

From 06/01/2025 to 06/30/2025

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)	\$22,920.99	\$23,152.50	(\$231.51)	\$46,305.00	
30-3020 Late Fees	(440.00)	-	(440.00)	4,587.40	-	4,587.40	-	
30-3050 Misc Income	32.00	100.00	(68.00)	182.00	600.00	(418.00)	1,200.00	
30-3060 Interest Income	0.22	4.58	(4.36)	48.80	27.48	21.32	55.00	
30-3070 A/R Interest	(1.03)	-	(1.03)	(1.03)	-	(1.03)	-	
30-3080 Donation/Open Space	-	-	-	500.00	-	500.00	-	
TOTAL Operating Income	\$3,444.43	\$3,963.33	(\$518.90)	\$28,238.16	\$23,779.98	\$4,458.18	\$47,560.00	
TOTAL INCOME	\$3,444.43	\$3,963.33	(\$518.90)	\$28,238.16	\$23,779.98	\$4,458.18	\$47,560.00	
EXPENSES AND RESERVE FUNDING								
Operating Expenses								
50-5020 Office Administration	1,610.27	305.00	(1,305.27)	3,931.23	1,830.00	(2,101.23)	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	1,369.50	381.18	2,739.00	
50-5080 Taxes/Audit Fee	-	95.42	95.42	-	572.52	572.52	1,145.00	
50-5085 Accounting/Office Management	2,584.90	1,113.00	(1,471.90)	3,934.90	6,678.00	2,743.10	13,356.00	
50-5086 Management	-	553.67	553.67	6,644.40	3,322.02	(3,322.38)	6,644.00	
50-5260 Insurance	591.23	510.25	(80.98)	2,771.90	3,061.50	289.60	6,123.00	
50-5270 Legal Expense	5,936.00	416.67	(5,519.33)	7,011.60	2,500.02	(4,511.58)	5,000.00	
50-5420 Common Area Maintenance	2,298.70	-	(2,298.70)	3,759.30	-	(3,759.30)	-	
TOTAL Operating Expenses	\$13,021.10	\$3,222.26	(\$9,798.84)	\$41,119.75	\$19,333.56	(\$21,786.19)	\$38,667.00	
Committees								
51-5110 Community Events	-	383.33	383.33	-	2,299.98	2,299.98	4,600.00	
51-5120 Committee - ACC	-	20.83	20.83	-	124.98	124.98	250.00	
51-5130 Committee - Roads, Signs, Ditches	-	333.33	333.33	255.53	1,999.98	1,744.45	4,000.00	
51-5140 Committee - Ray Berg Open Space	3,380.41	708.33	(2,672.08)	4,045.86	4,249.98	204.12	8,500.00	
51-5150 Committee - Welcome Committee	-	16.67	16.67	-	100.02	100.02	200.00	
51-5160 Committee - Eagles View	-	0.75	0.75	-	4.50	4.50	9.00	
TOTAL Committees	\$3,380.41	\$1,463.24	(\$1,917.17)	\$4,301.39	\$8,779.44	\$4,478.05	\$17,559.00	
TOTAL DISBURSEMENTS	\$16,401.51	\$4,685.50	(\$11,716.01)	\$45,421.14	\$28,113.00	(\$17,308.14)	\$56,226.00	

Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME								
Other Income								
60-6050 Interest on Replacement Acct	\$-	\$666.67	(\$666.67)	\$604.59	\$4,000.02	(\$3,395.43)	\$8,000.00	
TOTAL Other Income	\$-	\$666.67	(\$666.67)	\$604.59	\$4,000.02	(\$3,395.43)	\$8,000.00	
TOTAL INCOME	\$0.00	\$666.67	(\$666.67)	\$604.59	\$4,000.02	(\$3,395.43)	\$8,000.00	
NET INCREASE (DECREASE)	(\$12,957.08)	(\$55.50)	(\$12,901.58)	(\$16,578.39)	(\$333.00)	(\$16,245.39)	(\$666.00)	

Assets

Operating Assets

10-1000-00	SSB-Oper-6490	\$ 12,981.91
10-1040-00	SSB-MM Sav-6496	10.01
10-1050-00	SSB-MM -6493	3,004.20
		\$ 15,996.12

TOTAL Operating Assets

Reserve Assets

11-1104-00	Edward Jones - 7311	\$ 466.19
11-1110-00	Ed Jones Reserves CD 4.35% 8-21-25	57,000.00
11-1115-00	Edward Jones CD 4% 11/16/26	73,000.00
11-1116-00	Edward Jones 4.45% 09/26/25	58,000.00
		\$ 188,466.19

TOTAL Reserve Assets

Other Current Assets

12-1100-00	Accounts Receivable	\$ 8,449.72
		\$ 8,449.72

TOTAL Other Current Assets

14-1401-00	Prepaid Insurance	\$ 3,547.39
15-1501-00	Fixed Assets	\$ 73,981.04
15-1510-00	Fixed Assets - Accum Depreciation	(36,990.50)

Total Assets

\$ 253,449.96

Liabilities & Equity

Current Liabilities

20-2030-00	Prepaid Assessments	\$ 2,989.87
20-2050-00	Deferred Assessments	23,119.41
		\$ 26,109.28

TOTAL Current Liabilities

Equity

29-2960-00	Fund Balance	\$ 243,919.07
	Net Income Gain / (Loss)	\$ (16,578.39)
		\$ 227,340.68

TOTAL Equity

Total Liabilities & Equity

\$ 253,449.96