

**Lake Shore POA meeting minutes
06/12/2023
15105 Lakeshore DRIVE
Brookville , IN 47012**

1.

I. Welcome.: Dan Hanneken

II. Attendance

A Present: Ken Kitchen, Holly McGee, Candi Milbourn, Debbie Grubb, Connie Curtis, Dan Hanneken, Karl EBY, Dallas Hopkins

III. Minutes : Connie. The minutes of the may meeting were read and approved

1st: Debbie
2nd. Dallas

IV. Treasury Report: Debbie:

June 2023: Petty cash.	\$ 188.32
Checking account.	\$ 151,593.44
Total current assets.	\$ 178,766.55
Total fixed assets.	\$ 211,964.72
Total assets	\$ 390,731.27
Total Liabilities.	\$ 847.44
Total Equity.	\$ 389,387.83
Total Liabilities and equities.	\$ 390,731.27

As a reminder we are about \$40,000 for 2022 dues not paid that are being turned to the attorney as of Monday or Tuesday. There will be fines and service fees added on Tom their past dues accounts. The list will be posted of who owes us money.

Dallas made motion to approve Karl second

V. New Business: Dan Hanneken

- A. Golf carts : age and problems
- B. Researched the speed bumps not in budget . Cost \$26,000 to \$30,000
And possible liability issue
- C. You put a speed bump on a road they go to the next one.
- D. Propose to executive board all drivers between the ages of 14 to 18 will
Come to the office on a set date and location to get a drivers permit.
A lanyard with a special ID
- E. Golf cart inspections
Lot #'s
Inspection of lights brakes
- F. 1st offense warning; escorted back to your lot
2nd fine \$50
3rd fine \$100
Afterward parked permitly and will increase

Debbie made a motion to approved Connie seconded

The Board approved

VI. Security:

- A. Dallas nothing to report except golf carts and no fireworks
- B. Dale is setting up the training program for the golf carts

Debbie made the motion to approve Connie second

VII. Entertainment: Holly

- A. Have a DJ set up for the 24th 7-11 but charges \$150 for equipment
Rental

- B. Have a band over the 4th of July
- C. Fill out cards give her ideas on entertainment to do
- D. Same DJ 22 of July

We have some of the equipment

Debbie made a motion to accept and Dallas second

VIII. Pool: Candi:

- A. If there is on on at pool then the pool can be closed down
- B. When lifeguard is taking lunch no one is in pool
- C. Pool break every 1 1/2 hour for 20 minutes
- D. 3:00 to 4:00 close for lunch break unless we get another lifeguard
- E. On Saturday we need 2 life guards when we are very busy

IX. Environment: Karl

- A. Security. Rodney has a phone number ad Dale has a phone number post at Bulletin board and gate
- B. Whomever cleaned up after the movie night..... excellent job
- C. Dan and Karl tilled the sand valley ball court
- D. Put in Grill area
- E. Pavers in front of office
- F. Up coming in future Putt, Frisbie golf course,

Dallas made a motion to accept Debbie second

X. Membership: Ken

- A. Has a list of new property owners but has not had a chance to get with them yet**
- B. If you sell your lot you need to transfer it**

