



Financial Reporting Package

Island Club Four Inc

4/1/2026 - 4/30/2026

Island Club Four Inc
Balance Sheet
4/30/2026

Assets

Cash-Checking

1000 - Operating Acct-5232	\$78,742.97
1020 - Savings Acct 1364	\$1.00

<u>Cash-Checking Total</u>	\$78,743.97
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Cash-Savings

1050 - Reserve NSIRS-5265	\$156,029.93
1060 - Reserve SIRS-5273	\$106,957.54

<u>Cash-Savings Total</u>	\$262,987.47
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Special Assessments

1070 - Special Assmt Checking-7268	\$29,022.66
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<u>Special Assessments Total</u>	\$29,022.66
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Accounts Receivable

1200 - Assessments Receivable	\$106,517.22
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<u>Accounts Receivable Total</u>	\$106,517.22
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<i>Assets Total</i>		\$477,271.32
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Liabilities and Equity

Accounts Payable

2000 - Accounts Payable	\$10,819.67
2010 - Insurance Payable	\$93,636.35

<u>Accounts Payable Total</u>	\$104,456.02
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Other Current Liability

2300 - Prepaid Assessments	\$29,993.00
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<u>Other Current Liability Total</u>	\$29,993.00
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Reserve Fund

2800 - Pooled Reserves - NSIRS	\$127,481.85
2998 - Reserve Fund Interest-SIRS	\$81,565.84
2999 - Reserve Fund - Interest	\$1,472.01

<u>Reserve Fund Total</u>	\$210,519.70
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<u>Retained Earnings</u>	\$142,356.79
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<u>Net Income</u>	(\$10,054.19)
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<i>Liabilities & Equity Total</i>		\$477,271.32
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Island Club Four Inc
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Maintenance Income	\$101,640.00	\$101,616.00	\$24.00	\$406,560.00	\$406,464.00	\$96.00	\$1,219,392.00
4001 - Budgetary Reserve Transfers	(\$13,248.67)	(\$13,248.67)	\$0.00	(\$52,994.68)	(\$52,994.68)	\$0.00	(\$158,984.00)
4010 - Late Charges & Interest	\$798.00	\$0.00	\$798.00	\$924.00	\$0.00	\$924.00	\$0.00
4020 - Resale & Leasing Fees	\$0.00	\$125.00	(\$125.00)	\$800.00	\$500.00	\$300.00	\$1,500.00
4100 - Laundry Income	\$0.00	\$850.00	(\$850.00)	\$2,659.59	\$3,400.00	(\$740.41)	\$10,200.00
4120 - Dock Fees	\$0.00	\$375.00	(\$375.00)	\$2,112.00	\$1,500.00	\$612.00	\$4,500.00
4130 - Parking Fees	\$0.00	\$480.00	(\$480.00)	\$2,880.00	\$1,920.00	\$960.00	\$5,760.00
4160 - Locker Rental	\$1,050.00	\$260.00	\$790.00	\$1,050.00	\$1,040.00	\$10.00	\$3,120.00
4190 - Interest Earned	\$46.98	\$0.00	\$46.98	\$213.46	\$0.00	\$213.46	\$0.00
<u>Total Income</u>	\$90,286.31	\$90,457.33	(\$171.02)	\$364,204.37	\$361,829.32	\$2,375.05	\$1,085,488.00
Total Income	\$90,286.31	\$90,457.33	(\$171.02)	\$364,204.37	\$361,829.32	\$2,375.05	\$1,085,488.00
Expense							
<u>Administrative & Overhead</u>							
5520 - Bad Debt Expense	\$557.00	\$0.00	(\$557.00)	\$557.00	\$0.00	(\$557.00)	\$0.00
5540 - Bank Charges	\$5.00	\$0.00	(\$5.00)	\$280.00	\$0.00	(\$280.00)	\$0.00
5640 - Licenses & Permits	\$0.00	\$200.00	\$200.00	\$61.25	\$800.00	\$738.75	\$2,400.00
5660 - Office Supplies	\$340.34	\$250.00	(\$90.34)	\$1,564.15	\$1,000.00	(\$564.15)	\$3,000.00
5720 - Screening Expenses	\$0.00	\$125.00	\$125.00	\$386.00	\$500.00	\$114.00	\$1,500.00
5760 - Telephone	\$674.91	\$326.67	(\$348.24)	\$2,865.77	\$1,306.68	(\$1,559.09)	\$3,920.00
5780 - Website & Internet	\$0.00	\$0.00	\$0.00	\$1,097.97	\$0.00	(\$1,097.97)	\$0.00
5790 - Information Technology	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$9,000.00
<u>Total Administrative & Overhead</u>	\$1,577.25	\$1,651.67	\$74.42	\$6,812.14	\$6,606.68	(\$205.46)	\$19,820.00
<u>Contracts</u>							
6100 - Cleaning/Janitorial Contract	\$2,896.90	\$2,720.00	(\$176.90)	\$11,314.19	\$10,880.00	(\$434.19)	\$32,640.00
6120 - Elevator Maint Contract	\$725.55	\$749.17	\$23.62	\$2,176.65	\$2,996.68	\$820.03	\$8,990.00
6140 - Elevator Phone Contract	\$0.00	\$0.00	\$0.00	\$725.55	\$0.00	(\$725.55)	\$0.00
6160 - Grounds Maint Contract	\$1,350.00	\$1,350.00	\$0.00	\$4,650.00	\$5,400.00	\$750.00	\$16,200.00
<u>Total Contracts</u>	\$4,972.45	\$4,819.17	(\$153.28)	\$18,866.39	\$19,276.68	\$410.29	\$57,830.00
<u>Insurance</u>							
5900 - Insurance	\$39,037.27	\$36,856.67	(\$2,180.60)	\$156,149.08	\$147,426.68	(\$8,722.40)	\$442,280.00
<u>Total Insurance</u>	\$39,037.27	\$36,856.67	(\$2,180.60)	\$156,149.08	\$147,426.68	(\$8,722.40)	\$442,280.00
<u>Professional Fees</u>							
6200 - Accounting	\$1,000.00	\$1,250.00	\$250.00	\$4,000.00	\$5,000.00	\$1,000.00	\$15,000.00
6220 - Annual Audit & Tax	\$0.00	\$1,833.33	\$1,833.33	\$5,500.00	\$7,333.32	\$1,833.32	\$22,000.00
6240 - Legal Fees	\$0.00	\$833.33	\$833.33	\$1,013.50	\$3,333.32	\$2,319.82	\$10,000.00
6280 - Management Fees	\$1,800.00	\$2,600.00	\$800.00	\$7,860.00	\$10,400.00	\$2,540.00	\$31,200.00
<u>Total Professional Fees</u>	\$2,800.00	\$6,516.66	\$3,716.66	\$18,373.50	\$26,066.64	\$7,693.14	\$78,200.00
<u>Projects</u>							
9100 - Special Projects - Deck Fence Project	\$7,532.00	\$0.00	(\$7,532.00)	\$13,587.00	\$0.00	(\$13,587.00)	\$0.00
<u>Total Projects</u>	\$7,532.00	\$0.00	(\$7,532.00)	\$13,587.00	\$0.00	(\$13,587.00)	\$0.00

