

**Milford Country Club Condominiums  
Board of Trustees Meeting Minutes  
February 16, 2022**

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**Board Members Present:** Melissa Forestal, Bonnie Laing, Annie Smith & Jean Wenzel

**Board Members Absent:** Mitchell Wolf

**Others Present:** Gary Owens  
Janek Property Management  
20 Unit Owners

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**Meeting called to order at 6:33 pm via Zoom.**

**Introduction/Opening Remarks**

- Bonnie Laing opened the meeting by reviewing the procedures for the open portion of the meeting. Unit owners are permitted two minutes to ask their question and limited to one question per owner. If time permits, additional questions will be allowed by repeat unit owners.

**Property Manager Update**

- Janek reported that the BOT wasn't pleased with the snowplowing contractor's performance after the last storm. Janek will speak with Rosado about a quicker response time to the site and using more sand/salt on the roads.
- The BOT has received three quotes to replace the roof on building 8 and will review these in executive session.
- According to the roof evaluation report, there are 9 other roofs in need of immediate replacement. Janek will obtain quotes for these buildings, any building(s) with active leaks will take priority.
- Janek will obtain quotes for the major exterior repairs on building 19. Norcross Construction did provide a quote but due to labor issues, is unable to complete this project.
- The CPA is still working with Janek and First Service Realty to complete the Y/E Review. Once the Y/E Review is completed it will be provided to the unit owners.
- The Trustee Certificate has been signed, notarized and mailed to the registry of deeds. Once the Trustee Certificate has been recorded a copy will be mailed to Janek.
- The minutes from the December 1, 2021 meeting will be completed, emailed and posted by the end of the month.

**Open Forum**

- Owner reported a concern for the rock wall at building 24/27. Janek will inspect.

- Owner reported a concern for a dead tree near unit 29C. Janek will inspect.
- Owner reported that the Arbor Vitae at 10D are overgrown and one is in decline.
- Owner questioned the golf course payroll and insurance policy for the property.
- Owners read a statement with their dissatisfaction with Janek in response to a roof leak.

**Meeting adjourned at 7:00 pm and the Board of Trustees went into Executive Session.**

Respectfully submitted,  
By Gary Owens  
Janek Property Management (agent)  
On behalf of Milford Country Club Condominiums Board of Trustees

# Balance Sheet

Property: Milford Country Club

As of 02/22/22 (accrual basis)

## ASSETS

### Bank

1643 MCC	
1644 MCC: Operating (RT) - 7106	73,356.84
1646 MCC: Reserve (RT) - 7114	377,277.72
1643 Total MCC	<u>450,634.56</u>

1645 MCC: Operating (previous PM - CapOne)	-1,863.74
1647 MCC: Reserve (previous PM - Sterling)	1,630.74
1669 Petty Cash	<u>3,200.00</u>

Total Bank 453,601.56

### Accounts Receivable

1199 Accounts Receivable	<u>31,360.54</u>
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Total Accounts Receivable 31,360.54

### Other Current Asset

1 Legal Fees Receivable	7.00
1105 Due from	
1575 Due from Janek	3,748.31
1667 Due from Reserve	3,316.00
1668 Due from Res Sp Asmt	<u>15,376.00</u>
1105 Total Due from	22,440.31

1201 Prepaid Insurance	35,029.00
15001 Prepaid Expense	16,483.00
1666 Homeowner Chargeback	<u>2,117.00</u>

Total Other Current Asset 76,076.31

### Fixed Asset

1620 Vehicles	17,798.00
1656 Equipment (FA)	96,750.00
1657 Equipment Accum. Depr.	-82,678.00
1658 Clubhouse Furnishings	5,903.00
1659 Clubhouse Furnishings Accum Dep	-5,903.00
1660 Office Equipment Accum Depr	-7,504.00
1661 Gas Card Deposit	1,000.00
1662 Other Fixed Assets	30,942.00
1663 Other Fixed Assets Accum Depr	-40,628.00
1664 Vehicle Accm Depr	-22,272.00
1665 Vehicle Reserve	43,737.00
1670 Office Equipment	<u>7,504.00</u>

