

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

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)	\$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	-
TOTAL Operating Income	\$4,039.47	\$3,963.33	\$76.14	\$41,005.53	\$35,669.97	\$5,335.56	\$47,560.00
TOTAL INCOME	\$4,039.47	\$3,963.33	\$76.14	\$41,005.53	\$35,669.97	\$5,335.56	\$47,560.00
EXPENSES AND RESERVE FUNDING							
Operating Expenses							
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)	-
TOTAL Operating Expenses	\$11,157.21	\$3,222.26	(\$7,934.95)	\$63,004.22	\$29,000.34	(\$34,003.88)	\$38,667.00
Committees							
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
TOTAL Committees	\$12.06	\$1,463.24	\$1,451.18	\$4,610.09	\$13,169.16	\$8,559.07	\$17,559.00
TOTAL DISBURSEMENTS	\$11,169.27	\$4,685.50	(\$6,483.77)	\$67,614.31	\$42,169.50	(\$25,444.81)	\$56,226.00

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
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
TOTAL Other Income	\$907.97	\$666.67	\$241.30	\$2,753.31	\$6,000.03	(\$3,246.72)	\$8,000.00
TOTAL INCOME	\$907.97	\$666.67	\$241.30	\$2,753.31	\$6,000.03	(\$3,246.72)	\$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)	(\$6,221.83)	(\$55.50)	(\$6,166.33)	(\$33,034.01)	(\$499.50)	(\$32,534.51)	(\$666.00)

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

TOTAL Operating Assets		\$	47,650.06
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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

TOTAL Reserve Assets		\$	131,908.09
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Other Current Assets

12-1100-00	Accounts Receivable	\$	7,551.38
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TOTAL Other Current Assets		\$	7,551.38
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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
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Liabilities & Equity

Current Liabilities

20-2030-00	Prepaid Assessments	\$	3,429.02
20-2050-00	Deferred Assessments		11,559.69

TOTAL Current Liabilities		\$	14,988.71
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Equity

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

TOTAL Equity		\$	210,885.06
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Total Liabilities & Equity		\$	225,873.77
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