

Financial Reporting Package

Island Club Four Inc

9/1/2026 - 9/30/2026

Island Club Four Inc
Balance Sheet
9/30/2026

Assets		
Cash-Checking		
1000 - Operating Acct-5232	$205,509.88	
1020 - Savings Acct 1364	$37,906.10	
Cash-Checking Total	$243,415.98	
Cash-Savings		
1050 - Reserve NSIRS-5265	$197,929.13	
1060 - Reserve SIRS-5273	$133,481.86	
Cash-Savings Total	$331,410.99	
Special Assessments		
1070 - Special Assmt Checking-7268	$44.16	
Special Assessments Total	$44.16	
Accounts Receivable		
1200 - Assessments Receivable	$71,595.14	
Accounts Receivable Total	$71,595.14	
Other Assets		
1300 - Prepaid Insurance	$160,863.22	
Other Assets Total	$160,863.22	
Assets Total		$807,329.49
Liabilities and Equity		
Accounts Payable		
2000 - Accounts Payable	$18,564.59	
2010 - Insurance Payable	$160,860.22	
Accounts Payable Total	$179,424.81	
Other Current Liability		
2300 - Prepaid Assessments	$43,515.00	
Other Current Liability Total	$43,515.00	
Reserve Fund		
2800 - Pooled Reserves - NSIRS	$168,082.70	
2998 - Reserve Fund Interest-SIRS	$108,090.36	
2999 - Reserve Fund - Interest	$2,770.16	
Reserve Fund Total	$278,943.22	
Retained Earnings	$242,571.09	
Net Income	$62,875.37	
Liabilities & Equity Total		$807,329.49

Island Club Four Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			1/1/2026 - 9/30/2026			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
Income							
Income							
4000 - Maintenance Income	$101,640.00	$101,616.00	$24.00	$914,760.00	$914,544.00	$216.00	$1,219,392.00
4001 - Budgetary Reserve Transfers	($13,248.67)	($13,248.67)	$0.00	($119,238.03)	($119,238.03)	$0.00	($158,984.00)
4010 - Late Charges & Interest	$420.00	$0.00	$420.00	$6,497.39	$0.00	$6,497.39	$0.00
4020 - Resale & Leasing Fees	$0.00	$125.00	($125.00)	$1,700.00	$1,125.00	$575.00	$1,500.00
4100 - Laundry Income	$0.00	$850.00	($850.00)	$7,531.02	$7,650.00	($118.98)	$10,200.00
4120 - Dock Fees	$0.00	$375.00	($375.00)	$2,212.00	$3,375.00	($1,163.00)	$4,500.00
4130 - Parking Fees	$0.00	$480.00	($480.00)	$6,120.00	$4,320.00	$1,800.00	$5,760.00
4150 - Bike Storage Fees	$0.00	$0.00	$0.00	$480.00	$0.00	$480.00	$0.00
4160 - Locker Rental	$0.00	$260.00	($260.00)	$1,190.00	$2,340.00	($1,150.00)	$3,120.00
4190 - Interest Earned	$51.25	$0.00	$51.25	$375.94	$0.00	$375.94	$0.00
4800 - Misc Income	$0.00	$0.00	$0.00	$225.00	$0.00	$225.00	$0.00
Total Income	$88,862.58	$90,457.33	($1,594.75)	$821,853.32	$814,115.97	$7,737.35	$1,085,488.00
Total Income	$88,862.58	$90,457.33	($1,594.75)	$821,853.32	$814,115.97	$7,737.35	$1,085,488.00
Expense							
Administrative & Overhead							
5540 - Bank Charges	$22.50	$0.00	($22.50)	$383.60	$0.00	($383.60)	$0.00
5640 - Licenses & Permits	$0.00	$200.00	$200.00	$2,031.25	$1,800.00	($231.25)	$2,400.00
5660 - Office Supplies	$390.82	$250.00	($140.82)	$3,856.48	$2,250.00	($1,606.48)	$3,000.00
5720 - Screening Expenses	$137.25	$125.00	($12.25)	$1,092.25	$1,125.00	$32.75	$1,500.00
5760 - Telephone	$378.89	$326.67	($52.22)	$5,797.40	$2,940.03	($2,857.37)	$3,920.00
5780 - Website & Internet	$0.00	$0.00	$0.00	($20.88)	$0.00	$20.88	$0.00
5790 - Information Technology	$0.00	$750.00	$750.00	$3,569.82	$6,750.00	$3,180.18	$9,000.00
Total Administrative & Overhead	$929.46	$1,651.67	$722.21	$16,709.92	$14,865.03	($1,844.89)	$19,820.00
Contracts							
6100 - Cleaning/Janitorial Contract	$2,896.90	$2,720.00	($176.90)	$25,798.69	$24,480.00	($1,318.69)	$32,640.00
6120 - Elevator Maint Contract	$761.80	$749.17	($12.63)	$6,711.20	$6,742.53	$31.33	$8,990.00
6160 - Grounds Maint Contract	$1,100.00	$1,350.00	$250.00	$11,150.00	$12,150.00	$1,000.00	$16,200.00
Total Contracts	$4,758.70	$4,819.17	$60.47	$43,659.89	$43,372.53	($287.36)	$57,830.00
Insurance							
5900 - Insurance	$22,980.46	$36,856.67	$13,876.21	$271,051.38	$331,710.03	$60,658.65	$442,280.00
Total Insurance	$22,980.46	$36,856.67	$13,876.21	$271,051.38	$331,710.03	$60,658.65	$442,280.00
Professional Fees							
6200 - Accounting	$1,225.00	$1,250.00	$25.00	$9,225.00	$11,250.00	$2,025.00	$15,000.00
6220 - Annual Audit & Tax	$0.00	$1,833.33	$1,833.33	$5,500.00	$16,499.97	$10,999.97	$22,000.00
6240 - Legal Fees	$250.00	$833.33	$583.33	$4,673.02	$7,499.97	$2,826.95	$10,000.00
6280 - Management Fees	$1,320.00	$2,600.00	$1,280.00	$18,375.00	$23,400.00	$5,025.00	$31,200.00
Total Professional Fees	$2,795.00	$6,516.66	$3,721.66	$37,773.02	$58,649.94	$20,876.92	$78,200.00
Projects							
9100 - Special Projects - Deck Fence Project	$0.00	$0.00	$0.00	$33,642.00	$0.00	($33,642.00)	$0.00
Total Projects	$0.00	$0.00	$0.00	$33,642.00	$0.00	($33,642.00)	$0.00