Total Fixed Asset 44,649.00

## TOTAL ASSETS

605,687.41

## LIABILITIES & EQUITY

### Liabilities

#### Accounts Payable

2000 Accounts Payable	3,596.88
2002 Refunds Payable	200.00

2003 Due to Collections	150.00
<b>Total Accounts Payable</b>	<u>3,946.88</u>
<b>Other Current Liability</b>	
2203 Accrued Expenses	6,203.00
2205 Prepaid Condo Fees	12,748.00
2210 Due To	
2279 Due to Operating from Res	18,691.00
2210 Total Due To	<u>18,691.00</u>
2282 Accrued Utilities	1,536.00
<b>Total Other Current Liability</b>	<u>39,178.00</u>
<b>Long Term Liability</b>	
2343 MCC: Avidia Loan	10,354.13
<b>Total Long Term Liability</b>	<u>10,354.13</u>
<b>Total Liabilities</b>	<u>53,479.01</u>
<b>Equity</b>	
3000 Net Income	168,918.92
3001 Retained Earnings	-1,434.52
3004 Reserves	63,958.00
3024 Operating Fund Balance	320,766.00
<b>Total Equity</b>	<u>552,208.40</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>605,687.41</u></u>

# Actual/Budget Fiscal Year Analysis

Property: Milford Country Club  
 Analysis for Fiscal Year 06/01/21 - 05/31/22 (accrual basis) as of As of 01/31/22

INCOME	Actual												Budget			REVISD TOTAL	ORIGINAL BUDGET
	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22					
4100 Income	0.00	0.00	0.00	0.00	0.00	0.00	69,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,000.00	0.00
4002 Special Assessment	8,686.71	63,917.82	64,727.90	64,727.92	64,727.92	64,727.92	64,727.92	65,227.92	64,759.58	64,759.58	64,759.58	64,759.58	64,759.58	64,759.58	64,759.58	720,510.35	777,115.00
4109 Condo Fees	0.00	25.00	25.00	0.00	175.00	100.00	100.00	575.00	333.33	333.33	333.33	333.33	333.33	333.33	333.33	2,333.32	4,000.00
4111 Late Fees	0.00	0.00	64.61	57.50	0.00	0.00	32.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154.22	0.00
4117 NSF Fees	0.00	0.00	0.00	0.00	645.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00	125.00	125.00	125.00	1,145.00	1,500.00
4117 Legal Recovery	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00
4118 Violations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.33	8.33	8.33	8.33	8.33	8.33	8.33	33.32	100.00
4208 Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.10	0.00
4122 Interest Income: Res	0.00	0.00	0.53	2.29	2.64	2.69	2.91	3.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.10	0.00
4132 Golf Clubhouse Rent	0.00	0.00	350.00	1,850.00	145.00	0.00	1,400.00	0.00	291.66	291.66	291.66	291.66	291.66	291.66	291.66	4,911.64	3,500.00
4133 Golf Outside Member	0.00	4,810.00	0.00	0.00	700.00	0.00	0.00	0.00	291.66	291.66	291.66	291.66	291.66	291.66	291.66	6,676.64	3,500.00
4100 Total Income	8,686.71	68,752.82	65,168.04	66,687.71	66,395.56	64,830.61	135,262.94	65,805.96	65,809.56	65,809.56	65,809.56	65,809.56	65,809.56	65,809.56	65,809.56	804,828.59	789,715.00
<b>TOTAL INCOME</b>	<b>8,686.71</b>	<b>68,752.82</b>	<b>65,168.04</b>	<b>66,687.71</b>	<b>66,395.56</b>	<b>64,830.61</b>	<b>135,262.94</b>	<b>65,805.96</b>	<b>65,809.56</b>	<b>65,809.56</b>	<b>65,809.56</b>	<b>65,809.56</b>	<b>65,809.56</b>	<b>65,809.56</b>	<b>65,809.56</b>	<b>804,828.59</b>	<b>789,715.00</b>

