Financial Report Analysis – April 30, 2025

Income:

- Dues $69,991
- Special Assessment $13,377
- Other Sources $7,066
- Event Group $0
- Parks/Rec Income $620
- Marina Income $1,390
- WWTP/Sewer Income $32,284
- Water System Income $14,065
    - **Total Income $138,793**
    - Total special assmnt funds received roughly $473,000.

Accounts Receivable:

- 30 Day Aging: $27,040
- 60 Day Aging: $8,748
- 90 Day Aging: $141,807

Collections Results:

- The board has 13 accounts with their previous collection attorney.
    - $73,628.81 has been submitted for collections.
    - $36,797.11 has been collected by the attorney.
- The board has 0 accounts with their new collection attorney.
    - $16,398.43 has been submitted for collections.
    - $16,398.43 has been collected by the attorney.

April Expenses Covered by Unrestricted/Restricted Capital:

- Down Payment on Dock Repair - $110,333
- Generator for Well - $28,618

Current Bank Loan – Well Project

- $494,988.74

Current Funds – Balance Sheet Items

- Marina Fund $135,791
- Sewer Fund $39,084
- Water Fund $18,000

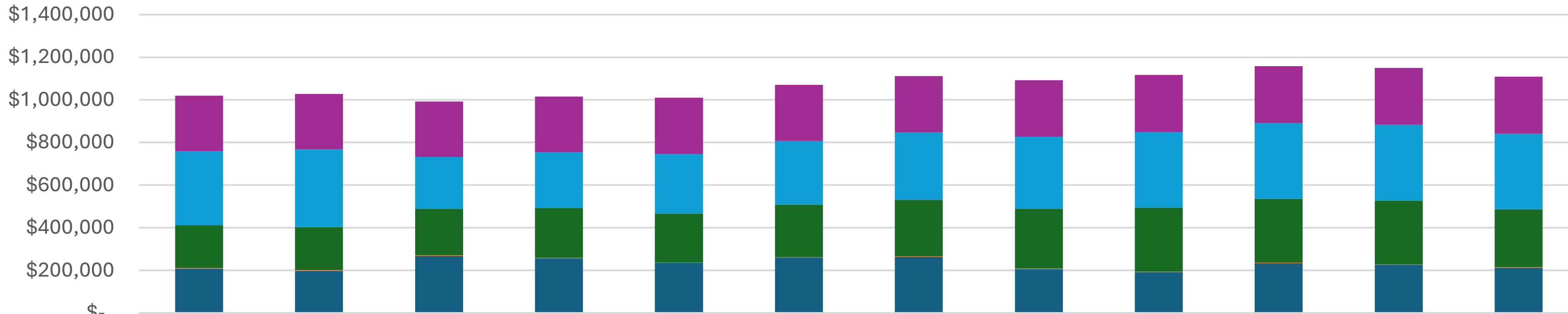
April Bank Balances:

- General Checking $212,367
- Events Group $3,414
- Unrestricted Cap Fund $271,267
- Restricted Cap Fund $355,096
- TB CDs $267,099
    - Total Cash Assets $1,109,243 down from $1,150,134

Operating Expenses vs Budget:

Expense Category	Total YTD Expense	Budget Remaining
General Employment	$98,854	$42,458
Corporate Costs	$116,567	$-30,567
Utilities	$51,105	$10,323
Fees/Insurance/Taxes	$77,473	$54,551
Marina Expenses	$41,086	$-5,490
Water System Expenses	$124,862	$-10,878
CBHA Office Expenses	$79,757	$22,819
WWTP/Sewer Expenses	$261,167	$47,767
Parks & Rec Expenses	$29,639	$-10,853
Roads/Stormwater Exp	$59,706	$-25,514
Maintenance Expenses	$77,783	$7,213
Events Group	$3,155	$-1,499
Bank Loan Interest	$22,938	$137,126
Capital Projects	$299,887	$98,113
Net Expenses	**$1,343,979**	**$335,569**

Bank Balances
(Rolling 12 Months)

