

Income Statement	Aug-24	Budget	Aug-23	Aug-22	2024 Ytd	8Mo Bdgt	2023 Ytd	2022 Ytd
4000 Dues	\$31,375.00	\$31,375.00	\$23,845.00	\$23,750.00	\$250,810.00	\$251,000.00	\$190,760.00	\$184,686.00
4005 Transfer Fees	\$50.00	\$50.00			\$500.00	\$250.00		
4020 Fines and Penalties	-\$100.00	\$124.00	-\$75.00		\$1,050.00	\$331.00	\$25.00	\$375.00
4030 Gate Cards & Openers	\$80.00	\$80.00	\$80.00	\$35.00	\$550.00	\$941.00	\$840.00	\$965.00
4051 Vending Commission - Laundry	\$506.70	\$540.00	\$250.00	\$125.00	\$1,369.35	\$1,859.00	\$1,357.30	\$1,252.40
4070 Clubhouse	\$150.00	\$109.00	\$250.00	\$222.00	\$900.00	\$298.00	\$375.00	\$650.00
4080 Playground		\$167.00	\$227.00		\$0.00	\$354.00	\$554.00	-\$1,024.68
4085 Tennis Courts			\$537.46	\$186.41	\$0.00		\$227.00	
4090 Late Charges/Finance Charges	\$139.60	\$357.00	\$537.46	\$186.41	\$2,021.67	\$1,875.00	\$2,087.86	\$1,622.59
4101 Social Activities - Other	\$288.00				\$727.00			
4101e Office Fund	\$250.00				\$250.00			
4101f Pork Chop Dinner		\$240.00	\$225.00	\$210.00	\$0.00	\$240.00	\$225.00	\$210.00
4102 Miscellaneous Income	\$112.00	\$207.00	\$619.39	\$10.00	\$941.00	\$514.00	\$2,299.39	\$79.00
4150 Legal Fees due from Lot Owners	-\$136.91	\$587.00	\$696.14		\$2,178.99	\$3,960.00	\$3,985.86	\$707.50
7010 Intrest Income	\$727.91	\$636.00	\$773.83	\$100.05	\$8,816.82	\$7,355.00	\$2,583.78	\$694.42
7070 Refunds-IRS								
Total Income	\$33,442.30	\$34,472.00	\$27,178.82	\$24,638.46	\$270,114.83	\$268,977.00	\$205,320.19	\$190,217.23
Total Expenses	\$56,810.69	\$45,586.00	\$40,050.20	\$37,463.54	\$237,131.95	\$219,257.00	\$220,396.16	\$188,943.72
Net Income	-\$23,368.39	-\$11,114.00	-\$12,871.38	-\$12,825.08	\$32,982.88	\$49,720.00	-\$15,075.97	\$1,273.51

	Aug-24	Budget	Aug-23	Aug-22	2024 Ytd	8Mo Bdgt	2023 Ytd	2022 Ytd
6176	Grounds Beautification							
6241	Pool	\$152.12	\$1,281.12	\$834.95	\$776.44	\$1,209.00	\$1,505.41	\$1,641.11
6242	Building, Garage & Office	\$1,017.60	\$5,936.89	\$4,950.72	\$15,102.59	\$22,534.00	\$22,881.94	\$15,699.73
6242a	Club House Enhancements	\$400.00	\$1,236.75	\$189.90	\$1.87	\$540.00	\$664.21	\$1,739.90
6243	Playground		\$35.94		\$0.00		\$4,314.80	
6246	Tennis Courts						\$35.94	
6247d	General Maintenance		\$796.00	\$746.25	\$864.00	\$5,170.00	\$5,570.25	\$4,412.75
6247e	Contracted Service Contract	\$7,149.00	\$4,443.86	\$4,379.14	\$41,484.00	\$41,547.00	\$40,272.81	\$36,737.29
6301	Maintenance Supplies	\$134.43	\$894.78	\$1,673.19	\$2,495.18	\$7,643.00	\$8,432.20	\$4,150.06
6445	Beaches & Lake	\$60.00			\$11,640.76	\$6,600.00	\$6,248.89	\$3,921.57
6576	Septic Fields	\$4,413.16			\$28,855.88	\$3,600.00	\$789.00	\$1,075.00
6577	Water System							\$76.46
6578	Roads							
6575	Repairs & Maintenance - Other	\$400.05	\$625.00	\$248.14	\$4,593.03	\$3,630.00	\$3,368.78	\$1,784.54
