

11500 N Ambassador Drive  
Suite 360  
Kansas City MO 64153

		Operating Fund 2024	Reserve Fund 2024	Total
<b>Assets:</b>				
<b>Current Assets:</b>				
150010	US Bank Checking	48,967.48	0.00	48,967.48
150010.A69	Checking - Country Club Bank	108,611.24	0.00	108,611.24
150150	Petty Cash	200.00	0.00	200.00
180050.A10	MM-Reserve-US Bank	0.00	109,324.97	109,324.97
180050.A69	MM-Reserve-Country Club Bank	0.00	140,746.58	140,746.58
180055.A69	MM-Country Club Capital Reserve	0.00	85,338.62	85,338.62
<b>Total Cash Current Assets</b>		<b>157,778.72</b>	<b>335,410.17</b>	<b>493,188.89</b>
<b>Non-Cash Current Assets:</b>				
150300	Accounts Receivable - Operating	23,602.59	0.00	23,602.59
150390	Allowance For Bad Debt-Operating	-5,000.00	0.00	-5,000.00
150520	Miscellaneous Accounts Receivable	25.00	0.00	25.00
150600	Prepaid Insurance	16,155.72	0.00	16,155.72
<b>Total Non-Cash Current Assets</b>		<b>34,783.31</b>	<b>0.00</b>	<b>34,783.31</b>
<b>Total Current Assets</b>		<b>192,562.03</b>	<b>335,410.17</b>	<b>527,972.20</b>
<b>Fixed Assets:</b>				
181005	Equipment/Vehicles	0.00	21,544.68	21,544.68
181200	Accumulated Depreciation-Reserve	0.00	-7,540.64	-7,540.64
<b>Net Fixed Assets</b>		<b>0.00</b>	<b>14,004.04</b>	<b>14,004.04</b>
<b>Total Assets</b>		<b>192,562.03</b>	<b>349,414.21</b>	<b>541,976.24</b>
<b>Liabilities &amp; Owner Equity:</b>				
<b>Current Liabilities:</b>				
250000	Accounts Payable-Operating	377.30	0.00	377.30
250060	Accts Pay-FSR Lien Fees	-175.00	0.00	-175.00
250110	Prepaid Dues - Operating	50,807.86	0.00	50,807.86
250251	Insurance Claim In Process	-23,897.48	0.00	-23,897.48
250260	Insurance Claim 3rd Party	-1,648.53	0.00	-1,648.53
250340	Accrued Wages & Benefits	8,680.32	0.00	8,680.32
<b>Total Current Liabilities</b>		<b>34,144.47</b>	<b>0.00</b>	<b>34,144.47</b>
<b>Long Term Liabilities:</b>				
280600.A69	Notes Payable-Res-Country Club Bank	0.00	717,261.37	717,261.37
<b>Total Long Term Liabilities</b>		<b>0.00</b>	<b>717,261.37</b>	<b>717,261.37</b>
<b>Total Liabilities</b>		<b>34,144.47</b>	<b>717,261.37</b>	<b>751,405.84</b>
<b>Owners Equity</b>				
350500	Retained Earnings-Operating	146,238.03	0.00	146,238.03
350800	Last Year Gain (Loss) - Operating	-19,532.70	0.00	-19,532.70
380500	Reserve Fund Prior Years	0.00	-815,529.06	-815,529.06
380800	Last Year Gain (Loss) - Reserve	0.00	373,247.48	373,247.48

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	Operating Fund 2024	Reserve Fund 2024	Total
Net Operating Income	31,712.23	0.00	31,712.23
Net Reserve Income	<u>0.00</u>	<u>74,434.42</u>	<u>74,434.42</u>
<b>Total Owners Equity</b>	<b><u>158,417.56</u></b>	<b><u>-367,847.16</u></b>	<b><u>-209,429.60</u></b>
<b>Total Liabilities &amp; Owners Equity</b>	<b><u>192,562.03</u></b>	<b><u>349,414.21</u></b>	<b><u>541,976.24</u></b>

