

From 10/01/2025 to 10/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
Operating Income							
30-3010 Association Assessments	\$ 3,853.24	\$ 3,858.75	(\$ 5.51)	\$ 38,333.95	\$ 38,587.50	(\$ 253.55)	\$ 46,305.00
30-3020 Late Fees	160.00	-	160.00	5,420.99	-	5,420.99	-
30-3040 Fines	-	-	-	350.00	-	350.00	-
30-3050 Misc Income	-	100.00	(100.00)	182.00	1,000.00	(818.00)	1,200.00
30-3060 Interest Income	0.40	4.58	(4.18)	49.84	45.80	4.04	55.00
30-3070 A/R Interest	24.14	-	24.14	106.53	-	106.53	-
30-3080 Donation/Open Space	-	-	-	600.00	-	600.00	-
TOTAL Operating Income	\$ 4,037.78	\$ 3,963.33	\$ 74.45	\$ 45,043.31	\$ 39,633.30	\$ 5,410.01	\$ 47,560.00
TOTAL INCOME	\$ 4,037.78	\$ 3,963.33	\$ 74.45	\$ 45,043.31	\$ 39,633.30	\$ 5,410.01	\$ 47,560.00
EXPENSES AND RESERVE FUNDING							
Operating Expenses							
50-5020 Office Administration	3,853.60	305.00	(3,548.60)	8,742.41	3,050.00	(5,692.41)	3,660.00
50-5050 Delinquency Expense	-	-	-	4,680.00	-	(4,680.00)	-
50-5060 Depreciation Expense	-	-	-	7,398.10	-	(7,398.10)	-
50-5070 Federal & State Tax	-	228.25	228.25	988.32	2,282.50	1,294.18	2,739.00
50-5080 Tax Preparation/ Tax Expense	-	95.42	95.42	-	954.20	954.20	1,145.00
50-5085 Accounting/Office Management	1,350.00	1,113.00	(237.00)	9,334.90	11,130.00	1,795.10	13,356.00
50-5086 Management	1,631.00	553.67	(1,077.33)	10,721.90	5,536.70	(5,185.20)	6,644.00
50-5260 Insurance	591.23	510.25	(80.98)	5,601.82	5,102.50	(499.32)	6,123.00
50-5270 Legal Expense	897.00	416.67	(480.33)	15,739.60	4,166.70	(11,572.90)	5,000.00
50-5420 Common Area Maintenance	331.80	-	(331.80)	8,451.80	-	(8,451.80)	-
TOTAL Operating Expenses	\$ 8,654.63	\$ 3,222.26	(\$ 5,432.37)	\$ 71,658.85	\$ 32,222.60	(\$ 39,436.25)	\$ 38,667.00
Committees							
51-5110 Community Events	-	383.33	383.33	3,612.06	3,833.30	221.24	4,600.00
51-5120 Committee - ACC	-	20.83	20.83	-	208.30	208.30	250.00
51-5130 Committee - Roads, Signs, Ditches	-	333.33	333.33	255.53	3,333.30	3,077.77	4,000.00
51-5140 Committee - Ray Berg Open Space	557.37	708.33	150.96	1,299.87	7,083.30	5,783.43	8,500.00
51-5150 Committee - Welcome Committee	-	16.67	16.67	-	166.70	166.70	200.00
51-5160 Committee - Eagles View	-	0.75	0.75	-	7.50	7.50	9.00
TOTAL Committees	\$ 557.37	\$ 1,463.24	\$ 905.87	\$ 5,167.46	\$ 14,632.40	\$ 9,464.94	\$ 17,559.00
TOTAL DISBURSEMENTS	\$ 9,212.00	\$ 4,685.50	(\$ 4,526.50)	\$ 76,826.31	\$ 46,855.00	(\$ 29,971.31)	\$ 56,226.00

From 10/01/2025 to 10/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
Other Income							
60-6050 Interest on Replacement Acct	\$88.56	\$666.67	(\$578.11)	\$2,841.87	\$6,666.70	(\$3,824.83)	\$8,000.00
TOTAL Other Income	\$88.56	\$666.67	(\$578.11)	\$2,841.87	\$6,666.70	(\$3,824.83)	\$8,000.00
TOTAL INCOME	\$88.56	\$666.67	(\$578.11)	\$2,841.87	\$6,666.70	(\$3,824.83)	\$8,000.00
EXPENSES AND RESERVE FUNDING							
Other Expense							
65-6500 Reserve Repairs	-	-	-	9,178.54	-	(9,178.54)	-
TOTAL Other Expense	\$-	\$-	\$-	\$9,178.54	\$-	(\$9,178.54)	\$-
TOTAL DISBURSEMENTS	\$0.00	\$-	\$-	\$9,178.54	\$-	(\$9,178.54)	\$0.00
NET INCREASE (DECREASE)	(\$5,085.66)	(\$55.50)	(\$5,030.16)	(\$38,119.67)	(\$555.00)	(\$37,564.67)	(\$666.00)

Assets

Operating Assets

10-1000-00	SSB-Oper-6490	\$	4,051.08
10-1040-00	SSB-MM Sav-6496		10.05
10-1050-00	SSB-MM -6493		35,532.89

TOTAL Operating Assets

\$ 39,594.02

Reserve Assets

11-1104-00	Edward Jones - 7311	\$	724.18
11-1115-00	Edward Jones CD 4% 11/16/26		73,256.23
11-1116-00	Edward Jones CD 3.85% 4-2-2026		58,016.24

TOTAL Reserve Assets

\$ 131,996.65

Other Current Assets

12-1100-00	Accounts Receivable	\$	7,170.89
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TOTAL Other Current Assets

\$ 7,170.89

14-1401-00	Prepaid Insurance	\$	1,182.47
15-1501-00	Fixed Assets	\$	73,981.04
15-1510-00	Fixed Assets - Accum Depreciation		(36,990.50)

Total Assets

\$ 216,934.57

Liabilities & Equity

Current Liabilities

20-2030-00	Prepaid Assessments	\$	3,428.72
20-2050-00	Deferred Assessments		7,706.45

TOTAL Current Liabilities

\$ 11,135.17

Equity

29-2960-00	Fund Balance	\$	243,919.07
	Net Income Gain / (Loss)	\$	(38,119.67)

TOTAL Equity

\$ 205,799.40

Total Liabilities & Equity

\$ 216,934.57