	Maint Total	\$13,726.36	\$15,466.84	\$13,022.29	\$109,552.79	\$94,186.00	\$94,084.23	\$71,238.41
6565	Accounting	\$1,300.00	\$875.00	\$1,775.00	\$9,320.00	\$6,930.00	\$7,710.00	\$7,140.00
6280	Legal Fees	\$6,192.64	\$696.14		\$10,222.42	\$7,508.00	\$7,992.36	\$3,567.00
	Service Total	\$7,492.64	\$2,471.14	\$820.00	\$19,542.42	\$14,438.00	\$15,702.36	\$10,707.00
6228	Fuel Purchases		\$11,233.11	\$13,017.92	\$48,371.54	\$55,392.00	\$53,381.25	\$45,333.74
6400	Gas & Electric	\$2,000.00	\$2,387.69	\$2,479.60	\$9,715.28	\$14,516.00	\$12,503.49	\$12,829.33
6410	Water	\$8,900.00	\$5,551.42	\$6,254.32	\$31,665.61	\$29,865.00	\$29,146.67	\$22,157.88
6411	Garbage Disposal	\$5,205.00	\$3,294.00	\$4,284.00	\$5,705.00	\$9,680.00	\$10,392.00	\$8,873.00
	Utilities Total	\$16,105.00	\$13,356.00	\$13,017.92	\$48,371.54	\$55,392.00	\$53,381.25	\$45,333.74
6561	Lifeguard Payroll	\$10,388.45	\$5,833.00	\$5,107.50	\$18,220.15	\$16,698.00	\$16,506.38	\$14,722.50
6562	Maintenance Payroll	\$4,368.25	\$2,220.00	\$2,183.00	\$10,686.25	\$9,322.00	\$8,698.50	\$9,749.50
6564	Office Payroll	\$2,435.80	\$1,467.00	\$1,573.50	\$8,575.35	\$7,072.00	\$7,704.75	\$5,250.59
6610	Payroll Taxes	\$1,482.03	\$792.00	\$713.97	\$3,230.95	\$2,728.00	\$2,754.52	\$2,487.77
	Payroll Total	\$18,674.53	\$10,312.00	\$9,244.23	\$40,712.70	\$35,820.00	\$35,664.15	\$32,210.36
6265	Postage	\$37.31			\$147.11	\$353.00	\$157.81	\$82.68
6581	Office Supplies	\$339.85	\$162.00	\$77.91	\$707.30	\$1,260.00	\$1,253.17	\$1,056.96
6582	Office Maintenance				\$1,320.93	\$900.00	\$825.03	\$717.42
6580	Office Expense - Other				\$485.48	\$540.00	\$394.10	\$393.03
	Office Total	\$377.16	\$233.26	\$77.91	\$2,660.82	\$3,053.00	\$2,630.11	\$2,250.09
6180	Insurance				\$1,223.90	\$1,199.00	\$1,198.90	\$735.80
6530	Liability Insurance				\$12,279.86	\$11,591.00	\$11,083.30	\$11,467.23
	Insurance Total	\$0.00	\$0.00	\$0.00	\$13,503.76	\$12,790.00	\$12,282.20	\$12,203.03
6620	Property Tax							\$199.69
6630	Sales Tax							
6640	Federal Tax							
	Taxes Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$199.69
6105	Social Activities	\$200.00	\$1,077.00	\$1,281.19	\$299.05	\$1,757.00	\$2,068.55	-\$319.03
6175	Gate Cards & Openers Expense	\$200.00	\$274.98		\$1,295.00	\$964.00	\$780.00	\$880.00
6230	Licenses & Permits				\$753.50	\$600.00	\$543.50	\$713.50
6115	Bad Debt		\$340.39		\$299.37		\$340.39	\$13,526.93
6260	Miscellaneous	\$35.00	-\$366.52		\$141.00	\$257.00	\$2,919.42	
6140	Depreciation							
	Misc Total	\$435.00	\$1,141.00	\$248.85	\$2,787.92	\$3,578.00	\$6,651.86	\$14,801.40
	Total Expenses	\$56,810.69	\$45,586.00	\$40,050.20	\$237,131.95	\$219,257.00	\$220,396.16	\$188,943.72

