

Balance Sheet	12/31/2024 Est	4/30/2024	3/31/2024	2/29/2024	1/31/2024	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	\$15,541.14	\$15,753.98	\$15,541.14	\$17,609.66	\$23,155.43	\$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	\$237,198.95	\$333,004.24	\$331,682.95	\$317,854.57	\$296,643.48	\$284,476.51	\$23,373.02	\$40,362.34
1008 Advia Reserve Acct	\$9,697.47	\$9,697.47	\$9,697.47	\$9,697.47	\$9,697.47	\$9,697.47	\$6,034.86	\$1,316.99
1009 Advia Money Market	\$2,118.92	\$2,119.53	\$2,118.92	\$2,118.29	\$2,117.70	\$2,117.07	\$232,400.18	\$235,317.97
Total Checking & Savings	\$264,557.76	\$360,636.50	\$359,101.76	\$347,341.27	\$331,675.36	\$307,602.07	\$300,888.65	\$330,032.07
1500 Accounts Receivable	\$12,827.64	\$12,639.43	\$12,827.64	\$11,913.22	\$14,373.70	\$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	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$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
1550a A/R Reimbursable Expense Lot 233	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1550b A/R Reimbursable Expense Lot 3	\$486.00	\$926.00	\$986.00	\$1,046.00	\$1,106.00	\$1,166.00	\$0.00	\$0.00
Total Other Current Assets	\$15,468.78	\$15,740.57	\$15,988.78	\$15,134.36	\$17,654.84	\$20,488.46	-\$72,380.93	-\$61,385.67
1701 Furniture & Fixtures	\$21,637.17	\$16,637.17	\$16,637.17	\$16,637.17	\$16,637.17	\$16,637.17	\$15,018.80	\$12,606.29
1702 Maintenance Equipment	\$120,580.18	\$120,580.18	\$120,580.18	\$120,580.18	\$120,580.18	\$120,580.18	\$118,068.94	\$108,604.84
1703 Pool	\$296,392.65	\$200,117.65	\$200,117.65	\$200,117.65	\$200,117.65	\$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	\$305,965.16	\$269,965.16	\$269,965.16	\$269,965.16	\$269,965.16	\$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	\$32,727.75	\$32,727.75	\$32,727.75	\$32,727.75	\$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 Courts	\$30,610.59	\$30,610.59	\$30,610.59	\$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	\$0.00
1707 Accumulated Depreciation	-\$964,169.63	-\$896,169.63	-\$896,169.63	-\$896,169.63	-\$896,169.63	-\$896,169.63	-\$827,921.63	-\$759,341.05
Net Fixed Assets	\$502,398.36	\$433,123.36	\$433,123.36	\$433,123.36	\$433,123.36	\$433,123.36	\$418,669.29	\$406,240.82
Total Assets	\$782,444.90	\$809,500.43	\$808,213.90	\$795,598.99	\$782,483.56	\$761,213.89	\$647,177.01	\$674,887.22
2000 Accounts Payable	\$5,218.08	\$5,203.70	\$5,218.08	\$4,190.03	\$5,660.47	\$5,459.43	\$3,880.27	\$3,755.22
2100 Payroll Taxes Payable	\$52.06	\$199.91	\$52.06	\$131.57	\$41.63	\$388.13	\$268.07	\$341.76
2201 Sales Tax Payable	-\$37.44	-\$37.44	-\$37.44	-\$37.44	-\$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	\$98,878.71	\$93,860.46	\$98,878.71	\$104,103.61	\$111,348.65	\$108,813.13	\$0.00	\$0.00
