GRAND VALLEY LAKES POA
YEAR TO DATE STATEMENT OF REVENUES & EXPENSES
MARCH 2025

REVENUES	GENERAL	WATER	LAKE & MARINA	MTD	12 MONTH YTD TOTAL	% of TOTAL	ANNUAL BUDGET	REMAINING BUDGET
MEMBERSHIP DUES	124,921.64			124,921.64	329,514.18	46.14%	342,848.00	13,333.82
WATER WORKS REVENUE		93,102.38		93,102.38	218,919.57	30.65%	218,607.00	(312.57)
LESS: DOUBTFUL WATER COLLECTIONS					0.00	0.00%	(7,740.00)	(7,740.00)
INTEREST	1,020.07			1,020.07	14,702.98	2.06%	13,500.00	(1,202.98)
LATE FEES	37.15			37.15	10,619.27	1.49%	5,500.00	(5,119.27)
LODGE RENTAL	0.00			0.00	2,225.00	0.31%	7,000.00	4,775.00
LOT SALES	9,744.44			9,744.44	17,831.32	2.50%	20,000.00	2,168.68
MISCELLANEOUS/OTHER*amenities	1,236.72			1,236.72	13,832.37	1.94%	3,000.00	(10,832.37)
TRANSFER FROM FROM SAVINGS	0.00			0.00	84,292.50	11.80%	100,000.00	15,707.50
COLLECTION REVENUE	0.00			0.00	6,017.41	0.84%	600.00	(5,417.41)
PERMIT FEES/TRAILER REVENUE	450.00			450.00	710.00	0.10%	3,000.00	2,290.00
LAKE & MARINA REVENUE			5,330.00	5,330.00	15,510.00	2.17%	17,000.00	1,490.00
TOTAL REVENUES	**137,410.02**	**93,102.38**	**5,330.00**	**235,842.40**	**714,174.60**	**100.00%**	**723,315.00**	**9,140.40**
EXPENSES								
ACCOUNTING/AUDIT FEES/COLLECTIONS	0.00			0.00	3,933.24	0.56%	10,000.00	6,066.76
ATTORNEY FEES	310.05			310.05	15,542.84	2.21%	5,000.00	(10,542.84)
BUSINESS TAX	0.00			0.00	499.00	0.07%	500.00	1.00
CONTRACT LABOR	250.00			250.00	3,405.00	0.48%	3,500.00	95.00
FEDERAL INCOME TAX	0.00			0.00	5,378.32	0.76%	7,500.00	2,121.68
FUEL & OIL	0.00			0.00	4,507.71	0.64%	10,000.00	5,492.29
INSURANCE	0.00			0.00	34,236.00	4.86%	35,000.00	764.00
LAKE & MARINA & BEACH EXPENSE			0.00	0.00	10,925.45	1.55%	3,000.00	(7,925.45)
MARINA (2025)			0.00	0.00	0.00	0.00%	2,500.00	2,500.00
LODGE	21,802.87			21,802.87	25,142.83	3.57%	1,000.00	(24,142.83)
LODGE MARKETING	0.00			0.00	0.00	0.00%	1,500.00	1,500.00
MAINTENANCE SUPPLIES/PARTS	0.00			0.00	14,038.90	1.99%	15,000.00	961.10
MISCELLANEOUS EXPENSE	485.75			485.75	6,407.22	0.91%	5,000.00	(1,407.22)
OFFICE & PRINTING & POSTAGE	3,777.22			3,777.22	16,610.33	2.36%	13,000.00	(3,610.33)
PAYROLL TAXES	1,535.53			1,535.53	19,470.66	2.77%	20,000.00	529.34
PROPERTY TAXES	0.00			0.00	24,729.00	3.51%	33,000.00	8,271.00
MARKETING PLAN FOR REAL ESTATE (2025)	0.00			0.00	0.00	0.00%	-	0.00
R&M additional (2025) SEE BELOW	94.83			94.83	14,877.18	2.11%	42,625.00	27,747.82
ROADS PAVING (2025)	0.00			0.00	84,292.50	11.97%	150,000.00	65,707.50