EXPENSE	Actual												Budget			REVISD TOTAL	ORIGINAL BUDGET
	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22					
5000 General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	450.00
5001 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	450.00
5003 Wages, Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	450.00
5015 Medical Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	916.66	916.66	916.66	916.66	916.66	916.66	916.66	3,666.65	11,000.00
5016 Golf Club Maint. P:	0.00	8,180.50	10,237.82	7,124.38	8,790.75	3,179.77	5,036.63	800.00	8,716.66	8,716.66	8,716.66	8,716.66	8,716.66	8,716.66	8,716.66	78,216.49	104,600.00
5017 Admin. Wages	0.00	729.71	1,670.70	804.91	1,105.22	663.13	1,205.24	0.00	833.33	833.33	833.33	833.33	833.33	833.33	833.33	9,512.23	10,000.00
5018 Maintenance Payrt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	666.66	666.66	666.66	666.66	666.66	666.66	666.66	2,666.64	8,000.00
5019 Payroll fees	0.00	0.00	0.00	29.00	116.00	126.00	141.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	412.00	0.00
5026 Payroll taxes	0.00	0.00	0.00	4,759.83	2,434.42	3,036.48	1,982.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,213.37	0.00
5003 Total Wages, Salai	0.00	8,910.21	11,908.52	12,718.12	12,446.39	7,005.38	8,365.51	800.00	11,133.31	11,133.31	11,133.31	11,133.31	11,133.31	11,133.31	11,133.31	106,687.38	133,600.00
5004 Gas-Auto	0.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	0.00
5005 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	1,200.00	3,000.00
5007 Postage & Mailings	0.00	624.85	13.20	27.05	164.01	122.10	362.94	32.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,346.20	0.00
5024 Misc Admin	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	75.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	1,175.00	300.00
5145 Pool Maintenance	0.00	2,817.30	1,144.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,961.30	0.00
6131 Copier Service Conlr:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	333.32	1,000.00
5000 Other General Expen	0.00	0.00	0.00	0.00	-300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-300.00	0.00
5000 Total General Expen:	0.00	12,352.36	13,155.72	13,745.17	12,310.40	7,127.48	8,728.45	1,107.05	11,529.14	11,529.14	11,529.14	11,529.14	11,529.14	11,529.14	11,529.14	114,643.20	138,350.00
5030 Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,600.00	4,500.00
5075 Accounting	262.50	0.00	585.00	0.00	0.00	480.00	440.00	1,760.00	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,860.82	4,000.00
5077 Legal: Collections	0.00	0.00	0.00	0.00	-250.00	645.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	645.00	0.00