Dallas made a motion to accept and debbie second

Open up the floor

Meeting adjourned

Dan made a motion to adjourn the meeting Debbie second

Income Statement Compared with Budget

January - June 2023

	Actual	Budget	Total Remaining
INCOME			
301 Dues	0.00		0.00
301.2023 2023 Dues	229,579.79	259,000.00	29,420.21
301.2024 2024 Dues	1,092.50		-1,092.50
Total 301 Dues	230,672.29	259,000.00	28,327.71
301.5 Previous Years Dues	150.00		-150.00
301.52020 2020 Previous Years Dues	200.00		-200.00
301.52021 2021 Previous Years Dues	664.69		-664.69
301.52022 2022 Previous Years Dues	3,693.37	12,000.00	8,306.63
Total 301.5 Previous Years Dues	4,708.06	12,000.00	7,291.94
302 Assessments and Fines	0.00		0.00
302.2022 2022 Assessments and Fines	96.00		-96.00
302.2023 2023 Assessments and Fines	825.00	3,500.00	2,675.00
Total 302 Assessments and Fines	921.00	3,500.00	2,579.00
303 Security key card purchase	650.00	500.00	-150.00
304 Pool Assessment 2011		500.00	500.00
305 Mowing and other services	4,030.00	4,000.00	-30.00
306 Vending Income - Pop	529.50	1,250.00	720.50
307 Vending Income - Ice		1,250.00	1,250.00
310 Late Fee Income	0.00		0.00
310.2019 2019 Late Fee Income	50.00		-50.00
310.2020 2020 Late Fee Income	88.90		-88.90
310.2021 2021 Late Fee Income	883.69		-883.69
310.2022 2022 Late Fee Income	269.91		-269.91
310.2023 2023 Late Fee Income	21.00	3,000.00	2,979.00
Total 310 Late Fee Income	1,313.50	3,000.00	1,686.50
311 Interest income	63.62	100.00	36.38
314 Fundraiser Income	696.00	500.00	-196.00
315 Miscellaneous income	695.05	500.00	-195.05
321 Land Sales	15,000.00		-15,000.00
415 Attorney Fees	2,171.04		-2,171.04
Total Income	261,450.06	286,100.00	24,649.94
COST OF GOODS SOLD			
390 Cost of Goods Sold Pop	1,430.33		-1,430.33
Total Cost of Goods Sold	1,430.33	0.00	-1,430.33
GROSS PROFIT	260,019.73	286,100.00	26,080.27
EXPENSES			
400 Security Expense	2,538.75	1,500.00	-1,038.75
401 WagesSecurity	9,532.00	20,000.00	10,468.00
402 Vending Expense	50.00		-50.00
403 WagesPool	1,287.00	5,000.00	3,713.00
404 WagesShowers/Shelter Cleaning	1,034.00	5,000.00	3,966.00
405 WagesGroundskeepers	5,344.00	20,000.00	14,656.00
407 WagesOffice	8,489.50	18,500.00	10,010.50
408 Bank Service Charges	172.77	150.00	-22.77

			Total
	Actual	Budget	Remaining
410 TaxesPayroll	1,689.24	8,000.00	6,310.76
411 WagesBonus	1.00		-1.00
412 Property Taxes	5,635.24	6,300.00	664.76
414 TaxesCorporate		6,300.00	6,300.00
416 Legal fees	8,352.66	10,000.00	1,647.34
420 Office expenses	3,926.95	4,000.00	73.05
422 Postage		450.00	450.00
424 Printing		550.00	550.00
426 Telephone and Internet	2,431.37	4,500.00	2,068.63
428 Electric	2,414.50	12,000.00	9,585.50
429 Water	737.82	4,000.00	3,262.18
430 Trash pickup	7,790.43	14,000.00	6,209.57
431 Dump Station	7,925.00	15,000.00	7,075.00
432 Maintenance building & grounds	8,701.42	5,000.00	-3,701.42
433 Maintenance roads	11,732.96	5,000.00	-6,732.96
434 Maintenance pool	5,876.85	5,000.00	-876.85
436 Maintenance shower house	5,863.26	5,000.00	-863.26
440 Insurance	1,760.00	9,000.00	7,240.00
441 Contract Serv. (Office)		100.00	100.00
442 Contract Serv. (Accounting)	7,090.00	9,000.00	1,910.00
444 Equipment repair	4,097.42	5,000.00	902.58
446 Equipment fuel	1,893.51	3,500.00	1,606.49
447 Fundraiser expense	456.01		-456.01
448 Social Events	712.76	3,500.00	2,787.24
449 Recreation equipment	95.82		-95.82
450 Mileage		100.00	100.00
451 Charitable Contributions / Donations	250.00		-250.00
458 Miscellaneous expense		650.00	650.00
475 Capital Reserves		40,000.00	40,000.00
476 Capital Projects	33,206.63	40,000.00	6,793.37
Total Expenses	151,088.87	286,100.00	135,011.13
NET OPERATING INCOME	108,930.86	0.00	-108,930.86
NET INCOME	\$108,930.86	\$0.00	\$ -108,930.86

