

Income Statement	Jul-25	Budget	Jul-24	Jul-23	2025 Ytd	7Mo Bdgt	2024 Ytd	2023 Ytd
4000 Dues	\$31,375.00	\$31,375.00	\$31,375.00	\$23,845.00	\$219,625.00	\$219,625.00	\$219,435.00	\$166,915.00
4005 Transfer Fees	\$250.00	\$50.00	\$50.00		\$800.00	\$300.00	\$450.00	
4020 Fines and Penalties		\$150.00	-\$50.00		\$0.00	\$400.00	\$1,150.00	\$100.00
4030 Gate Cards & Openers	\$220.00	\$240.00	\$100.00	\$140.00	\$730.00	\$724.00	\$470.00	\$760.00
4051 Vending Commission - Laundry	\$254.01	\$582.00	\$443.85	\$904.64	\$571.04	\$942.00	\$862.65	\$1,357.30
4070 Clubhouse	\$300.00	\$328.00	\$450.00	\$125.00	\$450.00	\$471.00	\$750.00	\$125.00
4080 Playground				\$400.00	\$0.00	\$0.00	\$0.00	\$554.00
4085 Tennis Courts								
4090 Late Charges/Finance Charges	\$300.76	\$179.00	\$95.51	\$260.25	\$1,950.92	\$1,771.00	\$1,882.07	\$1,550.40
4101 Social Activities - Other			\$439.00		\$0.00		\$439.00	
4101e Office Fund								
4101f Pork Chop Dinner								
4102 Miscellaneous Income	\$15.00	\$127.00	\$476.00	\$738.00	\$181.00	\$404.00	\$829.00	\$1,680.00
4150 Legal Fees due from Lot Owners		\$138.00	\$1,425.90	\$893.53	\$0.00	\$919.00	\$2,315.90	\$3,289.72
7010 Intrest Income	\$788.08	\$463.00	\$811.45	\$907.13	\$5,865.53	\$4,598.00	\$8,088.91	\$1,809.95
7040 Gain/(Loss) on Sale of Assets	\$12,466.00				\$11,180.00			
7070 Refunds-IRS								
Total Income	\$45,968.85	\$33,652.00	\$95,616.71	\$28,213.55	\$241,353.49	\$230,154.00	\$236,672.53	\$178,141.37
Total Expenses	\$34,088.88	\$47,567.00	\$52,356.12	\$46,739.16	\$155,330.27	\$182,821.00	\$180,997.25	\$180,345.96
Net Income	\$11,879.97	-\$13,935.00	-\$16,739.41	-\$18,525.61	\$86,023.22	\$47,333.00	\$55,675.28	-\$2,204.59

	Jul-25	Budget	Jul-24	Jul-23	2025 Ytd	7Mo Bdgt	2024 Ytd	2023 Ytd
6176 Grounds Beautification								
6177 Garden		\$195.00			\$2,227.15	\$6,332.00	\$624.32	\$224.29
6241 Pool	\$1,771.03	\$5,732.00	\$11,378.22	\$2,214.72	\$31,137.96	\$17,752.00	\$14,084.99	\$16,945.05
6242 Building, Garage & Office		\$193.00			\$0.00	\$796.00	\$1.87	\$664.21
6242a Club House Enhancements	\$23.30	\$1,573.00	\$1,558.36	\$2,500.00	\$1,286.47	\$2,920.00	\$3,339.04	\$3,078.05
6243 Playground								
6246 Tennis Courts					\$129.60			
6247d General Maintenance	\$4,694.75	\$4,500.00	\$4,578.00	\$1,066.50	\$14,645.30	\$17,400.00	\$864.00	\$4,557.75
6247e Contracted Service Contract		\$3,160.00	\$4,578.00	\$6,943.86	\$0.00	\$11,060.00	\$34,335.00	\$35,828.95
6301 Maintenance Supplies		\$1,274.00	\$883.44	\$2,556.50	\$300.34	\$4,253.00	\$2,360.75	\$7,537.42
6445 Beaches & Lake	\$2,763.44	\$954.00	\$180.00	\$571.00	\$10,407.06	\$18,000.00	\$11,580.76	\$6,248.89
6576 Septic Fields		\$1,589.00	\$8,946.83	\$429.00	\$0.00	\$4,497.00	\$25,036.72	\$789.00
6578 Roads								
6575 Repairs & Maintenance - Other		\$746.00	\$927.98	\$662.76	\$584.54	\$2,911.00	\$4,192.98	\$2,743.78
Maint Total	\$9,721.17	\$19,916.00	\$28,452.83	\$16,944.34	\$60,718.42	\$85,921.00	\$96,420.43	\$78,617.39
6565 Accounting	\$1,300.00	\$1,300.00	\$1,400.00	\$1,250.00	\$8,045.00	\$7,600.00	\$8,020.00	\$5,935.00
6280 Legal Fees		\$839.00	\$1,535.90	\$4,900.03	\$5,917.31	\$3,350.00	\$4,029.78	\$7,296.22
Service Total	\$1,300.00	\$2,139.00	\$2,935.90	\$6,150.03	\$13,962.31	\$10,950.00	\$12,049.78	\$13,231.22
6228 Fuel Purchases		\$441.00			\$0.00	\$1,899.00	\$1,285.65	\$1,339.09
