

2025

2025

↳ as %

|                                 | Jan        | Feb       | Mar       | Apr       | May       | Jun        | Jul        | Aug        | Sep        | Oct        | Nov        | Dec        | TOTAL      | to '24 |
|---------------------------------|------------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|--------|
| <b>Starting Account Balance</b> | \$ 13,475  |           |           |           |           |            |            |            |            |            |            |            |            |        |
| <b>INCOME</b>                   |            |           |           |           |           |            |            |            |            |            |            |            |            |        |
| club member (non)               | \$ -       | \$ 800    | \$ 1,600  | \$ -      | \$ 400    | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 2,800   | 88%    |
| Outside pool meml               | \$ -       | \$ -      | \$ -      | \$ 2,850  | \$ 2,375  | \$ 950     | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 6,175   | 86%    |
| In-hood pool meml               | \$ -       | \$ -      | \$ -      | \$ 3,250  | \$ 6,175  | \$ 1,425   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 10,850  | 96%    |
| sec 5 club member               | \$ -       | \$ 6,400  | \$ 12,500 | \$ 2,800  | \$ -      | \$ 450     | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 22,150  | 76%    |
| <b>Total Memberships</b>        | \$ -       | \$ 7,200  | \$ 14,100 | \$ 8,900  | \$ 8,950  | \$ 2,825   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 41,975  | 83%    |
| Rentals                         | \$ 595     | \$ 1,810  | \$ 3,010  | \$ -      | \$ 2,405  | \$ 825     | \$ 825     | \$ 825     | \$ 825     | \$ 825     | \$ 825     | \$ 825     | \$ 13,595  | 109%   |
| Other Income/ rein              | \$ (100)   | \$ 628    | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 528     | 83%    |
| <b>Total Income</b>             | \$ 495     | \$ 9,638  | \$ 17,110 | \$ 8,900  | \$ 11,355 | \$ 3,650   | \$ 825     | \$ 825     | \$ 825     | \$ 825     | \$ 825     | \$ 825     | \$ 56,098  | 88%    |
| <b>Unpaid Sec 5 mem</b>         | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      | \$ 1,350   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 1,350   | 318%   |
| <b>EXPENSE</b>                  |            |           |           |           |           |            |            |            |            |            |            |            |            |        |
| Mortgage                        | \$ 1,394   | \$ 1,394  | \$ 1,394  | \$ 1,394  | \$ 1,394  | \$ 1,394   | \$ 1,394   | \$ 1,394   | \$ 1,394   | \$ 1,394   | \$ 1,394   | \$ 3,394   | \$ 18,731  | 112%   |
| Property Taxes                  | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ 3,804   | \$ 266     | \$ -       | \$ 4,070   | 100%   |
| Insurance                       | \$ 588     | \$ 1,808  | \$ 588    | \$ 651    | \$ 651    | \$ 651     | \$ 651     | \$ 651     | \$ 651     | \$ 651     | \$ 651     | \$ 651     | \$ 8,844   | 130%   |
