

Income Statement	Apr-26	Apr-25	Apr-24	2026 Ytd	4Mo Bdgt	2025 Ytd	2024 Ytd
4000 Dues	\$31,375.00	\$31,375.00	\$31,185.00	\$125,500.00	\$125,500.00	\$125,500.00	\$125,310.00
4005 Transfer Fees	\$100.00	\$50.00	\$100.00	\$200.00	\$250.00	\$200.00	\$200.00
4020 Fines and Penalties							
4030 Gate Cards & Openers	\$55.00	\$40.00		\$55.00	\$40.00	\$15.00	\$0.00
4051 Vending Commission - Laundry	\$51.30	\$21.00	\$35.31	\$133.54	\$117.00	\$161.75	\$175.51
4070 Clubhouse					\$0.00		
4080 Playground							
4085 Tennis Courts							
4090 Late Charges/Finance Charges	\$132.93	\$332.26	\$170.93	\$59.21	\$1,068.00	\$1,220.45	\$1,307.91
4095 Water Stipend				\$0.00	\$0.00	\$0.00	
4101 Social Activities - Other							
4101e Office Fund							
4101f Pork Chop Dinner							
4102 Miscellaneous Income	\$50.00	\$30.00		\$115.58	\$33.00	\$30.00	\$200.00
4150 Legal Fees due from Lot Owners				\$0.00	\$0.00	\$0.00	\$710.00
7010 Intrest Income	\$890.19	\$879.56	\$1,321.90	\$3,187.09	\$3,020.00	\$3,317.29	\$5,030.19
7040 Gain/(Loss) on Sale of Assets				\$0.00	\$0.00	-\$61.00	
7070 Refunds-IRS							
Total Income	\$32,654.42	\$32,616.82	\$32,813.14	\$129,250.42	\$130,028.00	\$130,383.49	\$132,933.61
Total Expenses	\$16,151.87	\$27,512.56	\$26,853.16	\$43,300.11	\$72,259.00	\$66,929.15	\$69,059.43
Net Income	\$16,502.55	\$5,104.26	\$5,959.98	\$85,950.31	\$57,769.00	\$63,454.34	\$63,874.18

	Apr-26	Budget	Apr-25	Apr-24	2026 Ytd	4Mo Bdgt	2025 Ytd	2024 Ytd
6176 Grounds Beautification	Apr-26	Budget	Apr-25	Apr-24	2026 Ytd	4Mo Bdgt	2025 Ytd	2024 Ytd
6177 Garden	-\$180.00	\$121.00	\$540.00	\$540.00	-\$2,242.00	\$121.00	\$323.00	\$540.00
6241 Pool	\$2,427.07	\$200.00			\$2,427.07	\$200.00		
6242 Building, Garage & Office		\$6,627.00	\$11,737.47		\$2,427.07	\$7,585.00	\$18,885.10	
6242a Club House Enhancements	\$1,087.38		\$119.18		\$0.00	\$0.00	\$0.00	-\$15.00
6243 Playground					\$1,087.38	\$76.00	\$1,119.18	\$0.00
6246 Tennis Courts								
6247d General Maintenance	\$2,025.75	\$2,495.00	\$938.95		\$4,575.75	\$5,645.00	\$2,438.95	\$864.00
6247e Contracted Service Contract		\$3,200.00		\$4,578.00	\$0.00	\$3,200.00	\$0.00	\$20,601.00
6301 Maintenance Supplies	\$115.00	\$7.00	\$96.81	\$90.46	\$115.00	\$43.00	\$96.81	\$637.91
6445 Beaches & Lake		\$9,061.00	\$2,675.00	\$2,898.67	\$3,786.00	\$14,610.00	\$7,612.00	\$8,283.89
6576 Septic Fields		\$742.00		\$4,790.00	\$0.00	\$837.00	\$0.00	\$5,040.00
6578 Roads								
