

BOD - Income Statement - Total Company - November, 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	2,180,178	2,180,178	2,180,178	0	2,378,376
122,958	122,958	122,958	0	Assessments - Houses	1,352,538	1,352,538	1,352,538	0	1,475,496
-101,902	-101,902	-101,902	0	Allocation - Reserves	-1,120,922	-1,120,922	-1,120,922	0	-1,222,824
INTEREST INCOME									
4	1	0	1	Interest Income	27	17	0	17	0
0	314	150	164	Interest Income - Homeowners Accts	243	1,428	1,650	-222	1,800
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4	315	150	165	TOTAL INTEREST INCOME	270	1,445	1,650	-205	1,800
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219,258	219,569	219,404	165	TOTAL HOA INCOME	2,412,064	2,413,239	2,413,444	-205	2,632,848
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HOA - OTHER INCOME									
2,826	2,178	2,830	-652	RV Rentals	31,448	25,573	31,130	-5,557	33,960
1,467	697	1,650	-953	Gate Codecards	14,988	14,792	18,150	-3,358	19,800
804	1,250	3,300	-2,050	Administrative Fees	23,753	17,620	36,300	-18,680	39,600
3,488	675	550	125	Advertising Income	9,007	6,739	6,050	689	6,600
103	38	0	38	Gym Membership/Passes	2,361	2,155	0	2,155	0
8	0	275	-275	ATM Income	881	82	3,025	-2,943	3,300
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8,696	4,838	8,605	-3,767	TOTAL HOA - OTHER INCOME	82,439	66,961	94,655	-27,694	103,260
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PRO SHOP									
5,740	8,060	8,500	-440	Hard Goods	110,882	94,084	96,000	-1,916	106,000
3,291	6,213	4,200	2,013	Soft Goods	55,546	56,520	59,800	-3,280	64,900
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9,031	14,273	12,700	1,573	TOTAL PRO SHOP INCOME	166,428	150,604	155,800	-5,196	170,900
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GOLF COURSE INCOME									
56,604	72,476	68,388	4,088	Green Fees	611,898	668,224	697,224	-29,000	760,764
40,240	46,387	45,592	795	Cart Fees	421,869	454,773	464,816	-10,043	507,176
2,502	2,456	2,500	-44	Cart Seats	26,899	26,919	27,500	-581	30,000
16,004	16,940	18,000	-1,060	Annual Green Fees	173,072	182,814	198,000	-15,186	216,000
7,587	4,409	5,500	-1,091	Cart Coupon Income	80,127	68,216	75,130	-6,914	81,830
3,018	3,411	3,620	-209	Annual Trail Fees	32,769	36,660	39,820	-3,160	43,440

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920	1,129	1,100	29	Range Fees	9,100	8,798	9,800	-1,002	10,900
137	319	300	19	Locker Rental	1,218	1,393	3,300	-1,907	3,600
886	1,246	900	346	Club Repairs & Rentals	11,936	14,878	14,200	678	15,400
0	68	90	-22	Handicap Services	3,650	2,913	3,970	-1,057	5,270
360	720	400	320	Lessons & Clinics	4,640	5,630	4,160	1,470	4,600
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128,257	149,561	146,390	3,171	TOTAL GOLF COURSE INCOME	1,377,178	1,471,218	1,537,920	-66,702	1,678,980
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				FOOD & BEVERAGE INCOME					
33,752	35,094	42,167	-7,073	Food - Restaurant	458,465	412,199	509,681	-97,482	547,866
12,682	12,434	12,899	-465	Liquor - Restaurant	132,159	131,686	145,508	-13,822	157,215
18,713	18,183	17,674	509	Beer - Restaurant	193,031	193,845	207,902	-14,057	223,929
7,754	5,461	2,573	2,888	Wine - Restaurant	60,043	56,874	57,415	-541	60,303
3,908	5,585	6,290	-705	Beverage (Non-Alc.) - Restaurant	51,997	61,124	60,220	904	65,221
