

Ventura CC HOA, Inc.
 BOD - Income Statement - Total Company - July, 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	1,387,386	1,387,386	1,387,386	0	2,378,376
122,958	122,958	122,958	0	Assessments - Houses	860,706	860,706	860,706	0	1,475,496
-101,902	-101,902	-101,902	0	Allocation - Reserves	-713,314	-713,314	-713,314	0	-1,222,824
INTEREST INCOME									
3	2	0	2	Interest Income	14	12	0	12	0
0	0	150	-150	Interest Income - Homeowners Accts	63	0	1,050	-1,050	1,800
-----	-----	-----	-----	TOTAL INTEREST INCOME	77	12	1,050	-1,038	1,800
3	2	150	-148						
-----	-----	-----	-----						
219,257	219,256	219,404	-148	TOTAL HOA INCOME	1,534,855	1,534,790	1,535,828	-1,038	2,632,848
-----	-----	-----	-----						
HOA - OTHER INCOME									
2,911	2,094	2,830	-736	RV Rentals	20,317	17,160	19,810	-2,650	33,960
1,628	1,306	1,650	-344	Gate Codecards	9,236	10,685	11,550	-865	19,800
1,751	1,131	3,300	-2,169	Administrative Fees	16,625	10,684	23,100	-12,416	39,600
376	675	550	125	Advertising Income	3,309	3,750	3,850	-100	6,600
108	160	0	160	Gym Membership/Passes	1,498	1,751	0	1,751	0
5	0	275	-275	ATM Income	861	82	1,925	-1,843	3,300
-----	-----	-----	-----	TOTAL HOA - OTHER INCOME	51,846	44,111	60,235	-16,124	103,260
6,778	5,366	8,605	-3,239						
-----	-----	-----	-----						
PRO SHOP									
7,292	6,411	7,200	-789	Hard Goods	79,583	60,122	71,000	-10,878	106,000
5,177	4,912	5,200	-288	Soft Goods	41,336	40,910	41,900	-990	64,900
-----	-----	-----	-----	TOTAL PRO SHOP INCOME	120,919	101,031	112,900	-11,869	170,900
12,469	11,323	12,400	-1,077						
-----	-----	-----	-----						
GOLF COURSE INCOME									
54,361	58,340	60,000	-1,660	Green Fees	408,076	428,974	440,166	-11,192	760,764
38,087	40,292	40,000	292	Cart Fees	280,507	297,638	293,444	4,194	507,176
2,502	2,456	2,500	-44	Cart Seats	16,890	17,096	17,500	-404	30,000
15,875	16,765	18,000	-1,235	Annual Green Fees	109,260	115,566	126,000	-10,434	216,000
1,234	766	1,200	-434	Cart Coupon Income	62,544	58,051	63,200	-5,150	81,830
3,018	3,337	3,620	-283	Annual Trail Fees	20,698	23,090	25,340	-2,250	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
736	435	600	-165	Range Fees	6,568	6,061	7,200	-1,139	10,900
137	106	300	-194	Locker Rental	670	703	2,100	-1,397	3,600
970	1,124	1,000	124	Club Repairs & Rentals	8,895	10,669	10,100	569	15,400
34	0	80	-80	Handicap Services	3,604	2,709	3,820	-1,111	5,270
0	540	180	360	Lessons & Clinics	2,880	2,790	2,980	-190	4,600
-----	-----	-----	-----		-----	-----	-----	-----	-----
116,955	124,161	127,480	-3,319	TOTAL GOLF COURSE INCOME	920,591	963,347	991,850	-28,503	1,678,980
-----	-----	-----	-----		-----	-----	-----	-----	-----
				FOOD & BEVERAGE INCOME					
40,545	32,489	42,167	-9,678	Food - Restaurant	333,129	289,011	346,452	-57,441	547,866
12,403	12,185	12,899	-714	Liquor - Restaurant	90,541	89,040	94,160	-5,120	157,215
16,994	16,619	17,674	-1,055	Beer - Restaurant	130,262	129,182	135,472	-6,290	223,929
2,474	2,720	2,950	-230	Wine - Restaurant	43,271	40,391	45,523	-5,132	60,303
6,048	7,003	6,290	713	Beverage (Non-Alc.) - Restaurant	36,145	39,949	37,592	2,357	65,221
-----	-----	-----	-----		-----	-----	-----	-----	-----
78,464	71,016	81,980	-10,964	TOTAL RESTAURANT INCOME	633,348	587,574	659,199	-71,625	1,054,534
-----	-----	-----	-----		-----	-----	-----	-----	-----
