

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

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)	\$ 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	-	
<b>TOTAL Operating Income</b>	<b>\$ 4,037.78</b>	<b>\$ 3,963.33</b>	<b>\$ 74.45</b>	<b>\$ 45,043.31</b>	<b>\$ 39,633.30</b>	<b>\$ 5,410.01</b>	<b>\$ 47,560.00</b>	
<b>TOTAL INCOME</b>	<b>\$ 4,037.78</b>	<b>\$ 3,963.33</b>	<b>\$ 74.45</b>	<b>\$ 45,043.31</b>	<b>\$ 39,633.30</b>	<b>\$ 5,410.01</b>	<b>\$ 47,560.00</b>	
<b>EXPENSES AND RESERVE FUNDING</b>								
<b>Operating Expenses</b>								
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)	-	
<b>TOTAL Operating Expenses</b>	<b>\$ 8,654.63</b>	<b>\$ 3,222.26</b>	<b>(\$ 5,432.37)</b>	<b>\$ 71,658.85</b>	<b>\$ 32,222.60</b>	<b>(\$ 39,436.25)</b>	<b>\$ 38,667.00</b>	
<b>Committees</b>								
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	
<b>TOTAL Committees</b>	<b>\$ 557.37</b>	<b>\$ 1,463.24</b>	<b>\$ 905.87</b>	<b>\$ 5,167.46</b>	<b>\$ 14,632.40</b>	<b>\$ 9,464.94</b>	<b>\$ 17,559.00</b>	
<b>TOTAL DISBURSEMENTS</b>	<b>\$ 9,212.00</b>	<b>\$ 4,685.50</b>	<b>(\$ 4,526.50)</b>	<b>\$ 76,826.31</b>	<b>\$ 46,855.00</b>	<b>(\$ 29,971.31)</b>	<b>\$ 56,226.00</b>	

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

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	\$88.56	\$666.67	(\$578.11)	\$2,841.87	\$6,666.70	(\$3,824.83)	\$8,000.00
<b>TOTAL Other Income</b>	<b>\$88.56</b>	<b>\$666.67</b>	<b>(\$578.11)</b>	<b>\$2,841.87</b>	<b>\$6,666.70</b>	<b>(\$3,824.83)</b>	<b>\$8,000.00</b>
<b>TOTAL INCOME</b>	<b>\$88.56</b>	<b>\$666.67</b>	<b>(\$578.11)</b>	<b>\$2,841.87</b>	<b>\$6,666.70</b>	<b>(\$3,824.83)</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>(\$5,085.66)</b>	<b>(\$55.50)</b>	<b>(\$5,030.16)</b>	<b>(\$38,119.67)</b>	<b>(\$555.00)</b>	<b>(\$37,564.67)</b>	<b>(\$666.00)</b>

**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
		<b>\$ 39,594.02</b>

**TOTAL Operating Assets**

**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
		<b>\$ 131,996.65</b>

**TOTAL Reserve Assets**

**Other Current Assets**

12-1100-00	Accounts Receivable	\$ 7,170.89
		<b>\$ 7,170.89</b>

**TOTAL Other Current Assets**

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
		<b>\$ 11,135.17</b>

**TOTAL Current Liabilities**

**Equity**

29-2960-00	Fund Balance	\$ 243,919.07
	Net Income Gain / (Loss)	\$ (38,119.67)
		<b>\$ 205,799.40</b>

**TOTAL Equity**

**\$ 216,934.57**

**Total Liabilities & Equity**