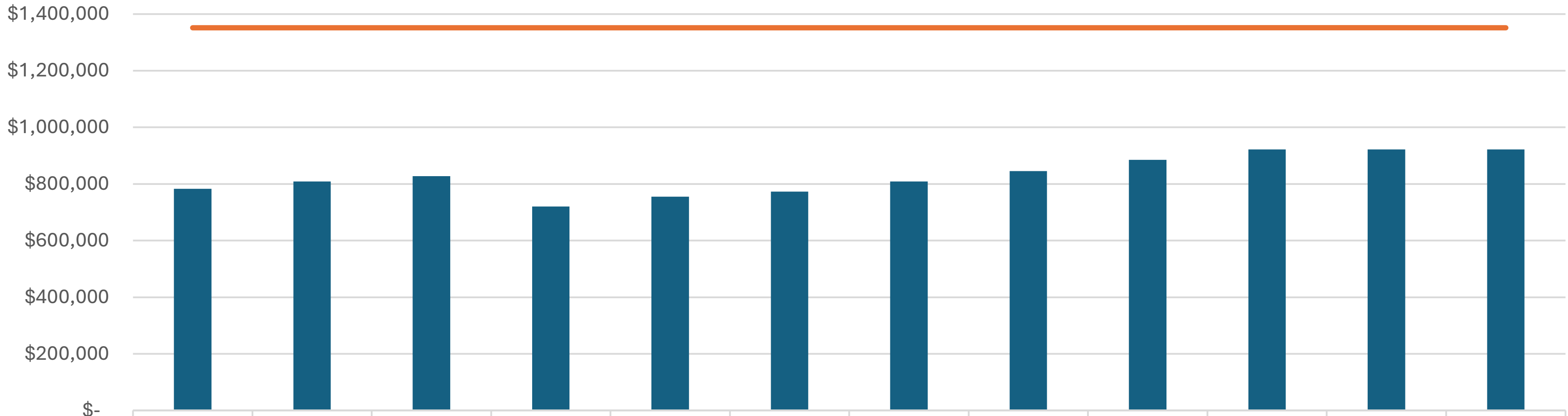


	May	June	July	August	September	October	November	December	January	February	March	April
TB CDs	$260,942	$260,942	$260,942	$260,942	$263,632	$263,632	$263,632	$267,099	$267,099	$267,099	$267,099	$267,099
Restricted Cap Fund	$345,893	$364,432	$243,535	$262,047	$280,552	$299,067	$317,588	$336,119	$354,658	$354,795	$354,948	$355,096
Unrestricted Cap Fund	$202,197	$201,763	$216,095	$232,458	$228,721	$246,463	$264,211	$281,983	$299,761	$299,846	$299,885	$271,267
Events Group	$2,972	$3,710	$3,693	$2,619	$1,958	$1,692	$2,619	$2,769	$2,825	$2,557	$2,347	$3,414
General Checking	$208,064	$197,764	$268,111	$257,142	$235,864	$260,299	$263,112	$205,162	$192,339	$233,912	$225,855	$212,367

General Checking Events Group Unrestricted Cap Fund Restricted Cap Fund TB CDs

In July, a payment from the Restricted Capital Fund for $139,449 was paid to Jimini Construction LLC. This was a planned and budgeted parking lot and road repair. In April, a payment from the Unrestricted Capital Fund for $110,333 for dock repairs and $28,618 for a well generator was paid to Marine Floats and Reliable Electric respectively. May 2025 is expected to show a jump in Reserves to accommodate a catch up in monthly transfers.

Reserve Progress
(Rolling 12 Months)



	April	May	June	July	August	September	October	November	December	January	February	March
Reserve Total	$783,362	$809,032	$827,137	$720,572	$755,447	$772,905	$809,162	$845,431	$885,201	$921,518	$921,740	$921,932
Reserve Goal	$1,351,647	$1,351,647	$1,351,647	$1,351,647	$1,351,647	$1,351,647	$1,351,647	$1,351,647	$1,351,647	$1,351,648	$1,351,649	$1,351,650

The community has made steady progress in saving towards our reserve goal of $1,351,647. The spend in July was planned from the Restricted Cap Fund. CBHA transfers $36,083 a month into the reserve accounts. In net, we have saved $178,768 towards our reserves in 2024. We estimate we are 2-3 years away from completing our reserve goal at the 2024 Reserve Study estimate.

