

Ventura CC HOA, Inc.
 BOD - Income Statement - Total Company - June, 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	1,189,188	1,189,188	1,189,188	0	2,378,376
122,958	122,958	122,958	0	Assessments - Houses	737,748	737,748	737,748	0	1,475,496
-101,902	-101,902	-101,902	0	Allocation - Reserves	-611,412	-611,412	-611,412	0	-1,222,824
INTEREST INCOME									
2	1	0	1	Interest Income	11	10	0	10	0
0	0	150	-150	Interest Income - Homeowners Accts	63	0	900	-900	1,800
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2	1	150	-149						
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219,256	219,255	219,404	-149	TOTAL HOA INCOME	1,315,598	1,315,534	1,316,424	-890	2,632,848
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HOA - OTHER INCOME									
3,080	1,864	2,830	-966	RV Rentals	17,406	15,066	16,980	-1,914	33,960
1,230	1,384	1,650	-266	Gate Codecards	7,608	9,379	9,900	-521	19,800
1,030	1,424	3,300	-1,876	Administrative Fees	14,874	9,553	19,800	-10,247	39,600
587	550	550	0	Advertising Income	2,934	3,075	3,300	-225	6,600
211	244	0	244	Gym Membership/Passes	1,390	1,591	0	1,591	0
9	14	275	-261	ATM Income	857	82	1,650	-1,568	3,300
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6,147	5,480	8,605	-3,125						
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PRO SHOP									
9,681	8,148	10,000	-1,852	Hard Goods	72,291	53,711	63,800	-10,089	106,000
4,338	5,617	4,500	1,117	Soft Goods	36,158	35,997	36,700	-703	64,900
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14,019	13,765	14,500	-735						
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GOLF COURSE INCOME									
64,124	64,041	68,256	-4,215	Green Fees	353,715	370,635	380,166	-9,531	760,764
44,443	44,183	45,504	-1,321	Cart Fees	242,420	257,346	253,444	3,902	507,176
2,398	2,456	2,500	-44	Cart Seats	14,388	14,640	15,000	-360	30,000
15,755	16,765	18,000	-1,235	Annual Green Fees	93,385	98,801	108,000	-9,199	216,000
1,529	657	1,600	-943	Cart Coupon Income	61,309	57,285	62,000	-4,715	81,830
3,018	3,337	3,620	-283	Annual Trail Fees	17,680	19,753	21,720	-1,967	43,440

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651	518	700	-182	Range Fees	5,831	5,626	6,600	-974	10,900
98	106	300	-194	Locker Rental	533	597	1,800	-1,203	3,600
1,318	1,242	1,300	-58	Club Repairs & Rentals	7,925	9,545	9,100	445	15,400
0	0	80	-80	Handicap Services	3,570	2,709	3,740	-1,031	5,270
180	0	200	-200	Lessons & Clinics	2,880	2,250	2,800	-550	4,600
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133,515	133,305	142,060	-8,755	TOTAL GOLF COURSE INCOME	803,637	839,186	864,370	-25,184	1,678,980
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				FOOD & BEVERAGE INCOME					
37,196	31,196	38,684	-7,488	Food - Restaurant	292,584	256,522	304,285	-47,763	547,866
11,770	11,543	12,241	-698	Liquor - Restaurant	78,137	76,855	81,261	-4,406	157,215
17,420	17,453	18,117	-664	Beer - Restaurant	113,268	112,563	117,798	-5,235	223,929
2,745	2,243	3,000	-757	Wine - Restaurant	40,797	37,672	42,573	-4,901	60,303
5,539	6,001	5,761	240	Beverage (Non-Alc.) - Restaurant	30,097	32,947	31,302	1,645	65,221
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74,672	68,437	77,803	-9,366	TOTAL RESTAURANT INCOME	554,884	516,558	577,219	-60,661	1,054,534