Balance Sheet

As of June 30, 2023

		Total
	As of Jun 30, 2023	As of Jun 30, 2022 (PY)
ASSETS		
Current Assets		
Bank Accounts		
101 Petty cash	180.32	125.77
103 Cash in bank checking 8522	132,554.61	113,714.25
106 Regular savings 8134	13,001.94	12,988.95
108 Certificate of deposit	2,233.75	2,209.22
109 Savings Capital Improv 8514	10,006.89	4,876.71
112 Visa 0987	2,085.69	1,132.43
434 Maintenance pool	0.00	171.05
Total Bank Accounts	160,063.20	135,218.38
Total Current Assets	160,063.20	135,218.38
Fixed Assets		
130 Land	3,679.30	3,679.30
132 Machinery, Equip., Pool & Bldgs	528,010.05	459,907.09
133 Accumulated Depreciation	-319,724.63	-294,076.17
Total Fixed Assets	211,964.72	169,510.22
TOTAL ASSETS	\$372,027.92	\$304,728.60
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Payroll Taxes Withheld		
231 Federal withholding tax	262.92	391.35
232 FICA withholding tax	138.46	585.82
233 State withholding tax	387.66	374.19
234 County withholding tax	185.40	167.03
Total Payroll Taxes Withheld	974.44	1,518.39
Total Other Current Liabilities	974.44	1,518.39
Total Current Liabilities	974.44	1,518.39
Total Liabilities	974.44	1,518.39
Equity		
280 Retained Earnings	240,002.62	213,308.88
282 Capital Improvement Fund	22,120.00	17,000.00
Net Income	108,930.86	72,901.33
Total Equity	371,053.48	303,210.21
TOTAL LIABILITIES AND EQUITY	\$372,027.92	\$304,728.60

Monthly Income Statement

June 2023

	Total
INCOME	
301 Dues	0.00
301.2023 2023 Dues	5,073.98
301.2024 2024 Dues	241.70
Total 301 Dues	5,315.68
301.5 Previous Years Dues	150.00
301.52021 2021 Previous Years Dues	13.97
301.52022 2022 Previous Years Dues	118.30
Total 301.5 Previous Years Dues	282.27
303 Security key card purchase	400.00
306 Vending Income - Pop	529.50
310 Late Fee Income	0.00
310.2021 2021 Late Fee Income	0.98
310.2022 2022 Late Fee Income	6.70
Total 310 Late Fee Income	7.68
311 Interest income	13.13
314 Fundraiser Income	696.00
315 Miscellaneous income	155.05
321 Land Sales	15,000.00
415 Attorney Fees	211.02
Total Income	22,610.33
COST OF GOODS SOLD	
390 Cost of Goods Sold Pop	630.26
Total Cost of Goods Sold	630.26
GROSS PROFIT	21,980.07
EXPENSES	
400 Security Expense	795.27
401 WagesSecurity	2,689.00
403 WagesPool	1,287.00
404 WagesShowers/Shelter Cleaning	728.50
405 WagesGroundskeepers	1,600.00
407 WagesOffice	1,743.75
408 Bank Service Charges	10.06
416 Legal fees	1,122.50
420 Office expenses	610.04
426 Telephone and Internet	402.53
428 Electric	461.54
429 Water	352.98
430 Trash pickup	2,019.06
431 Dump Station	3,765.00
432 Maintenance building & grounds	6,502.68
433 Maintenance roads	8,216.16
434 Maintenance pool	2,836.67
436 Maintenance shower house	50.64
442 Contract Serv. (Accounting)	4,190.00
444 Equipment repair	171.56

	Total
446 Equipment fuel	422.63
447 Fundraiser expense	456.01
448 Social Events	100.00
476 Capital Projects	276.84
Total Expenses	40,810.42
NET OPERATING INCOME	-18,830.35
NET INCOME	\$ -18,830.35



Lake Shore Resort

15105 Lake Shore Boulevard, Brookville, IN 47012

Phone (765) 647-6887 Fax (765) 647-6887

Email: office@lakeshoreresort.org

www.lakeshoreresort.org

Lake Shore POA
Board Meeting Minutes
Saturday 10:00 AM
July 8th, 2023

Attendees: Karl Eby, Debbie Grubb, David Ewald and Candi Milbourn

Absent: Dan Hanneken, Dallas Hopkins, Connie Curtis, Ken Kitchen & Holly McGee

Meeting was cancelled due to lack of a Quorum.