	.......MONTH TO DATE DATA.......ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.......ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	$Diff	%Diff	Curr Ytd	Budget	$Diff	%Diff	Annual	.Remaining
INCOME										
4010 ASSOCIATION DUES	69,991	80,644	-10,653	-13.2	818,922	806,438	12,484	1.6	967,726	148,804
4015 SPECIAL ASSMT	13,377	12,928	449	3.5	160,063	129,280	30,783	23.8	155,136	-4,927
4030 CAPITAL RESERVE	0	0	0	N/A	591	0	591	N/A	0	-591
4050 COLLECTION CHGS	5,216	0	5,216	N/A	33,699	0	33,699	N/A	0	-33,699
4060 VIOLATION CHGS	1,000	0	1,000	N/A	3,081	0	3,081	N/A	0	-3,081
4080 LATE CHARGES	-125	0	-125	N/A	12,083	0	12,083	N/A	0	-12,083
4120 ARCH PERMITS	50	837	-787	-94.0	639	8,370	-7,731	-92.4	10,044	9,405
4130 TITLE TRNSFR FEE	400	400	0	0.0	12,800	4,000	8,800	220.0	4,800	-8,000
4150 INTEREST	153	543	-390	-71.8	6,576	5,430	1,146	21.1	6,516	-60
4290 OTHER INCOME	372	323	49	15.2	2,498	3,230	-732	-22.7	3,876	1,378
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	90,434	95,675	-5,241	-5.5	1,050,952	956,748	94,203	9.9	1,148,098	97,146
RESERVE INCOME										
4850 RESTR CAP INT	0	88	-88	-100.0	1,200	880	320	36.4	1,056	-144
4851 UNREST CAP INT	0	29	-29	-100.0	601	290	311	107.3	348	-253
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	0	117	-117	-100.0	1,801	1,170	631	53.9	1,404	-397
PARKS/REC INCOME										
4140 CLBHSE RENTALS	355	340	15	4.4	1,730	3,400	-1,670	-49.1	4,080	2,350
4182 RACK LEASE	120	0	120	N/A	7,437	11,250	-3,813	-33.9	11,250	3,813
4185 KEY INCOME	115	0	115	N/A	4,380	4,400	-20	-0.5	4,400	20
4187 PKG PERMIT FEES	30	19	11	57.9	130	190	-60	-31.6	228	98
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	620	359	261	72.7	13,677	19,240	-5,563	-28.9	19,958	6,281
EVENTS/EVENT GROUP										
4280 DONATIONS	0	286	-286	-100.0	1,251	2,860	-1,609	-56.3	3,432	2,181
4281 T SHIRTS	0	0	0	N/A	100	0	100	N/A	0	-100
4282 SWEATSHIRTS	0	0	0	N/A	700	0	700	N/A	0	-700
4283 COOKBOOKS	0	0	0	N/A	480	0	480	N/A	0	-480
4285 TABLES	0	0	0	N/A	100	0	100	N/A	0	-100
4287 BAKE SALE	0	0	0	N/A	287	0	287	N/A	0	-287