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76,809	76,757	81,603	-4,846	TOTAL RESTAURANT INCOME	895,696	855,727	980,726	-124,999	1,054,534
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				F&B - BANQUET INCOME					
18,428	14,454	11,000	3,454	Food - Banquets	86,705	90,687	88,000	2,687	102,550
2,054	1,042	1,000	42	Food - Golf Functions	31,274	30,536	30,350	186	31,350
845	474	0	474	Misc. F&B Income	7,517	6,668	0	6,668	0
2,485	3,352	2,000	1,352	Beverage - Banquets	9,404	20,164	9,500	10,664	14,500
2,365	583	3,500	-2,917	Space Rental - Banquets	14,532	12,289	18,750	-6,461	22,750
100	268	500	-232	Linen Income - Banquets	4,593	4,094	4,050	44	4,850
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26,277	20,173	18,000	2,173	TOTAL BANQUET INCOME	154,024	164,439	150,650	13,789	176,000
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0	0	0	0	Cash Over/Short	-351	0	0	0	0
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468,327	485,171	486,702	-1,531	TOTAL INCOME	5,087,478	5,122,187	5,333,195	-211,008	5,816,522
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				COST OF GOODS SOLD					
				COST OF GOODS SOLD - PRO SHOP					
4,411	6,534	6,375	159	Hard Goods	83,045	68,902	72,000	-3,098	79,500
2,230	5,185	2,940	2,245	Soft Goods	37,605	39,470	41,860	-2,390	45,430
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6,641	11,720	9,315	2,405	TOTAL COGS - PRO SHOP	120,650	108,372	113,860	-5,488	124,930
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				COGS - FOOD					

Ventura CC HOA, Inc.
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18,232	16,130	18,975	-2,845	Food - Restaurant	231,766	161,259	229,356	-68,097	246,542
514	417	250	167	Food - Golf Functions	7,266	11,188	7,588	3,600	7,838
4,607	5,383	2,750	2,633	Food - Banquets	21,676	34,449	22,000	12,449	25,638
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23,353	21,930	21,975	-45	TOTAL COGS - FOOD	260,708	206,896	258,944	-52,048	280,018
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				COGS - BEVERAGES					
4,383	5,097	3,870	1,227	Liquor	41,714	39,585	43,651	-4,066	47,163
5,464	5,821	6,539	-718	Beer	66,101	63,313	76,922	-13,609	82,852
2,344	1,558	720	838	Wine	20,473	16,100	16,076	24	16,885
2,541	3,257	3,145	112	Beverage -Non-Alc.	28,728	29,731	30,109	-378	32,610
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14,732	15,734	14,274	1,460	TOTAL COGS - BEVERAGES	157,016	148,728	166,758	-18,030	179,510
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870	1,650	1,000	650	Beverage - Banquets	3,460	6,670	4,750	1,920	7,250
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45,596	51,034	46,564	4,470	TOTAL COST OF GOODS SOLD	541,834	470,666	544,312	-73,646	591,708
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422,731	434,137	440,138	-6,001	GROSS PROFIT	4,545,644	4,651,521	4,788,883	-137,362	5,224,814
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				PAYROLL					
				WAGES & SALARIES					
132,017	137,931	139,253	-1,322	Wages & Salaries	1,477,478	1,545,846	1,525,391	20,455	1,666,895
11,453	4,788	11,241	-6,453	Contract Labor	135,535	82,537	123,129	-40,592	134,370
2,208	1,515	1,400	115	Overtime	40,161	18,778	17,150	1,628	19,050
486	810	325	485	Lessons / Banquet Tips	3,735	3,268	3,575	-307	3,900
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146,164	145,044	152,219	-7,175	TOTAL WAGES & SALARIES	1,656,909	1,650,430	1,669,245	-18,815	1,824,215
