

**Rubidell Resort Condominium Association**  
**Statements of Assets, Liabilities and Equity**  
As of December 31, 2022 and 2021  
Modified Cash Basis

	Dec 31, 22	Dec 31, 21	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
10100 · Safe	\$ 6,000.00	\$ 4,043.00	\$ 1,957.00	48.41%
10150 · Cash on Hand	1,250.00	1,000.00	250.00	25.0%
10200 · Tyme Machine Funds	-	1,940.00	(1,940.00)	-100.0%
10250 · Change Machines	-	1,250.00	(1,250.00)	-100.0%
10300 · BLM	61.27	2,108.73	(2,047.46)	-97.09%
10350 · Tyme Account	173.00	40,193.46	(40,020.46)	-99.57%
10400 · Payroll	54.30	-	54.30	100.0%
10450 · General Checking	-	509,170.59	(509,170.59)	-100.0%
10455 · Premium Business Checking	731,674.90	-	731,674.90	100.0%
10500 · Contingency Fund (Bank)	310,476.41	50,622.05	259,854.36	513.32%
10550 · Fundraising	21,907.72	-	21,907.72	100.0%
10650 · Credit Card Rec. Clearing Acct.	-	12,544.54	(12,544.54)	-100.0%
15700 · Undeposited Funds	-	106.92	(106.92)	-100.0%
<b>Total Checking/Savings</b>	<b>1,071,597.60</b>	<b>622,979.29</b>	<b>448,618.31</b>	<b>72.01%</b>
<b>Accounts Receivable</b>				
14000 · Accounts Receivable	-	6,383.00	(6,383.00)	-100.0%
<b>Total Accounts Receivable</b>	<b>-</b>	<b>6,383.00</b>	<b>(6,383.00)</b>	<b>-100.0%</b>
<b>Other Current Assets</b>				
15400 · Inventory - Store	55,923.95	47,524.96	8,398.99	17.67%
15600 · Inventory-Condo Lots	-	6,110.00	(6,110.00)	-100.0%
15700 · Undeposited Funds	-	106.92	(106.92)	-100.0%
15750 · Federal Coporate Tax Estimates	23,592.00	23,592.00	-	0.0%
<b>Total Other Current Assets</b>	<b>79,515.95</b>	<b>77,333.88</b>	<b>2,182.07</b>	<b>2.82%</b>
<b>Total Current Assets</b>	<b>1,151,113.55</b>	<b>706,696.17</b>	<b>444,417.38</b>	<b>62.89%</b>
<b>Fixed Assets</b>				
16000 · RC Track	6,053.99	6,053.99	-	0.0%
16100 · Security System	11,384.37	11,384.37	-	0.0%
16150 · Land	473,500.00	473,500.00	-	0.0%
16200 · Land Improvements	906,560.50	871,440.00	35,120.50	4.03%
16250 · Waterslides	669,520.23	669,520.23	-	0.0%
16300 · Vehicles	376,934.65	355,015.67	21,918.98	6.17%
16350 · Buildings and Improvements	1,866,504.11	1,792,391.92	74,112.19	4.14%
16400 · Equipment & Furniture (Asset)	1,764,751.92	1,705,270.98	59,480.94	3.49%
16450 · Accumulated Depreciation	(3,933,850.42)	(3,571,331.95)	(362,518.47)	-10.15%
<b>Total Fixed Assets</b>	<b>2,141,359.35</b>	<b>2,313,245.21</b>	<b>(171,885.86)</b>	<b>-7.43%</b>
<b>TOTAL ASSETS</b>	<b>\$ 3,292,472.90</b>	<b>\$ 3,019,941.38</b>	<b>\$ 272,531.52</b>	<b>9.02%</b>

**Rubidell Resort Condominium Association**  
**Statements of Assets, Liabilities and Equity**

As of December 31, 2022 and 2021

Modified Cash Basis

	<u>Dec 31, 22</u>	<u>Dec 31, 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
20000 · Accounts Payable	\$ -	\$ 6,549.44	\$ (6,549.44)	-100.0%
<b>Total Accounts Payable</b>	<u>-</u>	<u>6,549.44</u>	<u>(6,549.44)</u>	<u>-100.0%</u>
<b>Credit Cards</b>				
21000 · Bank First - Credit Card	9,704.47	2,073.40	7,631.07	368.05%
<b>Total Credit Cards</b>	<u>9,704.47</u>	<u>2,073.40</u>	<u>7,631.07</u>	<u>368.05%</u>
<b>Other Current Liabilities</b>				
23350 · Unearned Revenue	578,407.84	524,986.84	53,421.00	10.18%
23700 · Payroll Liabilities	(813.64)	-	(813.64)	-100.0%
23750 · Sales Tax Payable	12,151.00	7,282.76	4,868.24	66.85%
<b>Total Other Current Liabilities</b>	<u>589,745.20</u>	<u>532,269.60</u>	<u>57,475.60</u>	<u>10.8%</u>
<b>Total Current Liabilities</b>	<u>599,449.67</u>	<u>540,892.44</u>	<u>58,557.23</u>	<u>10.83%</u>
<b>Total Liabilities</b>	599,449.67	540,892.44	58,557.23	10.83%
<b>Equity</b>				
30150 · Retained Earnings	2,478,942.02	2,277,546.43	201,395.59	8.84%
<b>Net Income</b>	<u>214,081.21</u>	<u>201,395.59</u>	<u>12,685.62</u>	<u>6.3%</u>
<b>Total Equity</b>	<u>2,693,023.23</u>	<u>2,478,942.02</u>	<u>214,081.21</u>	<u>8.64%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>\$ 3,292,472.90</u></u>	<u><u>\$ 3,019,834.46</u></u>	<u><u>\$ 272,638.44</u></u>	<u><u>9.03%</u></u>