	.......MONTH TO DATE DATA.......ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.......ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	$Diff	%Diff	Curr Ytd	Budget	$Diff	%Diff	Annual	.Remaining
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	0	286	-286	-100.0	2,918	2,860	58	2.0	3,432	514
MARINA INCOME										
4180 GUEST MOORAGE	40	50	-10	-20.0	615	200	415	207.5	300	-315
4510 MRNA SLIP LEASES	1,350	5,526	-4,176	-75.6	36,387	55,260	-18,873	-34.2	66,312	29,925
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	1,390	5,576	-4,186	-75.1	37,002	55,460	-18,458	-33.3	66,612	29,610
WWTP/SEWER INCOME										
4610 PUMPING CHARGES	32,284	31,465	819	2.6	302,945	314,650	-11,705	-3.7	377,580	74,635
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	32,284	31,465	819	2.6	302,945	314,650	-11,705	-3.7	377,580	74,635
WATER SYSTEM INCOME										
4695 WTR SYS MNT FEE	14,065	14,500	-435	-3.0	159,013	145,000	14,013	9.7	174,000	14,987
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TOTAL INCOME	138,793	147,978	-9,185	-6.2	1,568,308	1,495,128	73,179	4.9	1,791,084	222,776
GENERAL OPERATIONS										
5080 PASS THRU EXP	-1,000	0	1,000	N/A	0	0	0	N/A	0	0
EMPLOYMENT										
5051 HOLIDAY PAY	0	1,017	1,017	100.0	7,532	10,170	2,638	25.9	12,204	4,672
5052 SICK PAY	546	526	-20	-3.8	7,541	5,260	-2,281	-43.4	6,312	-1,229
5053 VACATION PAY	804	1,452	648	44.6	9,189	14,520	5,331	36.7	17,424	8,235
5054 MED/DENT/LIFE	3,286	3,873	587	15.2	37,170	38,730	1,560	4.0	46,476	9,306
5055 EMPL TRAINING	0	0	0	N/A	553	0	-553	N/A	0	-553
5056 CLOTHES/BOOT	0	0	0	N/A	0	200	200	100.0	200	200
5057 TRAVEL/GAS	389	375	-14	-3.8	3,634	3,750	116	3.1	4,500	866
5058 EMPL BENEFITS	0	125	125	100.0	1,280	500	-780	-156.0	500	-780
5059 PROF DEVELOPMENT	0	0	0	N/A	358	1,000	642	64.2	1,000	642
5060 PAYROLL TAXES	2,889	3,358	469	14.0	25,709	33,580	7,871	23.4	40,296	14,587
5070 WORKMAN'S COMP	507	950	443	46.6	5,605	9,500	3,895	41.0	11,400	5,795
5071 DRUG/ALC TESTING	0	250	250	100.0	283	1,000	717	71.7	1,000	717

	.......MONTH TO DATE DATA.......ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.......ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	$Diff	%Diff	Curr Ytd	Budget	$Diff	%Diff	Annual	.Remaining
	8,421	11,926	3,505	29.4	98,854	118,210	19,356	16.4	141,312	42,458
CORPORATE COSTS										
5180 SUBSCRIPT & DUES	73	187	114	61.1	3,272	1,870	-1,402	-75.0	2,244	-1,028
6200 MANAGEMENT FEES	9,553	5,032	-4,521	-89.8	65,897	50,320	-15,577	-31.0	60,384	-5,513
6207 PROF SERVICES	0	0	0	N/A	395	0	-395	N/A	0	-395
6227 IT SERVICES	725	754	29	3.9	7,250	7,540	290	3.9	9,048	1,798
6228 SOFTWARE COSTS	0	500	500	100.0	289	5,000	4,711	94.2	6,000	5,711
6230 LEGAL FEES	1,674	602	-1,072	-178.0	23,147	6,020	-17,127	-284.5	7,224	-15,923
6231 LEGAL-COLLECTION	4,254	0	-4,254	N/A	9,767	0	-9,767	N/A	0	-9,767
6235 RESERVE STUDY	2,265	0	-2,265	N/A	2,265	1,100	-1,165	-105.9	1,100	-1,165
6237 LAWSUIT COSTS	0	0	0	N/A	4,284	0	-4,284	N/A	0	-4,284
	18,544	7,075	-11,469	-162.1	116,567	71,850	-44,717	-62.2	86,000	-30,567
UTILITIES										
6000 INTERNET/CABLE	1,443	790	-653	-82.7	10,768	7,900	-2,868	-36.3	9,480	-1,288
6030 ELECTRIC	3,836	3,282	-554	-16.9	31,600	32,820	1,220	3.7	39,384	7,784
6045 PROPANE	414	637	223	35.0	4,794	6,370	1,576	24.7	7,644	2,850
6080 TRASH/RECYCLING	264	410	146	35.6	3,943	4,100	157	3.8	4,920	977
	5,958	5,119	-839	-16.4	51,105	51,190	85	0.2	61,428	10,323
FEES, INSUR & TAXES										
5150 BANK SERVICE CHG	10	115	105	91.3	90	1,150	1,060	92.2	1,380	1,290
5650 MISCELLANEOUS	525	0	-525	N/A	525	0	-525	N/A	0	-525
5680 BAD DEBT EXPENSE	0	0	0	N/A	0	15,000	15,000	100.0	15,000	15,000
6210 GOVERNMENT FEES	0	150	150	100.0	65	600	535	89.2	600	535
6215 LICENSES	0	150	150	100.0	0	600	600	100.0	600	600
6250 INSURANCE	0	7,021	7,021	100.0	70,030	70,210	180	0.3	84,252	14,222
6260 PROPERTY TAXES	-41	0	41	N/A	4,289	4,400	111	2.5	4,400	111
6270 B&O TAXES	0	5,373	5,373	100.0	1,341	21,492	20,151	93.8	21,492	20,151
6285 PENALTIES	29	0	-29	N/A	88	0	-88	N/A	0	-88
6290 OTHER FEES/TAXES	182	1,075	893	83.1	1,045	4,300	3,255	75.7	4,300	3,255