Total Current Liabilities	\$104,111.41	\$99,226.63	\$104,111.41	\$108,387.77	\$117,013.31	\$114,660.69	\$4,919.13	\$4,729.44
1110 Retained Earnings	\$646,512.68	\$646,512.68	\$646,512.68	\$646,512.68	\$646,553.20	\$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
Net Income	\$31,820.81	\$63,761.12	\$57,589.81	\$40,698.54	\$18,887.05	-\$59,997.67	-\$27,899.70	-\$9,156.77
Total Equity	\$678,333.49	\$710,273.80	\$704,102.49	\$687,211.22	\$665,440.25	\$646,553.20	\$642,257.88	\$670,158.35
Total Liabilities & Equity	\$782,444.90	\$809,500.43	\$808,213.90	\$795,598.99	\$782,483.56	\$761,213.89	\$647,177.01	\$674,887.79

	Apr-24	Budget	Apr-23	Apr-22	2024 Ytd	4Mo Bdgt	2023 Ytd	2022 Ytd
6176 Grounds Beautification	\$540.00				\$540.00			
6241 Pool		\$2,000.00		\$32.57		\$3,000.00		\$52.11
6242 Building, Garage & Office		\$120.00	\$400.00	\$110.00	-\$15.00	\$177.00	\$423.20	\$440.00
6242a Club House Enhancements		\$200.00			\$0.00	\$429.00	\$578.05	
6243 Playground								
6246 Tennis Courts		\$633.00	\$742.50	\$448.00	\$864.00	\$1,614.00	\$1,537.50	\$1,498.00
6247d General Maintenance	\$4,578.00	\$4,578.00	\$4,443.86	\$6,471.63	\$20,601.00	\$20,601.00	\$19,997.37	\$19,414.89
6247e Contracted Service Contract	\$90.45	\$64.00	\$97.61	\$7.83	\$637.91	\$479.00	\$742.19	\$50.93
6301 Maintenance Supplies	\$2,898.67	\$1,371.00	\$285.91	\$285.91	\$8,283.89	\$4,281.00	\$9,510.91	\$3,085.91
6445 Beaches & Lake	\$4,665.00	\$300.00			\$4,915.00	\$300.00	\$360.00	
6576 Septic Fields								
6577 Water System								
6578 Roads								
6575 Repairs & Maintenance - Other	\$1,790.42	\$344.00		\$522.73	\$1,790.42	\$1,025.00	\$1,033.32	\$522.73
6565 Maint Total	\$14,562.55	\$9,610.00	\$5,969.88	\$7,878.67	\$37,617.22	\$31,906.00	\$28,182.54	\$25,064.57
6280 Accounting	\$975.00	\$675.00	\$525.00	\$790.00	\$4,420.00	\$2,895.00	\$2,500.00	\$3,150.00
Legal Fees	\$975.00	\$1,030.00	\$1,404.85		\$1,106.89	\$2,894.00	\$2,077.69	\$2,254.50
Service Totals	\$975.00	\$1,705.00	\$1,929.85	\$790.00	\$5,526.89	\$5,789.00	\$4,577.69	\$5,404.50
6228 Fuel Purchases					\$3,973.58	\$4,862.00	\$3,890.66	\$3,723.49
6400 Gas & Electric	\$880.45	\$1,514.00	\$927.06	\$1,714.68	\$7,891.69	\$6,169.00	\$7,803.40	\$2,793.71
6410 Water	\$2,726.62	\$1,720.00	\$2,233.99	\$720.01	\$0.00	\$974.00	\$1,032.00	\$906.00
6411 Garbage Disposal								
Utilities Total	\$3,607.07	\$3,234.00	\$3,161.05	\$2,434.69	\$11,865.27	\$12,005.00	\$12,726.06	\$7,423.20
6561 Lifeguard Payroll					\$888.00	\$1,024.00	\$1,014.00	\$1,014.00
6562 Maintenance Payroll	\$344.00	\$361.00	\$312.00	\$403.00	\$1,219.50	\$848.00	\$756.00	
6564 Office Payroll	\$589.50	\$398.00	\$756.00		\$181.68	\$119.00	\$148.15	\$84.87
6610 Payroll Taxes	\$80.48	\$63.00	\$89.40	\$33.73	\$2,289.18	\$1,991.00	\$1,918.15	\$1,098.87
