

<b>Balance Sheet</b>		10/31/2023	9/30/2023	8/31/2023	12/31/2022	12/31/2021
1001	Petty Cash	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28
1006	Associated Checking Acct	\$17,096.81	\$12,725.18	\$6,692.75	\$26,387.01	\$41,450.19
1006a	Associated Club House Fund	\$0.00	\$0.00	\$4,833.47	\$12,632.30	\$11,523.30
1007	Associated Money Market	\$207,579.06	\$226,001.70	\$170,367.72	\$23,373.02	\$40,362.34
1008	Advia Reserve Acct	\$9,697.47	\$9,697.47	\$2,270.87	\$6,034.86	\$1,316.99
1009	Advia Money Market	\$2,115.20	\$2,113.67	\$9,537.43	\$232,400.18	\$235,317.97
	<b>Total Checking &amp; Savings</b>	<b>\$236,549.82</b>	<b>\$250,599.30</b>	<b>\$193,763.52</b>	<b>\$300,888.65</b>	<b>\$330,032.07</b>
1500	Accounts Receivable	\$9,925.57	\$14,405.51	\$8,462.82	-\$75,426.07	-\$77,387.74
1502	Legal Fees Due from Lot Members	\$375.14	\$375.14	\$375.14	\$375.14	-\$9,734.33
1503	Residency Fines	\$1,800.00	\$1,800.00	\$1,800.00	\$2,100.00	\$25,736.40
1504	Due from Elkhorn	\$0.00	\$0.00	\$570.00	\$570.00	\$0.00
1550a	A/R Reimbursable Expense Lot 233	\$0.00	\$1,371.50	\$1,371.50	\$0.00	\$0.00
1550b	A/R Reimbursable Expense Lot 3	\$1,266.00	\$1,266.00	\$1,266.00	\$0.00	\$0.00
	<b>Total Other Current Assets</b>	<b>\$13,366.71</b>	<b>\$19,218.15</b>	<b>\$13,845.46</b>	<b>-\$72,380.93</b>	<b>-\$61,385.67</b>
1701	Furniture & Fixtures	\$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	\$118,068.94	\$108,604.84
1703	Pool	\$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
1704	Roads & Improvements	\$269,965.16	\$269,965.16	\$269,965.16	\$226,681.16	\$226,681.16
1705	Buildings	\$151,631.67	\$145,431.67	\$145,431.67	\$140,720.42	\$94,170.42
1706	Transportation Equipment	\$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
1709	Water System & Improvements	\$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	\$95,404.90
1712	Tennis Courts	\$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
1714	Playground	\$34,897.21	\$34,897.21	\$32,365.21	\$15,520.00	\$0.00
1707	Accumulated Depreciation	-\$827,921.63	-\$827,921.63	-\$827,921.63	-\$827,921.63	-\$759,341.05
	<b>Net Fixed Assets</b>	<b>\$501,371.36</b>	<b>\$495,171.36</b>	<b>\$492,639.36</b>	<b>\$418,669.29</b>	<b>\$406,240.82</b>
	<b>Total Assets</b>	<b>\$751,287.89</b>	<b>\$764,988.81</b>	<b>\$700,248.34</b>	<b>\$647,177.01</b>	<b>\$674,887.22</b>
2000	Accounts Payable	\$1,511.80	\$19,430.78	\$17,070.40	\$3,880.27	\$3,755.22
2100	Payroll Taxes Payable	\$647.20	\$2,587.03	\$2,530.50	\$268.07	\$341.76
2201	Sales Tax Payable	\$0.00	\$0.00	\$0.00	\$53.08	-\$85.25
2300	Benevolence Fund	\$0.00	\$0.00	\$0.00	\$717.71	\$717.71
2400	Prepaid Dues	\$55,504.69	\$56,037.13	\$53,570.03	\$0.00	\$0.00
	<b>Total Current Liabilities</b>	<b>\$57,663.69</b>	<b>\$78,054.94</b>	<b>\$73,170.93</b>	<b>\$4,919.13</b>	<b>\$4,729.44</b>
1110	Retained Earnings	\$706,550.87	\$706,550.87	\$642,257.88	\$523,407.58	\$532,564.35