ROADS UPKEEP	3,840.00			3,840.00	22,501.42	3.20%	11,000.00	(11,501.42)
SIDE HOG REPAIR (2025)	0.00			0.00	450.67	0.06%	3,000.00	2,549.33
SECURITY & GATE & ENTRANCE (2025)	0.00			0.00	12,929.91	1.84%	3,500.00	(9,429.91)
SECURITY FENCING (2025)	0.00			0.00	986.29	0.14%	-	(986.29)
TELEPHONE	189.49			189.49	965.45	0.14%	1,000.00	34.55
TRAILER PARKING AREA	0.00			0.00	0.00	0.00%	0.00	0.00
UTILITIES	2,553.09			2,553.09	36,457.76	5.18%	36,000.00	(457.76)
WAGES	20,072.39			20,072.39	245,845.98	34.92%	241,590.00	(4,255.98)
WATER RESERVE TRANSFER	30,000.00			30,000.00	30,000.00	4.26%	31,000.00	1,000.00
WATER WORKS EXPENSE		69.99		69.99	39,966.40	5.68%	35,000.00	(4,966.40)
WATER METERS/GRANT	0.00			0.00	23,191.13	3.29%		
WORKERS COMPENSATION	0.00			0.00	3,045.00	0.43%	3,100.00	55.00
WATER DEPOSIT RETURN	400.00			400.00	3,600.00	0.51%	-	(3,600.00)
TOTAL EXPENSES	**85,311.22**	**69.99**	**0.00**	**85,381.21**	**703,936.19**	**100.00%**	**723,315.00**	**42,569.94**
NET INCOME (LOSS)	**52,098.80**	**93,032.39**	**5,330.00**	**150,461.19**	**10,238.41**		**-**	**(33,429.54)**

	Prior Year	Current	Amenities	Current				
R&M & ADDITIONAL 2025	Carryover	Year	Deposit	Month	Total			
FIRE HYDRANT	13,000.00	7,000.00		-	10,600.00			
AUDIT	10,000.00			-	-			
EMERGENCY GENERATORS	6,000.00			-	2,138.93			
LODGE		1,500.00		-	-			
REMOVAL 2 TRAILERS		5,000.00		-	-			
PROJECTOR & SCREEN for meeting room		200.00		-	-			
MOWER-after trade-in		8,500.00		-	-			
GOOGLE and WORK ORDER SOFTWARE		4,350.00		94.83	1,111.73			
CULVERTS		3,075.00		-	-			
CAPITAL IMPROVEMENTS		13,000.00		-	-			
AMENITIES		500.00			1,026.52	BALANCE: $1,114.05		
		43,125.00		94.83	14,877.18			

GRAND VALLEY LAKES POA
YEAR TO DATE STATEMENT OF REVENUES & EXPENSES
DECEMBER 2025

REVENUES	GENERAL	WATER	LAKE & MARINA	MTD	8 MONTH YTD TOTAL	% of TOTAL	ANNUAL BUDGET	REMAINING BUDGET
MEMBERSHIP DUES	6,160.91			6,160.91	230,965.59	52.61%	334,611.00	103,645.41
WATER WORKS		3,421.60		3,421.60	144,896.14	33.01%	235,400.00	90,503.86
INTEREST	817.36			817.36	10,965.04	2.50%	14,000.00	3,034.96
LATE FEES/CREDIT CARD FEES	151.14			151.14	2,490.65	0.57%	10,000.00	7,509.35
LODGE RENTAL	0.00			0.00	1,950.00	0.44%	12,000.00	10,050.00
LOT SALES	0.00			0.00	2,300.00	0.52%	10,000.00	7,700.00
MISCELLANEOUS/OTHER	42.96			42.96	9,341.23	2.13%	8,000.00	(1,341.23)
INSURANCE REIMBURSEMENT	0.00			0.00	22,539.17	5.13%		
INSURANCE REFUND	0.00			0.00	1,677.00	0.38%		
COLLECTION REVENUE	0.00			0.00	0.00	0.00%	20,000.00	20,000.00
PERMIT FEES & TRAILER REVENUE	0.00			0.00	350.00	0.08%	1,000.00	650.00
PERMITS for ARC	0.00			0.00	0.00	0.00%	1,500.00	1,500.00
LAKE & MARINA			30.70	30.70	11,500.20	2.62%	17,500.00	5,999.80
TOTAL REVENUES	**7,172.37**	**3,421.60**	**30.70**	**10,624.67**	**438,975.02**	**97.38%**	**664,011.00**	**249,252.15**
EXPENSES								
ACCOUNTING/AUDIT FEES/COLLECTIONS	0.00			0.00	12,735.50	2.99%	13,000.00	264.50
COLLECTIONS	0.00			0.00	0.00	0.00%	7,000.00	7,000.00
ATTORNEY FEES	0.00			0.00	5,840.32	1.37%	10,000.00	4,159.68
BUSINESS TAX	0.00			0.00	761.47	0.18%	500.00	(261.47)
CONTRACT LABOR	550.00			550.00	5,080.00	1.19%	3,500.00	(1,580.00)
FEDERAL INCOME TAX	620.00			620.00	5,620.00	1.32%	5,000.00	(620.00)
FUEL & OIL	0.00			0.00	7,999.61	1.88%	9,500.00	1,500.39
INSURANCE	0.00			0.00	39,063.00	9.16%	34,000.00	(5,063.00)
LAKE & MARINA & BEACH			0.00	0.00	9,433.16	2.21%	3,000.00	(6,433.16)
MARINA 2025			-	0.00	0.00	0.00%	2,500.00	2,500.00
LODGE	78.88			78.88	7,469.09	1.75%	2,000.00	(5,469.09)
LODGE MARKETING	0.00			0.00	0.00	0.00%	2,000.00	2,000.00
MAINTENANCE SUPPLIES	2,851.54			2,851.54	16,003.84	3.75%	18,000.00	1,996.16

