



Amanda Watson

Club cashflow June YTD

To: Nikki Gaudio, Scott Mail, Allison Taylor, Raymon Whittington, Audrey Tindle, Cc: Beverly Bowman

June 25, 2025 at 6:44 PM

[Details](#)

Team - attached is updated cash flow June YTD (I don't expect any large expenses remaining June). It includes estimations for 2nd half of 2025 as well as full year 2026.

- CashFlow Highlights:
  - Cash balance \$39K June end YTD (same timeline 2024, cash balance was \$29K).
    - Dues income is now YOY due to less property transfers and waiving board dues (6 members \* \$400 = \$2,400)
    - Property transfers: We've had 1 \$2500 in 2025 (2024: 3 = \$7,500 | 2023: 2 = \$5,000 | 2022: 3 = \$7,500)
  - Rental income is still estimated at \$825 for future months, however, current run rate is higher @ \$1400/ month
  - Recent HVAC will process in July: \$1600 materials + \$1500 labor
- Members to add to pool sign-in sheet
  - Add Michelle & Nathan Miles - outside member paid 6/23, lives in Kingswood
  - Add Alan Wetzel (Sec5 member paid 6/24)
- Unpaid Sec5 Members:
  - Dennis & Lennis Roney - 677 Oak Creek Dr (owe for multiple years, liens files in previous years)
  - Tim & Kim Wooten - 497 Oak Creek Dr - we seem to always have to chase them down
  - Paul & Kim Allen - empty lot next to Allison & Brandon Taylor - I need to draft a formal reminder to pay.. I don't see any issues collecting.
- Mortgage Balance: \$19,683.81 (interest paid YTD: \$671 | interest paid 2024 \$1,979). We are on schedule to pay in full by Aug 2026.
  - We can increase our commitment to monthly payments to principal only, but given that we are on the end of the term, the interest is a small portion of the monthly payment. For example, if we added \$500 per month to principal only now through term end, we only save \$98 in total interest paid, but the loan would be paid in full by April 2026, rather than Aug 2026.
- Pool expenses YTD:
  - WaterGuru - 6/1 spent \$516 for mechanisms to digitally manage chemical readings
    - 6/23 incurred \$164.30 charge - need details and copy of invoice/receipt for expense.
  - PoolShark H2O
    - 6/16 incurred \$83 charge - need details and copy of invoice/receipt for expense.
  - Health Department
    - annual permit: \$300 paid
    - Inspection improvements: \$583.04
  - Pool Opening:
    - HBL: \$755 paid
  - Chemicals
    - Amazon: \$1324 paid
    - HBL: \$1,008 paid
  - Power-washing
    - I haven't received an invoice

Dues Landscape										
	2025		2024		2023		2022		2021	
	# members	\$ collected	# members	\$ collected	# members	\$ collected	# members	\$ collected	# \$ collected	
club member	7	\$ 2,800	9	\$ 3,200	9	\$ 3,150	9	\$ 3,150	11	\$ 3,900
outside pool	12	\$ 5,700	15	\$ 7,125	16	\$ 6,850	19	\$ 7,750	18	\$ 7,550
pool member	23	\$ 19,825	24	\$ 17,250	27	\$ 11,150	23	\$ 9,300	23	\$ 9,800
Sec 5 member	*51	\$ 22,550	61	\$ 28,150	56	\$ 24,050	58	\$ 27,485	57	\$ 31,700
<b>Grand Total</b>	<b>42</b>	<b>\$ 41,975</b>	<b>109</b>	<b>\$ 49,825</b>	<b>108</b>	<b>\$ 44,950</b>	<b>109</b>	<b>\$ 47,585</b>	<b>##</b>	<b>\$ 53,950</b>