	Actual												Budget			REVISSED TOTAL	ORIGINAL BUDGET
	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22					
5078 Management Fees	0.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	32,912.00	37,138.50		
5030 Total Professional Fe	262.50	2,992.00	3,577.00	2,992.00	2,742.00	4,117.00	4,782.00	4,752.00	3,325.33	3,325.33	3,325.33	7,825.33	7,825.33	44,017.82	45,638.50		
5050 Special Projects																	
50502 Gutter Cleaning	0.00	0.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00	0.00		
5050 Total Special Project	0.00	0.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00	0.00		
5100 Repairs & Maintenance																	
5104 Pest Control	400.00	969.00	655.00	770.00	463.00	622.00	75.00	473.00	500.00	500.00	500.00	500.00	500.00	6,427.00	6,000.00		
5105 Irrigation	0.00	0.00	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	0.00		
5106 Landscaping																	
51064 Grounds Contract	0.00	12,295.00	12,616.77	0.00	321.77	321.77	0.00	368.20	9,166.66	9,166.66	9,166.66	9,166.66	9,166.66	62,590.15	110,000.00		
51066 Trees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	4,333.32	13,000.00		
51067 Landscaping: Oth	77.87	18,468.30	2,136.97	417.20	17,092.97	3,439.53	12,321.77	0.00	0.00	0.00	0.00	0.00	0.00	53,954.61	0.00		
5106 Other Landscaping	0.00	210.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,710.00	0.00		
5106 Total Landscaping	77.87	30,973.30	14,753.74	1,917.20	17,414.74	3,761.30	12,321.77	368.20	10,249.99	10,249.99	10,249.99	10,249.99	10,249.99	122,588.08	123,000.00		
5107 Snow Removal																	
51075 Snow Removal: Ir	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00		
51077 Snow Removal: S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	3,600.00	9,000.00		
5107 Other Snow Remo	0.00	0.00	0.00	0.00	15,600.00	15,600.00	15,600.00	15,600.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	68,000.00	14,000.00		
5107 Total Snow Remov	0.00	0.00	0.00	0.00	15,600.00	15,600.00	15,600.00	16,100.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	72,100.00	23,000.00		
5108 Maintenance Supple	0.00	0.00	324.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.39	0.00		
5110 Repairs: Electrical	0.00	0.00	0.00	0.00	0.00	304.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	304.00	0.00		
5111 Repairs: General	0.00	0.00	3,842.88	1,218.02	2,327.48	5,329.99	1,588.24	1,057.40	0.00	0.00	0.00	0.00	0.00	15,364.01	0.00		
5115 Repairs/Cleaning: GL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	333.33	333.33	333.33	333.33	333.33	1,333.32	4,000.00		
5119 Repairs: Roadway/C:	0.00	0.00	5,605.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,605.00	0.00		
5121 Repairs: Decks	0.00	0.00	0.00	0.00	14,552.00	0.00	0.00	9,504.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	29,056.00	15,000.00		
5122 Repairs: Roofs	0.00	974.00	482.00	3,038.00	2,903.00	2,229.00	581.00	572.00	333.33	333.33	333.33	333.33	333.33	12,112.32	4,000.00		
5126 Repairs: Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,228.50	1,228.50	1,228.50	1,228.50	1,228.50	4,914.00	14,742.00		
5141 Repairs: Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	705.00	0.00	0.00	0.00	0.00	0.00	705.00	0.00		
5250 Painting	318.69	0.00	0.00	0.00	12,760.00	0.00	0.00	0.00	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	22,412.01	28,000.00		
5253 Repairs: Crack Sealir	0.00	0.00	0.00	0.00	0.00	0.00	625.00	0.00	0.00	0.00	0.00	0.00	0.00	625.00	0.00		
6041 Repairs: Septic	0.00	0.00	0.00	0.00	0.00	0.00	990.00	0.00	0.00	0.00	0.00	0.00	0.00	990.00	0.00		
6043 Repairs: Doors & Loc	0.00	0.00	0.00	0.00	0.00	197.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	197.35	0.00		
5185 Repairs: Other	0.00	0.00	0.00	9.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.41	0.00		
5219 Repairs: Chimney	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166.66	166.66	166.66	166.66	166.66	166.66	666.65	2,000.00		
5220 Repairs: Auto	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166.66	166.66	166.66	166.66	166.66	166.66	666.65	2,000.00		
5221 Fire Hydrant Inspectir	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	2,000.00	6,000.00		
5100 Other Repairs & Mair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,964.95	1,964.95	1,964.95	1,964.95	1,964.95	1,964.95	7,859.80	23,579.47		
5100 Total Repairs & Main	796.56	32,916.30	25,663.01	6,952.63	66,020.22	28,693.64	31,781.01	28,779.60	23,626.75	23,626.75	19,026.76	19,026.76	19,026.76	306,909.99	251,321.47		
5200 Utilities																	
5201 Telephone	0.00	0.00	790.77	0.00	527.71	0.00	0.00	0.00	316.66	316.66	316.66	316.66	316.66	2,585.12	3,800.00		
5202 Gas	0.00	37.96	649.23	33.14	34.01	124.31	0.00	1,325.89	333.33	333.33	333.33	333.33	333.33	3,537.86	4,000.00		
5203 Trash Removal	165.95	0.00	205.33	0.00	441.90	275.95	0.00	174.30	291.66	291.66	291.66	291.66	291.66	2,430.07	3,500.00		