| Pool (HBL,Dales,Healt           | \$ -       | \$ -      | \$ -      | \$ 300    | \$ -      | \$ 4,271   | \$ 967     | \$ 967     | \$ -       | \$ -       | \$ 738     | \$ -       | \$ 7,242   | 118%   |
| Maintenance                     | \$ -       | \$ -      | \$ 600    | \$ 1,000  | \$ 34     | \$ 162     | \$ 88      | \$ 176     | \$ 88      | \$ 176     | \$ 22      | \$ -       | \$ 2,345   | 293%   |
| Utilities: Electric             | \$ 138     | \$ 130    | \$ 115    | \$ 95     | \$ 88     | \$ 161     | \$ 637     | \$ 695     | \$ 723     | \$ 482     | \$ 155     | \$ 136     | \$ 3,556   | 99%    |
| Utilities: Gas                  | \$ 207     | \$ 163    | \$ 163    | \$ -      | \$ 163    | \$ 184     | \$ 160     | \$ 160     | \$ 160     | \$ 176     | \$ 176     | \$ 176     | \$ 1,888   | 104%   |
| Utilities: Water                | \$ 95      | \$ 95     | \$ 61     | \$ 61     | \$ 61     | \$ 61      | \$ 263     | \$ 245     | \$ 127     | \$ 272     | \$ 95      | \$ 95      | \$ 1,531   | 106%   |
| Utilities: Phone/Tr             | \$ 29      | \$ 29     | \$ 29     | \$ 29     | \$ 29     | \$ 33      | \$ 59      | \$ 59      | \$ 59      | \$ 29      | \$ 29      | \$ 29      | \$ 440     | 97%    |
| Lawn Service                    | \$ -       | \$ -      | \$ -      | \$ -      | \$ 400    | \$ 400     | \$ 700     | \$ 400     | \$ 400     | \$ 400     | \$ 200     | \$ -       | \$ 2,900   | 131%   |
| Capital Expenses                | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ 3,100   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 3,100   | 25%    |
| Repair                          | \$ (243)   | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ 388     | \$ -       | \$ -       | \$ 17      | \$ 241     | \$ -       | \$ 404     | 70%    |
| Supplies/Admin                  | \$ 244     | \$ 13     | \$ 37     | \$ 106    | \$ 103    | \$ 474     | \$ 377     | \$ -       | \$ -       | \$ 12      | \$ 115     | \$ -       | \$ 1,480   | 163%   |
| Payment Portal                  | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | 0%     |
| Misc/ Cleanings                 | \$ 848     | \$ -      | \$ -      | \$ 678    | \$ 170    | \$ 339     | \$ 170     | \$ 170     | \$ 170     | \$ 170     | \$ 170     | \$ 170     | \$ 3,053   | 85%    |
| <b>Total Expense</b>            | \$ 3,301   | \$ 3,631  | \$ 2,987  | \$ 4,314  | \$ 3,092  | \$ 8,130   | \$ 8,954   | \$ 4,916   | \$ 3,772   | \$ 7,583   | \$ 4,251   | \$ 4,651   | \$ 59,583  | 97%    |
| <b>Net</b>                      | \$ (2,806) | \$ 6,007  | \$ 14,123 | \$ 4,586  | \$ 8,263  | \$ (4,480) | \$ (8,129) | \$ (4,091) | \$ (2,947) | \$ (6,758) | \$ (3,426) | \$ (3,826) | \$ (3,485) | -156%  |
| <b>CashFlow</b>                 | \$ 10,669  | \$ 16,676 | \$ 30,799 | \$ 35,385 | \$ 43,648 | \$ 39,167  | \$ 31,038  | \$ 26,947  | \$ 24,000  | \$ 17,242  | \$ 13,816  | \$ 9,990   | \$ 9,990   | 74%    |