MISCELLANEOUS	1,237.52			1,237.52	9,613.78	2.25%	6,000.00	(3,613.78)
OFFICE & PRINTING & POSTAGE	547.53			547.53	11,138.19	2.61%	13,523.00	2,384.81
PAYROLL TAX	1,164.00			1,164.00	13,012.02	3.05%	20,500.00	7,487.98
PROPERTY TAX	0.00			0.00	0.00	0.00%	30,000.00	30,000.00
R&M additional (2025) SEE BELOW	500.00			500.00	12,960.00	3.04%	62,400.00	49,440.00
ROADS PAVING (2025)	0.00			0.00	2,217.04	0.52%	50,000.00	47,782.96
ROADS UPKEEP	4,002.22			4,002.22	10,115.38	2.37%	18,500.00	8,384.62
SECURITY & GATE & ENTRANCE (2025)	63.12			63.12	15,945.90	3.74%	2,500.00	(13,445.90)
TELEPHONE	106.24			106.24	848.58	0.20%	1,200.00	351.42
TRAILER PARKING AREA-Men's Club	0.00			0.00	0.00	0.00%	-	0.00
UTILITIES	1,998.36			1,998.36	25,202.58	5.91%	36,000.00	10,797.42
WAGES 2.9% increase	21,929.42			21,929.42	171,681.08	40.27%	250,088.00	78,406.92
WATER RESERVE TRANSFER	0.00			0.00	0.00	0.00%	30,000.00	30,000.00
WATER WORKS EXPENSE		2,937.90		2,937.90	15,709.40	3.68%	25,000.00	9,290.60
WATER BILLING SOFTWARE	0.00			0.00	16,190.00	3.80%	4,000.00	(12,190.00)
WORKERS COMPENSATION	0.00			0.00	3,635.00	0.85%	3,100.00	(535.00)
WORK ORDER & GOOGLE SOFTWARE	454.40			454.40	2,260.13	0.53%	1,200.00	(1,060.13)
WATER DEPOSIT RETURN	800.00			800.00	5,800.00	1.36%	-	(5,800.00)
TOTAL EXPENSES	**36,903.23**	**2,937.90**	**0.00**	**39,841.13**	**426,335.07**	**100.00%**	**664,011.00**	**237,675.93**
NET INCOME (LOSS)	**(29,730.86)**	**483.70**	**30.70**	**(29,216.46)**	**12,639.95**		**-**	**11,576.22**

R&M & ADDITIONAL 2025	Balance from Previous Yea	Current Year	Amenities Deposit	Current Month	Year to Date	TOTAL	Balance
Projector & Screen for meeting room		1,200.00					
CAPITAL expenditures		41,000.00					
Contract grass cutting							
Beach, lodge, hills from gate both sides and							
area around guard house $380 - (15 times bi weeky) *		5,700.00		500.00	12,960.00	12,960.00	
Mower		8,000.00					
2 Computers for the office		2,000.00					
Amenities		4,500.00					
Amenities Fund Raiser	1,114.05			(152.31)	1,233.86	1,233.86	
		62,400.00					