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	Feb 2024 Budget	Feb 2024 Actual	Variance	Year to Date Budget	Year to Date Actual	Variance	Annual Budget 2024
<b>Income:</b>							
402020 Dues Income	123,052	123,051.80	0.00	246,104	246,103.60	0.00	1,476,622
403044 Spectrum Marketing	0	0.00	0.00	4,500	0.00	-4,500.00	18,000
404000 Interest On Late Payments	55	147.43	92.43	110	120.74	10.74	660
404010 Late Fees	150	825.00	675.00	300	800.00	500.00	1,800
404015 Violation Fines	50	0.00	-50.00	100	0.00	-100.00	600
404020 Returned Payment Fees	0	-25.00	-25.00	0	0.00	0.00	0
404510 Club Income	200	0.00	-200.00	450	280.00	-170.00	2,700
404552 Carport Income	150	50.00	-100.00	300	100.00	-200.00	1,800
404570 Key/Card/FOB Income	0	0.00	0.00	0	50.00	50.00	500
406010 Miscellaneous Income	140	0.00	-140.00	280	0.00	-280.00	1,680
409100 Reserve Fund Transfer	-1,740	-1,740.00	0.00	-3,480	-3,480.00	0.00	-20,874
409105 Reserve Transfer - Loan	-37,261	-37,260.49	0.51	-74,522	-74,521.49	0.51	-447,126
<b>Total Income</b>	<b>84,796</b>	<b>85,048.74</b>	<b>252.94</b>	<b>174,142</b>	<b>169,452.85</b>	<b>-4,688.75</b>	<b>1,036,362</b>
<b>Expenses</b>							
<b>Administrative</b>							
601000 Management Fees	3,500	3,500.00	0.00	7,000	7,000.00	0.00	42,000
601020 Legal	375	94.39	280.61	750	369.39	380.61	4,500
601040 Audit-Review-Tax Return-Accounting	0	0.00	0.00	0	0.00	0.00	6,000
601100 Administrative Expense	188	0.00	188.00	376	0.00	376.00	2,256
601220 Printing-Postage-Supplies-Data Stor	215	245.84	-30.84	430	519.47	-89.47	3,580
601221 Office Supplies	75	4.95	70.05	150	97.67	52.33	900
601240 Social	100	0.00	100.00	200	13.86	186.14	1,200
601420 Bank Fees	25	75.00	-50.00	50	150.00	-100.00	300
<b>Total Administrative</b>	<b>4,478</b>	<b>3,920.18</b>	<b>557.82</b>	<b>8,956</b>	<b>8,150.39</b>	<b>805.61</b>	<b>60,736</b>
<b>Insurances &amp; Taxes</b>							
601500 Insurance	16,149	15,927.97	221.03	32,298	31,855.94	442.06	230,130
601520 Income Taxes	0	0.00	0.00	0	0.00	0.00	300
<b>Total Insurances &amp; Taxes Expense</b>	<b>16,149</b>	<b>15,927.97</b>	<b>221.03</b>	<b>32,298</b>	<b>31,855.94</b>	<b>442.06</b>	<b>230,430</b>
<b>Salaries/Contract Labor</b>							
601600 Salaries	12,100	13,955.07	-1,855.07	24,200	24,437.95	-237.95	157,300
601700 Payroll Taxes & Benefits	2,098	1,232.39	865.61	4,196	6,098.54	-1,902.54	25,176
<b>Total Salaries/Contract Labor</b>	<b>14,198</b>	<b>15,187.46</b>	<b>-989.46</b>	<b>28,396</b>	<b>30,536.49</b>	<b>-2,140.49</b>	<b>182,476</b>
<b>Utilities</b>							
601900 Electricity	4,944	5,083.12	-139.12	9,682	8,876.45	805.55	53,148
601920 Water Service	6,240	6,668.65	-428.65	12,480	12,184.10	295.90	117,832
601925 Waste Water	624	16,403.44	-15,779.44	14,144	16,698.95	-2,554.95	102,544
601930 Telephone	188	90.95	97.05	376	181.90	194.10	2,256
601940 Trash Service	1,488	1,478.53	9.47	2,976	2,943.23	32.77	17,856
601942 Dumpster	0	475.00	-475.00	0	475.00	-475.00	2,000
<b>Total Utilities Expenses</b>	<b>13,484</b>	<b>30,199.69</b>	<b>-16,715.69</b>	<b>39,658</b>	<b>41,359.63</b>	<b>-1,701.63</b>	<b>295,636</b>
<b>Land Services</b>							
602210 Ground Maintenance Contract	17,963	0.00	17,963.00	17,963	0.00	17,963.00	93,000
602240 Landscaping	0	647.04	-647.04	0	653.51	-653.51	12,500
602500 Water Sprinkler Maintenance	0	0.00	0.00	0	0.00	0.00	19,600
602630 Equipment Maintenance	50	40.22	9.78	100	74.30	25.70	950
602760 Pond Expense	381	-363.59	744.59	762	862.18	-100.18	4,572
602885 Snow Removal	12,000	133.75	11,866.25	17,000	18,739.75	-1,739.75	40,000
<b>Total Land Services Expenses</b>	<b>30,394</b>	<b>457.42</b>	<b>29,936.58</b>	<b>35,825</b>	<b>20,329.74</b>	<b>15,495.26</b>	<b>170,622</b>
<b>Clubhouse</b>							
603700 Playground	150	0.00	150.00	300	285.04	14.96	1,800
<b>Total Clubhouse Expenses</b>	<b>150</b>	<b>0.00</b>	<b>150.00</b>	<b>300</b>	<b>285.04</b>	<b>14.96</b>	<b>1,800</b>
<b>Pool</b>							
604000 Pool Maintenance	0	0.00	0.00	0	0.00	0.00	7,600
604700 Pool Permits & Licenses	0	0.00	0.00	0	0.00	0.00	250