6575 Repairs & Maintenance - Other		\$578.00	\$518.12	\$1,790.42	\$0.00	\$636.00	\$518.12	\$1,790.42
Maint Total	\$5,475.20	\$23,031.00	\$16,085.53	\$14,687.55	\$9,749.20	\$32,953.00	\$30,993.16	\$37,742.22
6565 Accounting	\$1,100.00	\$954.00	\$1,075.00	\$975.00	\$4,345.00	\$4,203.00	\$4,755.00	\$4,420.00
6280 Legal Fees	\$82.50	\$566.00	\$665.00		\$2,085.02	\$2,058.00	\$2,472.51	\$1,106.89
Service Totals	\$1,182.50	\$1,520.00	\$1,740.00	\$975.00	\$6,430.02	\$6,261.00	\$7,227.51	\$5,526.89
6228 Fuel Purchases								
6400 Gas & Electric	\$922.67	\$1,218.00	\$856.87	\$880.45	\$4,501.12	\$4,359.00	\$2,607.15	\$3,973.58
6410 Water	\$861.54	\$2,253.00	\$2,453.03	\$2,726.62	\$3,457.33	\$8,117.00	\$10,815.78	\$7,891.69
6411 Garbage Disposal	\$990.75	\$750.00			\$2,055.75	\$2,100.00	\$0.00	\$0.00
Utilities Total	\$2,774.96	\$4,221.00	\$3,309.90	\$3,607.07	\$10,014.20	\$14,576.00	\$13,422.93	\$11,865.27
6561 Lifeguard Payroll								
6562 Maintenance Payroll	\$1,145.88	\$1,226.00	\$1,525.60	\$344.00	\$4,925.91	\$4,803.00	\$4,274.27	\$888.00
6564 Office Payroll	\$681.98	\$953.00	\$340.00	\$589.50	\$1,363.96	\$1,863.00	\$1,127.20	\$1,219.50
6610 Payroll Taxes	\$165.44	\$196.00	\$166.02	\$80.48	\$569.25	\$599.00	\$480.72	\$181.68
Payroll Total	\$1,993.30	\$2,375.00	\$2,031.62	\$1,013.98	\$6,859.12	\$7,265.00	\$5,882.19	\$2,289.18
6265 Postage				\$12.80	\$0.00	\$107.00	\$16.74	\$12.80
6581 Office Supplies	\$78.67	\$50.00	\$72.76	\$87.43	\$125.05	\$100.00	\$237.62	\$87.43
6582 Office Maintenance		\$785.00	\$1,320.93	\$1,320.93	\$0.00	\$785.00	\$0.00	\$1,320.93
6580 Office Expense - Other	\$46.20	\$14.00			\$394.20	\$484.00	\$348.00	\$330.00
Office Total	\$124.87	\$849.00	\$72.76	\$1,421.16	\$519.25	\$1,476.00	\$602.36	\$1,751.16
6180 Insurance					\$463.10	\$0.00	\$0.00	\$463.10
6530 Liability Insurance	\$4,291.04	\$4,600.00	\$4,172.75	\$3,943.40	\$8,879.50	\$9,200.00	\$8,345.50	\$8,037.11
Insurance Total	\$4,291.04	\$4,600.00	\$4,172.75	\$3,943.40	\$9,342.60	\$9,200.00	\$8,345.50	\$8,500.21
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					\$0.00	\$28.00	\$0.00	\$0.00
6175 Gate Cards & Openers Expense	\$200.00	\$200.00	\$1,095.00	\$1,095.00	\$200.00	\$250.00	\$200.00	\$1,095.00
6230 Licenses & Permits	\$110.00	\$100.00	\$100.00	\$110.00	\$147.50	\$250.00	\$243.50	\$253.50
6115 Bad Debt					\$0.00	\$0.00	\$0.00	\$0.00
6260 Miscellaneous					\$0.00	\$0.00	\$12.00	\$36.00
6140 Depreciation								
