	Income Statement	Jul-26	Budget	Jul-25	Jul-24	2026 Ytd	7Mo Bdgt	2025 Ytd	2024 Ytd
4000	Dues	$31,375.00	$31,375.00	$31,375.00	$31,375.00	$219,625.00	$219,625.00	$219,625.00	$219,435.00
4005	Transfer Fees	$250.00	$150.00	$250.00	$50.00	$600.00	$700.00	$800.00	$450.00
4020	Fines and Penalties	$913.00			-$50.00	$913.00	$0.00	$0.00	$1,150.00
4030	Gate Cards & Openers	$255.00	$240.00	$220.00	$100.00	$775.00	$735.00	$730.00	$470.00
4051	Vending Commission - Laundry		$546.00	$254.01	$443.85	$663.96	$838.00	$571.04	$862.65
4070	Clubhouse	$50.00	$400.00	$300.00	$450.00	$50.00	$600.00	$450.00	$750.00
4080	Playground					$0.00	$0.00	$0.00	$0.00
4085	Tennis Courts								
4090	Late Charges/Finance Charges	$200.41	$193.00	$238.76	$95.51	$520.96	$1,783.00	$1,888.92	$1,882.07
4095	Water Stipend					$250.00	$0.00	$0.00	
4101	Social Activities - Other	$188.00	$244.00		$439.00	$313.00	$244.00	$0.00	$439.00
4101e	Office Fund								
4101f	Pork Chop Dinner								
4102	Miscellaneous Income	$412.00	$75.00	$15.00	$476.00	$517.00	$258.00	$181.00	$829.00
4150	Legal Fees due from Lot Owners	$4,653.78			$1,425.90	$4,653.78	$0.00	$0.00	$2,315.90
7010	Intrest Income	$729.34	$614.00	$788.08	$811.45	$5,644.60	$5,003.00	$5,865.53	$8,088.91
7040	Gain/(Loss) on Sale of Assets			$14,618.00		$0.00	$0.00	$14,557.00	
7070	Refunds-IRS								
	Total Income	**$39,026.53**	**$33,837.00**	**$48,058.85**	**$35,616.71**	**$234,526.30**	**$229,786.00**	**$244,668.49**	**$236,672.53**
	Total Expenses	**$47,974.31**	**$52,843.00**	**$34,076.99**	**$52,356.12**	**$168,982.23**	**$202,489.00**	**$155,318.38**	**$180,997.25**
	Net Income	**-$8,947.78**	**-$19,006.00**	**$13,981.86**	**-$16,739.41**	**$65,544.07**	**$27,297.00**	**$89,350.11**	**$55,675.28**

		Jul-26	Budget	Jul-25	Jul-24	2026 Ytd	7Mo Bdgt	2025 Ytd	2024 Ytd
6176	Grounds Beautification	$3,711.90	$1,558.00	$468.65		$2,849.70	$6,371.00	$2,227.15	$624.32
6177	Garden						$500.00		
6241	Pool	$1,502.49	$2,447.00	$1,771.03	$11,378.22	$17,061.96	$18,376.00	$31,137.96	$14,084.99
6242	Building, Garage & Office					$250.20	$0.00	$0.00	$1.87
6242a	Club House Enhancements		$195.00	$23.30	$1,558.36	$2,586.23	$1,863.00	$1,286.47	$3,339.04
6243	Playground						$0.00		
6246	Tennis Courts		$50.00			$0.00	$100.00	$129.60	
6247d	General Maintenance	$3,038.63	$4,925.00	$4,694.75		$15,717.38	$18,450.00	$14,645.30	$864.00
6247e	Contracted Service Contract	$500.00	$4,800.00		$4,578.00	$1,450.00	$14,400.00	$0.00	$34,335.00
6301	Maintenance Supplies		$112.00		$883.44	$185.10	$348.00	$300.34	$2,360.75
6445	Beaches & Lake	$1,050.00	$1,403.00	$2,976.55	$180.00	$18,718.65	$25,000.00	$10,620.17	$11,580.76
6576	Septic Fields	$1,366.51	$1,539.00		$8,946.83	$3,528.36	$4,170.00	$0.00	$25,036.72
6578	Roads						$0.00		
6575	Repairs & Maintenance - Other	$865.10	$142.00		$927.98	$1,691.79	$1,391.00	$584.54	$4,192.98
	Maint Total	$12,034.63	$17,171.00	$9,934.28	$28,452.83	$64,039.37	$90,969.00	$60,931.53	$96,420.43
6565	Accounting	$1,300.00	$1,277.00	$1,075.00	$1,400.00	$8,175.00	$7,965.00	$7,820.00	$8,020.00
6280	Legal Fees	$1,606.25	$655.00		$1,535.90	$4,971.92	$4,351.00	$5,917.31	$4,029.78
	Service Total	$2,906.25	$1,932.00	$1,075.00	$2,935.90	$13,146.92	$12,316.00	$13,737.31	$12,049.78
6228	Fuel Purchases					$0.00	$0.00	$0.00	$1,285.65
6400	Gas & Electric	$2,747.95	$2,510.00	$2,159.45	$1,929.29	$12,592.16	$10,890.00	$9,486.84	$7,715.28