Island Club Four Inc
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Repairs & Maintenance</u>							
6320 - Janitorial Supplies	\$173.97	\$0.00	(\$173.97)	\$173.97	\$0.00	(\$173.97)	\$0.00
6340 - Dock Maint & Repair	\$0.00	\$0.00	\$0.00	\$9.62	\$0.00	(\$9.62)	\$0.00
6360 - Electrical Services	\$518.50	\$625.00	\$106.50	\$1,266.50	\$2,500.00	\$1,233.50	\$7,500.00
6380 - Elevator Repairs	\$560.50	\$125.83	(\$434.67)	\$560.50	\$503.32	(\$57.18)	\$1,510.00
6460 - Irrigation	\$0.00	\$0.00	\$0.00	\$1,825.00	\$0.00	(\$1,825.00)	\$0.00
6480 - Landscaping & Grounds	\$0.00	\$900.00	\$900.00	\$625.00	\$3,600.00	\$2,975.00	\$10,800.00
6500 - Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00
6540 - Life Safety System	\$0.00	\$1,166.67	\$1,166.67	\$7,768.32	\$4,666.68	(\$3,101.64)	\$14,000.00
6550 - Fire Extinguishers	\$0.00	\$216.67	\$216.67	\$0.00	\$866.68	\$866.68	\$2,600.00
6600 - Maintenance Supplies	\$648.96	\$87.50	(\$561.46)	\$1,450.90	\$350.00	(\$1,100.90)	\$1,050.00
6630 - Painting Expenses	\$0.00	\$0.00	\$0.00	\$66.38	\$0.00	(\$66.38)	\$0.00
6660 - Pest Control	\$0.00	\$666.67	\$666.67	\$3,521.67	\$2,666.68	(\$854.99)	\$8,000.00
6680 - Plumbing Services	\$0.00	\$833.33	\$833.33	\$1,211.00	\$3,333.32	\$2,122.32	\$10,000.00
6720 - Recreation Facilities	\$16,940.00	\$16,940.00	\$0.00	\$67,760.00	\$67,760.00	\$0.00	\$203,280.00
6750 - Seawall Maint	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
6760 - General Building Repairs	\$250.00	\$1,000.00	\$750.00	\$2,048.07	\$4,000.00	\$1,951.93	\$12,000.00
<u>Total Repairs & Maintenance</u>	\$19,091.93	\$23,395.00	\$4,303.07	\$88,286.93	\$93,580.00	\$5,293.07	\$280,740.00
<u>Utilities</u>							
7000 - Electricity	\$1,330.53	\$1,333.33	\$2.80	\$5,429.55	\$5,333.32	(\$96.23)	\$16,000.00
7040 - Sanitation	\$1,619.30	\$1,250.00	(\$369.30)	\$6,566.76	\$5,000.00	(\$1,566.76)	\$15,000.00
7060 - Water & Sewer	\$10,160.60	\$8,333.33	(\$1,827.27)	\$42,544.07	\$33,333.32	(\$9,210.75)	\$100,000.00
7080 - Television Contract	(\$1,255.63)	\$6,301.50	\$7,557.13	\$17,643.14	\$25,206.00	\$7,562.86	\$75,618.00
<u>Total Utilities</u>	\$11,854.80	\$17,218.16	\$5,363.36	\$72,183.52	\$68,872.64	(\$3,310.88)	\$206,618.00
Total Expense	\$86,865.70	\$90,457.33	\$3,591.63	\$374,258.56	\$361,829.32	(\$12,429.24)	\$1,085,488.00
Operating Net Income	\$3,420.61	\$0.00	\$3,420.61	(\$10,054.19)	\$0.00	(\$10,054.19)	\$0.00
Net Income	\$3,420.61	\$0.00	\$3,420.61	(\$10,054.19)	\$0.00	(\$10,054.19)	\$0.00