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				F&B - BANQUET INCOME					
4,832	2,995	5,500	-2,505	Food - Banquets	50,031	49,848	58,000	-8,152	102,550
0	95	100	-5	Food - Golf Functions	28,871	29,206	28,400	806	31,350
280	133	0	133	Misc. F&B Income	5,876	5,243	0	5,243	0
1,380	350	1,200	-850	Beverage - Banquets	2,919	7,595	3,700	3,895	14,500
1,300	150	1,200	-1,050	Space Rental - Banquets	8,953	4,900	9,750	-4,850	22,750
568	0	550	-550	Linen Income - Banquets	2,433	2,671	2,350	321	4,850
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8,360	3,723	8,550	-4,827	TOTAL BANQUET INCOME	99,084	99,462	102,200	-2,738	176,000
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0	0	0	0	Cash Over/Short	-50	0	0	0	0
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455,968	443,964	470,922	-26,958	TOTAL INCOME	2,926,669	2,899,194	3,012,343	-113,149	5,816,522
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				COST OF GOODS SOLD					
				COST OF GOODS SOLD - PRO SHOP					
6,961	5,419	7,500	2,081	Hard Goods	54,540	37,629	47,850	10,221	79,500
3,423	4,602	3,150	-1,452	Soft Goods	23,653	24,097	25,690	1,593	45,430
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10,384	10,021	10,650	629	TOTAL COGS - PRO SHOP	78,193	61,726	73,540	11,814	124,930
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				COGS - FOOD					

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19,746	13,459	17,408	3,949	Food - Restaurant	146,140	98,921	136,928	38,007	246,542
0	36	25	-11	Food - Golf Functions	6,665	10,661	7,100	-3,561	7,838
1,208	1,129	1,375	246	Food - Banquets	12,507	17,092	14,500	-2,592	25,638
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20,954	14,624	18,808	4,184	TOTAL COGS - FOOD	165,313	126,674	158,528	31,854	280,018
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				COGS - BEVERAGES					
3,186	3,255	3,672	417	Liquor	22,783	21,173	24,377	3,204	47,163
6,461	5,479	6,703	1,224	Beer	39,990	38,247	43,585	5,338	82,852
564	437	840	403	Wine	13,200	11,585	11,921	336	16,885
3,244	1,343	2,880	1,537	Beverage -Non-Alc.	17,345	15,355	15,650	295	32,610
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13,455	10,514	14,095	3,581	TOTAL COGS - BEVERAGES	93,320	86,359	95,533	9,174	179,510
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483	175	600	425	Beverage - Banquets	1,191	2,910	1,850	-1,060	7,250
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45,276	35,333	44,153	8,820	TOTAL COST OF GOODS SOLD	338,015	277,670	329,451	51,781	591,708
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410,693	408,631	426,769	-18,138	GROSS PROFIT	2,588,654	2,621,524	2,682,892	-61,368	5,224,814
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				PAYROLL					
				WAGES & SALARIES					
130,390	129,545	133,769	4,224	Wages & Salaries	829,834	859,958	840,608	-19,350	1,666,895
11,103	4,799	11,197	6,398	Contract Labor	75,527	58,662	67,098	8,436	134,370
2,127	679	850	171	Overtime	33,210	11,624	11,700	76	19,050
162	402	325	-77	Lessons / Banquet Tips	1,989	712	1,950	1,238	3,900
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143,781	135,425	146,141	10,716	TOTAL WAGES & SALARIES	940,560	930,957	921,356	-9,601	1,824,215
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				EMPLOYEE TAXES & BENEFITS					
