

Ventura CC HOA, Inc.
 BOD - Income Statement - Total Company - April, 2025

Same Mth Last Yr	This Month	This Mth Budget	Actual/Budget Variance		YTD Last Yr	Year To Date	YTD Budget	Budget/Act Variance	Total Yr Budget
INCOME									
HOA INCOME									
198,198	198,198	198,198	0	Assessments - Condos	792,792	792,792	792,792	0	2,378,376
122,958	122,958	122,958	0	Assessments - Houses	491,832	491,832	491,832	0	1,475,496
-101,902	-101,902	-101,902	0	Allocation - Reserves	-407,608	-407,608	-407,608	0	-1,222,824
INTEREST INCOME									
2	1	0	1	Interest Income	7	7	0	7	0
0	0	150	-150	Interest Income - Homeowners Accts	63	0	600	-600	1,800
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2	1	150	-149	TOTAL INTEREST INCOME	70	7	600	-593	1,800
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219,256	219,255	219,404	-149	TOTAL HOA INCOME	877,086	877,023	877,616	-593	2,632,848
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HOA - OTHER INCOME									
2,775	2,377	2,830	-453	RV Rentals	11,331	10,932	11,320	-388	33,960
1,400	1,461	1,650	-189	Gate Codecards	5,313	6,602	6,600	2	19,800
3,407	1,481	3,300	-1,819	Administrative Fees	10,836	6,886	13,200	-6,314	39,600
563	950	550	400	Advertising Income	2,042	2,575	2,200	375	6,600
277	310	0	310	Gym Membership/Passes	901	1,192	0	1,192	0
22	20	275	-255	ATM Income	532	55	1,100	-1,045	3,300
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8,444	6,600	8,605	-2,005	TOTAL HOA - OTHER INCOME	30,955	28,243	34,420	-6,177	103,260
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PRO SHOP									
16,334	16,603	15,000	1,603	Hard Goods	51,718	38,138	43,000	-4,862	106,000
8,102	7,240	8,000	-760	Soft Goods	25,421	21,983	25,700	-3,717	64,900
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24,436	23,843	23,000	843	TOTAL PRO SHOP INCOME	77,138	60,122	68,700	-8,578	170,900
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GOLF COURSE INCOME									
64,254	70,671	69,780	891	Green Fees	219,275	238,109	237,036	1,073	760,764
44,698	50,732	46,520	4,212	Cart Fees	151,150	164,768	158,024	6,744	507,176
2,398	2,456	2,500	-44	Cart Seats	9,592	9,728	10,000	-272	30,000
15,755	16,547	18,000	-1,453	Annual Green Fees	61,874	65,270	72,000	-6,730	216,000
9,581	14,520	10,000	4,520	Cart Coupon Income	56,548	53,969	57,000	-3,032	81,830
3,018	3,337	3,620	-283	Annual Trail Fees	11,644	13,080	14,480	-1,400	43,440

