



Financial Reporting Package

Island Club Four Inc

8/1/2026 - 8/31/2026

Island Club Four Inc
Balance Sheet
8/31/2026

Assets

Cash-Checking

1000 - Operating Acct-5232	\$160,480.28
1020 - Savings Acct 1364	\$31,563.45

<u>Cash-Checking Total</u>	\$192,043.73
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Cash-Savings

1050 - Reserve NSIRS-5265	\$189,530.12
1060 - Reserve SIRS-5273	\$128,165.08

<u>Cash-Savings Total</u>	\$317,695.20
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Special Assessments

1070 - Special Assmt Checking-7268	\$44.10
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<u>Special Assessments Total</u>	\$44.10
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Accounts Receivable

1200 - Assessments Receivable	\$96,926.56
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<u>Accounts Receivable Total</u>	\$96,926.56
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Other Assets

1300 - Prepaid Insurance	\$183,843.68
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<u>Other Assets Total</u>	\$183,843.68
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Assets Total	\$790,553.27
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Liabilities and Equity

Accounts Payable

2000 - Accounts Payable	\$11,869.83
2010 - Insurance Payable	\$183,840.68

<u>Accounts Payable Total</u>	\$195,710.51
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Other Current Liability

2300 - Prepaid Assessments	\$43,199.00
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<u>Other Current Liability Total</u>	\$43,199.00
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Reserve Fund

2800 - Pooled Reserves - NSIRS	\$159,962.53
2998 - Reserve Fund Interest-SIRS	\$102,773.58
2999 - Reserve Fund - Interest	\$2,491.32

<u>Reserve Fund Total</u>	\$265,227.43
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<u>Retained Earnings</u>	\$242,571.09
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<u>Net Income</u>	\$43,845.24
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Liabilities & Equity Total	\$790,553.27
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Island Club Four Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Maintenance Income	\$101,640.00	\$101,616.00	\$24.00	\$813,120.00	\$812,928.00	\$192.00	\$1,219,392.00
4001 - Budgetary Reserve Transfers	(\$13,248.67)	(\$13,248.67)	\$0.00	(\$105,989.36)	(\$105,989.36)	\$0.00	(\$158,984.00)
4010 - Late Charges & Interest	\$2,397.39	\$0.00	\$2,397.39	\$6,119.39	\$0.00	\$6,119.39	\$0.00
4020 - Resale & Leasing Fees	\$100.00	\$125.00	(\$25.00)	\$1,700.00	\$1,000.00	\$700.00	\$1,500.00
4100 - Laundry Income	\$0.00	\$850.00	(\$850.00)	\$7,531.02	\$6,800.00	\$731.02	\$10,200.00
4120 - Dock Fees	\$0.00	\$375.00	(\$375.00)	\$2,212.00	\$3,000.00	(\$788.00)	\$4,500.00
4130 - Parking Fees	\$0.00	\$480.00	(\$480.00)	\$6,120.00	\$3,840.00	\$2,280.00	\$5,760.00
4150 - Bike Storage Fees	\$0.00	\$0.00	\$0.00	\$480.00	\$0.00	\$480.00	\$0.00
4160 - Locker Rental	\$140.00	\$260.00	(\$120.00)	\$1,190.00	\$2,080.00	(\$890.00)	\$3,120.00
4190 - Interest Earned	\$44.14	\$0.00	\$44.14	\$324.69	\$0.00	\$324.69	\$0.00
4800 - Misc Income	\$225.00	\$0.00	\$225.00	\$225.00	\$0.00	\$225.00	\$0.00
<u>Total Income</u>	\$91,297.86	\$90,457.33	\$840.53	\$733,032.74	\$723,658.64	\$9,374.10	\$1,085,488.00
Total Income	\$91,297.86	\$90,457.33	\$840.53	\$733,032.74	\$723,658.64	\$9,374.10	\$1,085,488.00
Expense							
<u>Administrative & Overhead</u>							
5540 - Bank Charges	\$2.50	\$0.00	(\$2.50)	\$361.10	\$0.00	(\$361.10)	\$0.00
5640 - Licenses & Permits	\$0.00	\$200.00	\$200.00	\$591.25	\$1,600.00	\$1,008.75	\$2,400.00
5660 - Office Supplies	\$393.28	\$250.00	(\$143.28)	\$3,365.67	\$2,000.00	(\$1,365.67)	\$3,000.00
5720 - Screening Expenses	\$45.75	\$125.00	\$79.25	\$955.00	\$1,000.00	\$45.00	\$1,500.00
5760 - Telephone	\$450.69	\$326.67	(\$124.02)	\$5,300.66	\$2,613.36	(\$2,687.30)	\$3,920.00
5780 - Website & Internet	(\$20.88)	\$0.00	\$20.88	(\$20.88)	\$0.00	\$20.88	\$0.00
5790 - Information Technology	\$0.00	\$750.00	\$750.00	\$3,569.82	\$6,000.00	\$2,430.18	\$9,000.00
<u>Total Administrative & Overhead</u>	\$871.34	\$1,651.67	\$780.33	\$14,122.62	\$13,213.36	(\$909.26)	\$19,820.00
<u>Contracts</u>							
6100 - Cleaning/Janitorial Contract	\$2,896.90	\$2,720.00	(\$176.90)	\$22,901.79	\$21,760.00	(\$1,141.79)	\$32,640.00
6120 - Elevator Maint Contract	\$761.80	\$749.17	(\$12.63)	\$5,949.40	\$5,993.36	\$43.96	\$8,990.00
6160 - Grounds Maint Contract	\$1,350.00	\$1,350.00	\$0.00	\$10,050.00	\$10,800.00	\$750.00	\$16,200.00
<u>Total Contracts</u>	\$5,008.70	\$4,819.17	(\$189.53)	\$38,901.19	\$38,553.36	(\$347.83)	\$57,830.00
<u>Insurance</u>							
5900 - Insurance	\$22,980.46	\$36,856.67	\$13,876.21	\$248,070.92	\$294,853.36	\$46,782.44	\$442,280.00
<u>Total Insurance</u>	\$22,980.46	\$36,856.67	\$13,876.21	\$248,070.92	\$294,853.36	\$46,782.44	\$442,280.00
<u>Professional Fees</u>							
6200 - Accounting	\$1,000.00	\$1,250.00	\$250.00	\$8,000.00	\$10,000.00	\$2,000.00	\$15,000.00
6220 - Annual Audit & Tax	\$0.00	\$1,833.33	\$1,833.33	\$5,500.00	\$14,666.64	\$9,166.64	\$22,000.00
6240 - Legal Fees	\$469.00	\$833.33	\$364.33	\$4,423.02	\$6,666.64	\$2,243.62	\$10,000.00
6280 - Management Fees	\$2,115.00	\$2,600.00	\$485.00	\$17,055.00	\$20,800.00	\$3,745.00	\$31,200.00
<u>Total Professional Fees</u>	\$3,584.00	\$6,516.66	\$2,932.66	\$34,978.02	\$52,133.28	\$17,155.26	\$78,200.00
<u>Projects</u>							
9100 - Special Projects - Deck Fence Project	\$0.00	\$0.00	\$0.00	\$33,642.00	\$0.00	(\$33,642.00)	\$0.00
<u>Total Projects</u>	\$0.00	\$0.00	\$0.00	\$33,642.00	\$0.00	(\$33,642.00)	\$0.00