11,628	11,391	12,859	1,468	FICA (Social Security & Medicare)	77,746	76,858	81,914	5,056	161,853
186	29	337	308	SUTA	3,294	2,414	2,150	-264	4,249
419	379	440	61	FUTA	2,958	1,359	2,824	1,465	5,583
2,096	1,313	2,316	1,003	Worker's Comp	13,145	8,689	14,657	5,968	28,999
9,718	8,454	11,965	3,511	Benefits - Contr. to Medical	44,331	63,163	71,790	8,627	144,001
1,636	1,036	1,100	64	Benefits - Employee Discounts	8,935	8,521	6,600	-1,921	13,200
58	304	0	-304	Benefits - Holiday Pay	6,346	4,033	5,212	1,179	15,636
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25,740	22,906	29,017	6,111	TOTAL EMPLOYEE TAXES & BENEFITS	156,756	165,036	185,147	20,111	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					
766	808	700	-108	Payroll Admin Fee	5,091	5,243	4,920	-323	9,300
686	559	750	191	Other HR Benefits	5,014	3,815	4,750	935	16,750
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1,452	1,367	1,450	83	TOTAL OTHER EMP. RELATED EXPENSES	10,105	9,058	9,670	612	26,050
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170,973	159,698	176,608	16,910	TOTAL PAYROLL	1,107,420	1,105,051	1,116,173	11,122	2,223,786
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				OTHER OPERATION EXPENSES					
600	600	600	0	Accounting Fees	3,600	3,600	3,600	0	7,200
1,970	2,019	2,000	-19	Audit & Tax Preparation Fees	12,987	17,634	12,000	-5,634	24,000
289	249	500	251	Bank Service Charges	1,421	2,200	2,850	650	13,350
1,078	730	680	-50	Dues & Subscriptions	5,392	6,387	5,250	-1,137	8,220
3,182	13,779	15,041	1,262	Equipment Lease	16,157	87,077	89,766	2,689	180,012
18,128	4,355	6,092	1,737	Equipment Repair & Maintenance	73,956	34,227	36,552	2,325	73,104
150	-300	500	800	Elevator Maint & Repairs	1,559	839	1,400	561	2,800
0	0	0	0	Election Costs	0	0	2,600	2,600	4,100
10,008	3,428	2,000	-1,428	Legal Fees	23,119	40,873	12,000	-28,873	24,000
1,285	1,207	1,300	93	Office Supplies	7,628	8,166	7,800	-366	15,900
780	681	800	119	Postage & Delivery	3,649	3,573	5,300	1,727	15,000
2,681	771	800	29	Printing & Reproduction	6,927	4,753	8,300	3,547	16,600
0	28	110	82	Travel	413	88	660	572	1,320
679	754	679	-75	Insurance - D&O	4,073	4,524	4,074	-450	8,146
18,249	28,542	19,800	-8,742	Insurance - Prop. & Liability	107,355	151,933	118,800	-33,133	237,600
6,814	1,672	1,400	-272	Pool Cleaning & Maintenance	13,656	10,094	8,400	-1,694	21,300
60,453	58,997	59,020	23	Access Control & Security	347,467	335,140	358,030	22,890	720,000
1,475	1,874	1,800	-74	Gate Repairs	6,656	6,636	10,800	4,164	21,600
2,500	2,266	2,100	-166	Police Patrol & Services	18,112	15,088	12,600	-2,488	25,200
2,252	1,205	2,655	1,450	Security/Loss Prevention	13,497	13,887	15,930	2,043	31,860
0	0	0	0	Special Events	6,000	8,562	6,000	-2,562	10,000
2,022	1,954	2,500	546	Janitorial	15,155	16,710	15,000	-1,710	30,000
645	1,371	1,400	29	Gate Code Cards	7,378	5,610	8,400	2,790	16,800
580	600	550	-50	Telephone - Security	3,356	3,540	3,300	-240	6,600
980	1,014	980	-34	Telephone	5,915	6,084	5,880	-204	11,760
3,969	2,759	5,275	2,516	IT Expenses	22,276	18,742	31,650	12,908	63,259
18,426	16,296	19,934	3,638	Utilities	106,189	101,035	118,800	17,766	241,332
6,870	7,500	6,870	-630	Real Estate Taxes	41,220	45,000	41,220	-3,780	82,440
0	0	340	340	Personal Property Tax	0	0	2,040	2,040	11,312
0	1,530	250	-1,280	Uniform Expenses	1,491	1,990	5,100	3,110	11,675