3010	Reserve Funds - Water Project	\$0.00	\$0.00	\$0.00	\$146,750.00	\$146,750.77
	Net Income	-\$12,926.67	-\$19,617.00	-\$15,180.47	-\$27,899.70	-\$9,156.77
	<b>Total Equity</b>	<b>\$693,624.20</b>	<b>\$686,933.87</b>	<b>\$627,077.41</b>	<b>\$642,257.88</b>	<b>\$670,158.35</b>
	<b>Total Liabilities &amp; Equity</b>	<b>\$751,287.89</b>	<b>\$764,988.81</b>	<b>\$700,248.34</b>	<b>\$647,177.01</b>	<b>\$674,887.79</b>

Income Statement		Oct-23	Budget	Oct-22	Oct Ytd	10MoBdgt	Prior Ytd
4000	Dues	\$23,845.00	\$23,845.00	\$23,845.00	\$238,450.00	\$238,450.00	\$232,377.00
4005	Transfer Fees	\$300.00			\$400.00		
4020	Fines and Penalties				\$60.00		\$375.00
4030	Gate Cards & Openers	\$50.00	\$41.67	\$65.00	\$910.00	\$416.67	\$1,210.00
4051	Vending Commission - Laundry		\$166.67	\$1,143.26	\$2,783.28	\$1,666.67	\$3,123.83
4070	Clubhouse	\$125.00	\$50.00		\$625.00	\$500.00	\$650.00
4075	Kitchen Fund				\$520.00		
4080	Playground				\$654.00		\$1,538.63
4085	Tennis Courts				\$227.00		
4090	Late Charges/Finance Charges	\$273.09	\$166.67	\$142.16	\$2,626.54	\$1,666.67	\$1,902.24
4101	Social Activities - Other		\$20.83		\$1,225.00	\$208.33	\$804.00
4101a	Club House Fund - Other		\$166.67		\$200.00	\$1,666.67	
4101e	Office Fund		\$25.00			\$250.00	\$320.00
4101f	Pork Chop Dinner				\$225.00		\$210.00
4101g	40th Anniversary	\$123.00			\$4,159.00		
4102	Miscellaneous Income	\$3.00	\$20.83	\$10.00	\$570.39	\$208.33	\$52.00
4103	Clothing		\$8.33			\$83.33	
4104	Mailboxes	\$40.00			\$120.00		\$40.00
4150	Legal Fees due from Lot Owners				\$3,985.86		\$707.50
7000	Other Income						
7010	Intrest Income	\$901.52		\$130.21	\$4,163.30		\$913.29
7070	Refunds-IRS			\$95.84	\$78.00		\$95.84
	<b>Total Income</b>	<b>\$25,660.61</b>	<b>\$24,511.67</b>	<b>\$25,431.47</b>	<b>\$261,982.37</b>	<b>\$245,116.67</b>	<b>\$244,319.33</b>
6176	Grounds Beautification		\$208.33		\$7,259.96	\$2,083.33	\$1,735.10
6241	Pool	\$3,361.70	\$1,666.67	\$3,410.32	\$26,243.64	\$16,666.67	\$19,158.97
6242	Building, Garage & Office	\$1,201.10	\$41.67		\$1,865.31	\$416.67	\$2,916.99
6242a	Club House Enhancements	\$172.92	\$83.33		\$4,660.64	\$833.33	
6243	Playground		\$83.33		\$35.94	\$833.33	
6244	Equipment Purchase & Rental		\$83.33			\$833.33	
6246	Tennis Courts		\$41.67			\$416.67	
6247c	Park Check		\$4,814.17			\$48,141.67	
6247d	General Maintenance	\$1,476.00		\$937.50	\$8,720.25		\$6,974.00
6247e	Contracted Service Contract	\$4,578.00		\$4,443.86	\$51,784.81		\$47,846.94
6301	Maintenance Supplies		\$333.33	\$20.03	\$9,127.25	\$3,333.33	\$4,809.95
6445	Beaches & Lake		\$416.67		\$6,248.89	\$4,166.67	\$3,921.57
6576	Septic Fields		\$250.00		\$789.00	\$2,500.00	\$1,075.00
6577	Water System		\$41.67			\$416.67	\$76.46
6578	Roads		\$1,000.00			\$10,000.00	
6240	Maintenance Other				\$341.55		\$328.29
6303	Repairs - Other			\$895.77	\$1,329.25		\$3,026.89
6575	Repairs & Maintenance - Other	\$133.00		\$452.76	\$1,830.98		\$448.57