6410	Water	$4,805.09	$7,005.00	$4,869.56	$6,589.90	$15,323.18	$23,925.00	$24,111.42	$22,765.61
6411	Garbage Disposal	$1,905.00	$1,470.00	$1,935.00		$7,195.75	$6,510.00	$4,388.24	$500.00
	Utilities Total	$9,458.04	$10,985.00	$8,964.01	$8,519.19	$35,111.09	$41,325.00	$37,986.50	$32,266.54
6561	Lifeguard Payroll	$8,067.81	$8,901.00	$3,872.50	$2,396.90	$12,131.61	$13,577.00	$6,988.19	$7,831.70
6562	Maintenance Payroll	$4,371.01	$3,675.00	$2,436.25	$2,830.00	$12,834.67	$12,832.00	$9,635.15	$6,318.00
6564	Office Payroll	$2,452.33	$2,531.00	$1,547.83	$1,740.40	$6,994.72	$7,682.00	$5,982.89	$6,139.55
6610	Payroll Taxes	$1,347.64	$1,360.00	$699.22	$600.58	$2,892.48	$3,068.00	$2,011.92	$1,748.92
	Payroll Total	$16,238.79	$16,467.00	$8,555.80	$7,567.88	$34,853.48	$37,159.00	$24,618.15	$22,038.17
6265	Postage		$24.00		$73.00	$140.17	$376.00	$384.29	$109.80
6581	Office Supplies	$120.10	$125.00	$87.81	$130.52	$1,551.38	$750.00	$839.24	$449.44
6582	Office Maintenance	$96.78	$209.00	$762.84		$96.78	$994.00	$762.84	$1,320.93
6580	Office Expense - Other					$394.20	$567.00	$397.99	$485.48
	Office Total	$216.88	$358.00	$850.65	$203.52	$2,182.53	$2,687.00	$2,384.36	$2,365.65
6180	Insurance					$1,223.90	$785.00	$760.80	$1,223.90
6530	Liability Insurance	$4,986.00	$4,600.00	$4,697.25	$4,242.75	$13,865.50	$13,800.00	$13,042.75	$12,279.86
	Insurance Total	$4,986.00	$4,600.00	$4,697.25	$4,242.75	$15,089.40	$14,585.00	$13,803.55	$13,503.76
6620	Property Tax								
6630	Sales Tax					$38.22			
6640	Federal Tax								
	Taxes Total	$0.00	$0.00	$0.00	$0.00	$38.22	$0.00	$0.00	$0.00
6105	Social Activities	$1,813.72	$1,180.00		$99.05	$3,013.72	$2,048.00	$200.00	$99.05
6175	Gate Cards & Openers Expense	$320.00	$50.00			$840.00	$600.00	$840.00	$1,095.00
6230	Licenses & Permits		$100.00		$300.00	$667.50	$800.00	$763.50	$753.50
6115	Bad Debt					$0.00	$0.00	$0.00	$299.37
6260	Miscellaneous				$35.00	$0.00	$0.00	$53.48	$106.00
6140	Depreciation						$0.00		
	Misc Total	$2,133.72	$1,330.00	$0.00	$434.05	$4,521.22	$3,448.00	$1,856.98	$2,352.92
	Total Expenses	**$47,974.31**	**$52,843.00**	**$34,076.99**	**$52,356.12**	**$168,982.23**	**$202,489.00**	**$155,318.38**	**$180,997.25**

	Balance Sheet	12/31/2026 Est	7/31/2026	6/30/2026	5/31/2026	3/31/2026	12/31/2025	12/31/2024	12/31/2023
1001	Petty Cash	$61.28	$61.28	$61.28	$61.28	$61.28	$61.28	$61.28	$61.28
1006	Associated Checking Acct	$10,014.50	$14,214.50	$28,504.76	$8,857.82	$20,681.47	$5,926.16	$8,420.56	$11,249.74
1007a	Associated Club House Fund	$9,228.82	$9,228.82	$10,670.11	$0.00	$0.00	$0.00	$0.00	$0.00
1007b	Associated Money Market - Operations	$70,401.27	$104,565.27	$107,602.58	$146,421.88	$110,630.46	$53,630.39	$36,745.00	$129,132.51
1007	Associated Money Market - Reserve	$242,800.83	$176,635.83	$172,870.83	$169,105.83	$203,085.83	$191,790.83	$193,109.19	$155,344.00
1008	Advia Reserve Acct	$0.00	$0.00	$0.00	$10,545.11	$10,545.11	$10,545.11	$9,648.11	$9,697.47
1009	Advia Money Market	$0.00	$0.00	$0.00	$2,135.00	$2,133.76	$2,131.93	$2,124.51	$2,117.07
	Total Checking & Savings	$332,506.70	$304,705.70	$319,709.56	$337,126.92	$347,137.91	$264,085.70	$250,108.65	$307,602.07
1500	Accounts Receivable	$10,263.33	$8,163.33	$11,435.83	$10,469.85	$9,214.30	$19,286.74	$18,035.88	$17,147.32
1502	Legal Fees Due from Lot Members	$375.14	$375.14	$375.14	$375.14	$375.14	$375.14	$375.14	$375.14
1503	Residency Fines	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,800.00