Submitted by:
Cheryl Barnes

Income Statement Compared with Budget

January - July, 2023

	Actual	Budget	Total Remaining
INCOME			
301 Dues			
301.2023 2023 Dues	234,300.79	259,000.00	24,699.21
301.2024 2024 Dues	1,300.85		-1,300.85
Total 301 Dues	235,601.64	259,000.00	23,398.36
301.5 Previous Years Dues	150.00		-150.00
301.52020 2020 Previous Years Dues	200.00		-200.00
301.52021 2021 Previous Years Dues	711.42		-711.42
301.52022 2022 Previous Years Dues	3,769.32	12,000.00	8,230.68
Total 301.5 Previous Years Dues	4,830.74	12,000.00	7,169.26
302 Assessments and Fines	100.00		-100.00
302.2022 2022 Assessments and Fines	96.00		-96.00
302.2023 2023 Assessments and Fines	825.00	3,500.00	2,675.00
Total 302 Assessments and Fines	1,021.00	3,500.00	2,479.00
303 Security key card purchase	950.00	500.00	-450.00
304 Pool Assessment 2011		500.00	500.00
305 Mowing and other services	4,330.00	4,000.00	-330.00
306 Vending Income - Pop	922.50	1,250.00	327.50
307 Vending Income - Ice		1,250.00	1,250.00
310 Late Fee Income			
310.2019 2019 Late Fee Income	50.00		-50.00
310.2020 2020 Late Fee Income	88.90		-88.90
310.2021 2021 Late Fee Income	886.96		-886.96
310.2022 2022 Late Fee Income	293.74		-293.74
310.2023 2023 Late Fee Income	96.22	3,000.00	2,903.78
Total 310 Late Fee Income	1,415.82	3,000.00	1,584.18
311 Interest income	81.29	100.00	18.71
314 Fundraiser Income	696.00	500.00	-196.00
315 Miscellaneous income	815.05	500.00	-315.05
321 Land Sales	15,000.00		-15,000.00
415 Attorney Fees	2,446.04		-2,446.04
Total Income	268,110.08	286,100.00	17,989.92
COST OF GOODS SOLD			
390 Cost of Goods Sold Pop	1,430.33		-1,430.33
Total Cost of Goods Sold	1,430.33	0.00	-1,430.33
GROSS PROFIT	266,679.75	286,100.00	19,420.25
EXPENSES			
400 Security Expense	2,634.49	1,500.00	-1,134.49
401 WagesSecurity	13,097.00	20,000.00	6,903.00
402 Vending Expense	50.00		-50.00
403 WagesPool	2,665.30	5,000.00	2,334.70
404 WagesShowers/Shelter Cleaning	1,809.50	5,000.00	3,190.50

			Total
	Actual	Budget	Remaining
405 WagesGroundskeepers	6,835.00	20,000.00	13,165.00
407 WagesOffice	10,299.00	18,500.00	8,201.00
408 Bank Service Charges	183.63	150.00	-33.63
410 TaxesPayroll	3,105.45	8,000.00	4,894.55
411 WagesBonus	1.00		-1.00
412 Property Taxes	5,635.24	6,300.00	664.76
414 TaxesCorporate		6,300.00	6,300.00
416 Legal fees	9,625.16	10,000.00	374.84
420 Office expenses	4,487.39	4,000.00	-487.39
422 Postage		450.00	450.00
424 Printing		550.00	550.00
426 Telephone and Internet	2,833.90	4,500.00	1,666.10
428 Electric	2,923.36	12,000.00	9,076.64
429 Water	1,292.20	4,000.00	2,707.80
430 Trash pickup	10,045.88	14,000.00	3,954.12
431 Dump Station	10,385.00	15,000.00	4,615.00
432 Maintenance building & grounds	9,931.61	5,000.00	-4,931.61
433 Maintenance roads	13,060.21	5,000.00	-8,060.21
434 Maintenance pool	8,700.33	5,000.00	-3,700.33
436 Maintenance shower house	7,218.21	5,000.00	-2,218.21
440 Insurance	8,435.00	9,000.00	565.00
441 Contract Serv. (Office)		100.00	100.00
442 Contract Serv. (Accounting)	7,105.00	9,000.00	1,895.00
444 Equipment repair	4,153.54	5,000.00	846.46
446 Equipment fuel	2,123.51	3,500.00	1,376.49
447 Fundraiser expense	456.01		-456.01
448 Social Events	1,660.51	3,500.00	1,839.49
449 Recreation equipment	95.82		-95.82
450 Mileage		100.00	100.00
451 Charitable Contributions / Donations	250.00		-250.00
458 Miscellaneous expense		650.00	650.00
475 Capital Reserves		40,000.00	40,000.00
476 Capital Projects	33,206.63	40,000.00	6,793.37
Total Expenses	184,304.88	286,100.00	101,795.12
NET OPERATING INCOME	82,374.87	0.00	-82,374.87
NET INCOME	\$82,374.87	\$0.00	\$ -82,374.87