6400 Gas & Electric	\$2,159.45	\$1,784.00	\$1,929.29	\$2,555.63	\$9,486.84	\$11,799.00	\$7,715.28	\$10,115.80
6410 Water	\$4,869.56	\$7,950.00	\$6,589.90	\$6,739.78	\$24,111.42	\$24,242.00	\$22,765.61	\$23,595.25
6411 Garbage Disposal	\$1,935.00	\$394.00	\$450.00	\$450.00	\$4,388.24	\$4,445.00	\$500.00	\$7,098.00
Utilities Total	\$8,964.01	\$10,569.00	\$8,519.19	\$9,745.41	\$37,986.50	\$42,385.00	\$32,266.54	\$42,148.14
6561 Lifeguard Payroll	\$3,872.50	\$4,811.00	\$2,396.90	\$6,113.00	\$6,988.19	\$9,651.00	\$7,831.70	\$10,668.88
6562 Maintenance Payroll	\$2,436.25	\$1,904.00	\$2,830.00	\$2,755.00	\$9,635.15	\$6,712.00	\$6,318.00	\$6,515.50
6564 Office Payroll	\$1,547.83	\$1,783.00	\$1,740.40	\$1,711.75	\$5,982.89	\$6,377.00	\$6,139.55	\$6,131.25
6610 Payroll Taxes	\$699.22	\$867.00	\$600.58	\$885.53	\$2,011.92	\$2,089.00	\$1,748.92	\$1,951.52
Payroll Total	\$8,555.80	\$9,365.00	\$7,567.88	\$11,465.28	\$24,618.15	\$24,829.00	\$22,038.17	\$25,267.15
6265 Postage		\$50.00	\$73.00	\$99.01	\$384.29	\$488.00	\$109.80	\$157.81
6581 Office Supplies	\$87.81	\$200.00	\$130.52	\$138.15	\$839.24	\$969.00	\$449.44	\$1,019.91
6582 Office Maintenance	\$762.84				\$762.84	\$493.00	\$1,320.93	\$825.03
6580 Office Expense - Other					\$397.99	\$465.00	\$485.48	\$394.10
Office Total	\$850.65	\$250.00	\$203.52	\$237.16	\$2,384.36	\$2,415.00	\$2,365.65	\$2,396.85
6180 Insurance					\$760.80	\$1,237.00	\$1,223.90	\$1,198.90
6590 Liability Insurance	\$4,697.25	\$4,458.00	\$4,242.75		\$13,042.75	\$12,722.00	\$12,279.86	\$11,083.30
Insurance Total	\$4,697.25	\$4,458.00	\$4,242.75	\$0.00	\$13,803.55	\$13,959.00	\$13,503.76	\$12,282.20
6620 Property Tax								
6630 Sales Tax								
6640 Federal Tax								
Taxes Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6105 Social Activities		\$570.00	\$99.05	\$1,600.00	\$200.00	\$847.00	\$99.05	\$1,793.57
6175 Gate Cards & Openers Expense		\$126.00	\$300.00		\$840.00	\$630.00	\$1,095.00	\$780.00
6230 Licenses & Permits		\$109.00			\$763.50	\$800.00	\$753.50	\$543.50
6115 Bad Debt					\$0.00		\$299.37	
6260 Miscellaneous		\$65.00	\$35.00	\$596.94	\$53.48	\$85.00	\$106.00	\$3,285.94
6140 Depreciation								
Misc Total	\$0.00	\$870.00	\$434.05	\$2,196.94	\$1,856.98	\$2,362.00	\$2,352.92	\$6,403.01
Total Expenses	\$34,088.88	\$47,567.00	\$52,356.12	\$46,739.16	\$155,330.27	\$182,821.00	\$180,997.25	\$180,345.96

Balance Sheet	12/31/2025	7/31/2025	6/30/2025	5/31/2025	12/31/2024	12/31/2023	12/31/2022	12/31/2021
1001 Petty Cash	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28
1006 Associated Checking Acct	\$10,000.92	\$17,290.92	\$22,799.53	\$11,531.18	\$8,420.56	\$11,249.74	\$26,387.01	\$41,450.19
1006a Associated Club House Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,632.30	\$11,523.30
1007 Associated Money Market - Operations	\$20,000.46	\$55,220.75	\$63,198.30	\$69,076.74	\$36,745.00	\$129,132.51	\$23,373.02	\$40,362.34
1007a Associated Money Market - Reserve	\$189,944.83	\$211,406.83	\$187,641.83	\$253,934.83	\$193,109.19	\$155,344.00	\$0.00	\$0.00
1008 Advia Reserve Acct	\$8,448.11	\$8,448.11	\$8,448.11	\$8,648.11	\$9,648.11	\$9,697.47	\$6,034.86	\$1,316.99
1009 Advia Money Market	\$2,131.97	\$2,128.82	\$2,128.19	\$2,128.58	\$2,124.51	\$2,117.07	\$232,400.18	\$235,317.97
Total Checking & Savings	\$230,587.57	\$294,556.71	\$284,277.24	\$345,379.72	\$250,108.65	\$307,602.07	\$300,888.65	\$330,032.07