Island Club Four Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Repairs & Maintenance</u>							
6320 - Janitorial Supplies	\$0.00	\$0.00	\$0.00	\$378.44	\$0.00	(\$378.44)	\$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	\$1,791.50	\$5,000.00	\$3,208.50	\$7,500.00
6380 - Elevator Repairs	\$0.00	\$125.83	\$125.83	\$2,164.85	\$1,006.64	(\$1,158.21)	\$1,510.00
6460 - Irrigation	\$325.00	\$0.00	(\$325.00)	\$2,825.00	\$0.00	(\$2,825.00)	\$0.00
6480 - Landscaping & Grounds	\$0.00	\$900.00	\$900.00	\$2,672.48	\$7,200.00	\$4,527.52	\$10,800.00
6500 - Tree Trimming	\$0.00	\$333.33	\$333.33	\$3,775.00	\$2,666.64	(\$1,108.36)	\$4,000.00
6540 - Life Safety System	\$2,157.52	\$1,166.67	(\$990.85)	\$16,745.19	\$9,333.36	(\$7,411.83)	\$14,000.00
6550 - Fire Extinguishers	\$0.00	\$216.67	\$216.67	\$0.00	\$1,733.36	\$1,733.36	\$2,600.00
6600 - Maintenance Supplies	\$100.48	\$87.50	(\$12.98)	\$2,402.00	\$700.00	(\$1,702.00)	\$1,050.00
6630 - Painting Expenses	\$0.00	\$0.00	\$0.00	\$139.35	\$0.00	(\$139.35)	\$0.00
6660 - Pest Control	\$1,090.89	\$666.67	(\$424.22)	\$7,258.62	\$5,333.36	(\$1,925.26)	\$8,000.00
6680 - Plumbing Services	\$9,698.66	\$833.33	(\$8,865.33)	\$16,409.66	\$6,666.64	(\$9,743.02)	\$10,000.00
6720 - Recreation Facilities	\$16,940.00	\$16,940.00	\$0.00	\$135,520.00	\$135,520.00	\$0.00	\$203,280.00
6750 - Seawall Maint	\$0.00	\$500.00	\$500.00	\$0.00	\$4,000.00	\$4,000.00	\$6,000.00
6760 - General Building Repairs	\$250.00	\$1,000.00	\$750.00	\$7,921.78	\$8,000.00	\$78.22	\$12,000.00
<u>Total Repairs & Maintenance</u>	\$30,562.55	\$23,395.00	(\$7,167.55)	\$200,013.49	\$187,160.00	(\$12,853.49)	\$280,740.00
<u>Utilities</u>							
7000 - Electricity	\$1,277.25	\$1,333.33	\$56.08	\$10,429.43	\$10,666.64	\$237.21	\$16,000.00
7040 - Sanitation	\$1,619.30	\$1,250.00	(\$369.30)	\$13,043.96	\$10,000.00	(\$3,043.96)	\$15,000.00
7060 - Water & Sewer	\$8,556.51	\$8,333.33	(\$223.18)	\$78,396.85	\$66,666.64	(\$11,730.21)	\$100,000.00
7080 - Television Contract	(\$54.12)	\$6,301.50	\$6,355.62	\$17,589.02	\$50,412.00	\$32,822.98	\$75,618.00
<u>Total Utilities</u>	\$11,398.94	\$17,218.16	\$5,819.22	\$119,459.26	\$137,745.28	\$18,286.02	\$206,618.00
Total Expense	\$74,405.99	\$90,457.33	\$16,051.34	\$689,187.50	\$723,658.64	\$34,471.14	\$1,085,488.00
Operating Net Income	\$16,891.87	\$0.00	\$16,891.87	\$43,845.24	\$0.00	\$43,845.24	\$0.00
Net Income	\$16,891.87	\$0.00	\$16,891.87	\$43,845.24	\$0.00	\$43,845.24	\$0.00