



Financial Report Package

June 2025

Prepared for

Esplanade at Northgate Homeowners
Association, Inc.

By

Troon Golf, LLC

Esplanade at Northgate Homeowners Association, Inc

Balance Sheet

As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1001 · Checking Account - Operating	16,052.21
1013 · Checking Account - Reserves	83,313.10
Total Checking/Savings	99,365.31
Other Current Assets	
1120 · Prepaid Cards	2,500.00
1151 · Due to Reserve from Operating	67,000.00
1201 · Accounts Receivable	1,032.67
1460 · Prepaid - Expenses	17,694.25
1901 · Deposits - Utilities	1,615.00
Total Other Current Assets	89,841.92
Total Current Assets	189,207.23
Fixed Assets	
15000 · Furniture and Equipment	4,700.56
Total Fixed Assets	4,700.56
TOTAL ASSETS	193,907.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	23,945.92
Total Accounts Payable	23,945.92
Other Current Liabilities	
2218 · Accrued Payroll	5,911.17
2220 · Accrued Operating Expenses	2,500.00
2301 · Prepaid Owner Assessments	41,545.78
2352 · Donations Payable	110.00
2400 · Due to Reserves from Operating	67,000.00
2555 · TM Loan / Deficit Funding	332,349.49
Total Other Current Liabilities	449,416.44
Total Current Liabilities	473,362.36
Total Liabilities	473,362.36
Equity	
3000 · Opening Balance Equity	-69,202.65
3085 · Reserves-Pooled	145,118.80
3200 · Retained Earnings	-332,041.19
Net Income	-23,329.53
Total Equity	-279,454.57
TOTAL LIABILITIES & EQUITY	193,907.79

Esplanade at Northgate Homeowners Association, Inc

Profit & Loss Budget Performance - Consolidated

June 2025

	Jun 25	Budget	\$ Over Budget	Jan - Jun 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Assessments - Operating	45,015	46,240	-1,225	261,776	272,160	-10,384	582,450
4050 · Interest Income	0	0	0	3	0	3	0
4300 · Event Income	200	167	33	2,515	1,000	1,515	2,000
4680 · Late Fee/Interest Income	55	0	55	285	0	285	0
4911 · Resale Working Fund Contr.	2,000	2,000	0	24,000	24,000	0	48,000
Total Income	47,271	48,407	-1,136	288,579	297,160	-8,581	632,450
Gross Profit	47,271	48,407	-1,136	288,579	297,160	-8,581	632,450
Expense							
6600 · Payroll Expenses	11,198	13,158	-1,960	66,697	78,950	-12,252	157,899
7015 · General (Operating) Supplies	435	208	227	3,295	1,250	2,045	2,500
7018 · Management Services - Reimburse	0	0	0	8	0	8	0
7019 · Proxy Cards	0	125	-125	747	250	497	500
7066 · Laundry & Linen	131	139	-8	380	833	-453	1,665
7115 · Decorations & Flowers	0	0	0	0	0	0	3,000
7305 · Contract Services	0	400	-400	0	800	-800	2,000
7306 · Cleaning Service	1,289	1,192	97	7,696	7,650	46	15,300
7307 · Pressure Washing Service	0	0	0	750	0	750	0
7352 · Equipment Replacement	1,309	0	1,309	3,614	1,000	2,614	1,000
7353 · R&M - Sports Courts	150	167	-17	150	1,000	-850	2,000
7354 · R&M - Dog Park	72	78	-6	693	468	225	936
7358 · R&M - Gates/Gatehouse	208	113	96	416	225	191	450
7361 · R&M - Pools	0	375	-375	11,107	2,250	8,857	4,500
7403 · Equipment Lease	1,639	1,639	0	10,190	9,832	358	19,665
7500 · Bank Charges	9	40	-31	387	350	37	590
7510 · Lifestyle Magazine	833	900	-67	5,042	5,400	-358	10,800
7528 · Uniforms	0	125	-125	0	250	-250	500
7550 · Postage	0	0	0	197	0	197	0
7565 · Fire Protection	0	0	0	0	200	-200	200
7575 · Cable/Internet/Phone	193	170	23	1,145	1,020	125	2,040
7610 · Dues & Subscriptions	31	65	-34	499	390	109	780
7626 · Promotion/Member Relations	142	0	142	791	0	791	0
7627 · Signature Events Expense	0	2,500	-2,500	3,588	7,500	-3,912	15,000
7628 · Event Expense	1,159	1,200	-41	9,633	7,200	2,433	14,400
7630 · License / Permits	463	452	11	3,433	2,710	724	5,419
7660 · Professional Fees - Legal	0	88	-88	0	175	-175	350
7700 · Website	195	195	0	1,170	1,170	0	2,340
7701 · Computer Supports	0	50	-50	93	100	-7	200
7832 · R&M - Irrigation - Common Areas	0	167	-167	3,600	1,000	2,600	2,000
7872 · Mulch - Common Areas	0	0	0	21,120	12,340	8,780	24,680
7873 · Mulch - Homes	0	0	0	6,420	15,300	-8,880	33,075
7876 · Annuals Planted	0	0	0	1,512	3,000	-1,488	6,000
7878 · Landscaping Uncontracted Common	0	333	-333	725	2,000	-1,275	4,000
7900 · Pool Service Contract	3,367	3,966	-599	13,418	12,888	530	19,828
7910 · Lake Maintenance	0	0	0	0	0	0	3,200
7911 · Landscape Maintenance	17,918	21,140	-3,222	78,482	121,431	-42,949	256,718
8000 · R&M - Building	204	333	-130	391	2,000	-1,609	4,000
8001 · R&M - Common Areas	0	25	-25	33	200	-167	400
8076 · Electric - Gates	0	120	-120	0	720	-720	1,440
8077 · Electric - Common	1,012	1,050	-38	6,331	6,300	31	12,600
8150 · Fuel/Gas/Natural Gas	405	405	0	7,268	5,199	2,069	8,343
8300 · Pest Control	0	0	0	250	250	0	500
8350 · Trash Removal	0	88	-88	0	175	-175	350
8375 · Alarm/Security Patrol	0	37	-37	893	222	672	443
8425 · Water/Sewer	0	833	-833	0	5,000	-5,000	10,000
8500 · Management Fees	1,500	1,500	0	9,000	9,000	0	18,398
8501 · Management Fee - Resort	1,281	1,280	1	6,745	7,680	-935	15,360
Total Expense	45,141	54,653	-9,512	287,909	335,676	-47,767	685,369
Net Ordinary Income	2,130	-6,247	8,376	670	-38,516	39,187	-52,919
Other Income/Expense							
Other Expense							
9000 · Reserves - Pooled	2,000	2,000	0	24,000	24,000	0	48,000
Total Other Expense	2,000	2,000	0	24,000	24,000	0	48,000
Net Other Income	-2,000	-2,000	0	-24,000	-24,000	0	-48,000
Net Income	130	-8,247	8,376	-23,330	-62,516	39,187	-100,919