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	9/1/2026 - 9/30/2026			1/1/2026 - 9/30/2026			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
Repairs & Maintenance							
6320 - Janitorial Supplies	$142.79	$0.00	($142.79)	$521.23	$0.00	($521.23)	$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	$5,625.00	$3,833.50	$7,500.00
6380 - Elevator Repairs	$2,854.00	$125.83	($2,728.17)	$5,018.85	$1,132.47	($3,886.38)	$1,510.00
6460 - Irrigation	($175.00)	$0.00	$175.00	$2,650.00	$0.00	($2,650.00)	$0.00
6480 - Landscaping & Grounds	$75.00	$900.00	$825.00	$2,747.48	$8,100.00	$5,352.52	$10,800.00
6500 - Tree Trimming	$0.00	$333.33	$333.33	$4,750.00	$2,999.97	($1,750.03)	$4,000.00
6540 - Life Safety System	$1,871.29	$1,166.67	($704.62)	$19,156.48	$10,500.03	($8,656.45)	$14,000.00
6550 - Fire Extinguishers	$0.00	$216.67	$216.67	$0.00	$1,950.03	$1,950.03	$2,600.00
6600 - Maintenance Supplies	$473.89	$87.50	($386.39)	$3,044.94	$787.50	($2,257.44)	$1,050.00
6630 - Painting Expenses	$0.00	$0.00	$0.00	$139.35	$0.00	($139.35)	$0.00
6660 - Pest Control	$615.89	$666.67	$50.78	$7,874.51	$6,000.03	($1,874.48)	$8,000.00
6680 - Plumbing Services	$0.00	$833.33	$833.33	$16,409.66	$7,499.97	($8,909.69)	$10,000.00
6720 - Recreation Facilities	$16,940.00	$16,940.00	$0.00	$152,460.00	$152,460.00	$0.00	$203,280.00
6750 - Seawall Maint	$0.00	$500.00	$500.00	$0.00	$4,500.00	$4,500.00	$6,000.00
6760 - General Building Repairs	$125.00	$1,000.00	$875.00	$8,506.82	$9,000.00	$493.18	$12,000.00
Total Repairs & Maintenance	$22,922.86	$23,395.00	$472.14	$225,080.44	$210,555.00	($14,525.44)	$280,740.00
Utilities							
7000 - Electricity	$1,140.73	$1,333.33	$192.60	$11,570.16	$11,999.97	$429.81	$16,000.00
7040 - Sanitation	$898.51	$1,250.00	$351.49	$13,942.47	$11,250.00	($2,692.47)	$15,000.00
7060 - Water & Sewer	$9,562.36	$8,333.33	($1,229.03)	$87,959.65	$74,999.97	($12,959.68)	$100,000.00
7080 - Television Contract	$0.00	$6,301.50	$6,301.50	$17,589.02	$56,713.50	$39,124.48	$75,618.00
Total Utilities	$11,601.60	$17,218.16	$5,616.56	$131,061.30	$154,963.44	$23,902.14	$206,618.00
Total Expense	$65,988.08	$90,457.33	$24,469.25	$758,977.95	$814,115.97	$55,138.02	$1,085,488.00
Operating Net Income	$22,874.50	$0.00	$22,874.50	$62,875.37	$0.00	$62,875.37	$0.00
Net Income	$22,874.50	$0.00	$22,874.50	$62,875.37	$0.00	$62,875.37	$0.00