Balance Sheet		12/31/2024 Est	8/31/2024	7/31/2024	6/30/2024	5/31/2024	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	\$17,479.26	\$17,479.26	\$15,534.61	\$29,232.11	\$19,462.74	\$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	\$20,382.67	\$87,239.18	\$106,776.90	\$160,553.27	\$163,324.17	\$129,132.51	\$23,373.02	\$40,362.34
1007a	Associated Money Market - Reserve	\$220,109.19	\$98,049.19	\$94,284.19	\$94,697.00	\$90,932.00	\$155,344.00	\$0.00	\$0.00
1008	Advia Reserve Acct	\$8,866.11	\$8,866.11	\$8,578.11	\$9,697.47	\$9,697.47	\$9,697.47	\$6,034.86	\$1,316.99
1009	Advia Money Market	\$2,122.03	\$2,122.03	\$2,121.40	\$2,120.77	\$2,120.16	\$2,117.07	\$232,400.18	\$235,317.97
	Total Checking & Savings	\$269,020.54	\$213,817.05	\$227,356.49	\$296,361.90	\$285,597.82	\$307,602.07	\$300,888.65	\$930,032.07
1500	Accounts Receivable	\$11,244.58	\$11,244.58	\$10,619.12	\$11,388.07	\$10,193.24	\$17,147.32	-\$75,426.07	-\$77,387.74
1502	Legal Fees Due from Lot Members	\$375.14	\$375.14	\$144.23	\$375.14	\$375.14	\$375.14	\$375.14	-\$9,734.33
1503	Residency Fines	\$2,250.00	\$2,250.00	\$2,550.00	\$2,750.00	\$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	\$446.00	\$686.00	\$746.00	\$806.00	\$866.00	\$1,166.00	\$0.00	\$0.00
	Total Other Current Assets	\$14,315.72	\$14,555.72	\$14,059.35	\$15,319.21	\$13,234.38	\$20,488.46	-\$72,380.93	-\$61,385.67
1701	Furniture & Fixtures	\$20,814.98	\$20,814.98	\$20,814.98	\$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	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$237,592.65	\$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	\$236,681.16
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/Pickle Ball 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	Mallboxes	\$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	\$490,013.17	\$558,013.17	\$558,013.17	\$553,835.36	\$516,360.36	\$433,123.36	\$418,669.29	\$406,240.82
	Total Assets	\$773,349.43	\$786,385.94	\$799,429.01	\$865,516.47	\$815,192.56	\$761,213.89	\$647,177.01	\$674,887.22
2000	Accounts Payable	\$4,896.54	\$24,896.54	\$13,010.16	\$48,043.54	\$6,893.47	\$5,459.43	\$3,880.27	\$3,755.22
2100	Payroll Taxes Payable	\$3,962.01	\$3,962.01	\$1,563.95	\$2,157.03	\$603.11	\$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	\$78,195.52	\$78,195.52	\$82,464.75	\$91,395.75	\$86,165.75	\$108,813.13	\$0.00	\$0.00
	Total Current Liabilities	\$87,016.63	\$107,016.63	\$97,001.42	\$141,558.88	\$93,624.89	\$114,660.69	\$4,919.13	\$4,729.44
1110	Retained Earnings	\$646,386.43	\$646,386.43	\$646,386.43	\$646,512.68	\$646,512.68	\$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	\$146,750.00
	Net Income	\$39,946.37	\$32,982.88	\$56,041.16	\$77,444.91	\$75,054.99	-\$59,997.67	-\$27,899.70	-\$9,156.77
	Total Equity	\$686,332.80	\$679,369.31	\$702,427.59	\$723,957.59	\$721,567.67	\$646,553.20	\$642,257.88	\$670,158.35
	Total Liabilities & Equity	\$773,349.43	\$786,385.94	\$799,429.01	\$865,516.47	\$815,192.56	\$761,213.89	\$647,177.01	\$674,887.79