1500 Accounts Receivable	\$10,690.88	\$10,690.88	\$12,349.13	\$13,706.97	\$18,035.88	\$17,147.32	-\$75,426.07	-\$77,387.74
1502 Legal Fees Due from Lot Members	\$375.14	\$375.14	\$375.14	\$375.14	\$375.14	\$375.14	\$375.14	-\$9,734.33
1503 Residency Fines	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00	\$2,100.00	\$25,736.40
1504 Due from Elkhorn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$570.00	\$0.00
1550b A/R Reimbursable Expense Lot 3	\$0.00	\$26.00	\$86.00	\$146.00	\$506.00	\$1,166.00	\$0.00	\$0.00
Total Other Current Assets	\$11,066.02	\$11,092.02	\$12,810.27	\$14,228.11	\$18,917.02	\$20,488.46	-\$72,380.93	-\$61,385.67
1701 Furniture & Fixtures	\$20,814.98	\$20,814.98	\$20,814.98	\$20,814.98	\$20,814.98	\$16,637.17	\$15,018.80	\$12,606.29
1702 Maintenance Equipment	\$109,682.14	\$109,682.14	\$121,999.14	\$121,999.14	\$120,580.18	\$120,580.18	\$118,068.94	\$108,604.84
1703 Pool	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$200,117.65	\$200,117.65	\$196,073.11
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	\$315,727.16	\$315,727.16	\$315,727.16	\$315,727.16	\$315,727.16	\$269,965.16	\$226,681.16	\$226,681.16
1705 Buildings	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$140,720.42	\$94,170.42
1706 Transportation Equipment	\$4,433.75	\$4,433.75	\$27,727.75	\$27,727.75	\$32,727.75	\$32,727.75	\$27,727.75	\$27,727.75
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	\$95,404.90
1712 Tennis/Pickle Ball Courts	\$180,610.59	\$100,668.59	\$100,668.59	\$30,610.59	\$30,610.59	\$30,610.59	\$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	\$15,520.00	\$15,990.00
1707 Accumulated Depreciation	-\$1,007,910.00	-\$939,910.00	-\$967,987.00	-\$966,701.00	-\$968,701.00	-\$896,169.63	-\$827,921.63	-\$759,341.05
Net Fixed Assets	\$557,080.76	\$545,138.76	\$552,672.76	\$483,900.76	\$485,481.80	\$433,123.36	\$418,669.29	\$406,240.82
Total Assets	\$798,734.35	\$850,787.49	\$849,760.27	\$843,508.59	\$754,507.47	\$761,213.89	\$647,177.01	\$674,887.22
2000 Accounts Payable	\$9,714.16	\$16,214.16	\$15,927.05	\$13,971.00	\$8,720.39	\$5,459.43	\$3,880.27	\$3,755.22
2100 Payroll Taxes Payable	\$468.33	\$1,668.33	\$1,513.69	\$614.56	\$639.96	\$388.13	\$268.07	\$341.76
2201 Sales Tax Payable	-\$72.54	-\$72.54	-\$72.54	-\$72.54	-\$37.44	\$0.00	\$53.08	-\$85.25
2300 Benevolence Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$717.71	\$717.71
2400 Prepaid Dues	\$70,843.87	\$88,343.87	\$98,108.88	\$94,540.87	\$70,557.82	\$108,813.13	\$0.00	\$0.00
Total Current Liabilities	\$80,953.82	\$106,153.82	\$115,477.08	\$109,053.89	\$79,880.73	\$114,660.69	\$4,919.13	\$4,729.44
1110 Retained Earnings	\$658,610.45	\$658,610.45	\$658,610.45	\$658,610.45	\$637,119.06	\$706,550.87	\$523,407.58	\$532,564.35
3010 Reserve Funds - Water Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$146,750.00	\$146,750.77
3020 Reserve Funds - Clubhouse Water Damage	\$0.00	\$0.00	\$0.00	\$0.00	\$16,418.29	\$0.00	\$0.00	\$0.00
Net Income	\$59,170.08	\$86,023.22	\$75,672.74	\$75,844.25	\$21,089.39	-\$59,997.67	-\$27,899.70	-\$9,156.77
Total Equity	\$717,780.53	\$744,633.67	\$734,283.19	\$734,454.70	\$674,626.74	\$646,553.20	\$642,257.88	\$670,158.35
Total Liabilities & Equity	\$798,734.35	\$850,787.49	\$849,760.27	\$843,508.59	\$754,507.47	\$761,213.89	\$647,177.01	\$674,887.29