Balance Sheet

As of July 31, 2023

	As of Jul 31, 2023	As of Jul 31, 2022 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
101 Petty cash	345.32		113.77
103 Cash in bank checking 8522	104,059.07		94,470.34
106 Regular savings 8134	13,001.94		12,988.95
108 Certificate of deposit	2,246.17		2,209.22
109 Savings Capital Improv 8514	12,006.89		4,876.71
112 Visa 0987	2,047.88		2,241.72
xxxx Maintenance Pool Bank			171.05
Total Bank Accounts	133,707.27		117,071.76
Total Current Assets	133,707.27		117,071.76
Fixed Assets			
130 Land	3,679.30		3,679.30
132 Machinery, Equip., Pool & Bldgs	528,010.05		459,907.09
133 Accumulated Depreciation	-319,724.63		-294,076.17
Total Fixed Assets	211,964.72		169,510.22
TOTAL ASSETS	\$345,671.99		\$286,581.98
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Payroll Taxes Withheld			
231 Federal withholding tax	240.91		373.11
232 FICA withholding tax	212.71		640.64
233 State withholding tax	482.18		539.98
234 County withholding tax	238.70		245.59
Total Payroll Taxes Withheld	1,174.50		1,799.32
Total Other Current Liabilities	1,174.50		1,799.32
Total Current Liabilities	1,174.50		1,799.32
Total Liabilities	1,174.50		1,799.32
Equity			
280 Retained Earnings	240,002.62		213,308.88
282 Capital Improvement Fund	22,120.00		17,000.00
Net Income	82,374.87		54,473.78
Total Equity	344,497.49		284,782.66
TOTAL LIABILITIES AND EQUITY	\$345,671.99		\$286,581.98

Monthly Income Statement

July 2023

Total

INCOME

301 Dues	
301.2023 2023 Dues	4,721.00
301.2024 2024 Dues	208.35
Total 301 Dues	4,929.35
301.5 Previous Years Dues	
301.52021 2021 Previous Years Dues	46.73
301.52022 2022 Previous Years Dues	75.95
Total 301.5 Previous Years Dues	122.68
302 Assessments and Fines	100.00
303 Security key card purchase	300.00
305 Mowing and other services	300.00
306 Vending Income - Pop	393.00
310 Late Fee Income	
310.2021 2021 Late Fee Income	3.27
310.2022 2022 Late Fee Income	23.83
310.2023 2023 Late Fee Income	75.22
Total 310 Late Fee Income	102.32
311 Interest income	17.67
315 Miscellaneous income	120.00
415 Attorney Fees	275.00
Total Income	6,660.02

GROSS PROFIT

6,660.02

EXPENSES

400 Security Expense	95.74
401 WagesSecurity	3,565.00
403 WagesPool	1,378.30
404 WagesShowers/Shelter Cleaning	775.50
405 WagesGroundskeepers	1,491.00
407 WagesOffice	1,809.50
408 Bank Service Charges	10.86
410 TaxesPayroll	1,416.21
416 Legal fees	1,272.50
420 Office expenses	560.44
426 Telephone and Internet	402.53
428 Electric	508.86
429 Water	554.38
430 Trash pickup	2,255.45
431 Dump Station	2,460.00
432 Maintenance building & grounds	1,230.19
433 Maintenance roads	1,327.25
434 Maintenance pool	2,823.48
436 Maintenance shower house	1,354.95