	2025 Bdgt @ \$125/mo	2024 Est @ \$125/mo	2023 Actl @ \$95/mo	2022 Actl @ \$95/mo	2021 Actl @ \$95/mo	2020 Actl @ \$95/mo
Dues	\$376,500	\$376,310	\$286,140	\$279,022	\$283,453	\$286,915
Interest	\$11,761	\$11,449	\$6,062	\$1,173	\$1,208	\$1,753
Other	\$11,200	\$13,143	\$20,865	\$22,153	\$14,427	\$13,993
Revenues	\$399,461	\$400,902	\$313,067	\$302,348	\$299,088	\$302,661
Revenue per Lot per Month	\$132.62	\$133.10	\$103.94	\$100.38	\$99.30	\$100.49
Maintenance	\$123,440	\$113,619	\$132,070	\$102,913	\$114,601	\$96,282
Service	\$19,000	\$26,312	\$19,604	\$13,994	\$11,611	\$15,698
Utilities	\$81,750	\$72,776	\$76,889	\$65,542	\$57,785	\$62,378
Payroll	\$49,358	\$50,132	\$48,563	\$44,014	\$38,746	\$40,919
Office	\$3,100	\$2,336	\$3,123	\$2,600	\$1,864	\$4,694
Insurance	\$18,700	\$17,976	\$17,144	\$16,558	\$16,646	\$15,742
Other	\$5,640	\$4,316	\$7,424	\$16,046	\$6,349	\$4,639
Operating Expenses	\$300,988	\$287,467	\$304,816	\$261,667	\$247,602	\$240,352
Pool		\$74,950		\$4,045		\$7,483
Roads		\$45,762	\$43,284		\$12,000	\$13,425
Maintenance Equipment			\$2,511	\$9,464	\$3,107	
Buildings			\$10,912	\$46,550	\$4,600	
Transportation Equipment			\$5,000		\$17,228	
Septic System				\$3,017	\$54,125	
Furniture & Fixtures		\$4,178	\$1,618	\$2,413		
Tennis Courts	\$150,000					
Playground			\$19,377	\$15,520		
Fixed Asset Spending	\$150,000	\$124,890	\$82,702	\$81,009	\$91,060	\$20,908
Total Spending	\$450,988	\$412,357	\$387,518	\$342,676	\$338,662	\$261,260
Spending per Lot per Month	\$149.73	\$136.90	\$128.66	\$113.77	\$112.44	\$86.74
Profit or (Loss) by Lot by Month	(\$17.11)	(\$3.80)	(\$24.72)	(\$13.39)	(\$13.14)	\$13.75
Money Market Reserve Year End	\$207,905	\$258,986	\$286,594	\$255,773	\$275,680	\$297,052

	25Bdgt	FY2024	FY2023	FY2022	FY2021	FY2020
6176 Grounds Beautification	\$7,500.00	\$1,307.44	\$7,259.96	\$1,735.10	\$6,983.19	\$910.00
6241 Pool	\$27,000.00	\$21,468.59	\$26,243.64	\$19,158.97	\$20,833.55	\$12,196.01
6242 Building, Garage & Office	\$2,000.00	\$661.87	\$2,023.53	\$3,193.44	\$2,240.30	\$1,091.63
6242a Club House Enhancements	\$4,000.00	\$3,946.04	\$4,487.72		\$902.84	\$1,788.67
6243 Playground		\$0.00	\$35.94			
6246 Tennis Courts					\$180.00	
6247d General Maintenance	\$26,400.00	\$5,964.00	\$9,113.25	\$7,409.00	\$6,904.25	\$7,379.75
6247e Contracted Service Contract	\$20,540.00	\$41,484.00	\$60,940.81	\$56,834.66	\$55,410.66	\$54,152.06
6301 Maintenance Supplies	\$6,000.00	\$5,875.75	\$9,979.21	\$5,088.39	\$2,468.49	\$10,723.96
6445 Beaches & Lake	\$18,000.00	\$11,640.76	\$6,298.89	\$3,921.57	\$8,718.43	\$5,246.25
6576 Septic Fields	\$6,000.00	\$14,702.72	\$1,977.75	\$1,075.00	\$1,925.52	\$165.00
6577 Water System				\$76.46		\$153.00
6578 Roads						
