	Income Statement	Jun-26	Budget	Jun-25	Jun-24	2026 Ytd	6Mo Bdgt	2025 Ytd	2024 Ytd
4000	Dues	$31,375.00	$31,375.00	$31,375.00	$31,375.00	$188,250.00	$188,250.00	$188,250.00	$188,060.00
4005	Transfer Fees	$50.00	$50.00	$50.00	$50.00	$350.00	$550.00	$550.00	$400.00
4020	Fines and Penalties				$1,200.00	$0.00	$0.00	$0.00	$1,200.00
4030	Gate Cards & Openers	$335.00	$190.00	$145.00	$125.00	$520.00	$495.00	$510.00	$370.00
4051	Vending Commission - Laundry	$511.99	$149.00	$147.65	$180.84	$663.96	$292.00	$317.03	$418.80
4070	Clubhouse		$200.00	$150.00	$300.00	$0.00	$200.00	$150.00	$300.00
4080	Playground					$0.00	$0.00	$0.00	$0.00
4085	Tennis Courts								
4090	Late Charges/Finance Charges	$205.32	$217.00	$212.70	$179.83	$320.55	$1,590.00	$1,650.16	$1,786.56
4095	Water Stipend	$250.00				$250.00	$0.00	$0.00	
4101	Social Activities - Other	$125.00				$125.00			
4101e	Office Fund								
4101f	Pork Chop Dinner								
4102	Miscellaneous Income	$55.00	$126.00	$121.00	$36.00	$105.00	$183.00	$166.00	$353.00
4150	Legal Fees due from Lot Owners				$180.00	$0.00	$0.00	$0.00	$890.00
7010	Intrest Income	$805.70	$654.00	$829.17	$994.71	$4,915.26	$4,389.00	$5,077.45	$7,277.46
7040	Gain/(Loss) on Sale of Assets					$0.00	$0.00	-$61.00	
7070	Refunds-IRS								
	Total Income	**$33,713.01**	**$32,961.00**	**$33,030.52**	**$34,621.38**	**$195,499.77**	**$195,949.00**	**$196,609.64**	**$201,055.82**
	Total Expenses	**$34,113.64**	**$37,037.00**	**$29,076.29**	**$37,206.68**	**$119,927.39**	**$149,646.00**	**$121,241.39**	**$128,641.13**
	Net Income	**-$400.63**	**-$4,076.00**	**$3,954.23**	**-$2,585.30**	**$75,572.38**	**$46,303.00**	**$75,368.25**	**$72,414.69**

		Jun-26	Budget	Jun-25	Jun-24	2026 Ytd	6Mo Bdgt	2025 Ytd	2024 Ytd
6176	Grounds Beautification	$250.31	$1,599.00	$761.49	$84.32	-$862.20	$4,813.00	$1,758.50	$624.32
6177	Garden		$100.00				$500.00		
6241	Pool	$2,477.44	$2,681.00	$3,863.57	$2,706.77	$15,058.94	$15,929.00	$29,366.93	$2,706.77
6242	Building, Garage & Office	$55.99			$16.87	$250.20	$0.00	$0.00	$1.87
6242a	Club House Enhancements	$1,277.22	$45.00		$935.26	$2,586.23	$1,668.00	$1,263.17	$1,780.68
6243	Playground								
6246	Tennis Courts		$50.00	$129.60		$0.00	$50.00	$129.60	
6247d	General Maintenance	$4,051.50	$3,940.00	$3,755.80		$12,678.75	$13,525.00	$9,950.55	$864.00
6247e	Contracted Service Contract	$250.00	$3,200.00		$4,578.00	$700.00	$9,600.00	$0.00	$29,757.00
6301	Maintenance Supplies	$70.10	$119.00	$132.43	$235.89	$185.10	$236.00	$300.34	$1,477.31
6445	Beaches & Lake	-$150.00	$478.00	$31.62	$389.34	$17,668.65	$23,597.00	$7,643.62	$11,400.76
6576	Septic Fields	$2,058.83	$1,439.00		$8,759.89	$2,161.85	$2,631.00	$0.00	$16,089.89
6578	Roads								
6575	Repairs & Maintenance - Other	$444.53	$111.00		$575.00	$826.69	$1,249.00	$584.54	$3,265.00
	Maint Total	$10,785.92	$13,762.00	$8,674.51	$18,281.34	$51,254.21	$73,798.00	$50,997.25	$67,967.60
6565	Accounting	$1,200.00	$1,222.00	$990.00	$1,220.00	$6,545.00	$6,688.00	$6,745.00	$6,620.00
6280	Legal Fees	$805.00	$735.00	$2,083.80	$290.00	$3,365.67	$3,696.00	$5,917.31	$2,493.88
	Service Total	$2,005.00	$1,957.00	$3,073.80	$1,510.00	$9,910.67	$10,384.00	$12,662.31	$9,113.88
6228	Fuel Purchases				$606.33	$0.00	$0.00	$0.00	$1,285.65
6400	Gas & Electric	$3,129.88	$2,777.00	$3,061.10	$1,084.42	$9,844.21	$8,380.00	$7,327.39	$5,785.99
6410	Water	$4,802.93	$5,701.00	$4,908.86	$4,832.33	$10,518.09	$16,920.00	$19,241.86	$16,175.71
6411	Garbage Disposal	$1,830.00	$1,470.00	$500.00	$500.00	$5,290.75	$5,040.00	$2,453.24	$500.00
	Utilities Total	$9,762.81	$9,948.00	$8,469.96	$7,023.08	$25,653.05	$30,340.00	$29,022.49	$23,747.35
6561	Lifeguard Payroll	$4,063.80	$4,676.00	$3,115.69	$5,434.80	$4,063.80	$4,676.00	$3,115.69	$5,434.80
6562	Maintenance Payroll	$2,891.75	$2,450.00	$2,248.13	$1,361.00	$8,463.66	$9,157.00	$7,198.90	$3,488.00
6564	Office Payroll	$1,618.48	$1,649.00	$1,593.56	$1,599.65	$4,542.39	$5,151.00	$4,435.06	$4,399.15
