



Financial Reporting Package

Island Club Four Inc

5/1/2026 - 5/31/2026

Island Club Four Inc
Balance Sheet
5/31/2026

Assets

Cash-Checking

1000 - Operating Acct-5232	\$123,920.77
1020 - Savings Acct 1364	\$1.00

<u>Cash-Checking Total</u>	\$123,921.77
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Cash-Savings

1050 - Reserve NSIRS-5265	\$164,388.63
1060 - Reserve SIRS-5273	\$112,249.19

<u>Cash-Savings Total</u>	\$276,637.82
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Special Assessments

1070 - Special Assmt Checking-7268	\$44.14
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<u>Special Assessments Total</u>	\$44.14
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Accounts Receivable

1200 - Assessments Receivable	\$102,818.71
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<u>Accounts Receivable Total</u>	\$102,818.71
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Other Assets

1300 - Prepaid Insurance	\$252,785.06
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<u>Other Assets Total</u>	\$252,785.06
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<i>Assets Total</i>	\$756,207.50
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Liabilities and Equity

Accounts Payable

2000 - Accounts Payable	\$14,065.68
2010 - Insurance Payable	\$369,401.87

<u>Accounts Payable Total</u>	\$383,467.55
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Other Current Liability

2300 - Prepaid Assessments	\$33,033.00
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<u>Other Current Liability Total</u>	\$33,033.00
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Reserve Fund

2800 - Pooled Reserves - NSIRS	\$135,602.02
2998 - Reserve Fund Interest-SIRS	\$86,857.49
2999 - Reserve Fund - Interest	\$1,710.54

<u>Reserve Fund Total</u>	\$224,170.05
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<u>Retained Earnings</u>	\$129,601.28
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<u>Net Income</u>	(\$14,064.38)
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<i>Liabilities & Equity Total</i>	\$756,207.50
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Island Club Four Inc
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Maintenance Income	\$101,640.00	\$101,616.00	\$24.00	\$508,200.00	\$508,080.00	\$120.00	\$1,219,392.00
4001 - Budgetary Reserve Transfers	(\$13,248.67)	(\$13,248.67)	\$0.00	(\$66,243.35)	(\$66,243.35)	\$0.00	(\$158,984.00)
4010 - Late Charges & Interest	\$1,302.00	\$0.00	\$1,302.00	\$2,058.00	\$0.00	\$2,058.00	\$0.00
4020 - Resale & Leasing Fees	\$400.00	\$125.00	\$275.00	\$1,200.00	\$625.00	\$575.00	\$1,500.00
4100 - Laundry Income	\$4,871.43	\$850.00	\$4,021.43	\$7,531.02	\$4,250.00	\$3,281.02	\$10,200.00
4120 - Dock Fees	\$0.00	\$375.00	(\$375.00)	\$2,112.00	\$1,875.00	\$237.00	\$4,500.00
4130 - Parking Fees	\$0.00	\$480.00	(\$480.00)	\$2,880.00	\$2,400.00	\$480.00	\$5,760.00
4160 - Locker Rental	\$0.00	\$260.00	(\$260.00)	\$1,050.00	\$1,300.00	(\$250.00)	\$3,120.00
4190 - Interest Earned	\$26.77	\$0.00	\$26.77	\$240.23	\$0.00	\$240.23	\$0.00
<u>Total Income</u>	\$94,991.53	\$90,457.33	\$4,534.20	\$459,027.90	\$452,286.65	\$6,741.25	\$1,085,488.00
Total Income	\$94,991.53	\$90,457.33	\$4,534.20	\$459,027.90	\$452,286.65	\$6,741.25	\$1,085,488.00
Expense							
<u>Administrative & Overhead</u>							
5540 - Bank Charges	\$76.50	\$0.00	(\$76.50)	\$356.50	\$0.00	(\$356.50)	\$0.00
5640 - Licenses & Permits	\$0.00	\$200.00	\$200.00	\$61.25	\$1,000.00	\$938.75	\$2,400.00
5660 - Office Supplies	\$1,931.82	\$250.00	(\$1,681.82)	\$3,659.27	\$1,250.00	(\$2,409.27)	\$3,000.00
5720 - Screening Expenses	\$274.50	\$125.00	(\$149.50)	\$706.25	\$625.00	(\$81.25)	\$1,500.00
5760 - Telephone	\$674.91	\$326.67	(\$348.24)	\$3,627.25	\$1,633.35	(\$1,993.90)	\$3,920.00
5780 - Website & Internet	\$1,097.97	\$0.00	(\$1,097.97)	\$2,195.94	\$0.00	(\$2,195.94)	\$0.00
5790 - Information Technology	\$0.00	\$750.00	\$750.00	\$0.00	\$3,750.00	\$3,750.00	\$9,000.00
<u>Total Administrative & Overhead</u>	\$4,055.70	\$1,651.67	(\$2,404.03)	\$10,606.46	\$8,258.35	(\$2,348.11)	\$19,820.00
<u>Contracts</u>							
6100 - Cleaning/Janitorial Contract	\$2,896.90	\$2,720.00	(\$176.90)	\$14,211.09	\$13,600.00	(\$611.09)	\$32,640.00
6120 - Elevator Maint Contract	\$761.80	\$749.17	(\$12.63)	\$2,938.45	\$3,745.85	\$807.40	\$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	\$6,000.00	\$6,750.00	\$750.00	\$16,200.00
<u>Total Contracts</u>	\$5,008.70	\$4,819.17	(\$189.53)	\$23,875.09	\$24,095.85	\$220.76	\$57,830.00
<u>Insurance</u>							
5900 - Insurance	\$22,980.46	\$36,856.67	\$13,876.21	\$179,129.54	\$184,283.35	\$5,153.81	\$442,280.00
<u>Total Insurance</u>	\$22,980.46	\$36,856.67	\$13,876.21	\$179,129.54	\$184,283.35	\$5,153.81	\$442,280.00
<u>Professional Fees</u>							
6200 - Accounting	\$1,000.00	\$1,250.00	\$250.00	\$5,000.00	\$6,250.00	\$1,250.00	\$15,000.00
6220 - Annual Audit & Tax	\$0.00	\$1,833.33	\$1,833.33	\$5,500.00	\$9,166.65	\$3,666.65	\$22,000.00
6240 - Legal Fees	\$509.50	\$833.33	\$323.83	\$2,220.00	\$4,166.65	\$1,946.65	\$10,000.00
6280 - Management Fees	\$2,520.00	\$2,600.00	\$80.00	\$10,380.00	\$13,000.00	\$2,620.00	\$31,200.00
<u>Total Professional Fees</u>	\$4,029.50	\$6,516.66	\$2,487.16	\$23,100.00	\$32,583.30	\$9,483.30	\$78,200.00
<u>Projects</u>							
9100 - Special Projects - Deck Fence Project	\$0.00	\$0.00	\$0.00	\$19,642.00	\$0.00	(\$19,642.00)	\$0.00
<u>Total Projects</u>	\$0.00	\$0.00	\$0.00	\$19,642.00	\$0.00	(\$19,642.00)	\$0.00