	.......MONTH TO DATE DATA.......ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.......ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	$Diff	%Diff	Curr Ytd	Budget	$Diff	%Diff	Annual	.Remaining
	705	13,884	13,179	94.9	77,473	117,752	40,279	34.2	132,024	54,551
MARINA EXPENSES										
5012 MARINA WAGES	96	83	-13	-15.2	4,865	830	-4,035	-486.2	996	-3,869
5201 DNR LEASES	0	0	0	N/A	17,414	12,000	-5,414	-45.1	12,000	-5,414
5240 MARINA SUPPLIES	2,722	0	-2,722	N/A	7,807	0	-7,807	N/A	0	-7,807
5241 MARINA EQUIPMENT	0	0	0	N/A	7,719	0	-7,719	N/A	0	-7,719
5242 MARINA MAINT	964	425	-539	-126.9	3,143	4,250	1,107	26.1	5,100	1,957
5243 MARINA PRMT/FEES	30	0	-30	N/A	138	2,500	2,362	94.5	2,500	2,362
5244 BOAT MAINTENANCE	0	0	0	N/A	0	15,000	15,000	100.0	15,000	15,000
	3,812	508	-3,304	-650.4	41,086	34,580	-6,506	-18.8	35,596	-5,490
WATER SYSTEM EXPENSES										
5013 WATER SYS WAGES	715	5,966	5,252	88.0	13,530	59,660	46,130	77.3	71,592	58,062
5214 WTR SYS TESTING	617	113	-504	-446.1	4,794	1,130	-3,664	-324.3	1,356	-3,438
5470 UTIL LINE LOCATE	11	4	-7	-168.5	51	40	-11	-26.3	48	-3
5930 WATER SUPPLIES	350	916	566	61.8	11,103	9,160	-1,943	-21.2	10,992	-111
5931 WATER EQUIPMENT	0	51	51	100.0	378	510	132	25.9	612	234
5932 WATER SYS MAINT	21,166	2,000	-19,166	-958.3	94,813	20,000	-74,813	-374.1	24,000	-70,813
5933 WATER VEH RPRS	108	200	92	45.9	-9,601	2,000	11,601	580.0	2,400	12,001
5934 WTR VEHICLE FEES	0	82	82	100.0	223	820	598	72.9	984	762
5935 WTR PERMIT/FEES	0	83	83	100.0	9,571	833	-8,738	-1048.6	1,000	-8,571
5938 WTR TOWER MAINT	0	250	250	100.0	0	1,000	1,000	100.0	1,000	1,000
	22,967	9,665	-13,302	-137.6	124,862	95,153	-29,709	-31.2	113,984	-10,878
CBHA OFFICE EXPENSES										
5014 OFFICE WAGES	5,845	5,390	-455	-8.4	51,378	53,900	2,522	4.7	64,680	13,302
5090 PRINTING	1,729	1,558	-171	-11.0	12,199	15,580	3,381	21.7	18,696	6,497
5095 POSTAGE	82	592	510	86.1	4,878	5,920	1,042	17.6	7,104	2,226
5301 OFFICE EQUIPMENT	315	238	-77	-32.3	2,139	2,380	241	10.1	2,856	717
5302 OFFICE SUPPLIES	743	282	-461	-163.6	5,512	2,820	-2,692	-95.5	3,384	-2,128
5305 OFFICE CLEANING	200	219	19	8.7	1,610	2,190	580	26.5	2,628	1,018
5306 ICE MACHINE	0	269	269	100.0	2,042	2,690	648	24.1	3,228	1,186

