

**ANDERSON FARMS PROPERTY OWNERS ASSOCIATION
INCOME STATEMENT**

	2023 A	2024 F	2025 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Revenue:															
Property Association Fees															
Bridgewater	\$ 5,060	\$ 5,280	\$ 5,555	\$ 5,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Anderson Farms	37,134	41,926	61,625	56,550	-	-	-	-	-	5,075	-	-	-	-	-
Initiation Fees															
Bridgewater	-	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Anderson Farms	9,450	6,000	8,800	800	1,200	400	800	-	-	1,200	1,200	800	800	800	800
Developer Contribution	-	-	5,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	-	-
Total Revenue	\$ 51,644	\$ 54,706	\$ 80,980	\$ 63,905	\$ 2,200	\$ 1,400	\$ 1,800	\$ 1,000	\$ -	\$ 6,275	\$ 1,200	\$ 800	\$ 800	\$ 800	\$ 800
Operating expense:															
Area Maintenance Costs	\$ 41,239	\$ 54,579	\$ 73,077	\$ 4,730	\$ 4,730	\$ 7,013	\$ 6,547	\$ 7,343	\$ 6,118	\$ 6,914	\$ 6,118	\$ 8,014	\$ 6,318	\$ 5,007	\$ 4,225
Administrative Expense	848	829	1,080	90	85	115	85	90	85	90	85	90	85	90	90
Real Estate Taxes	3,854	2,300	2,840	2,840	-	-	-	-	-	-	-	-	-	-	-
Total Operating expense	\$ 45,941	\$ 57,708	\$ 76,997	\$ 7,660	\$ 4,815	\$ 7,128	\$ 6,632	\$ 7,433	\$ 6,203	\$ 7,004	\$ 6,203	\$ 8,104	\$ 6,403	\$ 5,097	\$ 4,315
Net earnings	\$ 5,703	\$ (3,002)	\$ 3,983	\$ 56,245	\$ (2,615)	\$ (5,728)	\$ (4,832)	\$ (6,433)	\$ (6,203)	\$ (729)	\$ (5,003)	\$ (7,304)	\$ (5,603)	\$ (4,297)	\$ (3,515)

**ANDERSON FARMS PROPERTY OWNERS ASSOCIATION
OPERATING EXPENSES**

	2023 A	2024 F	2025 B	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Area Maintenance Cost															
Landscape Maint. - Entrances	\$ 10,120	\$ 10,677	\$ 11,019	\$ 277	\$ 277	\$ 941	\$ 831	\$ 1,108	\$ 1,108	\$ 1,385	\$ 1,108	\$ 1,385	\$ 1,308	\$ 741	\$ 554
Landscape Maint. - Trails	6,394	6,900	6,931	603	603	603	603	603	603	603	603	603	603	603	301
Landscape Maint. - Arena/Pond	5,510	5,550	5,985	158	158	315	473	630	630	788	630	788	630	473	315
Landscape Maint. - Cherry Park	3,995	8,626	8,775	225	225	450	900	1,125	900	1,125	900	1,125	900	450	450
Mulch/Pinestraw	1,773	1,508	2,200	-	-	1,100	-	-	-	-	-	1,100	-	-	-
Turfgrass/Chem Apps	1,312	3,740	4,060	338	338	338	338	338	338	338	338	338	338	338	338
Utilities - Lighting/Well	3,053	4,705	6,600	550	550	550	550	550	550	550	550	550	550	550	550
Amenity - Barn	5,032	5,791	5,787	187	187	323	460	596	596	733	596	733	596	460	323
Road and Storm Water Reserve	1,440	1,440	3,120	260	260	260	260	260	260	260	260	260	260	260	260
Fence Repair/Paint	2,573	2,709	3,000	250	250	250	250	250	250	250	250	250	250	250	250
Repair & Maintenance	-	555	1,200	100	100	100	100	100	100	100	100	100	100	100	100
Miscellaneous	37	278	900	75	75	75	75	75	75	75	75	75	75	75	75
Storm/Trail Clean Up	-	2,100	8,500	708	708	708	708	708	708	708	708	708	708	708	708
Developer Improvements (Cherry Park/Trails)	-	-	5,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	-	-
Total Area Maintenance Cost	\$ 41,239	\$ 54,579	\$ 73,077	\$ 4,730	\$ 4,730	\$ 7,013	\$ 6,547	\$ 7,343	\$ 6,118	\$ 6,914	\$ 6,118	\$ 8,014	\$ 6,318	\$ 5,007	\$ 4,225
ADMINISTRATION EXPENSES															
Liability insurance	\$ 649	\$ 650	\$ 660	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55
Administrative fees	120	128	360	30	30	30	30	30	30	30	30	30	30	30	30
Postage	9	26	35	5	-	5	-	5	-	5	-	5	-	5	5
Taxes	25	25	25	-	-	25	-	-	-	-	-	-	-	-	-
Miscellaneous	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating expense	\$ 848	\$ 829	\$ 1,080	\$ 90	\$ 85	\$ 115	\$ 85	\$ 90	\$ 85	\$ 90	\$ 85	\$ 90	\$ 85	\$ 90	\$ 90