Misc Total	\$310.00	\$300.00	\$100.00	\$1,205.00	\$347.50	\$528.00	\$455.50	\$1,384.50
Total Expenses	\$16,151.87	\$36,896.00	\$27,512.56	\$26,853.16	\$43,300.11	\$72,259.00	\$66,929.15	\$69,059.43

	12/31/2026 Est	4/30/2026	3/31/2026	2/28/2026	12/31/2025	12/31/2024	12/31/2023	12/31/2022
Balance Sheet								
1001 Petty Cash	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28
1006 Associated Checking Acct	\$18,698.56	\$12,498.56	\$20,681.47	\$23,889.41	\$5,926.16	\$8,420.56	\$11,249.74	\$26,387.01
1006a Associated Club House Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,632.30
1007 Associated Money Market - Operations	\$92,876.00	\$125,957.04	\$110,630.46	\$85,498.71	\$53,630.39	\$36,745.00	\$129,132.51	\$23,373.02
1007a Associated Money Market - Reserve	\$195,768.83	\$188,648.83	\$203,085.83	\$199,320.83	\$191,790.83	\$193,109.19	\$155,344.00	\$0.00
1008 Advia Reserve Acct	\$10,545.11	\$10,545.11	\$10,545.11	\$10,545.11	\$10,545.11	\$9,648.11	\$9,697.47	\$6,034.86
1009 Advia Money Market	\$2,139.41	\$2,134.37	\$2,133.76	\$2,133.13	\$2,131.93	\$2,124.51	\$2,117.07	\$232,400.18
Total Checking & Savings	\$320,089.19	\$339,845.19	\$347,137.91	\$321,448.47	\$264,085.70	\$250,108.65	\$307,602.07	\$300,888.65
1500 Accounts Receivable	\$10,735.17	\$7,735.17	\$9,214.30	\$18,891.43	\$19,286.74	\$18,035.88	\$17,147.32	-\$75,426.07
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	\$2,100.00
1504 Due from Elkhorn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$570.00
1550b A/R Reimbursable Expense Lot 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Current Assets	\$11,110.31	\$8,110.31	\$9,589.44	\$19,266.57	\$19,661.88	\$18,917.02	\$20,488.46	-\$72,380.93
1701 Furniture & Fixtures	\$20,814.98	\$20,814.98	\$20,814.98	\$20,814.98	\$20,814.98	\$20,814.98	\$16,637.17	\$15,018.80
1702 Maintenance Equipment	\$103,616.14	\$103,616.14	\$103,616.14	\$103,616.14	\$103,616.14	\$120,580.18	\$120,580.18	\$118,068.94
1703 Pool	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$200,117.65	\$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	\$356,929.16	\$333,929.16	\$315,727.16	\$315,727.16	\$315,727.16	\$315,727.16	\$269,965.16	\$226,681.16
1705 Buildings	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$140,720.42
1706 Transportation Equipment	\$5,499.75	\$5,499.75	\$5,499.75	\$5,499.75	\$5,499.75	\$32,727.75	\$32,727.75	\$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	\$98,422.80