				F&B - BANQUET INCOME					
7,956	4,848	8,000	-3,153	Food - Banquets	57,987	54,695	66,000	-11,305	102,550
0	0	100	-100	Food - Golf Functions	28,871	29,206	28,500	706	31,350
94	122	0	122	Misc. F&B Income	5,970	5,365	0	5,365	0
2,775	624	2,500	-1,876	Beverage - Banquets	5,694	8,219	6,200	2,019	14,500
1,086	525	1,000	-475	Space Rental - Banquets	10,039	5,425	10,750	-5,325	22,750
1,224	239	500	-261	Linen Income - Banquets	3,657	2,910	2,850	60	4,850
-----	-----	-----	-----		-----	-----	-----	-----	-----
13,135	6,357	12,100	-5,743	TOTAL BANQUET INCOME	112,218	105,820	114,300	-8,480	176,000
-----	-----	-----	-----		-----	-----	-----	-----	-----
-100	0	0	0	Cash Over/Short	-150	0	0	0	0
-----	-----	-----	-----		-----	-----	-----	-----	-----
446,958	437,479	461,969	-24,490	TOTAL INCOME	3,373,627	3,336,673	3,474,312	-137,639	5,816,522
-----	-----	-----	-----		-----	-----	-----	-----	-----
				COST OF GOODS SOLD					
				COST OF GOODS SOLD - PRO SHOP					
6,112	4,718	5,400	-682	Hard Goods	60,652	42,347	53,250	-10,903	79,500
3,879	3,657	3,640	17	Soft Goods	27,532	27,754	29,330	-1,576	45,430
-----	-----	-----	-----		-----	-----	-----	-----	-----
9,992	8,375	9,040	-665	TOTAL COGS - PRO SHOP	88,184	70,101	82,580	-12,479	124,930
-----	-----	-----	-----		-----	-----	-----	-----	-----
				COGS - FOOD					

Ventura CC HOA, Inc.
 BOD - Income Statement - Total Company - July, 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
18,452	12,360	18,975	-6,615	Food - Restaurant	164,592	111,280	155,903	-44,623	246,542
0	0	25	-25	Food - Golf Functions	6,665	10,661	7,125	3,536	7,838
1,989	1,842	2,000	-158	Food - Banquets	14,496	18,934	16,500	2,434	25,638
-----	-----	-----	-----		-----	-----	-----	-----	-----
20,441	14,202	21,000	-6,798	TOTAL COGS - FOOD	185,754	140,876	179,528	-38,652	280,018
-----	-----	-----	-----		-----	-----	-----	-----	-----
				COGS - BEVERAGES					
4,614	3,599	3,870	-271	Liquor	27,398	24,772	28,247	-3,475	47,163
4,862	4,177	6,539	-2,362	Beer	44,853	42,424	50,124	-7,700	82,852
772	587	826	-239	Wine	13,973	12,172	12,747	-575	16,885
2,489	2,988	3,145	-157	Beverage -Non-Alc.	19,834	18,343	18,795	-453	32,610
-----	-----	-----	-----		-----	-----	-----	-----	-----
12,737	11,352	14,380	-3,028	TOTAL COGS - BEVERAGES	106,057	97,711	109,913	-12,202	179,510
-----	-----	-----	-----		-----	-----	-----	-----	-----
971	219	1,250	-1,031	Beverage - Banquets	2,162	3,129	3,100	29	7,250
-----	-----	-----	-----		-----	-----	-----	-----	-----
44,141	34,148	45,670	-11,522	TOTAL COST OF GOODS SOLD	382,157	311,818	375,121	-63,303	591,708
-----	-----	-----	-----		-----	-----	-----	-----	-----
402,817	403,332	416,299	-12,967	GROSS PROFIT	2,991,470	3,024,855	3,099,191	-74,336	5,224,814
-----	-----	-----	-----		-----	-----	-----	-----	-----
				PAYROLL					
				WAGES & SALARIES					
137,215	132,665	134,836	-2,171	Wages & Salaries	967,049	992,623	975,444	17,179	1,666,895
13,203	4,657	11,176	-6,519	Contract Labor	88,730	63,319	78,274	-14,955	134,370
446	1,511	850	661	Overtime	33,655	13,135	12,550	585	19,050
0	648	325	323	Lessons / Banquet Tips	1,989	1,360	2,275	-915	3,900
-----	-----	-----	-----		-----	-----	-----	-----	-----
150,864	139,481	147,187	-7,706	TOTAL WAGES & SALARIES	1,091,423	1,070,438	1,068,543	1,895	1,824,215
-----	-----	-----	-----		-----	-----	-----	-----	-----