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				EMPLOYEE TAXES & BENEFITS					
11,923	12,228	13,541	-1,313	FICA (Social Security & Medicare)	134,808	136,795	148,014	-11,219	161,853
216	43	356	-313	SUTA	4,045	2,587	3,886	-1,299	4,249
156	119	467	-348	FUTA	3,786	2,126	5,102	-2,976	5,583
2,085	1,365	2,422	-1,057	Worker's Comp	23,152	15,259	26,531	-11,272	28,999
9,847	11,598	11,965	-367	Benefits - Contr. to Medical	84,177	120,283	131,615	-11,332	144,001
947	1,262	1,100	162	Benefits - Employee Discounts	14,846	15,095	12,100	2,995	13,200
0	2,016	2,606	-590	Benefits - Holiday Pay	10,763	11,202	13,030	-1,828	15,636
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25,174	28,631	32,457	-3,826	TOTAL EMPLOYEE TAXES & BENEFITS	275,578	303,350	340,278	-36,928	373,521
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				OTHER EMPLOYEE RELATED EXPENSES					
754	840	700	140	Payroll Admin Fee	9,135	9,329	8,600	729	9,300
-420	1,080	750	330	Other HR Benefits	7,665	7,447	8,750	-1,303	16,750
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334	1,920	1,450	470	TOTAL OTHER EMP. RELATED EXPENSES	16,800	16,775	17,350	-575	26,050
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171,672	175,594	186,126	-10,532	TOTAL PAYROLL	1,949,287	1,970,555	2,026,873	-56,318	2,223,786
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				OTHER OPERATION EXPENSES					
600	600	600	0	Accounting Fees	6,600	6,600	6,600	0	7,200
2,968	2,117	2,000	117	Audit & Tax Preparation Fees	24,190	28,251	22,000	6,251	24,000
154	179	500	-321	Bank Service Charges	3,184	2,977	5,350	-2,373	13,350
122	210	700	-490	Dues & Subscriptions	7,418	7,637	7,870	-233	8,220
2,264	15,630	15,001	629	Equipment Lease	40,979	181,995	164,891	17,104	180,012
8,478	7,890	6,092	1,798	Equipment Repair & Maintenance	108,177	63,194	67,012	-3,818	73,104
150	0	100	-100	Elevator Maint & Repairs	6,615	839	2,300	-1,461	2,800
0	0	0	0	Election Costs	0	130	2,600	-2,470	4,100
3,497	6,222	2,000	4,222	Legal Fees	36,052	51,996	22,000	29,996	24,000
1,336	1,474	1,300	174	Office Supplies	11,319	12,256	14,300	-2,044	15,900
770	1,929	2,300	-371	Postage & Delivery	7,855	11,106	11,700	-594	15,000
800	606	800	-194	Printing & Reproduction	10,845	10,571	15,800	-5,229	16,600
0	0	110	-110	Travel	531	194	1,210	-1,016	1,320
679	754	678	76	Insurance - D&O	7,467	8,294	7,468	826	8,146
15,434	23,416	19,800	3,616	Insurance - Prop. & Liability	195,127	287,078	217,800	69,278	237,600
1,302	1,800	1,400	400	Pool Cleaning & Maintenance	21,866	23,301	19,900	3,401	21,300
53,713	58,575	59,020	-445	Access Control & Security	632,426	617,050	659,015	-41,965	720,000
4,961	0	1,800	-1,800	Gate Repairs	18,956	11,579	19,800	-8,221	21,600
2,102	2,302	2,100	202	Police Patrol & Services	40,893	28,552	23,100	5,452	25,200
2,296	2,066	2,655	-589	Security/Loss Prevention	24,932	25,081	29,205	-4,124	31,860
0	0	0	0	Special Events	6,000	8,562	8,000	562	10,000
1,539	3,699	2,500	1,199	Janitorial	24,103	30,690	27,500	3,190	30,000
3,135	2,457	1,400	1,057	Gate Code Cards	13,879	10,206	15,400	-5,194	16,800
548	620	550	70	Telephone - Security	6,162	6,899	6,050	849	6,600
856	950	980	-30	Telephone	10,884	11,911	10,780	1,131	11,760
2,657	4,299	5,275	-976	IT Expenses	37,636	38,224	58,025	-19,801	63,259