Same Mth Last Yr	This Month	This Mth Budget	Actual/Budget Variance		YTD Last Yr	Year To Date	YTD Budget	Budget/Act Variance	Total Yr Budget
1,065	972	1,000	-28	Range Fees	4,483	4,773	5,100	-327	10,900
98	106	300	-194	Locker Rental	338	386	1,200	-814	3,600
1,646	1,843	1,600	243	Club Repairs & Rentals	5,189	7,066	6,400	666	15,400
272	102	280	-178	Handicap Services	3,400	2,686	3,480	-794	5,270
540	0	600	-600	Lessons & Clinics	2,520	1,800	2,400	-600	4,600
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143,324	161,286	154,200	7,086	TOTAL GOLF COURSE INCOME	526,013	561,634	567,120	-5,486	1,678,980
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				FOOD & BEVERAGE INCOME					
49,324	45,449	51,297	-5,848	Food - Restaurant	213,026	188,477	221,545	-33,068	547,866
13,798	14,750	14,350	400	Liquor - Restaurant	52,424	52,768	54,519	-1,751	157,215
21,531	22,781	22,392	389	Beer - Restaurant	76,029	76,458	79,069	-2,611	223,929
6,957	6,826	7,235	-409	Wine - Restaurant	34,625	32,227	36,009	-3,782	60,303
5,306	5,967	5,518	449	Beverage (Non-Alc.) - Restaurant	19,196	20,934	19,965	969	65,221
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96,916	95,773	100,792	-5,019	TOTAL RESTAURANT INCOME	395,299	370,864	411,107	-40,243	1,054,534
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				F&B - BANQUET INCOME					
16,093	15,609	16,000	-391	Food - Banquets	38,869	42,316	45,000	-2,684	102,550
4,250	4,056	4,500	-444	Food - Golf Functions	23,972	24,986	23,800	1,186	31,350
1,187	1,130	0	1,130	Misc. F&B Income	5,478	4,629	0	4,629	0
645	1,085	700	385	Beverage - Banquets	739	3,806	1,500	2,306	14,500
4,346	500	4,500	-4,000	Space Rental - Banquets	6,943	2,500	7,800	-5,300	22,750
332	0	50	-50	Linen Income - Banquets	394	2,256	300	1,956	4,850
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26,853	22,380	25,750	-3,370	TOTAL BANQUET INCOME	76,396	80,493	78,400	2,093	176,000
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519,229	529,136	531,751	-2,615	TOTAL INCOME	1,982,888	1,978,379	2,037,363	-58,984	5,816,522
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				COST OF GOODS SOLD					
				COST OF GOODS SOLD - PRO SHOP					
11,269	11,417	11,250	-167	Hard Goods	38,499	27,399	32,250	4,851	79,500
5,243	5,039	5,600	562	Soft Goods	16,342	13,837	17,990	4,153	45,430
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16,512	16,455	16,850	395	TOTAL COGS - PRO SHOP	54,841	41,236	50,240	9,004	124,930
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				COGS - FOOD					

