

<b>Balance Sheet</b>		9/30/2023	8/31/2023	7/31/2023	12/31/2022	12/31/2021
1001	Petty Cash	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28
1006	Associated Checking Acct	\$12,725.18	\$6,692.75	\$5,032.76	\$26,387.01	\$41,450.19
1006a	Associated Club House Fund	\$0.00	\$4,833.47	\$4,833.47	\$12,632.30	\$11,523.30
1007	Associated Money Market	\$226,001.70	\$170,367.72	\$193,424.04	\$23,373.02	\$40,362.34
1008	Advia Reserve Acct	\$9,697.47	\$2,270.87	\$3,850.86	\$6,034.86	\$1,316.99
1009	Advia Money Market	\$2,113.67	\$9,537.43	\$9,537.43	\$232,400.18	\$235,317.97
	<b>Total Checking &amp; Savings</b>	<b>\$250,599.30</b>	<b>\$193,763.52</b>	<b>\$216,739.84</b>	<b>\$300,888.65</b>	<b>\$330,032.07</b>
1500	Accounts Receivable	\$14,405.51	\$8,462.82	\$13,400.64	-\$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	\$2,100.00	\$2,100.00	\$25,736.40
1504	Due from Elkhorn	\$0.00	\$570.00	\$570.00	\$570.00	\$0.00
1550a	A/R Reimbursable Expense Lot 233	\$1,371.50	\$1,371.50	\$0.00	\$0.00	\$0.00
1550b	A/R Reimbursable Expense Lot 3	\$1,266.00	\$1,266.00	\$0.00	\$0.00	\$0.00
	<b>Total Other Current Assets</b>	<b>\$19,218.15</b>	<b>\$13,845.46</b>	<b>\$16,445.78</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	\$120,080.18	\$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	\$145,431.67	\$145,431.67	\$141,586.67	\$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	\$32,365.21	\$33,082.92	\$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>\$495,171.36</b>	<b>\$492,639.36</b>	<b>\$489,012.07</b>	<b>\$418,669.29</b>	<b>\$406,240.82</b>
	<b>Total Assets</b>	<b>\$764,988.81</b>	<b>\$700,248.34</b>	<b>\$722,197.69</b>	<b>\$647,177.01</b>	<b>\$674,887.22</b>
2000	Accounts Payable	\$19,430.78	\$17,070.40	\$9,225.41	\$3,880.27	\$3,755.22
2100	Payroll Taxes Payable	\$2,587.03	\$2,530.50	\$2,452.10	\$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	\$717.71	\$717.71	\$717.71
2400	Prepaid Dues	\$56,037.13	\$53,570.03	\$66,566.51	\$0.00	\$0.00
	<b>Total Current Liabilities</b>	<b>\$78,054.94</b>	<b>\$73,170.93</b>	<b>\$78,961.73</b>	<b>\$4,919.13</b>	<b>\$4,729.44</b>
1110	Retained Earnings	\$706,550.87	\$642,257.88	\$495,507.88	\$523,407.58	\$532,564.35
3010	Reserve Funds - Water Project	\$0.00	\$0.00	\$146,750.00	\$146,750.00	\$146,750.77
	<b>Net Income</b>	<b>-\$19,617.00</b>	<b>-\$15,180.47</b>	<b>\$978.08</b>	<b>-\$27,899.70</b>	<b>-\$9,156.77</b>
	<b>Total Equity</b>	<b>\$686,933.87</b>	<b>\$627,077.41</b>	<b>\$643,235.96</b>	<b>\$642,257.88</b>	<b>\$670,158.35</b>
	<b>Total Liabilities &amp; Equity</b>	<b>\$764,988.81</b>	<b>\$700,248.34</b>	<b>\$722,197.69</b>	<b>\$647,177.01</b>	<b>\$674,887.79</b>

Income Statement		Sep-23	Budget	Sep-22	Sep Ytd	9MoBdgt	Prior Yr