	.......MONTH TO DATE DATA.......ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.......ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	$Diff	%Diff	Curr Ytd	Budget	$Diff	%Diff	Annual	.Remaining
	8,914	8,548	-366	-4.3	79,757	85,480	5,723	6.7	102,576	22,819
WWTP/SEWER EXPENSES										
5015 SEWER WAGES	9,632	8,320	-1,312	-15.8	87,403	83,200	-4,203	-5.1	99,840	12,437
5299 SEWER SLUDGE	0	519	519	100.0	7,076	5,190	-1,886	-36.3	6,228	-848
5497 SEWER SUPPLIES	320	457	137	30.0	3,745	4,570	825	18.1	5,484	1,739
5498 SEWER EQUIPMENT	0	111	111	100.0	1,560	1,110	-450	-40.5	1,332	-228
5499 PUMPING SUPPLIES	0	1,145	1,145	100.0	940	11,450	10,510	91.8	13,740	12,800
5505 PUMP TRUCK RPRS	-427	4,000	4,427	110.7	48,393	40,000	-8,393	-21.0	48,000	-393
5506 PUMP TRUCK FEES	871	108	-763	-706.7	1,611	1,080	-531	-49.1	1,296	-315
5507 PUMP TRCK DIESEL	2,490	2,323	-167	-7.2	18,635	23,230	4,595	19.8	27,876	9,241
5508 WWTP SERVICES	9,430	8,474	-956	-11.3	90,449	84,740	-5,709	-6.7	101,688	11,239
5509 WWTP BLDG MAINT	0	750	750	100.0	1,356	3,000	1,644	54.8	3,000	1,644
5510 WWTP LIC/PERMITS	0	0	0	N/A	0	450	450	100.0	450	450
	22,316	26,207	3,891	14.9	261,167	258,020	-3,147	-1.2	308,934	47,767
PARKS/REC EXPENSES										
5016 PARKS/REC WAGES	0	549	549	100.0	22,322	5,490	-16,832	-306.6	6,588	-15,734
5560 GROUNDS-PARKS	0	203	203	100.0	1,942	2,030	88	4.3	2,436	494
5600 PARKS SUPPLIES	189	107	-82	-77.0	1,025	1,070	45	4.2	1,284	259
5601 PARKS EQUIPMENT	0	0	0	N/A	1,067	0	-1,067	N/A	0	-1,067
5602 PARKS/REC MAINT	1,792	344	-1,448	-421.0	3,282	3,440	158	4.6	4,128	846
5603 PARKS PERMIT/FEE	0	0	0	N/A	0	350	350	100.0	350	350
5605 PARKS BLDG MAINT	0	1,000	1,000	100.0	0	4,000	4,000	100.0	4,000	4,000
	1,982	2,203	221	10.0	29,639	16,380	-13,259	-80.9	18,786	-10,853
ROADS/STORMWATER EXP										
5017 ROADS WAGES	4,445	2,162	-2,283	-105.6	46,031	21,620	-24,411	-112.9	25,944	-20,087
5200 ROAD SUPPLIES	0	354	354	100.0	4,970	3,540	-1,430	-40.4	4,248	-722
5202 ROAD EQUIPMENT	1,426	0	-1,426	N/A	1,426	0	-1,426	N/A	0	-1,426
5220 ROAD MAINTENANCE	0	0	0	N/A	1,047	0	-1,047	N/A	0	-1,047
5221 ROAD VEHICLE RPR	0	325	325	100.0	6,151	3,250	-2,901	-89.3	3,900	-2,251
5222 ROAD VEHICLE FEE	0	25	25	100.0	0	100	100	100.0	100	100
5223 ROAD PERMIT/FEES	81	0	-81	N/A	81	0	-81	N/A	0	-81