16,359	17,406	19,683	-2,277	Utilities	193,369	188,457	221,616	-33,159	241,332
10,170	15,411	6,870	8,541	Real Estate Taxes	82,170	90,411	75,570	14,841	82,440
6,500	0	340	-340	Personal Property Tax	6,500	0	3,740	-3,740	11,312
0	518	250	268	Uniform Expenses	2,172	3,106	9,850	-6,744	11,675
0	5,009	5,000	9	Fertilizer	32,237	32,152	55,000	-22,848	60,000
2,347	783	1,200	-417	Sand/Seed/Top Dressing	15,732	10,608	13,200	-2,592	14,400
0	0	725	-725	Bunker Sand	5,012	0	7,975	-7,975	8,700

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1,070	1,070	1,400	-330	Aquatics	11,770	12,673	15,400	-2,727	16,800
12,810	4,117	850	3,267	Landscape Maintenance	33,704	23,647	9,350	14,297	10,200
2,411	4,458	2,650	1,808	Supplies & Services	28,437	39,589	29,150	10,439	31,800
0	1,458	500	958	Irrigation Repairs	10,993	4,572	5,500	-928	6,000
0	0	0	0	Sandstone & Mulch	0	0	0	0	100
0	0	2,500	-2,500	Pressure Washing	26,216	1,650	27,500	-25,850	30,000
0	0	0	0	Palm Pruning	0	9,307	9,500	-193	9,500
27,961	26,187	28,663	-2,476	Contracted Services	308,649	300,724	315,293	-14,569	343,956
447	978	550	428	Pest Control	7,055	7,139	6,050	1,089	6,600
266	1,213	450	763	Fitness Room PM Plan	3,551	3,300	4,950	-1,650	5,400
3,001	2,108	2,650	-542	Fuel, Oil, & Gas	30,685	22,857	29,150	-6,293	31,800
0	1,189	4,500	-3,311	Chemicals	15,733	20,145	49,500	-29,355	54,000
168	1,048	300	748	Small Tools	1,070	3,092	3,300	-208	3,600
459	783	475	308	Waste Removal	6,043	4,874	6,035	-1,161	6,780
0	0	0	0	Sewerpipe Cleaning & Repairs	27,762	18,520	26,500	-7,980	26,500
11,400	11,429	11,520	-91	Cart Lease	112,605	125,725	126,720	-995	138,240
7,997	8,837	9,277	-440	Credit Card Fees	92,300	93,611	101,496	-7,885	110,788
0	-38	-500	462	Credit Card Admin Fees 3%	0	-1,918	-5,500	3,582	-6,000
817	889	1,700	-811	Advertising	14,557	15,401	18,300	-2,899	20,000
220	11	415	-404	Prizes & Donations	1,561	1,870	4,565	-2,695	4,980
0	0	900	-900	Member & Public Relations	1,150	2,156	4,500	-2,344	5,400
161	77	350	-273	Licenses & Fees	11,175	7,470	9,400	-1,930	9,800
406	1,415	300	1,115	Discounts	4,661	8,560	3,300	5,260	3,600
2,123	1,984	2,100	-116	Linens	23,293	20,462	23,100	-2,638	25,200
2,911	2,123	2,850	-727	Paper Products	29,719	25,397	29,950	-4,553	32,800
77	540	100	440	China, Glass, & Smallwares	1,265	2,523	1,100	1,423	1,200
0	419	1,050	-631	Other F&B Expenses	0	5,060	11,550	-6,490	12,600
418	57	400	-343	F&B / Kitchen Supplies	2,786	3,662	4,400	-738	4,800
2,898	1,571	950	621	Entertainment	22,710	20,905	9,250	11,655	11,194
2,100	2,260	2,100	160	Direct TV NFL Package	10,300	8,540	8,400	140	10,500
619	380	600	-220	Banquet Expenses	7,141	5,142	6,600	-1,458	7,200
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226,475	253,485	243,329	10,156	TOTAL OTHER OPERATION EXPENSES	2,488,178	2,626,559	2,726,936	-100,377	2,994,928
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				OTHER INCOME & EXPENSE					
0	0	0	0	Gain/Loss On Sale of Fixed Asset	-7,500	-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	1,100	1,100	1,100	0	1,200
400	400	400	0	Depreciation Expense	4,400	4,400	4,400	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	-2,000	-39,673	5,500	-45,173	6,100
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24,084	4,557	10,183	-5,626	NET ORDINARY INCOME	110,178	94,079	29,574	64,505	0
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