				EMPLOYEE TAXES & BENEFITS					
12,585	12,896	12,917	-21	FICA (Social Security & Medicare)	90,330	89,754	94,831	-5,077	161,853
138	26	340	-314	SUTA	3,432	2,440	2,490	-50	4,249
101	70	447	-377	FUTA	3,059	1,429	3,271	-1,842	5,583
2,057	1,062	2,333	-1,271	Worker's Comp	15,202	9,751	16,990	-7,239	28,999
9,621	9,570	11,965	-2,395	Benefits - Contr. to Medical	53,952	72,733	83,755	-11,022	144,001
1,648	1,483	1,100	383	Benefits - Employee Discounts	10,583	10,004	7,700	2,304	13,200
2,463	2,260	2,606	-346	Benefits - Holiday Pay	8,809	6,294	7,818	-1,524	15,636
-----	-----	-----	-----		-----	-----	-----	-----	-----
28,611	27,368	31,708	-4,340	TOTAL EMPLOYEE TAXES & BENEFITS	185,367	192,404	216,855	-24,451	373,521
-----	-----	-----	-----		-----	-----	-----	-----	-----

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					
783	769	700	69	Payroll Admin Fee	5,874	6,012	5,620	392	9,300
1,466	629	750	-121	Other HR Benefits	6,480	4,444	5,500	-1,056	16,750
-----	-----	-----	-----		-----	-----	-----	-----	-----
2,249	1,398	1,450	-53	TOTAL OTHER EMP. RELATED EXPENSES	12,353	10,456	11,120	-664	26,050
-----	-----	-----	-----		-----	-----	-----	-----	-----
-----	-----	-----	-----		-----	-----	-----	-----	-----
181,724	168,247	180,345	-12,098	TOTAL PAYROLL	1,289,144	1,273,298	1,296,518	-23,220	2,223,786
-----	-----	-----	-----		-----	-----	-----	-----	-----
				OTHER OPERATION EXPENSES					
600	600	600	0	Accounting Fees	4,200	4,200	4,200	0	7,200
1,932	2,093	2,000	93	Audit & Tax Preparation Fees	14,919	19,727	14,000	5,727	24,000
811	134	500	-366	Bank Service Charges	2,233	2,334	3,350	-1,016	13,350
1,083	385	1,380	-995	Dues & Subscriptions	6,475	6,772	6,630	142	8,220
4,777	21,608	15,001	6,607	Equipment Lease	20,934	108,685	104,767	3,918	180,012
8,334	4,305	6,092	-1,787	Equipment Repair & Maintenance	82,290	38,533	42,644	-4,111	73,104
150	0	100	-100	Elevator Maint & Repairs	1,709	839	1,500	-661	2,800
0	130	0	130	Election Costs	0	130	2,600	-2,470	4,100
3,537	1,344	2,000	-656	Legal Fees	26,657	42,217	14,000	28,217	24,000
-233	333	1,300	-967	Office Supplies	7,396	8,499	9,100	-601	15,900
30	3,193	1,300	1,893	Postage & Delivery	3,679	6,766	6,600	166	15,000
747	780	800	-20	Printing & Reproduction	7,674	5,533	9,100	-3,567	16,600
36	27	110	-84	Travel	450	115	770	-655	1,320
679	754	679	75	Insurance - D&O	4,752	5,278	4,753	525	8,146
18,221	28,988	19,800	9,188	Insurance - Prop. & Liability	125,576	180,921	138,600	42,321	237,600
1,302	5,842	5,900	-58	Pool Cleaning & Maintenance	14,958	15,936	14,300	1,636	21,300
60,567	55,008	60,980	-5,972	Access Control & Security	408,034	390,148	419,010	-28,863	720,000
2,294	0	1,800	-1,800	Gate Repairs	8,950	6,636	12,600	-5,964	21,600
4,998	3,607	2,100	1,507	Police Patrol & Services	23,110	18,695	14,700	3,995	25,200
2,249	2,134	2,655	-521	Security/Loss Prevention	15,745	16,021	18,585	-2,564	31,860
0	0	0	0	Special Events	6,000	8,562	6,000	2,562	10,000
2,318	2,068	2,500	-432	Janitorial	17,474	18,778	17,500	1,278	30,000
700	1,200	1,400	-200	Gate Code Cards	8,078	6,810	9,800	-2,990	16,800
560	660	550	110	Telephone - Security	3,916	4,200	3,850	350	6,600
782	953	980	-27	Telephone	6,697	7,037	6,860	177	11,760
3,254	3,011	5,275	-2,264	IT Expenses	25,530	21,752	36,925	-15,173	63,259
17,859	17,238	21,733	-4,495	Utilities	124,047	118,272	140,533	-22,261	241,332
