

The Club at Farmington

Financial Report 2019 - 2022

	ACTUAL 2019	ACTUAL 2020	ACTUAL 2021	ACTUAL 2022
INCOME				
Association Fees	\$78,088	\$99,882	\$117,870	\$172,050
Clubhouse & Pool Rentals	\$890	\$0	\$2,375	\$8,000
Pool Memberships	\$108,771	\$61,897	\$133,990	\$165,621
Miscellaneous Income			\$145	
Interest	\$31	\$7	\$26	\$77
TOTAL INCOME	\$187,780	\$161,786	\$254,406	\$345,748
ADMINISTRATIVE EXPENSES				
Postage & Printing & Supplies	\$85	\$196	\$356	
SCC/ CIC Annual Repots	\$0	\$75		\$50
Professional & Legal Fees & CPA/ Audit	\$1,520	\$2,048		\$1,790
Management Fee	\$19,116	\$12,996	\$13,500	\$30,000
Bank Charges	\$506			
Insurance	\$5,480	\$6,361	\$5,726	\$5,298
Payroll Taxes		\$0	\$4,203	\$7,147
Website Maintenance/ Network/ Computer	\$4,217	\$6,008	\$3,390	\$1,785
Advertising	\$1,814	\$0	\$0	
Interest Expense	\$33,276	\$26,838	\$0	\$0
Depreciation Expense	\$49,804	\$0	\$0	\$0
Reserve for Replacement Study		\$3,542	\$0	\$0
SUBTOTAL ADMINISTRATIVE	\$115,818	\$58,064	\$27,175	\$46,070
LAWN AND LANDSCAPE				
Annual Grounds Contract	\$10,486	\$5,294	\$3,708	\$3,708
Additonal Grounds Maintenance	\$1,295	\$0	\$650	
Snow Removal and Ice Treatment	\$246	\$0	\$1,710	\$2,250
TOTAL LAWN AND LANDSCAPE	\$12,027	\$5,294	\$6,068	\$5,958

	2019	2020	2021	2022
CLUBHOUSE/ SOCIAL CENTER				
Maintenance & Repairs	\$18,211	\$4,737	\$3,136	\$3,546
Clubhouse Supplies	\$3,434	\$628	\$547	\$1,331
Social Center Cleaning	\$2,760	\$1,660	\$3,000	\$3,950
Furniture/ Equipment		\$0	\$2,479	\$1,407
Fitness/ Gym Equipment			\$4,404	
TOTAL CLUBHOUSE/ SOCIAL CENTER	\$24,405	\$7,025	\$13,566	\$10,234
POOL SERVICE & MAINT				
Pool Contract	\$336	\$12,355	\$13,218	\$18,447
Pool Maintenance & Repairs	\$23,811	\$8,684	\$1,778	\$5,188
Pool Attendants	\$55,413	\$45,993	\$46,898	\$50,477
Pool Misc	\$10	\$0	\$704	\$1,242
Pool Furniture		\$0	\$2,977	\$2,232
TOTAL POOL	\$79,570	\$67,032	\$65,575	\$77,586
UTILITIES				
Electricity	\$9,050	\$8,767	\$8,310	\$10,412
Propane	\$0	\$101	\$118	\$144
Water & Sewer	\$8,274	\$4,193	\$4,320	\$5,157
Telephone/ Cablevision/ Internet	\$402	\$3,867	\$3,601	\$3,335
Pest Control/ Exterminating/ Termite Warrant	\$305	\$0	\$0	
Trash Disposal/ Recycling	\$2,937	\$1,925	\$820	\$1,901
TOTAL UTILITIES	\$20,968	\$18,853	\$17,169	\$20,949
RESERVE CONTRIBUTION	\$0	\$0	\$0	\$32,000
TOTAL EXPENSES	\$252,788	\$156,268	\$129,553	\$192,797
CASH FLOW	-\$65,008	\$5,518	\$124,853	\$152,951
RESERVE ITEMS				
HVAC Replacement	\$6,000			
Streets- Asphalt Overlay, Seal Coating		\$7,477	\$0	
Furniture		\$6,003	\$0	
Pool Replaster & Tile Replacement		\$11,668	\$0	
Pool Furniture		\$3,000	\$0	
TOTAL RESERVE ITEMS	\$6,000	\$28,148	\$0	