Island Club Four Inc
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Repairs & Maintenance</u>							
6320 - Janitorial Supplies	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$625.00	\$625.00	\$775.50	\$3,125.00	\$2,349.50	\$7,500.00
6380 - Elevator Repairs	\$0.00	\$125.83	\$125.83	\$560.50	\$629.15	\$68.65	\$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	\$4,500.00	\$3,875.00	\$10,800.00
6500 - Tree Trimming	\$0.00	\$333.33	\$333.33	\$0.00	\$1,666.65	\$1,666.65	\$4,000.00
6540 - Life Safety System	\$2,921.86	\$1,166.67	(\$1,755.19)	\$11,106.93	\$5,833.35	(\$5,273.58)	\$14,000.00
6550 - Fire Extinguishers	\$0.00	\$216.67	\$216.67	\$0.00	\$1,083.35	\$1,083.35	\$2,600.00
6600 - Maintenance Supplies	\$91.12	\$87.50	(\$3.62)	\$1,803.16	\$437.50	(\$1,365.66)	\$1,050.00
6630 - Painting Expenses	\$33.19	\$0.00	(\$33.19)	\$99.57	\$0.00	(\$99.57)	\$0.00
6660 - Pest Control	\$615.89	\$666.67	\$50.78	\$4,935.95	\$3,333.35	(\$1,602.60)	\$8,000.00
6680 - Plumbing Services	\$14,000.00	\$833.33	(\$13,166.67)	\$20,711.00	\$4,166.65	(\$16,544.35)	\$10,000.00
6720 - Recreation Facilities	\$16,940.00	\$16,940.00	\$0.00	\$84,700.00	\$84,700.00	\$0.00	\$203,280.00
6750 - Seawall Maint	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$6,000.00
6760 - General Building Repairs	\$3,055.00	\$1,000.00	(\$2,055.00)	\$5,103.07	\$5,000.00	(\$103.07)	\$12,000.00
<u>Total Repairs & Maintenance</u>	\$37,657.06	\$23,395.00	(\$14,262.06)	\$132,429.27	\$116,975.00	(\$15,454.27)	\$280,740.00
<u>Utilities</u>							
7000 - Electricity	\$1,289.08	\$1,333.33	\$44.25	\$6,718.63	\$6,666.65	(\$51.98)	\$16,000.00
7040 - Sanitation	\$1,619.30	\$1,250.00	(\$369.30)	\$8,186.06	\$6,250.00	(\$1,936.06)	\$15,000.00
7060 - Water & Sewer	\$9,218.02	\$8,333.33	(\$884.69)	\$51,762.09	\$41,666.65	(\$10,095.44)	\$100,000.00
7080 - Television Contract	\$0.00	\$6,301.50	\$6,301.50	\$17,643.14	\$31,507.50	\$13,864.36	\$75,618.00
<u>Total Utilities</u>	\$12,126.40	\$17,218.16	\$5,091.76	\$84,309.92	\$86,090.80	\$1,780.88	\$206,618.00
Total Expense	\$85,857.82	\$90,457.33	\$4,599.51	\$473,092.28	\$452,286.65	(\$20,805.63)	\$1,085,488.00
Operating Net Income	\$9,133.71	\$0.00	\$9,133.71	(\$14,064.38)	\$0.00	(\$14,064.38)	\$0.00
Net Income	\$9,133.71	\$0.00	\$9,133.71	(\$14,064.38)	\$0.00	(\$14,064.38)	\$0.00