**Assumptions: Revenue**

- \*Section 5 dues \$350/\$400 increases approx 15% to \$400/\$450
- \*1 paid rental per month
- \*1 \$2500 property transfers

**Assumptions: Expenses:**

\*zero capital expenses (no upgrades, no deck finishings, etc)

**Expenses Not Accounted/Assumed in 2024 or 2025:**

- \* Pool pump timer
- \* Camera for pool gate
- \* Decking project completion - fascia, railing, posts/post caps
- \* Sycamore Tree removal / continued back yard improvements
- \* Club Air Handler failures/replacements - 2 units in loft closets

2026

2026

as %  
to '25

**Starting Account Balance**  
**INCOME**

|                          | Jan      | Feb      | Mar       | Apr      | May      | Jun      | Jul  | Aug  | Sep      | Oct  | Nov      | Dec  | TOTAL     |      |  |
|--------------------------|----------|----------|-----------|----------|----------|----------|------|------|----------|------|----------|------|-----------|------|--|
| Starting Account Balance | \$ 9,990 |          |           |          |          |          |      |      |          |      |          |      |           |      |  |
| club member (non)        | \$ -     | \$ 800   | \$ 1,600  | \$ -     | \$ 400   | \$ -     | \$ - | \$ - | \$ -     | \$ - | \$ -     | \$ - | \$ 2,800  | 100% |  |
| Outside pool meml        | \$ -     | \$ -     | \$ -      | \$ 2,850 | \$ 2,375 | \$ 950   | \$ - | \$ - | \$ -     | \$ - | \$ -     | \$ - | \$ 6,175  | 100% |  |
| In-hood pool meml        | \$ -     | \$ -     | \$ -      | \$ 3,250 | \$ 6,175 | \$ 1,425 | \$ - | \$ - | \$ -     | \$ - | \$ -     | \$ - | \$ 10,850 | 100% |  |
| sec 5 club member        | \$ -     | \$ 6,400 | \$ 8,000  | \$ 2,800 | \$ -     | \$ 450   | \$ - | \$ - | \$ 2,500 | \$ - | \$ 2,500 | \$ - | \$ 22,650 | 102% |  |
| <b>Total Memberships</b> | \$ -     | \$ 7,200 | \$ 14,100 | \$ 8,900 | \$ 8,950 | \$ 2,825 | \$ - | \$ - | \$ -     | \$ - | \$ -     | \$ - | \$ 42,475 | 101% |  |

|                     |        |          |           |          |           |          |        |        |        |        |        |        |           |      |
|---------------------|--------|----------|-----------|----------|-----------|----------|--------|--------|--------|--------|--------|--------|-----------|------|
| Rentals             | \$ 595 | \$ 1,810 | \$ 3,010  | \$ -     | \$ 2,405  | \$ 825   | \$ 825 | \$ 825 | \$ 825 | \$ 825 | \$ 825 | \$ 825 | \$ 13,595 | 100% |
| Other Income/ rein  | \$ -   | \$ -     | \$ -      | \$ -     | \$ -      | \$ -     | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -      | 0%   |
| <b>Total Income</b> | \$ 595 | \$ 9,010 | \$ 17,110 | \$ 8,900 | \$ 11,355 | \$ 3,650 | \$ 825 | \$ 825 | \$ 825 | \$ 825 | \$ 825 | \$ 825 | \$ 56,070 | 100% |

|                                 |      |      |      |      |      |      |      |      |      |      |  |      |      |    |
|---------------------------------|------|------|------|------|------|------|------|------|------|------|--|------|------|----|
| <b>Unpaid Sec 5 mem EXPENSE</b> | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |  | \$ - | \$ - | 0% |
|---------------------------------|------|------|------|------|------|------|------|------|------|------|--|------|------|----|