1712 Tennis/Pickle Ball Courts	\$175,109.59	\$175,109.59	\$175,109.59	\$175,109.59	\$175,109.59	\$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	\$34,897.21	\$15,520.00
1707 Accumulated Depreciation	-\$1,124,422.17	-\$1,056,422.17	-\$1,056,422.17	-\$1,056,422.17	-\$1,056,422.17	-\$968,701.00	-\$896,169.63	-\$827,921.63
Net Fixed Assets	\$471,269.59	\$516,269.59	\$498,067.59	\$498,067.59	\$498,067.59	\$485,481.80	\$433,123.36	\$418,669.29
Total Assets	\$802,469.09	\$864,225.09	\$854,794.94	\$838,782.63	\$781,815.17	\$754,507.47	\$761,213.89	\$647,177.01
2000 Accounts Payable	\$4,032.80	\$6,323.55	\$6,981.99	\$4,864.60	\$4,213.03	\$8,720.39	\$5,459.43	\$3,880.27
2100 Payroll Taxes Payable	\$634.18	\$434.18	\$381.41	\$317.62	\$572.42	\$639.96	\$388.13	\$268.07
2201 Sales Tax Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$37.44	\$0.00	\$53.08
2300 Benevolence Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$717.71
2400 Prepaid Dues	\$104,382.76	\$93,382.76	\$99,857.77	\$109,458.90	\$104,430.22	\$70,557.82	\$108,813.13	\$0.00
Total Current Liabilities	\$109,049.74	\$100,140.49	\$107,221.17	\$114,641.12	\$109,215.67	\$79,880.73	\$114,660.69	\$4,919.13
1110 Retained Earnings	\$678,134.29	\$678,134.29	\$678,134.29	\$678,134.29	\$658,738.01	\$637,119.06	\$706,550.87	\$523,407.58
3010 Reserve Funds - Water Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$146,750.00
3020 Reserve Funds - Clubhouse Water Damage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,418.29	\$0.00	\$0.00
Net Income	\$15,285.06	\$85,950.31	\$69,439.48	\$46,007.22	\$13,861.49	\$21,089.39	-\$59,997.67	-\$27,899.70
Total Equity	\$693,419.35	\$764,084.60	\$747,573.77	\$724,141.51	\$672,599.50	\$674,626.74	\$646,553.20	\$642,257.88
Total Liabilities & Equity	\$802,469.09	\$864,225.09	\$854,794.94	\$838,782.63	\$781,815.17	\$754,507.47	\$761,213.89	\$647,177.01

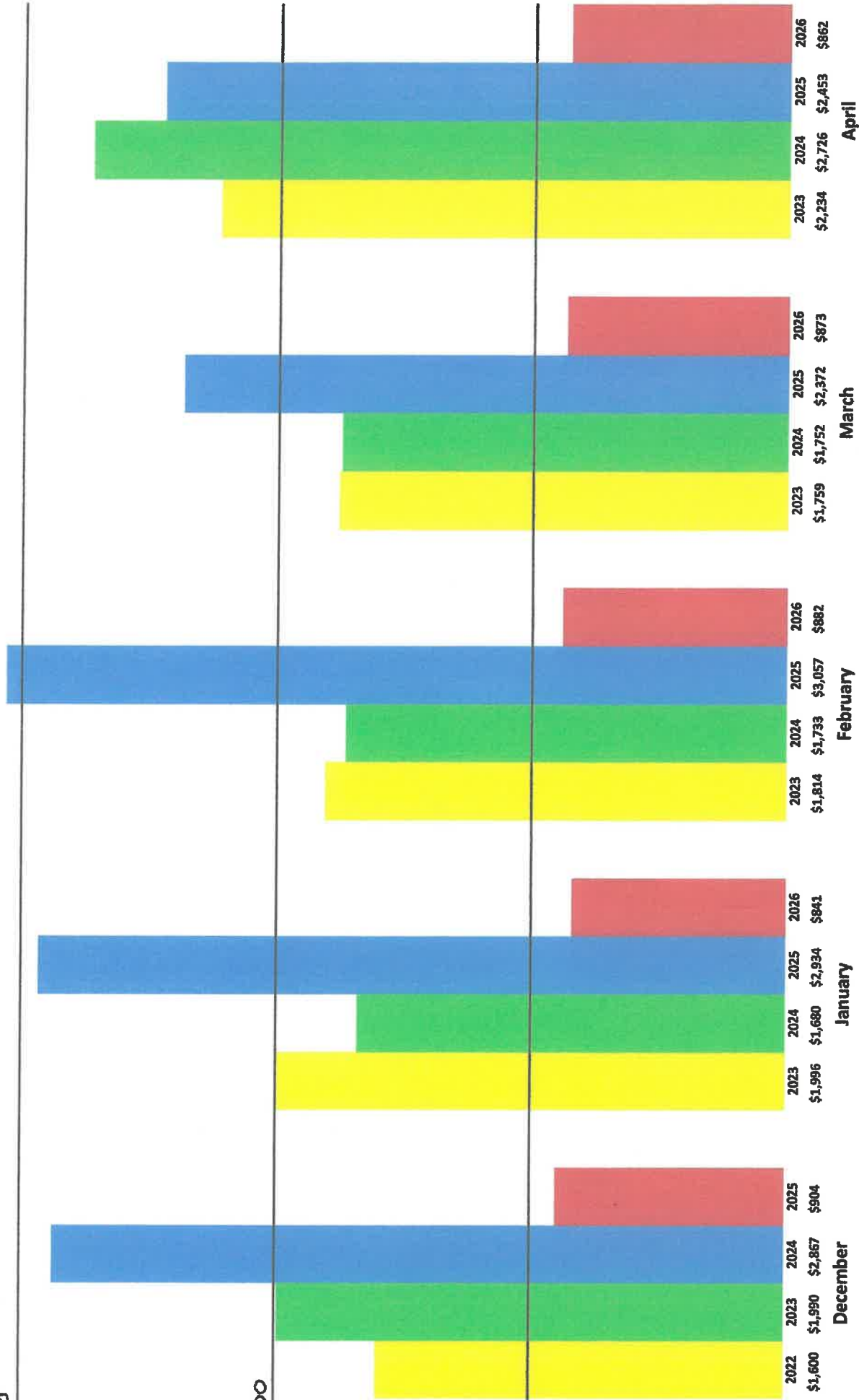
2026 Budget Income Statement

	FY2026Bdgt	FY2025Est	FY2024	FY2023	FY2022	FY2021
4000 Dues (@ \$125/month)	\$376,500.00	\$376,500.00	\$376,850.00	\$286,140.00	\$279,022.00	\$283,453.19
4005 Transfer Fees	\$1,000.00	\$1,000.00	\$800.00	\$500.00		
4020 Fines and Penalties	\$0.00	\$510.00	\$0.00	\$60.00	\$375.00	
4030 Gate Cards & Openers	\$1,000.00	\$865.00	\$865.00	\$910.00	\$1,210.00	\$1,080.00
4051 Vending Commission - Laundry	\$3,000.00	\$2,636.37	\$3,520.30	\$3,735.95	\$3,392.62	\$4,759.10
4070 Clubhouse Rental	\$1,000.00	\$800.00	\$1,025.00	\$625.00	\$650.00	\$500.00