	Actual												Budget				REVISED TOTAL	ORIGINAL BUDGET
	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22						
5204 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00	250.00	1,000.00	3,000.00			
5205 Water & Sewer	0.00	0.00	0.00	0.00	0.00	3,644.80	0.00	0.00	416.66	416.66	416.66	416.66	416.66	5,311.44	5,000.00			
5206 Heating & Cooling	237.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	237.00	0.00			
5208 Electricity	0.00	658.94	9.17	2,223.36	1,245.62	380.72	0.00	356.56	833.33	833.33	833.33	833.33	833.33	8,207.69	10,000.00			
5227 Television	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	309.26	0.00			
5228 Water	0.00	681.73	1,752.03	0.00	703.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,137.12	0.00			
52073 Miscellaneous	492.51	1,779.07	53.05	46.38	-196.80	66.38	170.04	231.92	0.00	0.00	0.00	0.00	0.00	2,642.55	0.00			
52074 Hydrant Fee	0.00	0.00	0.00	0.00	0.00	1,752.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,752.03	0.00			
5214 Pump Station: Gas	0.00	0.00	66.00	91.00	16.00	16.00	16.00	267.00	0.00	0.00	0.00	0.00	0.00	472.00	0.00			
5200 Total Utilities	895.46	3,157.70	3,834.84	2,393.88	2,771.80	6,260.19	186.04	2,355.67	2,441.64	2,441.64	2,441.64	2,441.64	2,441.64	31,622.14	29,300.00			
5900 Insurance																		
5901 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.50	128.50	128.50	128.50	128.50	514.00	1,542.00			
5905 Worker's Comp	0.00	43.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.00	0.00			
5907 Commercial Pkg	0.00	6,867.00	0.00	0.00	879.00	0.00	28,324.00	14,500.00	6,864.25	6,864.25	6,864.25	6,864.25	6,864.25	78,027.00	82,371.00			
5908 Umbrella	0.00	0.00	0.00	0.00	0.00	0.00	4,729.00	0.00	0.00	0.00	0.00	0.00	0.00	4,729.00	0.00			
5900 Total Insurance	0.00	6,910.00	0.00	0.00	879.00	0.00	33,053.00	14,500.00	6,992.75	6,992.75	6,992.75	6,992.75	6,992.75	83,313.00	83,913.00			
6071 Bad Debt Writeoff	0.40	0.09	38.10	25.00	0.09	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	63.70	0.00			
6200 Banking & Financial																		
6211 Bank Charges	262.58	7.50	7.11	0.00	41.85	0.00	7.11	0.00	0.00	0.00	0.00	0.00	0.00	326.15	0.00			
6203 Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00	1,400.00			
6210 State Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00			
6222 Loan Interest	0.00	107.27	107.27	103.82	195.78	200.70	80.20	272.05	0.00	0.00	0.00	0.00	0.00	1,067.09	0.00			
6225 Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,138.16	15,138.16	15,138.16	15,138.16	15,138.16	60,552.64	181,658.00			
6229 Sewer Betterment Ta	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00			
6200 Total Banking & Final	262.58	114.77	114.38	103.82	237.63	200.70	87.31	272.05	15,138.16	15,138.16	15,138.16	15,138.16	15,138.16	63,645.88	184,358.00			
6132 Clubhouse																		
6133 Clubhouse: HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.33	83.33	83.33	83.33	83.33	333.32	1,000.00			
6134 Clubhouse: Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166.67	166.66	166.66	166.66	166.66	666.65	2,000.00			
6132 Total Clubhouse	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	249.99	249.99	249.99	249.99	999.97	3,000.00			
6135 Golf Club																		
6136 Golf Club: Equipment	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	416.67	416.66	416.66	416.66	416.66	4,166.65	5,000.00			
6137 Golf Course: Fertiliza	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	4,000.00	12,000.00				
6138 Golf Course: Irrigator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00	1,000.00	3,000.00				
6139 Golf Course: Pond Itr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	536.16	536.16	536.16	536.16	2,144.64	6,434.00				
6140 Golf Course: Sand Itr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.33	83.33	83.33	83.33	333.32	1,000.00				
6141 Golf Course: Supplies	0.00	75.01	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00	1,075.01	3,000.00				
6135 Total Golf Club	0.00	75.01	0.00	0.00	2,500.00	0.00	0.00	0.00	2,536.16	2,536.15	2,536.15	2,536.15	12,719.62	30,434.00				
6142 Pool																		
5244 Pool: Permits & licent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00				
5243 Pool: Furniture repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	500.00				
5242 Pool: Attendant & ch	0.00	1,248.00	1,209.00	2,450.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,540.00	9,447.50				
6142 Total Pool	0.00	1,248.00	1,209.00	2,450.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,840.00	9,747.50				

