incr	\$2,100.00	\$2,008.90	\$1,570.00	\$1,223.90	\$2,145.10	\$1,662.00
6530	Liability Insurance 5% Incr	\$19,800.00	\$18,865.50	\$18,400.00	\$17,350.00	\$16,564.61	\$15,481.94
	Insurance Total	\$21,900.00	\$20,874.40	\$19,970.00	\$18,573.90	\$18,709.71	\$17,143.94
6620	Property Tax	\$300.00	\$300.00	\$300.00	\$105.31	\$107.52	\$263.57
6630	Sales Tax	\$50.00	\$38.22	\$0.00	\$35.10	\$0.00	\$0.00
6640	Federal Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Taxes Total	\$350.00	\$338.22	\$300.00	\$140.41	\$107.52	\$263.57
6105	Social Activities	\$8,850.00	\$4,614.20	\$5,000.00	\$1,386.35	\$563.25	\$2,542.46
6175	Gate Cards & Openers Expense	\$1,000.00	\$840.00	\$900.00	\$840.00	\$2,420.00	\$780.00
6230	Licenses & Permits	\$700.00	\$667.50	\$800.00	\$763.50	\$753.50	\$543.50
6115	Bad Debt	\$0.00	\$70.24	\$0.00	\$0.00	\$299.37	\$340.39
6260	Miscellaneous	\$0.00	\$0.00	\$0.00	\$65.48	\$800.00	\$2,954.42
6140	Depreciation	\$108,000.00	\$108,000.00	\$68,000.00	\$124,889.17	\$65,064.00	\$68,248.00
	Misc Total	\$118,550.00	\$114,191.94	\$74,700.00	\$127,944.50	\$69,900.12	\$75,408.77
	Total Expenses	\$485,502.24	\$409,151.84	\$397,640.15	\$402,130.92	\$380,887.41	\$373,064.34
	Net Income	-\$73,117.24	-\$5,463.44	-\$1,699.15	\$13,684.85	\$21,089.39	-\$59,997.67