

	Income Statement	Aug-26	Budget	Aug-25	Aug-24	2026 Ytd	8Mo Bdgt	2025 Ytd	2024 Ytd
4000	Dues	\$31,375.00	\$31,375.00	\$31,375.00	\$31,375.00	\$251,000.00	\$251,000.00	\$251,000.00	\$250,810.00
4005	Transfer Fees		\$50.00	\$100.00	\$50.00	\$600.00	\$750.00	\$900.00	\$500.00
4020	Fines and Penalties			\$240.00	-\$500.00	\$913.00	\$0.00	\$240.00	\$650.00
4030	Gate Cards & Openers	\$105.00	\$70.00	\$75.00	\$80.00	\$880.00	\$805.00	\$805.00	\$550.00
4051	Vending Commission - Laundry	\$1,339.19	\$305.00	\$962.57	\$506.70	\$2,003.15	\$1,143.00	\$1,533.61	\$1,369.35
4070	Clubhouse	\$150.00	\$250.00	\$350.00	\$150.00	\$200.00	\$850.00	\$800.00	\$900.00
4080	Playground					\$0.00	\$0.00	\$0.00	\$0.00
4085	Tennis Courts					\$0.00	\$0.00	\$0.00	\$0.00
4090	Late Charges/Finance Charges	\$84.34	\$253.00	\$142.00	\$139.60	\$605.30	\$2,036.00	\$2,030.92	\$2,021.67
4095	Water Stipend					\$250.00	\$0.00	\$0.00	
4101	Social Activities - Other		\$854.00	\$1,252.00	\$288.00	\$313.00	\$1,098.00	\$1,252.00	\$727.00
4101e	Office Fund				\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
4101f	Pork Chop Dinner					\$0.00	\$0.00	\$0.00	\$0.00
4102	Miscellaneous Income	\$570.00	\$115.00	\$145.80	\$112.00	\$1,087.00	\$373.00	\$326.80	\$941.00
4150	Legal Fees due from Lot Owners				-\$136.91	\$4,653.78	\$0.00	\$0.00	\$2,178.99
7010	Intrest Income	\$685.57	\$578.00	\$675.17	\$727.91	\$6,330.17	\$5,581.00	\$6,540.70	\$8,816.82
7040	Gain/(Loss) on Sale of Assets					\$0.00	\$0.00	\$14,557.00	
7070	Refunds-IRS								
	Total Income	\$34,309.10	\$33,850.00	\$35,317.54	\$33,042.30	\$268,835.40	\$263,636.00	\$279,986.03	\$269,714.83
	Total Expenses	\$48,667.38	\$40,713.00	\$37,047.53	\$56,667.89	\$219,114.80	\$243,202.00	\$192,365.91	\$237,665.14
	Net Income	-\$14,358.28	-\$6,863.00	-\$1,729.99	-\$23,625.59	\$49,720.60	\$20,434.00	\$87,620.12	\$32,049.69

		Aug-26	Budget	Aug-25	Aug-24	2026 Ytd	8Mo Bdgt	2025 Ytd	2024 Ytd
6176	Grounds Beautification	\$11,404.87	\$1,559.00	\$138.84	\$152.12	\$14,296.76	\$7,930.00	\$2,365.99	\$776.44
6177	Garden						\$500.00		
6241	Pool	\$1,592.76	\$2,078.00	\$2,920.47	\$1,017.60	\$19,509.27	\$20,454.00	\$34,058.43	\$15,102.59
6242	Building, Garage & Office	\$277.43				\$527.63	\$0.00	\$0.00	\$1.87
6242a	Club House Enhancements	\$2,500.00	\$90.00	\$241.86	\$400.00	\$5,086.23	\$1,953.00	\$1,528.33	\$3,739.04
6243	Playground					\$0.00	\$0.00	\$0.00	\$0.00
6246	Tennis Courts		\$50.00			\$0.00	\$150.00	\$129.60	
6247d	General Maintenance	\$4,051.50	\$3,940.00	\$3,755.80		\$19,768.88	\$22,390.00	\$18,401.10	\$864.00
6247e	Contracted Service Contract	\$525.00	\$3,200.00		\$7,149.00	\$2,000.00	\$17,600.00	\$0.00	\$41,484.00
6301	Maintenance Supplies	\$26.69	\$84.00		\$525.61	\$255.24	\$432.00	\$300.34	\$2,886.36
6445	Beaches & Lake	\$1,862.95		-\$75.00	\$60.00	\$20,581.60	\$25,000.00	\$10,545.17	\$11,640.76
6576	Septic Fields		\$918.00	\$1,511.64	\$4,413.16	\$4,028.36	\$5,088.00	\$1,511.64	\$29,449.88
6578	Roads								
6575	Repairs & Maintenance - Other	\$949.50	\$81.00	\$19.99	\$400.05	\$2,641.29	\$1,472.00	\$604.53	\$4,593.03
	Maint Total	\$23,190.70	\$12,000.00	\$8,513.60	\$14,117.54	\$88,695.26	\$102,969.00	\$69,445.13	\$110,537.97
6565	Accounting	\$1,400.00	\$1,367.00	\$1,065.00	\$1,160.00	\$9,575.00	\$9,332.00	\$8,885.00	\$9,180.00