|                         |          |          |          |          |          |          |          |          |          |          |          |          |           |         |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|---------|
| Mortgage                | \$ 1,394 | \$ 1,394 | \$ 1,394 | \$ 1,394 | \$ 1,394 | \$ 1,394 | \$ 1,394 | \$ 1,394 | \$ 1,394 | \$ -     | \$ -     | \$ -     | \$ 12,549 | 67%     |
| Property Taxes          | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ 3,804 | \$ 266   | \$ -     | \$ 4,070  | 100%    |
| Insurance               | \$ 588   | \$ 1,808 | \$ 588   | \$ 651   | \$ 651   | \$ 651   | \$ 651   | \$ 651   | \$ 651   | \$ 651   | \$ 651   | \$ 651   | \$ 8,844  | 100%    |
| Pool (HBL, Dales, Healt | \$ -     | \$ -     | \$ -     | \$ 300   | \$ -     | \$ 4,271 | \$ 967   | \$ 967   | \$ -     | \$ -     | \$ 738   | \$ -     | \$ 7,242  | 100%    |
| Maintenance             | \$ -     | \$ -     | \$ 600   | \$ 1,000 | \$ 34    | \$ 162   | \$ 88    | \$ 176   | \$ 88    | \$ 176   | \$ 22    | \$ -     | \$ 2,345  | 100%    |
| Utilities: Electric     | \$ 138   | \$ 130   | \$ 115   | \$ 95    | \$ 88    | \$ 161   | \$ 637   | \$ 695   | \$ 723   | \$ 482   | \$ 155   | \$ 136   | \$ 3,556  | 100%    |
| Utilities: Gas          | \$ 207   | \$ 163   | \$ 163   | \$ -     | \$ 163   | \$ 184   | \$ 160   | \$ 160   | \$ 160   | \$ 176   | \$ 176   | \$ 176   | \$ 1,888  | 100%    |
| Utilities: Water        | \$ 95    | \$ 95    | \$ 61    | \$ 61    | \$ 61    | \$ 61    | \$ 263   | \$ 245   | \$ 127   | \$ 272   | \$ 95    | \$ 95    | \$ 1,531  | 100%    |
| Utilities: Phone/Tr     | \$ 29    | \$ 29    | \$ 29    | \$ 29    | \$ 29    | \$ 33    | \$ 59    | \$ 59    | \$ 59    | \$ 29    | \$ 29    | \$ 29    | \$ 440    | 100%    |
| Lawn Service            | \$ -     | \$ -     | \$ -     | \$ -     | \$ 400   | \$ 400   | \$ 700   | \$ 400   | \$ 400   | \$ 400   | \$ 200   | \$ -     | \$ 2,900  | 100%    |
| Capital Expenses        | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ 3,100 | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ 3,100  | 100%    |
| Repair                  | \$ (243) | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ 388   | \$ -     | \$ -     | \$ 17    | \$ 241   | \$ -     | \$ 404    | 100%    |
| Supplies/Admin          | \$ 244   | \$ 13    | \$ 37    | \$ 106   | \$ 103   | \$ 474   | \$ 377   | \$ -     | \$ -     | \$ 12    | \$ 115   | \$ -     | \$ 1,480  | 100%    |
| Payment Portal          | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -     | \$ -      | #DIV/0! |
| Misc/ Cleanings         | \$ 848   | \$ -     | \$ -     | \$ 678   | \$ 170   | \$ 339   | \$ 170   | \$ 170   | \$ 170   | \$ 170   | \$ 170   | \$ 170   | \$ 3,053  | 100%    |
| <b>Total Expense</b>    | \$ 3,301 | \$ 3,631 | \$ 2,987 | \$ 4,314 | \$ 3,092 | \$ 8,130 | \$ 8,954 | \$ 4,916 | \$ 3,772 | \$ 6,189 | \$ 2,857 | \$ 1,257 | \$ 53,401 | 90%     |

|     |            |          |           |          |          |            |            |            |            |            |            |          |          |      |
|-----|------------|----------|-----------|----------|----------|------------|------------|------------|------------|------------|------------|----------|----------|------|
| Net | \$ (2,706) | \$ 5,379 | \$ 14,123 | \$ 4,586 | \$ 8,263 | \$ (4,480) | \$ (8,129) | \$ (4,091) | \$ (2,947) | \$ (5,364) | \$ (2,032) | \$ (432) | \$ 2,669 | -77% |
|-----|------------|----------|-----------|----------|----------|------------|------------|------------|------------|------------|------------|----------|----------|------|

|                 |          |           |           |           |           |           |           |           |           |           |           |           |           |      |
|-----------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------|
| <b>CashFlow</b> | \$ 7,283 | \$ 12,663 | \$ 26,786 | \$ 31,371 | \$ 39,634 | \$ 35,154 | \$ 27,025 | \$ 22,934 | \$ 19,987 | \$ 14,623 | \$ 12,591 | \$ 12,159 | \$ 12,659 | 127% |
|-----------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------|

**Assumptions: Revenue**

\*Section 5 dues same as 2025

\*1 paid rental per month

\*2 \$2500 property transfers

**Assumptions: Expenses:**

\*zero capital expenses (no upgrades, no deck finishings, etc)