4080 Playground	\$0.00	\$0.00	\$0.00	\$654.00	\$1,538.63	
4085 Tennis Courts	\$0.00	\$0.00	\$0.00	\$227.00		
4090 Late Charges/Finance Charges	\$3,000.00	\$2,969.54	\$2,817.68	\$3,063.48	\$2,257.32	\$4,050.29
4101 Social Activities - Other	\$2,000.00	\$2,097.00	\$1,509.00	\$1,225.00	\$804.00	\$1,834.00
4101e Office Fund		\$0.00	\$250.00		\$320.00	\$705.00
4101f Pork Chop Dinner	\$0.00	\$0.00	\$0.00	\$225.00	\$210.00	
4102 Miscellaneous Income	\$400.00	\$356.80	\$994.00	\$5,575.39	\$10,592.00	\$1,156.75
4150 Legal Fees due from Lot Owners	\$0.00	\$0.00	\$2,178.99	\$3,985.86	\$707.50	\$341.00
7010 Interest Income	\$8,041.00	\$8,816.04	\$11,166.83	\$6,061.99	\$1,172.89	\$1,208.50
7040 Gain/(Loss) on Sale of Assets	\$0.00	\$11,180.00				
7070 Refunds-Taxes	\$0.00	\$0.00	\$0.00	\$78.00	\$95.84	
Total Income	\$395,941.00	\$407,730.75	\$401,976.80	\$313,066.67	\$302,347.80	\$299,087.83
6176 Grounds Beautification	\$8,000.00	\$3,251.60	\$776.44	\$7,259.96	\$1,735.10	\$6,983.19
6177 Garden	\$500.00					
6241 Pool	\$25,700.00	\$38,342.85	\$20,745.16	\$26,243.64	\$19,158.97	\$20,833.55
6242 Building, Garage & Office	\$0.00	\$33.75	\$1,437.27	\$2,023.53	\$3,193.44	\$2,240.30
6242a Club House Enhancements	\$2,000.00	\$2,206.53	\$3,739.04	\$4,487.72		\$902.84
6243 Playground		\$0.00	\$84.43	\$35.94		
6246 Tennis Courts	\$200.00	\$365.30				\$180.00
6247d General Maintenance	\$31,320.00	\$26,437.70	\$8,538.00	\$9,113.25	\$7,409.00	\$6,904.25
6247e Contracted Service Contract	\$25,600.00	\$0.00	\$42,157.72	\$60,940.81	\$56,834.66	\$55,410.66
6301 Maintenance Supplies	\$500.00	\$395.71	\$2,936.99	\$9,979.21	\$5,088.39	\$2,468.49
6445 Beaches & Lake	\$25,000.00	\$10,545.17	\$11,640.76	\$6,298.89	\$3,921.57	\$8,718.43
6576 Septic Fields	\$7,100.00	\$15,672.04	\$34,427.18	\$1,977.75	\$1,075.00	\$1,925.52
6577 Water System		\$0.00			\$76.46	
6578 Roads		\$0.00				
6575 Repairs, Service & Maintenance - Other	\$2,000.00	\$902.53	\$10,072.51	\$3,708.93	\$4,420.33	\$8,033.36
Maint Total	\$127,920.00	\$98,153.18	\$136,555.50	\$132,069.63	\$102,912.92	\$114,600.59
6565 Accounting	\$24,000.00	\$13,360.00	\$13,545.00	\$12,410.00	\$10,060.00	\$9,979.00
6280 Legal Fees	\$9,000.00	\$8,933.31	\$14,551.78	\$7,193.78	\$3,934.50	\$1,632.50
Service Total	\$33,000.00	\$22,293.31	\$28,096.78	\$19,603.78	\$13,994.50	\$11,611.50
6228 Fuel Purchases	\$0.00	\$0.00	\$1,828.00	\$2,572.57	\$1,864.98	\$1,616.24