6280	Legal Fees	\$514.88	\$3,466.00	\$887.00	\$6,192.64	\$5,486.80	\$7,817.00	\$6,804.31	\$10,222.42
	Service Total	\$1,914.88	\$4,833.00	\$1,952.00	\$7,352.64	\$15,061.80	\$17,149.00	\$15,689.31	\$19,402.42
6228	Fuel Purchases				\$542.35	\$0.00	\$0.00	\$0.00	\$1,828.00
6400	Gas & Electric	\$2,733.88	\$2,636.00	\$2,277.50	\$2,329.07	\$15,326.04	\$13,526.00	\$11,764.34	\$10,044.35
6410	Water	\$7,074.69	\$6,548.00	\$5,263.69	\$6,570.27	\$22,397.87	\$30,473.00	\$29,375.11	\$29,335.88
6411	Garbage Disposal	\$1,405.00	\$1,470.00	\$1,435.00	\$5,205.00	\$8,600.75	\$7,980.00	\$5,823.24	\$5,705.00
	Utilities Total	\$11,213.57	\$10,654.00	\$8,976.19	\$14,646.69	\$46,324.66	\$51,979.00	\$46,962.69	\$46,913.23
6561	Lifeguard Payroll	\$5,259.00	\$6,102.00	\$9,388.25	\$10,388.45	\$17,390.61	\$19,679.00	\$16,376.44	\$18,220.15
6562	Maintenance Payroll	\$2,762.25	\$2,450.00	\$3,691.00	\$4,368.25	\$15,596.92	\$15,282.00	\$13,326.15	\$10,686.25
6564	Office Payroll	\$1,865.65	\$1,688.00	\$2,459.13	\$2,435.80	\$8,860.37	\$9,370.00	\$8,442.02	\$8,575.35
6610	Payroll Taxes	\$889.68	\$921.00	\$1,379.79	\$1,482.03	\$3,782.16	\$3,989.00	\$3,391.71	\$3,230.95
	Payroll Total	\$10,776.58	\$11,161.00	\$16,918.17	\$18,674.53	\$45,630.06	\$48,320.00	\$41,536.32	\$40,712.70
6265	Postage		\$22.00	\$126.00	\$37.31	\$140.17	\$398.00	\$510.29	\$147.11
6581	Office Supplies	\$255.15	\$150.00	\$49.57	\$368.84	\$1,806.53	\$900.00	\$888.81	\$818.28
6582	Office Maintenance	\$96.78	\$306.00	\$500.00	\$620.34	\$193.56	\$1,300.00	\$1,262.84	\$1,941.27
6580	Office Expense - Other	\$99.00				\$493.20	\$567.00	\$397.99	\$485.48
	Office Total	\$450.93	\$478.00	\$675.57	\$1,026.49	\$2,633.46	\$3,165.00	\$3,059.93	\$3,392.14
6180	Insurance					\$1,223.90	\$785.00	\$760.80	\$1,223.90
6530	Liability Insurance					\$13,865.50	\$13,800.00	\$13,042.75	\$12,279.86
	Insurance Total	\$0.00	\$0.00	\$0.00	\$0.00	\$15,089.40	\$14,585.00	\$13,803.55	\$13,503.76
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	\$1,050.48	\$1,537.00		\$200.00	\$4,064.20	\$3,585.00	\$200.00	\$299.05
6175	Gate Cards & Openers Expense		\$50.00		\$200.00	\$840.00	\$650.00	\$840.00	\$1,295.00
6230	Licenses & Permits					\$667.50	\$800.00	\$763.50	\$753.50
6115	Bad Debt	\$70.24				\$70.24	\$0.00	\$0.00	\$299.37
6260	Miscellaneous			\$12.00	\$450.00	\$0.00	\$0.00	\$65.48	\$556.00
6140	Depreciation								
	Misc Total	\$1,120.72	\$1,587.00	\$12.00	\$850.00	\$5,641.94	\$5,035.00	\$1,868.98	\$3,202.92
	Total Expenses	\$48,667.38	\$40,713.00	\$37,047.53	\$56,667.89	\$219,114.80	\$243,202.00	\$192,365.91	\$237,665.14

Balance Sheet		12/31/2026 Est	8/31/2026	7/31/2026	6/30/2026	3/31/2026	12/31/2025	12/31/2024	12/31/2023
1001	Petty Cash	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28	\$61.28
1006	Associated Checking Acct	\$9,997.25	\$12,997.25	\$14,214.50	\$28,504.76	\$20,681.47	\$5,926.16	\$8,420.56	\$11,249.74
1007a	Associated Club House Fund	\$9,759.60	\$9,229.60	\$9,228.82	\$10,670.11	\$0.00	\$0.00	\$0.00	\$0.00
1007b	Associated Money Market - Operations	\$45,930.52	\$116,127.06	\$104,565.27	\$107,602.58	\$110,630.46	\$53,630.39	\$36,745.00	\$129,132.51
1007	Associated Money Market - Reserve	\$241,318.83	\$146,258.83	\$176,635.83	\$172,870.83	\$203,085.83	\$191,790.83	\$193,109.19	\$155,344.00
