

From 07/01/2025 to 07/31/2025

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)	\$26,774.23	\$27,011.25	(\$237.02)	\$46,305.00
30-3020 Late Fees	510.30	-	510.30	5,097.70	-	5,097.70	-
30-3050 Misc Income	-	100.00	(100.00)	182.00	700.00	(518.00)	1,200.00
30-3060 Interest Income	0.13	4.58	(4.45)	48.93	32.06	16.87	55.00
30-3070 A/R Interest	31.49	-	31.49	30.46	-	30.46	-
30-3080 Donation/Open Space	-	-	-	500.00	-	500.00	-
TOTAL Operating Income	\$4,395.16	\$3,963.33	\$431.83	\$32,633.32	\$27,743.31	\$4,890.01	\$47,560.00
TOTAL INCOME	\$4,395.16	\$3,963.33	\$431.83	\$32,633.32	\$27,743.31	\$4,890.01	\$47,560.00
EXPENSES AND RESERVE FUNDING							
Operating Expenses							
50-5020 Office Administration	100.58	305.00	204.42	4,031.81	2,135.00	(1,896.81)	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	1,597.75	609.43	2,739.00
50-5080 Taxes/Audit Fee	-	95.42	95.42	-	667.94	667.94	1,145.00
50-5085 Accounting/Office Management	1,350.00	1,113.00	(237.00)	5,284.90	7,791.00	2,506.10	13,356.00
50-5086 Management	-	553.67	553.67	6,644.40	3,875.69	(2,768.71)	6,644.00
50-5260 Insurance	1,056.23	510.25	(545.98)	3,828.13	3,571.75	(256.38)	6,123.00
50-5270 Legal Expense	738.00	416.67	(321.33)	7,749.60	2,916.69	(4,832.91)	5,000.00
50-5420 Common Area Maintenance	363.60	-	(363.60)	4,122.90	-	(4,122.90)	-
TOTAL Operating Expenses	\$3,608.41	\$3,222.26	(\$386.15)	\$44,728.16	\$22,555.82	(\$22,172.34)	\$38,667.00
Committees							
51-5110 Community Events	-	383.33	383.33	-	2,683.31	2,683.31	4,600.00
51-5120 Committee - ACC	-	20.83	20.83	-	145.81	145.81	250.00
51-5130 Committee - Roads, Signs, Ditches	-	333.33	333.33	255.53	2,333.31	2,077.78	4,000.00
51-5140 Committee - Ray Berg Open Space	2,675.18	708.33	(1,966.85)	6,721.04	4,958.31	(1,762.73)	8,500.00
51-5150 Committee - Welcome Committee	-	16.67	16.67	-	116.69	116.69	200.00
51-5160 Committee - Eagles View	-	0.75	0.75	-	5.25	5.25	9.00
TOTAL Committees	\$2,675.18	\$1,463.24	(\$1,211.94)	\$6,976.57	\$10,242.68	\$3,266.11	\$17,559.00
TOTAL DISBURSEMENTS	\$6,283.59	\$4,685.50	(\$1,598.09)	\$51,704.73	\$32,798.50	(\$18,906.23)	\$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	\$4,666.69	(\$4,062.10)	\$8,000.00
TOTAL Other Income	\$-	\$666.67	(\$666.67)	\$604.59	\$4,666.69	(\$4,062.10)	\$8,000.00
TOTAL INCOME	\$0.00	\$666.67	(\$666.67)	\$604.59	\$4,666.69	(\$4,062.10)	\$8,000.00
EXPENSES AND RESERVE FUNDING							
Other Expense							
65-6500 Reserve Repairs	3,200.00	-	(3,200.00)	3,200.00	-	(3,200.00)	-
TOTAL Other Expense	\$3,200.00	\$-	(\$3,200.00)	\$3,200.00	\$-	(\$3,200.00)	\$-
TOTAL DISBURSEMENTS	\$3,200.00	\$-	(\$3,200.00)	\$3,200.00	\$-	(\$3,200.00)	\$0.00
NET INCREASE (DECREASE)	(\$5,088.43)	(\$55.50)	(\$5,032.93)	(\$21,666.82)	(\$388.50)	(\$21,278.32)	(\$666.00)

Assets

Operating Assets

10-1000-00	SSB-Oper-6490	\$	4,130.29
10-1040-00	SSB-MM Sav-6496		10.02
10-1050-00	SSB-MM -6493		3,004.23

TOTAL Operating Assets

\$ 7,144.54

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

TOTAL Reserve Assets

\$ 188,466.19

Other Current Assets

12-1100-00	Accounts Receivable	\$	9,076.86
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TOTAL Other Current Assets

\$ 9,076.86

14-1401-00	Prepaid Insurance	\$	2,956.16
15-1501-00	Fixed Assets	\$	73,981.04
15-1510-00	Fixed Assets - Accum Depreciation		(36,990.50)

Total Assets

\$ 244,634.29

Liabilities & Equity

Current Liabilities

20-2030-00	Prepaid Assessments	\$	3,115.87
20-2050-00	Deferred Assessments		19,266.17

TOTAL Current Liabilities

\$ 22,382.04

Equity

29-2960-00	Fund Balance	\$	243,919.07
	Net Income Gain / (Loss)	\$	(21,666.82)

TOTAL Equity

\$ 222,252.25

Total Liabilities & Equity

\$ 244,634.29