6575 Repairs, Service & Maintenance - Other	\$6,000.00	\$6,568.03	\$3,708.93	\$4,420.33	\$8,033.36	\$2,475.77
Maint Total	\$123,440.00	\$113,619.20	\$132,069.63	\$102,912.92	\$114,600.59	\$96,282.10
6565 Accounting	\$13,500.00	\$13,640.00	\$12,410.00	\$10,060.00	\$9,979.00	\$8,262.90
6280 Legal Fees	\$5,500.00	\$12,672.42	\$7,193.78	\$3,934.50	\$1,632.50	\$7,435.15
Service Total	\$19,000.00	\$26,312.42	\$19,603.78	\$13,994.50	\$11,611.50	\$15,698.05
6228 Fuel Purchases	\$2,750.00	\$2,485.65	\$2,572.57	\$1,864.98	\$1,616.24	\$1,446.85
6400 Gas & Electric	\$17,500.00	\$16,891.44	\$16,420.53	\$17,256.19	\$16,366.73	\$15,758.64
6410 Water	\$49,000.00	\$46,735.61	\$43,759.48	\$35,480.68	\$33,263.14	\$35,621.49
6411 Garbage Disposal	\$12,500.00	\$6,663.00	\$14,136.22	\$10,940.00	\$6,539.00	\$9,550.90
Utilities Total	\$81,750.00	\$72,775.70	\$76,888.80	\$65,541.85	\$57,785.11	\$62,377.88
6561 Lifeguard Payroll	\$21,000.00	\$21,706.44	\$21,138.19	\$19,488.77	\$17,625.14	\$16,551.93
6562 Maintenance Payroll	\$11,608.00	\$12,395.68	\$11,521.84	\$12,616.47	\$9,933.28	\$12,658.17
6564 Office Payroll	\$12,500.00	\$12,049.73	\$12,173.71	\$8,523.65	\$8,325.69	\$8,291.57
6610 Payroll Taxes	\$4,250.00	\$3,980.16	\$3,728.86	\$3,385.09	\$2,862.33	\$3,416.96
Payroll Total	\$49,358.00	\$50,132.01	\$48,562.60	\$44,013.98	\$38,746.44	\$40,918.63
6265 Postage	\$600.00	\$214.11	\$410.95	\$247.28	\$170.82	\$349.00
6581 Office Supplies	\$1,400.00	\$820.10	\$1,397.12	\$1,242.61	\$499.67	\$1,512.86
6582 Office Maintenance	\$600.00	\$815.93	\$825.03	\$717.42	\$657.06	\$712.47
6580 Office Expense - Other	\$500.00	\$485.48	\$490.15	\$393.03	\$536.54	\$2,119.67
Office Total	\$3,100.00	\$2,335.62	\$3,123.25	\$2,600.34	\$1,864.09	\$4,694.00
6180 Insurance	\$1,700.00	\$1,686.90	\$1,662.00	\$1,198.90	\$3,306.00	\$2,123.10
6530 Liability Insurance	\$17,000.00	\$16,288.86	\$15,481.94	\$15,358.68	\$13,339.68	\$13,618.75
Insurance Total	\$18,700.00	\$17,975.76	\$17,143.94	\$16,557.58	\$16,645.68	\$15,741.85
6620 Property Tax	\$600.00	\$600.00	\$263.57	\$497.69	\$723.96	\$2,384.52
6630 Sales Tax				\$190.16		
6640 Federal Tax	\$940.00					\$295.00
Taxes Total	\$1,540.00	\$600.00	\$263.57	\$687.85	\$723.96	\$2,679.52
6105 Social Activities	\$2,100.00	\$649.05	\$2,542.46	-\$19.03		\$580.00
6175 Gate Cards & Openers Expense	\$900.00	\$1,770.00	\$780.00	\$1,080.00	\$1,080.00	
6230 Licenses & Permits	\$800.00	\$753.50	\$543.50	\$713.50	\$543.50	\$553.50
6115 Bad Debt	\$0.00	\$299.37	\$340.39	\$13,526.93	\$3,954.95	
6260 Miscellaneous	\$300.00	\$244.00	\$2,954.42	\$56.50	\$46.00	\$826.94
6140 Depreciation	\$68,000.00	\$68,000.00	\$68,248.00	\$68,580.58	\$60,642.78	\$66,183.00
Misc Total	\$72,100.00	\$71,715.92	\$75,408.77	\$83,938.48	\$66,267.23	\$68,143.44
Total Expenses	\$368,988.00	\$355,466.63	\$373,064.34	\$330,247.50	\$308,244.60	\$306,535.47