Payroll Total	\$1,013.98	\$822.00	\$1,157.40	\$436.73	\$12.80	\$120.00		
Postage	\$12.80				\$87.43			
6581 Office Supplies	\$87.43				\$1,320.93	\$900.00	\$825.03	\$717.42
6582 Office Maintenance	\$1,320.93	\$900.00	\$825.03	\$717.42	\$330.00	\$513.00	\$354.11	\$393.03
6580 Office Expense - Other		\$17.00	\$8.39	\$15.74	\$1,751.16	\$1,533.00	\$1,179.14	\$1,110.45
Office Total	\$1,421.16	\$917.00	\$833.42	\$733.16	\$463.10	\$463.00	\$463.10	
6180 Insurance					\$8,037.11	\$7,714.00	\$7,328.30	\$7,678.98
6530 Liability Insurance	\$3,943.40	\$3,832.00	\$3,664.15	\$3,789.81	\$8,500.21	\$8,177.00	\$7,791.40	\$7,678.98
Insurance Total	\$3,943.40	\$3,832.00	\$3,664.15	\$3,789.81	\$8,500.21	\$8,177.00	\$7,791.40	\$199.69
6620 Property Tax					\$0.00	\$0.00	\$0.00	\$199.69
6630 Sales Tax					\$0.00	\$42.00	\$93.57	
6640 Federal Tax					\$0.00	\$0.00	\$0.00	
Taxes Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42.00	\$93.57	
6105 Social Activities					\$1,095.00			
6175 Gate Cards & Openers Expense	\$1,095.00			\$10.00	\$253.50	\$412.00	\$143.50	\$613.50
6230 Licenses & Permits	\$110.00	\$105.00			\$363.92			\$13,526.93
6115 Bad Debt	\$363.92							
6260 Miscellaneous								
6140 Depreciation								
Misc Total	\$1,568.92	\$105.00	\$0.00	\$10.00	\$1,712.42	\$454.00	\$237.07	\$14,140.43
Total Expenses	\$27,092.08	\$20,225.00	\$16,715.75	\$16,073.06	\$69,262.35	\$61,855.00	\$56,612.05	\$62,120.69

Income Statement	Apr-24	Budget	Apr-23	Apr-22	2024 Ytd	4Mo Bdg	2023 Ytd	2022 Ytd
4000 Dues	\$31,185.00	\$31,375.00	\$23,845.00	\$23,071.00	\$125,310.00	\$125,500.00	\$95,380.00	\$94,606.00
4005 Transfer Fees	\$100.00				\$200.00			
4020 Fines and Penalties								
4030 Gate Cards & Openers	\$15.00	\$79.00	\$45.00	\$110.00	\$15.00	\$79.00	\$45.00	\$110.00
4051 Vending Commission - Laundry	\$35.31	\$34.00	\$54.66	\$11.96	\$175.51	\$118.00	\$183.61	\$47.96
4070 Clubhouse						\$0.00		
4080 Playground								
4085 Tennis Courts								
4090 Late Charges/Finance Charges	\$230.79	\$169.00	\$192.59	\$107.99	\$1,367.77	\$757.00	\$710.57	\$1,013.69
4101 Social Activities - Other								
4101e Office Fund								
4101f Pork Chop Dinner								
4102 Miscellaneous Income	\$15.00		\$2.00	\$2.00	\$215.00		\$2.00	\$2.00
4150 Legal Fees due from Lot Owners		\$785.00	\$1,404.85		\$710.00	\$1,950.00	\$2,077.69	\$707.50
7010 Interest Income	\$1,321.90	\$1,152.00	\$152.38	\$81.54	\$5,030.19	\$4,397.00	\$591.91	\$320.53
7070 Refunds-IRS								
Total Income	\$32,903.00	\$33,594.00	\$25,696.48	\$23,384.49	\$133,023.47	\$132,801.00	\$98,990.78	\$96,807.68
Total Expenses	\$27,092.08	\$20,225.00	\$16,715.75	\$16,073.06	\$69,262.35	\$61,855.00	\$56,612.05	\$62,120.69
Net Income	\$5,810.92	\$13,369.00	\$8,980.73	\$7,311.43	\$63,761.12	\$70,946.00	\$42,378.73	\$34,686.99