

August 31, 2025 Indian Creek Golf Villas II
Balance Sheet
Accrual Basis

ASSETS

Current Assets	
Checking/Savings	
Chase Operating-2503	\$15,866.43
Chase Reserve-	\$84,515.51
Everbank Reserve	
Total Checking/Savings	\$100,381.94
Accounts Receivable	
Accounts Receivable	\$1,929.00
Total Accounts Receivable	\$1,929.00
Other Current Assets	
Prepaid Insurance	
Property Pakg	\$19,060.24
Flood Bldg 3	\$2,614.01
Flood Bldg 4	\$14,165.82
Total Prepaid Insurance	\$35,840.07
Total Other Current Assets	\$35,840.07
Total Current Assets	
TOTAL ASSETS	\$138,151.01

LIABILITIES & EQUITY

Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	\$768.00
Property Ins Pkg Loan	\$19,060.24
Flood Ins Loan	\$9,659.28
Fire Alarm Monitoring	\$0.00
Total Other Current Liabilities	\$29,487.52
Total Current Liabilities	
Total Liabilities	\$29,487.52
Equity	
Reserve Funds	
Reserve Interest	\$12,266.64
Roofing	\$4,193.70
Painting	\$42,134.86
Paving	\$17,318.24
Boat Dock	\$2,893.01
Contingency	\$5,709.06
Total Reserve Funds	\$84,515.51
Operating Fund Balance	\$24,147.98
Total Equity	\$84,515.51
TOTAL LIABILITIES & EQUITY	\$138,151.01

January 1, 2025 Indian Creek Golf Villas II
August 31, 2025

Profit & Loss

Accrual Basis

INCOME

BUDGET

Assessment Income	\$82,304.00	\$82,304.00
Operating Int	0.59	
Other Income	-\$51.72	
Xfer From Reserves		
TOTAL INCOME	\$82,252.87	\$82,304.00

EXPENSES

ADMINISTRATIVE

Management Contract	\$4,084.00	\$2,688.00
Bank Chrg/Office	\$360.13	\$0.00
Taxes	\$0.00	\$300.00
Corp Annual Report	\$64.00	\$61.25
Prop/Liab l	\$22,965.90	\$28,933.00
Flood Ins	\$18,255.88	\$16,666.67
RHOA Assoc Fees	\$7,034.37	\$5,333.36
TOTAL ADMIN	\$52,764.28	\$53,982.28

BUILDING

Building Maint	\$6,034.31	\$1,333.33
Fire Alarm Monitor	\$0.00	\$639.33
Fire System Repair	\$0.00	\$666.67
Pest Control Int/Ext	\$240.00	\$213.33
TOTAL BUILDING	\$6,274.31	\$2,852.66

GROUNDS

Gen Grounds/Mulch	\$170.00	\$2,000.00
Irrigation Maint	\$1,714.75	\$566.67
Irrigation Managemt	\$477.40	\$666.67
Lawn Maintenance	\$3,600.00	\$3,600.00
TOTAL GROUNDS	\$5,962.15	\$6,833.34

UTILITIES

Water	\$2,198.21	\$1,866.67
Sewer	\$4,537.59	\$5,466.67
Electric	\$288.26	\$333.33
Trash	\$1,959.62	\$2,082.67
TOTAL UTILITIES	\$8,983.68	\$9,749.34

RESERVES

Roofing	\$3,309.12	\$3,309.05
Painting	\$1,226.64	\$1,226.67
Paving	\$1,136.32	\$1,136.35
Contingency	\$1,400.00	\$2,229.44
Boat Docks	\$395.92	\$395.92
Reserve Interest	\$731.84	\$0.00
TOTAL RESERVES	\$8,199.84	\$8,297.43

TOTAL EXPENSES	\$82,184.26	\$81,715.05
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NET GAIN OR LOSS	\$68.61	\$588.95
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