4000	Dues	\$23,845.00	\$23,845.00	\$23,846.00	\$214,130.00	\$214,605.00	\$208,532.00
4005	Transfer Fees	\$100.00			\$100.00		
4020	Fines and Penalties	\$35.00			\$60.00		\$375.00
4030	Gate Cards & Openers	\$20.00	\$41.67	\$180.00	\$860.00	\$375.00	\$1,145.00
4051	Vending Commission - Laundry	\$1,425.98	\$166.67	\$728.17	\$2,783.28	\$1,500.00	\$1,980.57
4070	Clubhouse	\$125.00	\$50.00		\$500.00	\$450.00	\$650.00
4075	Kitchen Fund				\$520.00		
4080	Playground	\$100.00		\$2,563.31	\$654.00		\$1,538.63
4085	Tennis Courts				\$227.00		
4090	Late Charges/Finance Charges	\$277.59	\$166.67	\$137.49	\$2,365.45	\$1,500.00	\$1,760.08
4101	Social Activities - Other	\$1,225.00	\$20.83	\$804.00	\$1,225.00	\$187.50	\$804.00
4101a	Club House Fund - Other		\$166.67		\$200.00	\$1,500.00	
4101e	Office Fund		\$25.00	\$320.00		\$225.00	\$320.00
4101f	Pork Chop Dinner				\$225.00		\$210.00
4101g	40th Anniversary	\$3,093.00			\$4,036.00		
4102	Miscellaneous Income	\$11.00	\$20.83	\$3.00	\$567.39	\$187.50	\$42.00
4103	Clothing		\$8.33			\$75.00	
4104	Mailboxes				\$80.00		\$40.00
4150	Legal Fees due from Lot Owners				\$3,985.86		\$707.50
7000	Other Income *						
7010	Intrest Income	\$678.00		\$88.66	\$3,261.78		\$783.08
7070	Refunds-IRS	\$78.00			\$78.00		
	<b>Total Income</b>	<b>\$31,013.57</b>	<b>\$24,511.67</b>	<b>\$28,670.63</b>	<b>\$235,858.76</b>	<b>\$220,605.00</b>	<b>\$218,887.86</b>
6176	Grounds Beautification	\$5,754.55	\$208.33	\$93.99	\$7,259.96	\$1,875.00	\$1,735.10
6241	Pool		\$1,666.67	\$48.92	\$22,881.94	\$15,000.00	\$15,748.65
6242	Building, Garage & Office		\$41.67	\$1,177.09	\$664.21	\$375.00	\$2,916.99
6242a	Club House Enhancements	\$348.64	\$83.33		\$4,663.44	\$750.00	
6243	Playground		\$83.33		\$35.94	\$750.00	
6244	Equipment Purchase & Rental		\$83.33			\$750.00	
6245	Tennis Courts		\$41.67			\$375.00	
6247c	Park Check		\$4,814.17			\$43,327.50	
6247d	General Maintenance	\$1,674.00		\$1,623.75	\$7,244.25		\$6,036.50
6247e	Contracted Service Contract	\$6,934.00		\$6,665.79	\$47,206.81		\$43,403.08
6301	Maintenance Supplies	\$649.96	\$333.33	\$639.86	\$9,082.16	\$3,000.00	\$4,789.92
6445	Beaches & Lake		\$416.67		\$6,248.89	\$3,750.00	\$3,921.57
6576	Septic Fields		\$250.00		\$789.00	\$2,250.00	\$1,075.00
6577	Water System		\$41.67			\$375.00	\$76.46
6578	Roads		\$1,000.00			\$9,000.00	
6240	Maintenance Other				\$341.55		\$328.29
6303	Repairs - Other	\$459.00		\$674.87	\$1,788.25		\$2,131.12
6575	Repairs & Maintenance - Other			-\$4.19	\$1,697.98		-\$4.19
	<b>Maint Total</b>	<b>\$15,820.15</b>	<b>\$9,064.17</b>	<b>\$10,920.08</b>	<b>\$109,904.38</b>	<b>\$81,577.50</b>	<b>\$82,158.49</b>
6565	Accounting	\$1,325.00	\$916.67	\$925.00	\$7,710.00	\$8,250.00	\$8,065.00
6280	Legal Fees	\$113.00	\$416.67	\$367.50	\$8,105.36	\$3,750.00	\$3,934.50