6610	Payroll Taxes	$775.96	$790.00	$619.20	$723.67	$1,544.84	$1,708.00	$1,312.70	$1,148.34
	Payroll Total	$9,349.99	$9,565.00	$7,576.58	$9,119.12	$18,614.69	$20,692.00	$16,062.35	$14,470.29
6265	Postage	$140.17	$22.00		$24.00	$140.17	$352.00	$384.29	$36.80
6581	Office Supplies	$638.95	$275.00	$70.65	$132.86	$1,431.28	$625.00	$751.43	$318.92
6582	Office Maintenance					$0.00	$785.00	$0.00	$1,320.93
6580	Office Expense - Other		$83.00	$49.99	$155.48	$394.20	$567.00	$397.99	$485.48
	Office Total	$779.12	$380.00	$120.64	$312.34	$1,965.65	$2,329.00	$1,533.71	$2,162.13
6180	Insurance	$760.80	$785.00	$760.80	$760.80	$1,223.90	$785.00	$760.80	$1,223.90
6530	Liability Insurance					$8,879.50	$9,200.00	$8,345.50	$8,037.11
	Insurance Total	$760.80	$785.00	$760.80	$760.80	$10,103.40	$9,985.00	$9,106.30	$9,261.01
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	$350.00	$440.00	$200.00		$1,200.00	$868.00	$200.00	$0.00
6175	Gate Cards & Openers Expense	$320.00	$100.00	$200.00		$520.00	$550.00	$840.00	$1,095.00
6230	Licenses & Permits		$100.00		$200.00	$667.50	$700.00	$763.50	$453.50
6115	Bad Debt					$0.00	$0.00	$0.00	$299.37
6260	Miscellaneous					$0.00	$0.00	$53.48	$71.00
6140	Depreciation								
	Misc Total	$670.00	$640.00	$400.00	$200.00	$2,387.50	$2,118.00	$1,856.98	$1,918.87
	Total Expenses	**$34,113.64**	**$37,037.00**	**$29,076.29**	**$37,206.68**	**$119,927.39**	**$149,646.00**	**$121,241.39**	**$128,641.13**

	Balance Sheet	12/31/2026 Est	6/30/2026	5/31/2026	4/30/2026	3/31/2026	12/31/2025	12/31/2024	12/31/2023
1001	Petty Cash	$61.58	$61.28	$61.28	$61.28	$61.28	$61.28	$61.28	$61.28
1006	Associated Checking Acct	$10,104.76	$28,504.76	$8,857.82	$12,498.56	$20,681.47	$5,926.16	$8,420.56	$11,249.74
1007a	Associated Club House Fund	$10,670.11	$10,670.11	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1007b	Associated Money Market - Operations	$70,058.58	$107,602.58	$146,421.88	$125,957.04	$110,630.46	$53,630.39	$36,745.00	$129,132.51
1007	Associated Money Market - Reserve	$250,460.83	$172,870.83	$169,105.83	$188,648.83	$203,085.83	$191,790.83	$193,109.19	$155,344.00
1008	Advia Reserve Acct	$0.00	$0.00	$10,545.11	$10,545.11	$10,545.11	$10,545.11	$9,648.11	$9,697.47
1009	Advia Money Market	$0.00	$0.00	$2,135.00	$2,134.37	$2,133.76	$2,131.93	$2,124.51	$2,117.07
	Total Checking & Savings	$341,355.86	$319,709.56	$337,126.92	$339,845.19	$347,137.91	$264,085.70	$250,108.65	$307,602.07
1500	Accounts Receivable	$10,535.83	$11,435.83	$10,469.85	$7,735.17	$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	$10,910.97	$11,810.97	$10,844.99	$8,110.31	$9,589.44	$19,661.88	$18,917.02	$20,488.46
1701	Furniture & Fixtures	$21,141.00	$21,141.00	$20,814.98	$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	$357,237.16	$357,237.16	$357,237.16	$333,929.16	$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	-$1,141,422.17	-$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	$454,903.61	$539,903.61	$539,577.59	$516,269.59	$498,067.59	$498,067.59	$485,481.80	$433,123.36
	Total Assets	**$807,170.44**	**$871,424.14**	**$887,549.50**	**$864,225.09**	**$854,794.94**	**$781,815.17**	**$754,507.47**	**$761,213.89**
2000	Accounts Payable	$4,824.78	$16,824.78	$46,952.31	$6,323.55	$6,981.99	$4,213.03	$8,720.39	$5,459.43
2100	Payroll Taxes Payable	$535.33	$1,835.33	$567.78	$434.18	$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	$103,987.56	$98,987.56	$86,022.11	$93,382.76	$99,857.77	$104,430.22	$70,557.82	$108,813.13
	Total Current Liabilities	$109,347.67	$117,647.67	$133,542.20	$100,140.49	$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	$19,688.48	$75,642.48	$75,873.01	$85,950.31	$69,439.48	$13,861.49	$21,089.39	-$59,997.67
	Total Equity	$697,822.77	$753,776.77	$754,007.30	$764,084.60	$747,573.77	$672,599.50	$674,626.74	$646,553.20
	Total Liabilities & Equity	**$807,170.44**	**$871,424.44**	**$887,549.50**	**$864,225.09**	**$854,794.94**	**$781,815.17**	**$754,507.47**	**$761,213.89**