	Actual												Budget			ORIGINAL BUDGET
	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	REVISSED TOTAL			
<b>TOTAL EXPENSE</b>	2,217.50	59,766.23	54,592.05	28,663.00	87,461.14	46,399.01	85,617.83	51,766.37	65,839.93	65,839.91	62,939.92	70,379.93	681,682.82	789,714.97		
<b>OTHER INCOME</b>																
8010 Reserve Activity																
8007 Reserve Contribution	0.00	15,138.17	15,138.17	15,138.17	15,138.17	15,138.17	15,138.17	15,138.17	15,138.16	15,138.16	15,138.16	15,138.16	166,519.83	181,658.00		
8010 Other Reserve Activit	0.00	-15,138.17	-15,138.17	-15,138.17	-15,138.17	-15,138.17	-15,138.17	-15,138.17	0.00	0.00	0.00	0.00	-105,967.19	0.00		
8010 Total Reserve Activity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,138.16	15,138.16	15,138.16	15,138.16	60,552.64	181,658.00		
8012 Health/Medical Insuranc	0.00	0.00	1,064.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,064.64	0.00		
<b>TOTAL OTHER INCOME</b>	0.00	0.00	1,064.64	0.00	0.00	0.00	0.00	0.00	15,138.16	15,138.16	15,138.16	15,138.16	61,617.28	181,658.00		
<b>OTHER EXPENSE</b>																
9019 Reserve Exp - Decks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	833.33	833.33	833.33	833.33	3,333.32	10,000.00		
9020 Reserve Exp - Drainage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	416.66	416.66	416.67	416.66	1,666.65	5,000.00		
9024 Reserve Exp - Asphalt I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,666.66	1,666.66	1,666.66	1,666.67	6,666.65	20,000.00		
9025 Reserve Exp - Carpenir	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,166.66	4,166.67	4,166.66	4,166.66	16,666.65	50,000.00		
<b>TOTAL OTHER EXPENSE</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,083.31	7,083.32	7,083.32	7,083.32	28,333.27	85,000.00		
<b>NET INCOME</b>	6,469.21	8,986.59	11,640.63	38,024.71	-21,065.58	18,431.60	49,645.11	14,039.59	8,024.48	8,024.49	10,924.48	3,284.47	156,429.78	96,658.03		



	Actual												Budget			REVISED	ORIGINAL
	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	TOTAL	TOTAL	BUDGET		
Income	8,686.71	68,752.82	65,168.04	66,687.71	66,395.56	64,830.61	135,262.94	65,805.96	65,809.56	65,809.56	65,809.56	65,809.56	65,809.56	804,828.59	789,715.00		
Expense	-2,217.50	-59,766.23	-54,592.05	-28,663.00	-87,461.14	-46,399.01	-85,617.83	-51,766.37	-65,839.93	-65,839.91	-62,939.92	-70,579.93	-681,682.82	-789,714.97			
Other Income & Expense	0.00	0.00	1,064.64	0.00	0.00	0.00	0.00	0.00	8,054.85	8,054.84	8,054.84	8,054.84	33,284.01	96,658.00			
<b>NET INCOME</b>	<b>6,469.21</b>	<b>8,986.59</b>	<b>11,640.63</b>	<b>38,024.71</b>	<b>-21,065.58</b>	<b>18,431.60</b>	<b>49,645.11</b>	<b>14,039.59</b>	<b>8,024.48</b>	<b>8,024.49</b>	<b>10,924.48</b>	<b>3,284.47</b>	<b>156,429.78</b>	<b>96,658.03</b>			

**NET INCOME SUMMARY**