	<b>Service Total</b>	<b>\$1,438.00</b>	<b>\$1,333.33</b>	<b>\$1,292.50</b>	<b>\$15,815.36</b>	<b>\$12,000.00</b>	<b>\$11,999.50</b>
6228	Fuel Purchases	\$739.26	\$187.50	\$391.45	\$2,078.35	\$1,687.50	\$1,864.98
6400	Gas & Electric	\$1,407.21	\$1,166.67	\$1,779.21	\$13,910.70	\$10,500.00	\$14,608.54
6410	Water	\$6,183.82	\$2,250.00	\$5,076.94	\$35,330.49	\$20,250.00	\$27,234.82
6411	Garbage Disposal	\$450.00	\$602.50	\$450.00	\$10,842.00	\$5,422.50	\$9,323.00
	<b>Utilities Total</b>	<b>\$8,780.29</b>	<b>\$4,206.67</b>	<b>\$7,697.60</b>	<b>\$62,161.54</b>	<b>\$37,860.00</b>	<b>\$53,031.34</b>
6561	Lifeguard Payroll	\$4,307.00	\$1,633.33	\$4,468.50	\$20,813.38	\$14,700.00	\$19,191.00
6562	Maintenance Payroll	\$2,016.00	\$1,058.33	\$2,012.25	\$10,714.50	\$9,525.00	\$11,761.75
6564	Office Payroll	\$2,426.75	\$780.00	\$1,756.14	\$10,131.50	\$7,020.00	\$7,006.73
6610	Payroll Taxes	\$713.69	\$358.33	\$679.50	\$3,468.21	\$3,225.00	\$3,167.27
6560	Payroll Expenses - Other						
	<b>Payroll Total</b>	<b>\$9,463.44</b>	<b>\$3,830.00</b>	<b>\$8,916.39</b>	<b>\$45,127.59</b>	<b>\$34,470.00</b>	<b>\$41,126.75</b>
6265	Postage	\$273.60	\$41.67	\$108.00	\$431.41	\$375.00	\$190.68
6581	Office Supplies	\$91.21	\$66.67	\$101.28	\$1,344.38	\$600.00	\$1,158.24
6582	Office Maintenance		\$108.33		\$825.03	\$975.00	\$717.42
6580	Office Expense - Other				\$394.10		\$393.03
	<b>Office Total</b>	<b>\$364.81</b>	<b>\$216.67</b>	<b>\$209.28</b>	<b>\$2,994.92</b>	<b>\$1,950.00</b>	<b>\$2,459.37</b>
6180	Insurance		\$208.33		\$1,198.90	\$2,666.67	\$735.80
6530	Liability Insurance		\$1,000.00		\$11,083.30	\$8,208.33	\$11,467.23
	<b>Insurance Total</b>	<b>\$0.00</b>	<b>\$1,208.33</b>	<b>\$0.00</b>	<b>\$12,282.20</b>	<b>\$10,875.00</b>	<b>\$12,203.03</b>
6620	Property Tax		\$208.33			\$1,875.00	\$199.69
6630	Sales Tax		\$8.33			\$75.00	
6640	Federal Tax		\$25.00			\$225.00	
	<b>Taxes Total</b>	<b>\$0.00</b>	<b>\$241.67</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,175.00</b>	<b>\$199.69</b>
6105	Social Activities	\$473.91	\$125.00	\$300.00	\$2,542.46	\$1,125.00	-\$19.03
6105c	40th Anniversary				\$2,714.56		
6120	Bank Service Charges				\$79.00		
6175	Gate Cards & Openers Expense		\$41.67	\$200.00	\$780.00	\$375.00	\$1,080.00
6230	Licenses & Permits		\$62.50		\$543.50	\$562.50	\$713.50
6115	Bad Debt				\$340.39		\$13,526.93
6260	Miscellaneous				\$189.86		
6140	Depreciation						
	<b>Misc Total</b>	<b>\$473.91</b>	<b>\$229.17</b>	<b>\$500.00</b>	<b>\$7,189.77</b>	<b>\$2,062.50</b>	<b>\$15,301.40</b>
	<b>Total Expenses</b>	<b>\$36,340.60</b>	<b>\$20,330.00</b>	<b>\$29,535.85</b>	<b>\$255,475.76</b>	<b>\$182,970.00</b>	<b>\$218,479.57</b>
	<b>Net Income</b>	<b>-\$5,327.03</b>	<b>\$4,181.67</b>	<b>-\$865.22</b>	<b>-\$19,617.00</b>	<b>\$37,635.00</b>	<b>\$408.29</b>