	<b>Maint Total</b>	<b>\$10,922.72</b>	<b>\$9,064.17</b>	<b>\$10,160.24</b>	<b>\$120,237.47</b>	<b>\$90,641.67</b>	<b>\$92,318.73</b>
6565	Accounting		\$916.67	\$825.00	\$7,710.00	\$9,166.67	\$8,890.00
6280	Legal Fees	-\$911.58	\$416.67		\$7,193.78	\$4,166.67	\$3,934.50
	<b>Service Total</b>	<b>-\$911.58</b>	<b>\$1,333.33</b>	<b>\$825.00</b>	<b>\$14,903.78</b>	<b>\$13,333.33</b>	<b>\$12,824.50</b>
6228	Fuel Purchases		\$187.50		\$2,078.35	\$1,875.00	\$1,864.98
6400	Gas & Electric	\$731.80	\$1,166.67	\$862.27	\$14,642.50	\$11,666.67	\$15,470.81
6410	Water	\$3,361.27	\$2,250.00	\$4,189.72	\$38,691.76	\$22,500.00	\$31,424.54
6411	Garbage Disposal		\$602.50		\$10,842.00	\$6,025.00	\$9,323.00
	<b>Utilities Total</b>	<b>\$4,093.07</b>	<b>\$4,206.67</b>	<b>\$5,051.99</b>	<b>\$66,254.61</b>	<b>\$42,066.67</b>	<b>\$58,083.33</b>
6561	Lifeguard Payroll		\$1,633.33		\$20,813.38	\$16,333.33	\$19,191.00
6562	Maintenance Payroll	\$224.00	\$1,058.33	\$357.50	\$10,938.50	\$10,583.33	\$12,119.25
6564	Office Payroll	\$1,536.00	\$780.00	\$1,354.51	\$11,667.50	\$7,800.00	\$8,361.24
6610	Payroll Taxes	\$145.98	\$358.33	\$141.18	\$3,614.19	\$3,583.33	\$3,308.45
6560	Payroll Expenses - Other						
	<b>Payroll Total</b>	<b>\$1,905.98</b>	<b>\$3,830.00</b>	<b>\$1,853.19</b>	<b>\$47,033.57</b>	<b>\$38,300.00</b>	<b>\$42,979.94</b>
6265	Postage		\$41.67		\$410.75	\$416.67	\$190.68
6581	Office Supplies	\$52.74	\$66.67		\$1,397.12	\$666.67	\$1,158.24
6582	Office Maintenance		\$108.33		\$825.03	\$1,083.33	\$717.42
6580	Office Expense - Other				\$394.10		\$393.03
	<b>Office Total</b>	<b>\$52.74</b>	<b>\$216.67</b>	<b>\$0.00</b>	<b>\$3,027.00</b>	<b>\$2,166.67</b>	<b>\$2,459.37</b>
6180	Insurance		\$208.33		\$1,198.90	\$2,875.00	\$735.80
6530	Liability Insurance	\$4,009.64	\$1,000.00	\$3,635.45	\$15,092.94	\$9,208.33	\$15,102.68
	<b>Insurance Total</b>	<b>\$4,009.64</b>	<b>\$1,208.33</b>	<b>\$3,635.45</b>	<b>\$16,291.84</b>	<b>\$12,083.33</b>	<b>\$15,838.48</b>
6620	Property Tax		\$208.33			\$2,083.33	\$199.69
6630	Sales Tax		\$8.33			\$83.33	
6640	Federal Tax		\$25.00			\$250.00	
	<b>Taxes Total</b>	<b>\$0.00</b>	<b>\$241.67</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,416.67</b>	<b>\$199.69</b>
6105	Social Activities		\$125.00		\$2,542.46	\$1,250.00	-\$19.03
6105c	40th Anniversary				\$2,714.56		
6120	Bank Service Charges	\$35.00			\$50.00		
6175	Gate Cards & Openers Expense		\$41.67		\$780.00	\$416.67	\$1,080.00
6230	Licenses & Permits		\$62.50		\$543.50	\$625.00	\$713.50
6115	Bad Debt				\$340.39		\$13,526.93
6260	Miscellaneous				\$189.86		
6140	Depreciation						
	<b>Misc Total</b>	<b>\$35.00</b>	<b>\$229.17</b>	<b>\$0.00</b>	<b>\$7,160.77</b>	<b>\$2,291.67</b>	<b>\$15,301.40</b>
	<b>Total Expenses</b>	<b>\$20,107.57</b>	<b>\$20,330.00</b>	<b>\$21,525.87</b>	<b>\$274,909.04</b>	<b>\$203,300.00</b>	<b>\$240,005.44</b>
	<b>Net Income</b>	<b>\$5,553.04</b>	<b>\$4,181.67</b>	<b>\$3,905.60</b>	<b>-\$12,926.67</b>	<b>\$41,816.67</b>	<b>\$4,313.89</b>