	Total
440 Insurance	6,675.00
442 Contract Serv. (Accounting)	15.00
444 Equipment repair	56.12
446 Equipment fuel	230.00
448 Social Events	947.75
Total Expenses	33,216.01
NET OPERATING INCOME	-26,555.99
NET INCOME	\$ -26,555.99

Lake Shore Resort

15105 Lake Shore Boulevard, Brookville, IN47012

Phone (765) 647-6887 Fax (765) 647-6887

Email: lsrpoinc@gmail.com

www.lakeshoreresort.us

Lake Shore Resorts Monthly
Meeting Minutes.

August Meeting Minutes

Read in September for approval.

Lake Shore POA meeting minutes

8/12/2023

15105 Lakeshore Drive

Brookville, IN 47012

I. Welcome- Dan Hanneken

II. Attendance- Dan Hanneken, Ken Kitchen, Holly McGee, Candi Milbourn, and Karl Eby

1st. Karl

2nd. Ken

III. Minutes: Holly The minutes of the June meeting were read and approved.

III. Treasury Report Dan:

July 2023

Petty Cash: \$ 345.32

Checking account: \$ 10459.07

Total current assets: \$133707.23

Total fixed assets: \$ 211964.72

Total assets: \$345671.99

Total liabilities: \$1174.50

Total equity: \$ 344497,40

Total liabilities and equities: \$345671.99

1st Holly

2nd Karl

V. New Business: Dan Hanneken

Membership Meeting will be September 23, 2023, October meeting 7, 2023

Road work going on going on this week and next week and could be further down the road. Robin Blue Bird and by the dumpers and around Aspen.

Do not put any cans along the fence by the dumpsters. Some folks are allergic to bees so please throw them in the trash can or take them home to recycle. We do not want anyone to get stung. Tile and culvert going under road. Phase 1 is being done, maybe next year phase 2 will be done.

Election comity

2 volunteers to count the votes when they come in. We are going to have an election this year. People are going to run for the board.

1st Ken

2nd Holly

Security- Dale a few issues they have been taken care of. Police were called in suspice item found on lot. Theft report wood carving if you see anything please report. Police called up a few times 4 officers' possible OD/death everyone was okay. People speeding on roads please slow down.

1st Ken

2nd Candi

VI. Entertainment-Holly

DJ Tazz is coming out on Saturday August 19, 2023, for 60s-70s night. Labor Day schedule will be posted, Halloween October 21st any volunteers? Trick or treat going around on each street. We will not have a DJ that weekend, maybe play a scary movie. Any suggestions welcome.

1st Ken

2nd Candi

VII. Pool- Candi

New pool hours: Friday 3pm-7pm

Saturday and Sunday 12:30pm-6pm

1st Holly

2nd Ken

VIII. Environmental- Karl

A few weeks ago, we had 7 inches of rain 3 hours nothing Lakeshore can do its mother nature

Pavers/roof office getting drainage issues taken care of

Culvert was put in on Robin yesterday

Later in the week Bluebird getting it cleaned up culverts

Sand volleyball sprayed with roundup

Broken posts on Aspen speed bump, speed limit sign has been replaced

Grill under roof is for lot owners to use

If you have drainage issues report it and Karl can take a look at it. Take a video and send it to Karl or Dan or both.

1st Candi

2nd Ken

IX. Membership-Ken

Haven't had a chance to get around to new members. Some around him around him if you have new neighbors have them get with Ken or Holly at the office and get a new membership packet.