	.......MONTH TO DATE DATA.......ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.......ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	$Diff	%Diff	Curr Ytd	Budget	$Diff	%Diff	Annual	.Remaining
	5,952	2,866	-3,086	-107.7	59,706	28,510	-31,196	-109.4	34,192	-25,514
MAINTENANCE EXPENSES										
5018 MAINT WAGES	3,959	5,547	1,588	28.6	12,517	55,470	42,953	77.4	66,564	54,047
5203 INSPECTIONS	330	250	-80	-32.0	330	1,000	670	67.0	1,000	670
5213 SIGNS	0	50	50	100.0	588	200	-388	-194.1	200	-388
5215 VEHICLE LIC FEES	0	25	25	100.0	43	100	57	56.8	100	57
5217 EQUIPMENT RENTAL	0	0	0	N/A	673	0	-673	N/A	0	-673
5250 MAINT SUPPLIES	5,340	986	-4,354	-441.6	24,923	9,860	-15,063	-152.8	11,832	-13,091
5251 MAINT EQUIPMENT	0	75	75	100.0	10,758	300	-10,458	-3486.1	300	-10,458
5252 HAZARDOUS TREES	0	0	0	N/A	7,490	2,000	-5,490	-274.5	2,000	-5,490
5310 MISC REPAIRS	137	750	613	81.7	1,789	3,000	1,211	40.4	3,000	1,211
5350 CLBHS BLDG MAINT	0	0	0	N/A	7,101	0	-7,101	N/A	0	-7,101
5500 OTHER BLDG MAINT	0	0	0	N/A	4,576	0	-4,576	N/A	0	-4,576
5501 TREE MAINTENANCE	0	0	0	N/A	6,995	0	-6,995	N/A	0	-6,995
	9,767	7,683	-2,084	-27.1	77,783	71,930	-5,853	-8.1	84,996	7,213
EVENTS/EVENT GROUP EXP										
5110 DONATIONS	0	138	138	100.0	598	1,380	782	56.7	1,656	1,058
5111 T SHIRTS	0	0	0	N/A	197	0	-197	N/A	0	-197
5112 SWEATSHIRTS	0	0	0	N/A	188	0	-188	N/A	0	-188
5113 COOKBOOKS	0	0	0	N/A	1,066	0	-1,066	N/A	0	-1,066
5114 FOOD	0	0	0	N/A	387	0	-387	N/A	0	-387
5116 VENDORS	0	0	0	N/A	125	0	-125	N/A	0	-125
5117 MISC EXPENSE	191	0	-191	N/A	593	0	-593	N/A	0	-593
	191	138	-53	-38.1	3,155	1,380	-1,775	-128.6	1,656	-1,499
INTEREST & DEPRECIATION										
6330 INTEREST-NOTES	0	13,339	13,339	100.0	22,938	133,387	110,449	82.8	160,064	137,126
NET EXPENSES	108,529	109,161	632	0.6	1,044,091	1,083,822	39,731	3.7	1,281,548	237,457
NET OPERATING INCOME	30,264	38,817	-8,553	22.0	524,216	411,306	112,910	27.5	509,536	-14,680