6,870	7,500	6,870	630	Real Estate Taxes	48,090	52,500	48,090	4,410	82,440
0	0	340	-340	Personal Property Tax	0	0	2,380	-2,380	11,312
443	114	250	-136	Uniform Expenses	1,933	2,104	5,350	-3,246	11,675
4,829	4,307	5,000	-693	Fertilizer	24,772	20,136	35,000	-14,864	60,000
1,210	1,212	1,200	12	Sand/Seed/Top Dressing	9,698	5,918	8,400	-2,482	14,400
0	0	725	-725	Bunker Sand	2,049	0	5,075	-5,075	8,700

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
1,070	1,565	1,400	165	Aquatics	7,420	8,208	9,800	-1,592	16,800
1,813	0	850	-850	Landscape Maintenance	17,243	9,786	9,950	3,836	10,200
2,322	8,158	2,650	5,508	Supplies & Services	18,444	23,953	18,550	5,403	31,800
31	916	500	416	Irrigation Repairs	5,921	2,700	3,500	-800	6,000
0	0	0	0	Sandstone & Mulch	0	0	0	0	100
15,189	0	2,500	-2,500	Pressure Washing	26,216	825	17,500	-16,675	30,000
0	0	0	0	Palm Pruning	0	9,307	9,500	-193	9,500
27,961	25,272	28,663	-3,391	Contracted Services	193,493	190,422	200,641	-10,219	343,956
619	473	550	-77	Pest Control	3,463	4,104	3,850	254	6,600
0	0	450	-450	Fitness Room PM Plan	2,981	1,816	3,150	-1,334	5,400
2,390	2,008	2,650	-642	Fuel, Oil, & Gas	19,720	13,454	18,550	-5,096	31,800
1,909	1,549	4,500	-2,951	Chemicals	9,170	8,144	31,500	-23,356	54,000
0	154	300	-146	Small Tools	428	1,606	2,100	-494	3,600
850	363	475	-112	Waste Removal	3,547	2,867	3,865	-998	6,780
802	529	0	529	Sewerpipe Cleaning & Repairs	23,127	17,540	24,000	-6,460	26,500
9,515	11,429	11,520	-91	Cart Lease	65,003	80,007	80,640	-633	138,240
7,641	7,936	8,469	-534	Credit Card Fees	62,929	62,061	67,324	-5,263	110,788
0	-361	-500	139	Credit Card Admin Fees 3%	0	-1,554	-3,500	1,946	-6,000
749	340	1,100	-760	Advertising	9,383	11,676	7,900	3,776	20,000
97	40	415	-375	Prizes & Donations	1,162	1,744	2,905	-1,161	4,980
0	0	0	0	Member & Public Relations	1,150	2,156	2,700	-544	5,400
521	40	350	-310	Licenses & Fees	8,163	4,914	5,750	-836	9,800
744	762	300	462	Discounts	2,630	4,801	2,100	2,701	3,600
2,123	1,348	2,100	-752	Linens	15,331	14,455	14,700	-245	25,200
3,049	2,321	2,500	-179	Paper Products	20,026	18,161	19,250	-1,089	32,800
0	206	100	106	China, Glass, & Smallwares	1,112	1,622	700	922	1,200
0	958	1,050	-92	Other F&B Expenses	0	4,385	7,350	-2,965	12,600
110	734	400	334	F&B / Kitchen Supplies	2,039	2,530	2,800	-270	4,800
1,308	1,714	750	964	Entertainment	14,968	14,890	5,850	9,040	11,194
0	0	0	0	Direct TV NFL Package	1,900	0	0	0	10,500
960	0	600	-600	Banquet Expenses	3,327	2,356	4,200	-1,844	7,200
-----	-----	-----	-----		-----	-----	-----	-----	-----
232,711	237,980	246,562	-8,582	TOTAL OTHER OPERATION EXPENSES	1,598,321	1,662,988	1,740,697	-77,709	2,994,928
-----	-----	-----	-----		-----	-----	-----	-----	-----
				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	700	700	700	0	1,200
400	400	400	0	Depreciation Expense	2,800	2,800	2,800	0	4,800
0	0	0	0	Other Expense	0	0	0	0	100
-----	-----	-----	-----		-----	-----	-----	-----	-----
500	500	500	0	TOTAL OTHER INCOME & EXPENSE	-3,200	-41,673	3,500	-45,173	6,100
-----	-----	-----	-----		-----	-----	-----	-----	-----
-----	-----	-----	-----		-----	-----	-----	-----	-----
-12,118	-3,395	-11,108	7,713	NET ORDINARY INCOME	107,206	130,242	58,476	71,766	0
-----	-----	-----	-----		-----	-----	-----	-----	-----

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