Ventura CC HOA, Inc.
 BOD - Income Statement - Total Company - April, 2025

Same Mth Last Yr	This Month	This Mth Budget	Actual/Budget Variance		YTD Last Yr	Year To Date	YTD Budget	Budget/Act Variance	Total Yr Budget
21,863	16,439	23,084	6,645	Food - Restaurant	105,285	71,509	99,695	28,186	246,542
1,063	1,468	1,125	-343	Food - Golf Functions	5,440	8,906	5,950	-2,956	7,838
4,023	5,650	4,000	-1,650	Food - Banquets	9,717	14,400	11,250	-3,150	25,638
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26,949	23,558	28,209	4,651	TOTAL COGS - FOOD	120,442	94,815	116,895	22,080	280,018
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				COGS - BEVERAGES					
4,057	4,632	4,305	-327	Liquor	14,873	15,056	16,355	1,299	47,163
8,417	6,824	8,285	1,461	Beer	25,785	26,672	29,256	2,584	82,852
2,094	2,001	2,026	25	Wine	11,569	10,222	10,083	-139	16,885
1,943	3,657	2,759	-898	Beverage -Non-Alc.	10,790	11,272	9,982	-1,290	32,610
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16,510	17,114	17,375	261	TOTAL COGS - BEVERAGES	63,017	63,223	65,676	2,453	179,510
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273	380	350	-30	Beverage - Banquets	308	1,332	750	-582	7,250
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60,244	57,507	62,784	5,277	TOTAL COST OF GOODS SOLD	238,607	200,606	233,561	32,955	591,708
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458,985	471,630	468,967	2,663	GROSS PROFIT	1,744,281	1,777,773	1,803,802	-26,029	5,224,814
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				PAYROLL					
				WAGES & SALARIES					
144,783	145,456	140,910	-4,546	Wages & Salaries	552,138	595,894	570,982	-24,912	1,666,895
13,739	13,581	11,176	-2,405	Contract Labor	53,182	44,229	44,725	496	134,370
6,297	1,604	900	-704	Overtime	26,540	9,957	10,000	43	19,050
486	-544	325	869	Lessons / Banquet Tips	1,989	752	1,300	548	3,900
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165,304	160,097	153,311	-6,786	TOTAL WAGES & SALARIES	633,849	650,833	627,007	-23,826	1,824,215
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				EMPLOYEE TAXES & BENEFITS					
13,670	13,036	13,647	611	FICA (Social Security & Medicare)	52,659	53,537	55,953	2,416	161,853
-325	37	357	320	SUTA	2,802	2,352	1,468	-884	4,249
503	-1,487	469	1,956	FUTA	2,317	895	1,933	1,038	5,583
2,292	1,430	2,439	1,009	Worker's Comp	8,972	6,293	9,988	3,695	28,999
9,436	11,043	11,965	922	Benefits - Contr. to Medical	25,245	41,717	47,860	6,143	144,001
1,718	1,590	1,100	-490	Benefits - Employee Discounts	5,318	6,249	4,400	-1,849	13,200
0	0	0	0	Benefits - Holiday Pay	3,513	1,230	2,606	1,376	15,636
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27,294	25,649	29,977	4,328	TOTAL EMPLOYEE TAXES & BENEFITS	100,826	112,273	124,208	11,935	373,521
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Same Mth Last Yr	This Month	This Mth Budget	Actual/Budget Variance		YTD Last Yr	Year To Date	YTD Budget	Budget/Act Variance	Total Yr Budget
				OTHER EMPLOYEE RELATED EXPENSES					
786	745	700	-45	Payroll Admin Fee	3,494	3,635	3,520	-115	9,300
1,176	555	750	195	Other HR Benefits	3,811	2,474	3,250	776	16,750
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1,962	1,300	1,450	150	TOTAL OTHER EMP. RELATED EXPENSES	7,306	6,108	6,770	662	26,050
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194,560	187,046	184,738	-2,308	TOTAL PAYROLL	741,981	769,214	757,985	-11,229	2,223,786
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				OTHER OPERATION EXPENSES					
600	600	600	0	Accounting Fees	2,400	2,400	2,400	0	7,200
3,017	1,716	2,000	284	Audit & Tax Preparation Fees	9,038	7,502	8,000	498	24,000
333	1,129	500	-629	Bank Service Charges	912	1,722	1,850	128	13,350
144	161	180	19	Dues & Subscriptions	4,106	5,402	4,390	-1,012	8,220
2,462	21,901	14,921	-6,980	Equipment Lease	10,069	51,820	59,804	7,984	180,012
18,857	7,805	6,092	-1,713	Equipment Repair & Maintenance	44,880	27,571	24,368	-3,203	73,104
150	150	100	-50	Elevator Maint & Repairs	1,259	989	800	-189	2,800
0	0	0	0	Election Costs	0	0	2,600	2,600	4,100
1,962	9,052	2,000	-7,052	Legal Fees	6,689	30,746	8,000	-22,746	24,000
2,990	2,007	1,300	-707	Office Supplies	4,904	5,171	5,200	29	15,900
778	581	800	219	Postage & Delivery	2,792	2,396	3,700	1,304	15,000
704	700	800	100	Printing & Reproduction	2,977	3,232	3,200	-32	16,600
113	0	110	110	Travel	334	60	440	380	1,320
679	754	679	-75	Insurance - D&O	2,715	3,016	2,716	-300	8,146
17,821	23,696	19,800	-3,896	Insurance - Prop. & Liability	71,285	94,872	79,200	-15,672	237,600
1,634	1,302	1,400	98	Pool Cleaning & Maintenance	5,540	5,208	5,600	392	21,300
58,863	54,800	59,020	4,220	Access Control & Security	224,609	218,590	238,030	19,440	720,000
1,437	1,482	1,800	318	Gate Repairs	2,613	4,159	7,200	3,041	21,600
3,183	2,986	2,100	-886	Police Patrol & Services	12,429	10,736	8,400	-2,336	25,200
2,249	2,362	2,655	293	Security/Loss Prevention	8,996	10,105	10,620	515	31,860
0	0	0	0	Special Events	6,000	8,562	6,000	-2,562	10,000
3,305	2,731	2,500	-231	Janitorial	11,611	12,305	10,000	-2,305	30,000
2,629	417	1,400	983	Gate Code Cards	3,355	4,238	5,600	1,362	16,800
560	600	550	-50	Telephone - Security	2,216	2,340	2,200	-140	6,600
1,254	1,014	980	-34	Telephone	3,945	4,057	3,920	-137	11,760
3,598	2,596	5,275	2,679	IT Expenses	15,370	13,266	21,100	7,834	63,259
17,587	17,060	19,833	2,773	Utilities	68,541	66,859	79,133	12,274	241,332
6,870	7,500	6,870	-630	Real Estate Taxes	27,480	30,000	27,480	-2,520	82,440
0	0	340	340	Personal Property Tax	0	0	1,360	1,360	11,312
0	371	250	-121	Uniform Expenses	154	460	4,600	4,140	11,675
12,070	5,756	5,000	-756	Fertilizer	15,799	9,717	20,000	10,283	60,000
2,549	1,215	1,200	-15	Sand/Seed/Top Dressing	7,236	1,215	4,800	3,585	14,400
974	0	725	725	Bunker Sand	2,049	0	2,900	2,900	8,700