	.......MONTH TO DATE DATA.......ACTUAL vs BUDGET.				.....FISCAL YEAR TO DATE DATA.......ACTUAL vs BUDGET.				..CURR BUDGET TOTALS..	
	Apr 25	Budget	$Diff	%Diff	Curr Ytd	Budget	$Diff	%Diff	Annual	.Remaining
CAPITAL ASSETS										
6622 WELL PROJECT	0	0	0	N/A	255,605	0	-255,605	N/A	0	-255,605
RESERVE EXPENSES										
6620 DOCK REPAIR	110,333	0	-110,333	N/A	110,333	100,000	-10,333	-10.3	100,000	-10,333
6625 POND FILTERS	0	0	0	N/A	21,487	25,000	3,513	14.1	25,000	3,513
6630 BULKHEAD REPAIRS	0	0	0	N/A	0	25,000	25,000	100.0	25,000	25,000
6635 ASPH/SDWLK RES	0	0	0	N/A	139,449	148,000	8,551	5.8	148,000	8,551
6640 SBR TANK COVERS	0	0	0	N/A	0	10,000	10,000	100.0	10,000	10,000
6645 WTRLINE RELOCATE	0	0	0	N/A	0	30,000	30,000	100.0	30,000	30,000
6650 PLYGRND EQUIPMNT	0	0	0	N/A	0	10,000	10,000	100.0	10,000	10,000
6660 METER SOFTWARE	0	0	0	N/A	0	30,000	30,000	100.0	30,000	30,000
6665 FILTER/FOOD SYST	0	0	0	N/A	0	20,000	20,000	100.0	20,000	20,000
6690 UNREST CAP EXP	28,618	0	-28,618	N/A	28,618	0	-28,618	N/A	0	-28,618
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	138,952	0	-138,952	N/A	299,887	398,000	98,113	24.7	398,000	98,113
TOTAL EXPENSES	247,480	109,161	-138,319	-126.7	1,599,584	1,481,822	-117,762	-8.0	1,679,548	79,964
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NET EARNINGS/LOSS	-108,688	38,817	-147,505	380.0	-31,276	13,306	-44,582	335.1	111,536	142,812

A S S E T S

1000	GENERAL OPS	212,367.19
1010	EVENTS GROUP	3,413.51
1020	CIT LOAN FUNDS	43,148.30
1025	CIT UNRESTR CAP	271,267.15
1040	CAPITAL RSTR RSV	355,096.11
1042	TIMBERLAND CDS	267,099.39
1050	MARINA DNR DEP	13,294.97
1051	SQUAX OUTFLL DEP	1,448.66
1052	DNR SAA ACCOUNT	23,003.15
1070	ACCTS RECEIVABLE	208,413.70
1071	REC HENDRICKSON	25,500.00

	TOTAL CURRENT ASSETS	1,424,052.13
1400	FIXED ASSETS	4,235,536.03
1405	ACCUM DEPR	3,250,719.73-

	TOTAL FIXED ASSETS	984,816.30

	TOTAL FIXED ASSETS - INTANGIBLE	0.00
1300	ALLW DBTFL ACCTS	31,382.95-

	TOTAL OTHER ASSETS	31,382.95-
	TOTAL ASSETS	2,377,485.48
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L I A B I L I T I E S

2000	ACCOUNTS PAYABLE	38,538.98
2020	A/P - PAYROLL	3,623.73
2040	DEPOSITS PAYABLE	624.00-
2045	BLDG PERMIT DEP	13,525.00
2060	A/P - EMPL BENFT	1,071.57
2070	A/P - P/R TAXES	5,235.02
2080	A/P - WORK COMP	582.13
2170	DEFERRED INCOME	30,818.54
2175	ACCRUED VAC/SICK	13,451.76

	TOTAL CURRENT LIABILITIES	106,222.73
2410	BANK LOAN - WELL	494,988.74
2415	MARINA FUND	135,791.50
2420	SEWER FUND	39,084.36
2425	WATER FUND	18,000.57

	TOTAL LONG-TERM LIABILITIES	687,865.17
	TOTAL LIABILITIES	794,087.90
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O W N E R S   E Q U I T Y

	TOTAL CAPITAL/OWNERS EQUITY	0.00
3350	RETAIN. EARNINGS	1,583,397.58

	TOTAL RETAINED EARNINGS	1,583,397.58
	TOTAL OWNERS EQUITY	1,583,397.58
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	TOTAL LIABILITIES & OWNERS EQUITY	2,377,485.48
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NOTE: PREPARED WITHOUT AUDIT