1504	Due from Elkhorn	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1550b	A/R Reimburseable Expense Lot 3	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$506.00	$1,166.00
	Total Other Current Assets	$10,638.47	$8,538.47	$11,810.97	$10,844.99	$9,589.44	$19,661.88	$18,917.02	$20,488.46
1701	Furniture & Fixtures	$21,141.00	$21,141.00	$21,141.00	$20,814.98	$20,814.98	$20,814.98	$20,814.98	$16,637.17
1702	Maintenance Equipment	$103,616.14	$103,616.14	$103,616.14	$103,616.14	$103,616.14	$103,616.14	$120,580.18	$120,580.18
1703	Pool	$275,067.65	$275,067.65	$275,067.65	$275,067.65	$275,067.65	$275,067.65	$275,067.65	$200,117.65
1703a	Lakes & Ponds	$8,768.00	$8,768.00	$8,768.00	$8,768.00	$8,768.00	$8,768.00	$8,768.00	$8,768.00
1704	Roads & Improvements	$388,897.16	$357,237.16	$357,237.16	$357,237.16	$315,727.16	$315,727.16	$315,727.16	$269,965.16
1705	Buildings	$151,631.67	$151,631.67	$151,631.67	$151,631.67	$151,631.67	$151,631.67	$151,631.67	$151,631.67
1706	Transportation Equipment	$5,499.75	$5,499.75	$5,499.75	$5,499.75	$5,499.75	$5,499.75	$32,727.75	$32,727.75
1708	Lift Station Equipment	$53,051.57	$53,051.57	$53,051.57	$53,051.57	$53,051.57	$53,051.57	$53,051.57	$53,051.57
1709	Water System & Improvements	$295,893.24	$295,893.24	$295,893.24	$295,893.24	$295,893.24	$295,893.24	$295,893.24	$295,893.24
1711	Septic System & Improvements	$98,422.80	$98,422.80	$98,422.80	$98,422.80	$98,422.80	$98,422.80	$98,422.80	$98,422.80
1712	Tennis/Pickle Ball Courts	$175,109.59	$175,109.59	$175,109.59	$175,109.59	$175,109.59	$175,109.59	$30,610.59	$30,610.59
1713	Mailboxes	$15,990.00	$15,990.00	$15,990.00	$15,990.00	$15,990.00	$15,990.00	$15,990.00	$15,990.00
1714	Playground	$34,897.21	$34,897.21	$34,897.21	$34,897.21	$34,897.21	$34,897.21	$34,897.21	$34,897.21
1707	Accumulated Depreciation	-$1,164,422.17	-$1,056,422.17	-$1,056,422.17	-$1,056,422.17	-$1,056,422.17	-$1,056,422.17	-$968,701.00	-$896,169.63
	Net Fixed Assets	$463,563.61	$539,903.61	$539,903.61	$539,577.59	$498,067.59	$498,067.59	$485,481.80	$433,123.36
	Total Assets	**$806,708.78**	**$853,147.78**	**$871,424.14**	**$887,549.50**	**$854,794.94**	**$781,815.17**	**$754,507.47**	**$761,213.89**
2000	Accounts Payable	$4,645.81	$14,145.81	$16,824.78	$46,952.31	$6,981.99	$4,213.03	$8,720.39	$5,459.43
2100	Payroll Taxes Payable	$582.30	$3,182.30	$1,835.33	$567.78	$381.41	$572.42	$639.96	$388.13
2201	Sales Tax Payable	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	-$37.44	$0.00
2300	Benevolence Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2400	Prepaid Dues	$104,141.31	$92,141.31	$98,987.56	$86,022.11	$99,857.77	$104,430.22	$70,557.82	$108,813.13
	Total Current Liabilities	$109,369.42	$109,469.42	$117,647.67	$133,542.20	$107,221.17	$109,215.67	$79,880.73	$114,660.69
1110	Retained Earnings	$678,134.29	$678,134.29	$678,134.29	$678,134.29	$678,134.29	$658,738.01	$637,119.06	$706,550.87
3010	Reserve Funds - Water Project	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3020	Reserve Funds - Clubhouse Water Damage	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,418.29	$0.00
	Net Income	$19,205.07	$65,544.07	$75,642.48	$75,873.01	$69,439.48	$13,861.49	$21,089.39	-$59,997.67
	Total Equity	$697,339.36	$743,678.36	$753,776.77	$754,007.30	$747,573.77	$672,599.50	$674,626.74	$646,553.20
	Total Liabilities & Equity	**$806,708.78**	**$853,147.78**	**$871,424.44**	**$887,549.50**	**$854,794.94**	**$781,815.17**	**$754,507.47**	**$761,213.89**