6400 Gas & Electric 3% Incr	\$18,100.00	\$17,555.74	\$14,679.50	\$16,420.53	\$17,256.19	\$16,366.73
6410 Water 6% Incr	\$47,200.00	\$44,546.50	\$46,620.84	\$43,759.48	\$35,480.68	\$33,263.14
6411 Garbage Disposal 6% Incr from 2024	\$11,100.00	\$8,338.24	\$10,453.28	\$14,136.22	\$10,940.00	\$6,539.00
Utilities Total	\$76,400.00	\$70,440.48	\$73,581.62	\$76,888.80	\$65,541.85	\$57,785.11
6561 Lifeguard Payroll	\$23,864.00	\$19,416.10	\$20,386.76	\$21,138.19	\$19,488.77	\$17,625.14
6562 Maintenance Payroll	\$19,957.00	\$17,359.40	\$13,987.32	\$11,521.84	\$12,616.47	\$9,933.28
6564 Office Payroll	\$13,014.00	\$11,663.42	\$11,864.91	\$12,173.71	\$8,523.65	\$8,325.69
6610 Payroll Taxes	\$5,745.15	\$4,535.48	\$3,970.12	\$3,728.86	\$3,385.09	\$2,862.33
Payroll Total	\$61,950.15	\$52,738.15	\$50,209.11	\$48,562.60	\$44,013.98	\$38,746.44
6265 Postage	\$500.00	\$510.29	\$383.46	\$410.95	\$247.28	\$170.82
6581 Office Supplies	\$1,000.00	\$981.57	\$916.84	\$1,397.12	\$1,242.61	\$499.67
6582 Office Maintenance	\$1,300.00	\$1,262.84	\$1,941.27	\$825.03	\$717.42	\$657.06
6580 Office Expense - Other	\$600.00	\$577.98	\$485.48	\$490.15	\$393.03	\$536.54
Office Total	\$3,400.00	\$3,332.68	\$3,727.05	\$3,123.25	\$2,600.34	\$1,864.09
6180 Insurance 5% Incr	\$1,570.00	\$1,521.60	\$2,145.10	\$1,662.00	\$1,198.90	\$3,306.00
6530 Liability Insurance 5% Incr	\$18,400.00	\$17,483.25	\$16,564.61	\$15,481.94	\$15,358.68	\$13,339.68
Insurance Total	\$19,970.00	\$19,004.85	\$18,709.71	\$17,143.94	\$16,557.58	\$16,645.68
6620 Property Tax	\$300.00	\$300.00	\$107.52	\$263.57	\$497.69	\$723.96
6630 Sales Tax					\$190.16	
6640 Federal Tax						
Taxes Total	\$300.00	\$300.00	\$107.52	\$263.57	\$687.85	\$723.96
6105 Social Activities	\$5,000.00	\$1,386.35	\$563.25	\$2,542.46	-\$19.03	
6175 Gate Cards & Openers Expense	\$900.00	\$840.00	\$2,420.00	\$780.00	\$1,080.00	\$1,080.00
6230 Licenses & Permits	\$800.00	\$763.50	\$753.50	\$543.50	\$713.50	\$543.50
6115 Bad Debt	\$0.00	\$0.00	\$299.37	\$340.39	\$13,526.93	\$3,954.95
6260 Miscellaneous	\$0.00	\$65.48	\$800.00	\$2,954.42	\$56.50	\$46.00
6140 Depreciation	\$68,000.00	\$68,000.00	\$65,064.00	\$68,248.00	\$68,580.58	\$60,642.78
Misc Total	\$74,700.00	\$71,055.33	\$69,900.12	\$75,408.77	\$83,938.48	\$66,267.23
Total Expenses	\$397,640.15	\$337,317.98	\$380,887.41	\$373,064.34	\$330,247.50	\$308,244.60
Net Income	-\$1,699.15	\$70,412.77	\$21,089.39	-\$59,997.67	-\$27,899.70	-\$9,156.77

\$3000

\$1000

\$1000



Water Cost Comparison