1008	Advia Reserve Acct	\$0.00	\$0.00	\$0.00	\$0.00	\$10,545.11	\$10,545.11	\$9,648.11	\$9,697.47
1009	Advia Money Market	\$0.00	\$0.00	\$0.00	\$0.00	\$2,133.76	\$2,131.93	\$2,124.51	\$2,117.07
	Total Checking & Savings	\$307,067.48	\$284,674.02	\$304,705.70	\$319,709.56	\$347,137.91	\$264,085.70	\$250,108.65	\$307,602.07
1500	Accounts Receivable	\$7,539.55	\$7,539.55	\$8,163.33	\$11,435.83	\$9,214.30	\$19,286.74	\$18,035.88	\$17,147.32
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	\$1,800.00
1504	Due from Elkhorn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1550b	A/R Reimbursable Expense Lot 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$506.00	\$1,166.00
	Total Other Current Assets	\$7,914.69	\$7,914.69	\$8,538.47	\$11,810.97	\$9,589.44	\$19,661.88	\$18,917.02	\$20,488.46
1701	Furniture & Fixtures	\$21,141.00	\$21,141.00	\$21,141.00	\$21,141.00	\$20,814.98	\$20,814.98	\$20,814.98	\$16,637.17
1702	Maintenance Equipment	\$103,606.14	\$103,606.14	\$103,616.14	\$103,616.14	\$103,616.14	\$103,616.14	\$120,580.18	\$120,580.18
1703	Pool	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$275,067.65	\$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	\$391,379.16	\$391,379.16	\$357,237.16	\$357,237.16	\$315,727.16	\$315,727.16	\$315,727.16	\$269,965.16
1705	Buildings	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67	\$151,631.67
1706	Transportation Equipment	\$5,499.75	\$5,499.75	\$5,499.75	\$5,499.75	\$5,499.75	\$5,499.75	\$32,727.75	\$32,727.75
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	\$175,109.59	\$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	\$34,897.21
1707	Accumulated Depreciation	-\$1,164,422.17	-\$1,056,422.17	-\$1,056,422.17	-\$1,056,422.17	-\$1,056,422.17	-\$1,056,422.17	-\$968,701.00	-\$896,169.63
	Net Fixed Assets	\$466,035.61	\$574,035.61	\$539,903.61	\$539,903.61	\$498,067.59	\$498,067.59	\$485,481.80	\$433,123.36
	Total Assets	\$781,017.78	\$866,624.32	\$853,147.78	\$871,424.14	\$854,794.94	\$781,815.17	\$754,507.47	\$761,213.89
2000	Accounts Payable	\$4,717.79	\$52,717.79	\$14,145.81	\$16,824.78	\$6,981.99	\$4,213.03	\$8,720.39	\$5,459.43
2100	Payroll Taxes Payable	\$591.46	\$2,591.46	\$3,182.30	\$1,835.33	\$381.41	\$572.42	\$639.96	\$388.13
2201	Sales Tax Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$37.44	\$0.00
2300	Benevolence Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2400	Prepaid Dues	\$104,460.18	\$83,460.18	\$92,141.31	\$98,987.56	\$99,857.77	\$104,430.22	\$70,557.82	\$108,813.13
	Total Current Liabilities	\$109,769.43	\$138,769.43	\$109,469.42	\$117,647.67	\$107,221.17	\$109,215.67	\$79,880.73	\$114,660.69
1110	Retained Earnings	\$678,134.29	\$678,134.29	\$678,134.29	\$678,134.29	\$678,134.29	\$658,738.01	\$637,119.06	\$706,550.87
3010	Reserve Funds - Water Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3020	Reserve Funds - Clubhouse Water Damage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,418.29	\$0.00
	Net Income	-\$6,885.94	\$49,720.60	\$65,544.07	\$75,642.48	\$69,439.48	\$13,861.49	\$21,089.39	-\$59,997.67
	Total Equity	\$671,248.35	\$727,854.89	\$743,678.36	\$753,776.77	\$747,573.77	\$672,599.50	\$674,626.74	\$646,553.20
	Total Liabilities & Equity	\$781,017.78	\$866,624.32	\$853,147.78	\$871,424.44	\$854,794.94	\$781,815.17	\$754,507.47	\$761,213.89