1st Candi

2nd Karl

X. Open discussions

Meeting adjourned by Dan Hanneken

Income Statement Compared with Budget

January - August, 2023

	Actual	Budget	Total Remaining
INCOME			
301 Dues			
301.2023 2023 Dues	237,600.79	259,000.00	21,399.21
301.2024 2024 Dues	1,509.20		-1,509.20
Total 301 Dues	239,109.99	259,000.00	19,890.01
301.5 Previous Years Dues	150.00		-150.00
301.52020 2020 Previous Years Dues	200.00		-200.00
301.52021 2021 Previous Years Dues	758.15		-758.15
301.52022 2022 Previous Years Dues	3,788.95	12,000.00	8,211.05
Total 301.5 Previous Years Dues	4,897.10	12,000.00	7,102.90
302 Assessments and Fines	100.00		-100.00
302.2022 2022 Assessments and Fines	96.00		-96.00
302.2023 2023 Assessments and Fines	825.00	3,500.00	2,675.00
Total 302 Assessments and Fines	1,021.00	3,500.00	2,479.00
303 Security key card purchase	1,000.00	500.00	-500.00
304 Pool Assessment 2011		500.00	500.00
305 Mowing and other services	4,630.00	4,000.00	-630.00
306 Vending Income - Pop	922.50	1,250.00	327.50
307 Vending Income - Ice		1,250.00	1,250.00
310 Late Fee Income			
310.2019 2019 Late Fee Income	64.00		-64.00
310.2020 2020 Late Fee Income	94.15		-94.15
310.2021 2021 Late Fee Income	890.23		-890.23
310.2022 2022 Late Fee Income	316.11		-316.11
310.2023 2023 Late Fee Income	264.22	3,000.00	2,735.78
Total 310 Late Fee Income	1,628.71	3,000.00	1,371.29
311 Interest income	85.26	100.00	14.74
314 Fundraiser Income	916.00	500.00	-416.00
315 Miscellaneous income	955.05	500.00	-455.05
321 Land Sales	15,000.00		-15,000.00
415 Attorney Fees	3,421.04		-3,421.04
Total Income	273,586.65	286,100.00	12,513.35
COST OF GOODS SOLD			
390 Cost of Goods Sold Pop	1,430.33		-1,430.33
Total Cost of Goods Sold	1,430.33	0.00	-1,430.33
GROSS PROFIT	272,156.32	286,100.00	13,943.68
EXPENSES			
400 Security Expense	2,634.49	1,500.00	-1,134.49
401 WagesSecurity	19,010.00	20,000.00	990.00
402 Vending Expense	50.00		-50.00
403 WagesPool	4,125.20	5,000.00	874.80
404 WagesShowers/Shelter Cleaning	2,867.00	5,000.00	2,133.00

			Total
	Actual	Budget	Remaining
405 WagesGroundskeepers	8,534.00	20,000.00	11,466.00
407 WagesOffice	13,377.00	18,500.00	5,123.00
408 Bank Service Charges	195.72	150.00	-45.72
410 TaxesPayroll	3,795.42	8,000.00	4,204.58
411 WagesBonus	1.00		-1.00
412 Property Taxes	5,635.24	6,300.00	664.76
414 TaxesCorporate		6,300.00	6,300.00
416 Legal fees	10,907.66	10,000.00	-907.66
420 Office expenses	5,139.70	4,000.00	-1,139.70
422 Postage		450.00	450.00
424 Printing		550.00	550.00
426 Telephone and Internet	3,236.66	4,500.00	1,263.34
428 Electric	3,405.28	12,000.00	8,594.72
429 Water	1,808.40	4,000.00	2,191.60
430 Trash pickup	11,935.45	14,000.00	2,064.55
431 Dump Station	12,785.00	15,000.00	2,215.00
432 Maintenance building & grounds	11,624.07	5,000.00	-6,624.07
433 Maintenance roads	5,060.21	5,000.00	-60.21
433.5 Vehicles	8,000.00		-8,000.00
Total 433 Maintenance roads	13,060.21	5,000.00	-8,060.21
434 Maintenance pool	12,112.78	5,000.00	-7,112.78
436 Maintenance shower house	6,793.26	5,000.00	-1,793.26
440 Insurance	8,435.00	9,000.00	565.00
441 Contract Serv. (Office)		100.00	100.00
442 Contract Serv. (Accounting)	7,580.00	9,000.00	1,420.00
444 Equipment repair	4,153.54	5,000.00	846.46
446 Equipment fuel	2,548.36	3,500.00	951.64
447 Fundraiser expense	880.96		-880.96
448 Social Events	3,060.51	3,500.00	439.49
449 Recreation equipment	95.82		-95.82
450 Mileage		100.00	100.00
451 Charitable Contributions / Donations	250.00		-250.00
458 Miscellaneous expense		650.00	650.00
475 Capital Reserves		40,000.00	40,000.00
476 Capital Projects	36,731.63	40,000.00	3,268.37
Total Expenses	216,769.36	286,100.00	69,330.64
NET OPERATING INCOME	55,386.96	0.00	-55,386.96
NET INCOME	\$55,386.96	\$0.00	\$ -55,386.96