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1,070	1,070	1,400	330	Aquatics	4,280	4,280	5,600	1,320	16,800
8,740	0	850	850	Landscapce Maintenance	12,959	6,591	3,400	-3,191	10,200
1,347	1,964	2,650	686	Supplies & Services	10,324	10,137	10,600	463	31,800
87	480	500	20	Irrigation Repairs	4,987	1,231	2,000	769	6,000
0	0	0	0	Sandstone & Mulch	0	0	0	0	100
0	0	2,500	2,500	Pressure Washing	850	675	10,000	9,325	30,000
0	0	0	0	Palm Pruning	0	9,307	9,500	193	9,500
27,654	27,961	28,663	702	Contracted Services	110,219	112,167	114,652	2,485	343,956
447	711	550	-161	Pest Control	1,778	2,233	2,200	-33	6,600
2,310	314	450	136	Fitness Room PM Plan	2,310	1,544	1,800	256	5,400
6,569	2,751	2,650	-101	Fuel, Oil, & Gas	13,497	7,843	10,600	2,757	31,800
0	5,651	4,500	-1,151	Chemicals	0	3,738	18,000	14,262	54,000
0	0	300	300	Small Tools	428	1,311	1,200	-111	3,600
344	759	475	-284	Waste Removal	2,014	1,945	2,170	225	6,780
0	0	0	0	Sewerpipe Cleaning & Repairs	0	0	0	0	26,500
9,341	11,429	11,520	91	Cart Lease	36,806	45,719	46,080	361	138,240
8,962	9,596	10,799	1,203	Credit Card Fees	36,550	37,165	40,278	3,113	110,788
0	19	-500	-519	Credit Card Admin Fees 3%	0	-430	-2,000	-1,570	-6,000
749	5,953	1,000	-4,953	Advertising	6,637	9,727	4,700	-5,027	20,000
216	96	415	319	Prizes & Donations	896	1,494	1,660	166	4,980
0	0	0	0	Member & Public Relations	1,150	2,156	2,700	544	5,400
498	929	450	-479	Licenses & Fees	4,454	4,344	4,600	256	9,800
172	758	300	-458	Discounts	1,393	2,587	1,200	-1,387	3,600
2,066	3,013	2,100	-913	Linens	8,455	10,794	8,400	-2,394	25,200
2,286	3,435	2,850	-585	Paper Products	12,132	11,205	11,400	195	32,800
0	196	100	-96	China, Glass, & Smallwares	993	1,415	400	-1,015	1,200
0	451	1,050	599	Other F&B Expenses	0	2,351	4,200	1,849	12,600
773	304	400	96	F&B / Kitchen Supplies	1,765	1,684	1,600	-84	4,800
2,608	2,664	750	-1,914	Entertainment	11,044	9,949	3,600	-6,349	11,194
0	0	0	0	Direct TV NFL Package	1,900	0	0	0	10,500
81	231	600	369	Banquet Expenses	904	2,356	2,400	44	7,200
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245,690	253,178	239,102	-14,076	TOTAL OTHER OPERATION EXPENSES	871,027	944,235	988,551	44,316	2,994,928
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				OTHER INCOME & EXPENSE					
0	0	0	0	Gain/Loss On Sale of Fixed Asset	-5,100	-40,500	0	40,500	0
0	-4,673	0	4,673	Unclaimed Funds - State of FL	0	-4,673	0	4,673	0
-585	100	100	0	Bad Debt	400	400	400	0	1,200
400	400	400	0	Depreciation Expense	1,600	1,600	1,600	0	4,800
0	0	0	0	Other Expense	0	0	0	0	100
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-185	-4,173	500	4,673	TOTAL OTHER INCOME & EXPENSE	-3,100	-43,173	2,000	45,173	6,100
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18,920	35,578	44,627	-9,049	NET ORDINARY INCOME	134,373	107,496	55,266	52,230	0
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Ventura CC HOA, Inc.
BOD - Income Statement - Total Company - April, 2025

Same Mth Last Yr	This Month	This Mth Budget	Actual/Budget Variance	YTD Last Yr	Year To Date	YTD Budget	Budget/Act Variance	Total Yr Budget
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