

From 09/01/2025 to 09/30/2025

Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>INCOME</b>								
<b>Operating Income</b>								
30-3010 Association Assessments	\$3,853.24	\$3,858.75	(\$5.51)	\$34,480.71	\$34,728.75	(\$248.04)	\$46,305.00	
30-3020 Late Fees	(60.00)	-	(60.00)	5,260.99	-	5,260.99	-	
30-3040 Fines	125.00	-	125.00	350.00	-	350.00	-	
30-3050 Misc Income	-	100.00	(100.00)	182.00	900.00	(718.00)	1,200.00	
30-3060 Interest Income	0.47	4.58	(4.11)	49.44	41.22	8.22	55.00	
30-3070 A/R Interest	20.76	-	20.76	82.39	-	82.39	-	
30-3080 Donation/Open Space	100.00	-	100.00	600.00	-	600.00	-	
<b>TOTAL Operating Income</b>	<b>\$4,039.47</b>	<b>\$3,963.33</b>	<b>\$76.14</b>	<b>\$41,005.53</b>	<b>\$35,669.97</b>	<b>\$5,335.56</b>	<b>\$47,560.00</b>	
<b>TOTAL INCOME</b>	<b>\$4,039.47</b>	<b>\$3,963.33</b>	<b>\$76.14</b>	<b>\$41,005.53</b>	<b>\$35,669.97</b>	<b>\$5,335.56</b>	<b>\$47,560.00</b>	
<b>EXPENSES AND RESERVE FUNDING</b>								
<b>Operating Expenses</b>								
50-5020 Office Administration	(691.07)	305.00	996.07	4,888.81	2,745.00	(2,143.81)	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	2,054.25	1,065.93	2,739.00	
50-5080 Tax Preparation/ Tax Expense	-	95.42	95.42	-	858.78	858.78	1,145.00	
50-5085 Accounting/Office Management	1,350.00	1,113.00	(237.00)	7,984.90	10,017.00	2,032.10	13,356.00	
50-5086 Management	815.50	553.67	(261.83)	9,090.90	4,983.03	(4,107.87)	6,644.00	
50-5260 Insurance	591.23	510.25	(80.98)	5,010.59	4,592.25	(418.34)	6,123.00	
50-5270 Legal Expense	7,093.00	416.67	(6,676.33)	14,842.60	3,750.03	(11,092.57)	5,000.00	
50-5420 Common Area Maintenance	1,998.55	-	(1,998.55)	8,120.00	-	(8,120.00)	-	
<b>TOTAL Operating Expenses</b>	<b>\$11,157.21</b>	<b>\$3,222.26</b>	<b>(\$7,934.95)</b>	<b>\$63,004.22</b>	<b>\$29,000.34</b>	<b>(\$34,003.88)</b>	<b>\$38,667.00</b>	
<b>Committees</b>								
51-5110 Community Events	12.06	383.33	371.27	3,612.06	3,449.97	(162.09)	4,600.00	
51-5120 Committee - ACC	-	20.83	20.83	-	187.47	187.47	250.00	
51-5130 Committee - Roads, Signs, Ditches	-	333.33	333.33	255.53	2,999.97	2,744.44	4,000.00	
51-5140 Committee - Ray Berg Open Space	-	708.33	708.33	742.50	6,374.97	5,632.47	8,500.00	
51-5150 Committee - Welcome Committee	-	16.67	16.67	-	150.03	150.03	200.00	
51-5160 Committee - Eagles View	-	0.75	0.75	-	6.75	6.75	9.00	
<b>TOTAL Committees</b>	<b>\$12.06</b>	<b>\$1,463.24</b>	<b>\$1,451.18</b>	<b>\$4,610.09</b>	<b>\$13,169.16</b>	<b>\$8,559.07</b>	<b>\$17,559.00</b>	
<b>TOTAL DISBURSEMENTS</b>	<b>\$11,169.27</b>	<b>\$4,685.50</b>	<b>(\$6,483.77)</b>	<b>\$67,614.31</b>	<b>\$42,169.50</b>	<b>(\$25,444.81)</b>	<b>\$56,226.00</b>	

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
Other Income							
60-6050 Interest on Replacement Acct	\$907.97	\$666.67	\$241.30	\$2,753.31	\$6,000.03	(\$3,246.72)	\$8,000.00
<b>TOTAL Other Income</b>	<b>\$907.97</b>	<b>\$666.67</b>	<b>\$241.30</b>	<b>\$2,753.31</b>	<b>\$6,000.03</b>	<b>(\$3,246.72)</b>	<b>\$8,000.00</b>
<b>TOTAL INCOME</b>	<b>\$907.97</b>	<b>\$666.67</b>	<b>\$241.30</b>	<b>\$2,753.31</b>	<b>\$6,000.03</b>	<b>(\$3,246.72)</b>	<b>\$8,000.00</b>
<b>EXPENSES AND RESERVE FUNDING</b>							
Other Expense							
65-6500 Reserve Repairs	-	-	-	9,178.54	-	(9,178.54)	-
<b>TOTAL Other Expense</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$9,178.54</b>	<b>\$-</b>	<b>(\$9,178.54)</b>	<b>\$-</b>
<b>TOTAL DISBURSEMENTS</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$9,178.54</b>	<b>\$-</b>	<b>(\$9,178.54)</b>	<b>\$0.00</b>
<b>NET INCREASE (DECREASE)</b>	<b>(\$6,221.83)</b>	<b>(\$55.50)</b>	<b>(\$6,166.33)</b>	<b>(\$33,034.01)</b>	<b>(\$499.50)</b>	<b>(\$32,534.51)</b>	<b>(\$666.00)</b>

**Assets**

**Operating Assets**

10-1000-00	SSB-Oper-6490	\$ 5,107.47
10-1040-00	SSB-MM Sav-6496	10.04
10-1050-00	SSB-MM -6493	42,532.55
		<b>\$ 47,650.06</b>

**TOTAL Operating Assets**

**Reserve Assets**

11-1104-00	Edward Jones - 7311	\$ 722.67
11-1115-00	Edward Jones CD 4% 11/16/26	73,185.42
11-1116-00	Edward Jones 4.45% 09/26/25	58,000.00
		<b>\$ 131,908.09</b>

**TOTAL Reserve Assets**

**Other Current Assets**

12-1100-00	Accounts Receivable	\$ 7,551.38
		<b>\$ 7,551.38</b>

**TOTAL Other Current Assets**

14-1401-00	Prepaid Insurance	\$ 1,773.70
15-1501-00	Fixed Assets	\$ 73,981.04
15-1510-00	Fixed Assets - Accum Depreciation	(36,990.50)

**Total Assets**

**\$ 225,873.77**

**Liabilities & Equity**

**Current Liabilities**

20-2030-00	Prepaid Assessments	\$ 3,429.02
20-2050-00	Deferred Assessments	11,559.69
		<b>\$ 14,988.71</b>

**TOTAL Current Liabilities**

**Equity**

29-2960-00	Fund Balance	\$ 243,919.07
	Net Income Gain / (Loss)	(33,034.01)
		<b>\$ 210,885.06</b>

**TOTAL Equity**

**\$ 225,873.77**

**Total Liabilities & Equity**