1,641	512	5,000	4,488	Fertilizer	19,943	15,829	30,000	14,171	60,000
1,252	1,215	1,200	-15	Sand/Seed/Top Dressing	8,488	4,707	7,200	2,493	14,400
0	0	725	725	Bunker Sand	2,049	0	4,350	4,350	8,700

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1,070	1,293	1,400	107	Aquatics	6,350	6,643	8,400	1,757	16,800
2,472	0	850	850	Landscape Maintenance	15,431	9,786	5,100	-4,686	10,200
3,419	2,119	2,650	531	Supplies & Services	16,122	15,795	15,900	105	31,800
43	199	500	301	Irrigation Repairs	5,890	1,784	3,000	1,216	6,000
0	0	0	0	Sandstone & Mulch	0	0	0	0	100
10,177	0	2,500	2,500	Pressure Washing	11,027	825	15,000	14,175	30,000
0	0	0	0	Palm Pruning	0	9,307	9,500	193	9,500
27,961	24,972	28,663	3,691	Contracted Services	165,532	165,150	171,978	6,828	343,956
579	686	550	-136	Pest Control	2,844	3,631	3,300	-331	6,600
671	0	450	450	Fitness Room PM Plan	2,981	1,816	2,700	884	5,400
1,908	2,358	2,650	292	Fuel, Oil, & Gas	17,330	11,446	15,900	4,454	31,800
3,449	780	4,500	3,720	Chemicals	7,262	6,595	27,000	20,405	54,000
0	90	300	210	Small Tools	428	1,452	1,800	348	3,600
340	359	745	386	Waste Removal	2,697	2,504	3,390	886	6,780
22,325	17,011	24,000	6,989	Sewerpipe Cleaning & Repairs	22,325	17,011	24,000	6,989	26,500
9,341	11,429	11,520	91	Cart Lease	55,487	68,578	69,120	542	138,240
7,615	8,249	8,732	483	Credit Card Fees	55,288	54,125	58,855	4,730	110,788
0	-404	-500	-96	Credit Card Admin Fees 3%	0	-1,193	-3,000	-1,808	-6,000
749	845	1,100	255	Advertising	8,634	11,336	6,800	-4,536	20,000
90	70	415	345	Prizes & Donations	1,065	1,704	2,490	786	4,980
0	0	0	0	Member & Public Relations	1,150	2,156	2,700	544	5,400
878	490	350	-140	Licenses & Fees	7,642	4,874	5,400	526	9,800
180	588	300	-288	Discounts	1,885	4,039	1,800	-2,239	3,600
2,116	307	2,100	1,793	Linens	13,208	13,107	12,600	-507	25,200
2,044	2,295	2,500	205	Paper Products	16,977	15,840	16,750	910	32,800
0	0	100	100	China, Glass, & Smallwares	1,112	1,415	600	-815	1,200
0	442	1,050	608	Other F&B Expenses	0	3,428	6,300	2,872	12,600
151	0	400	400	F&B / Kitchen Supplies	1,929	1,796	2,400	604	4,800
1,158	1,364	750	-614	Entertainment	13,660	13,177	5,100	-8,077	11,194
0	0	0	0	Direct TV NFL Package	1,900	0	0	0	10,500
419	0	600	600	Banquet Expenses	2,368	2,356	3,600	1,244	7,200
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268,114	233,152	262,076	28,924	TOTAL OTHER OPERATION EXPENSES	1,365,610	1,425,009	1,494,135	69,126	2,994,928
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				OTHER INCOME & EXPENSE					
0	0	0	0	Gain/Loss On Sale of Fixed Asset	-6,700	-40,500	0	40,500	0
0	0	0	0	Unclaimed Funds - State of FL	0	-4,673	0	4,673	0
100	100	100	0	Bad Debt	600	600	600	0	1,200
400	400	400	0	Depreciation Expense	2,400	2,400	2,400	0	4,800
0	0	0	0	Other Expense	0	0	0	0	100
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500	500	500	0	TOTAL OTHER INCOME & EXPENSE	-3,700	-42,173	3,000	45,173	6,100
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-28,895	15,281	-12,415	27,696	NET ORDINARY INCOME	119,324	133,636	69,584	64,053	0
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Ventura CC HOA, Inc.
BOD - Income Statement - Total Company - June, 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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