Balance Sheet

As of August 31, 2023

	As of Aug 31, 2023	As of Aug 31, 2022 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
101 Petty cash	105.82		113.77
103 Cash in bank checking 8522	72,927.29		62,215.30
106 Regular savings 8134	13,001.94		12,988.95
108 Certificate of deposit	2,246.17		2,209.22
109 Savings Capital Improv 8514	17,006.89		4,876.71
112 Visa 0987	1,688.06		1,691.17
Total Bank Accounts	106,976.17		84,095.12
Total Current Assets	106,976.17		84,095.12
Fixed Assets			
130 Land	3,679.30		3,679.30
132 Machinery, Equip., Pool & Bldgs	528,010.05		459,907.09
133 Accumulated Depreciation	-319,724.63		-294,076.17
Total Fixed Assets	211,964.72		169,510.22
TOTAL ASSETS	\$318,940.89		\$253,605.34
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Payroll Taxes Withheld			
231 Federal withholding tax	379.37		428.56
232 FICA withholding tax	533.16		828.64
233 State withholding tax	352.28		344.10
234 County withholding tax	166.50		170.32
Total Payroll Taxes Withheld	1,431.31		1,771.62
Total Other Current Liabilities	1,431.31		1,771.62
Total Current Liabilities	1,431.31		1,771.62
Total Liabilities	1,431.31		1,771.62
Equity			
280 Retained Earnings	240,002.62		213,308.88
282 Capital Improvement Fund	22,120.00		17,000.00
Net Income	55,386.96		21,524.84
Total Equity	317,509.58		251,833.72
TOTAL LIABILITIES AND EQUITY	\$318,940.89		\$253,605.34

Monthly Income Statement

August 2023

	Total
INCOME	
301 Dues	
301.2023 2023 Dues	3,300.00
301.2024 2024 Dues	208.35
Total 301 Dues	3,508.35
301.5 Previous Years Dues	
301.52021 2021 Previous Years Dues	46.73
301.52022 2022 Previous Years Dues	19.63
Total 301.5 Previous Years Dues	66.36
303 Security key card purchase	50.00
305 Mowing and other services	300.00
310 Late Fee Income	
310.2019 2019 Late Fee Income	14.00
310.2020 2020 Late Fee Income	5.25
310.2021 2021 Late Fee Income	3.27
310.2022 2022 Late Fee Income	22.37
310.2023 2023 Late Fee Income	168.00
Total 310 Late Fee Income	212.89
311 Interest income	3.97
314 Fundraiser Income	220.00
315 Miscellaneous income	140.00
415 Attorney Fees	975.00
Total Income	5,476.57
GROSS PROFIT	
	5,476.57
EXPENSES	
401 WagesSecurity	5,913.00
403 WagesPool	1,459.90
404 WagesShowers/Shelter Cleaning	1,057.50
405 WagesGroundskeepers	1,699.00
407 WagesOffice	3,078.00
408 Bank Service Charges	12.09
410 TaxesPayroll	689.97
416 Legal fees	1,282.50
420 Office expenses	652.31
426 Telephone and Internet	402.76
428 Electric	481.92
429 Water	516.20
430 Trash pickup	1,889.57
431 Dump Station	2,400.00
432 Maintenance building & grounds	1,692.46
433 Maintenance roads	-8,000.00
433.5 Vehicles	8,000.00
Total 433 Maintenance roads	0.00

	Total
434 Maintenance pool	3,412.45
436 Maintenance shower house	-424.95
442 Contract Serv. (Accounting)	475.00
446 Equipment fuel	424.85
447 Fundraiser expense	424.95
448 Social Events	1,400.00
476 Capital Projects	3,525.00
Total Expenses	32,464.48
NET OPERATING INCOME	-26,987.91
NET INCOME	\$ -26,987.91