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<b>Total Pool Expenses</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>7,850</b>
<b>Building</b>							
605000 Building Maintenance	900	2,960.06	-2,060.06	1,800	2,987.26	-1,187.26	10,800
605100 Exterminating	1,805	0.00	1,805.00	1,805	0.00	1,805.00	7,220
605230 Gutter Cleaning	0	0.00	0.00	0	0.00	0.00	5,280
605245 Painting - Exterior	0	0.00	0.00	0	32.64	-32.64	1,600
<b>Total Building Expenses</b>	<b>2,705</b>	<b>2,960.06</b>	<b>-255.06</b>	<b>3,605</b>	<b>3,019.90</b>	<b>585.10</b>	<b>24,900</b>
<b>Equipment Repair &amp; Maintenance/Supplies</b>							
606015 HVAC Repair	0	0.00	0.00	150	0.00	150.00	900
606090 Plumbing Repairs	2,000	186.76	1,813.24	3,000	186.76	2,813.24	18,000
606100 Electrical Repairs	500	1,136.20	-636.20	1,000	1,136.20	-136.20	18,500
606115 Security Monitoring Service	50	59.00	-9.00	100	118.00	-18.00	600
606160 Sprinkler/Fire Protection	0	0.00	0.00	0	0.00	0.00	12,200
606200 Hardware/Keys/Tools	25	0.00	25.00	50	41.68	8.32	300
606270 Supplies - Miscellaneous	200	215.40	-15.40	400	720.85	-320.85	2,400
<b>Total Equipment Repair &amp; Maintenanc</b>	<b>2,775</b>	<b>1,597.36</b>	<b>1,177.64</b>	<b>4,700</b>	<b>2,203.49</b>	<b>2,496.51</b>	<b>52,900</b>
<b>Total Expenses</b>	<b>84,333</b>	<b>70,250.14</b>	<b>14,082.86</b>	<b>153,738</b>	<b>137,740.62</b>	<b>15,997.38</b>	<b>1,027,350</b>
<b>Operating Net Income +/-</b>	<b>463</b>	<b>14,798.60</b>	<b>14,335.80</b>	<b>20,404</b>	<b>31,712.23</b>	<b>11,308.63</b>	<b>9,012</b>

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<b>Reserve Income</b>							
500100 Transfer To/From Operating	1,740	1,740.00	0.00	3,480	3,480.00	0.00	20,874
500150 Transfer From Operating For Loan	37,261	37,260.49	-0.51	74,522	74,521.49	-0.51	447,126
501200 Reserve Interest Income	0	792.39	792.39	0	1,666.02	1,666.02	0
<b>Total Reserve Income</b>	<b>39,001</b>	<b>39,792.88</b>	<b>791.88</b>	<b>78,002</b>	<b>79,667.51</b>	<b>1,665.51</b>	<b>468,000</b>
<b>Reserve Expenses</b>							
701500 Loan Principal	34,703	0.00	34,703.00	69,288	0.00	69,288.00	423,270
701600 Interest Expense	2,558	2,557.73	0.27	5,233	5,233.09	-0.09	23,855
702500 Pond/Lakes	0	0.00	0.00	0	0.00	0.00	50,500
705250 Painting	0	0.00	0.00	0	0.00	0.00	15,150
705475 Awning	0	0.00	0.00	0	0.00	0.00	7,575
<b>Total Reserve Expenses</b>	<b>37,261</b>	<b>2,557.73</b>	<b>34,703.27</b>	<b>74,521</b>	<b>5,233.09</b>	<b>69,287.91</b>	<b>520,350</b>
<b>Reserve Net Income +/-</b>	<b>1,740</b>	<b>37,235.15</b>	<b>35,495.15</b>	<b>3,481</b>	<b>74,434.42</b>	<b>70,953.42</b>	<b>-52,350</b>