Tentative Report  
For Discussion Purposes Only  
Subject to Revision

**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses**  
**Months Ended November 30, 2022 and 2021**  
**Modified Cash Basis**

	<u>Dec 22</u>	<u>Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>40000 · Membership</b>				
40002 · Prepaid Maint. Fee-Incent. Inc.	\$ 33,993.12	\$ 39,947.25	\$ (5,954.13)	-14.91%
40003 · Seasonal O Maintenance Fees	34,464.31	39,816.84	(5,352.53)	-13.44%
40004 · Seasonal R Maintenance Fees	3,428.00	1,120.00	2,308.00	206.07%
40006 · Seasonal Meter Income	1,386.85	1,353.43	33.42	2.47%
<b>Total 40000 · Membership</b>	<u>73,272.28</u>	<u>82,237.52</u>	<u>(8,965.24)</u>	<u>-10.9%</u>
<b>40100 · Camping</b>				
40101 · Lodge	20,660.00	13,866.25	6,793.75	49.0%
40102 · Pavillion Rental	-	100.00	(100.00)	-100.0%
40103 · Member camping(extra site fee)	-	75,150.88	(75,150.88)	-100.0%
40104 · Trailer Rentals	36,270.34	32,313.75	3,956.59	12.24%
40105 · Public Camping	122,072.49	5,920.00	116,152.49	1,962.04%
<b>Total 40100 · Camping</b>	<u>179,002.83</u>	<u>127,350.88</u>	<u>51,651.95</u>	<u>40.56%</u>
<b>40250 · Maintenance Income</b>				
40252 · Winterization Income	-	160.00	(160.00)	-100.0%
40250 · Maintenance Income - Other	-	15.20	(15.20)	-100.0%
<b>Total 40250 · Maintenance Income</b>	<u>-</u>	<u>175.20</u>	<u>(175.20)</u>	<u>-100.0%</u>
<b>40300 · Pumping Fees</b>	40.00	227.70	(187.70)	-82.43%
<b>40350 · Administrative Income</b>				
40351 · Activities & Entert. Income	-	100.00	(100.00)	-100.0%
40352 · ATM Surcharges	5,146.48	-	5,146.48	100.0%
40353 · Gift Card Income	775.00	790.00	(15.00)	-1.9%
40354 · Golf Cart Registration	-	38.75	(38.75)	-100.0%
40356 · Late Fees Collected	1,816.18	32.00	1,784.18	5,575.56%
40359 · Security issued Fines	-	950.00	(950.00)	-100.0%
40360 · Storage Fees	375.00	300.00	75.00	25.0%
<b>Total 40350 · Administrative Income</b>	<u>8,112.66</u>	<u>2,210.75</u>	<u>5,901.91</u>	<u>266.96%</u>
<b>40400 · Vending</b>				
40403 · Laundry Vending	-	227.38	(227.38)	-100.0%
<b>Total 40400 · Vending</b>	<u>-</u>	<u>227.38</u>	<u>(227.38)</u>	<u>-100.0%</u>
<b>Total Income</b>	<u>260,427.77</u>	<u>212,429.43</u>	<u>47,998.34</u>	<u>22.6%</u>
<b>Cost of Goods Sold</b>				
50000 · Purchases - Resale Items	92.79	(24,480.56)	24,573.35	100.38%
50100 · Purchases - Beer & Liquor	(994.02)	-	(994.02)	-100.0%
50250 · Merchant Account Fees	1,312.53	767.45	545.08	71.03%
<b>Total COGS</b>	<u>411.30</u>	<u>(23,713.11)</u>	<u>24,124.41</u>	<u>101.73%</u>
<b>Gross Profit</b>	<u>260,016.47</u>	<u>236,142.54</u>	<u>23,873.93</u>	<u>10.11%</u>
<b>Expense</b>				
<b>55000 · Administrative Expense</b>				
55001 · Cash Over/Short	(16,757.32)	(236.99)	(16,520.33)	-6,970.9%
55003 · Bank Service Charges	(56.88)	251.48	(308.36)	-122.62%

**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses**  
**Months Ended November 30, 2022 and 2021**  
**Modified Cash Basis**

	<u>Dec 22</u>	<u>Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
55005 · Computer and Internet Expenses	9,902.29	1,725.26	8,177.03	473.96%
55007 · Credit Card Charges	2,111.57	945.87	1,165.70	123.24%
55009 · Depreciation Expense	156,042.20	167,357.30	(11,315.10)	-6.76%
55010 · Dues and Subscriptions	913.66	3,905.17	(2,991.51)	-76.6%
55012 · Miscellaneous Expense	(4,468.50)	1,184.68	(5,653.18)	-477.19%
55013 · Office Supplies	138.05	108.72	29.33	26.98%
55014 · Postage and Delivery	29.40	81.30	(51.90)	-63.84%
55015 · Professional Fees	10,784.32	24,680.62	(13,896.30)	-56.31%
55016 · Sales Tax Expense	2,302.79	113.83	2,188.96	1,923.01%
55017 · Security Expense	-	203.05	(203.05)	-100.0%
55018 · Telephone Expense	1,589.43	1,153.90	435.53	37.74%
55019 · Activities & Ent. Expense	938.88	650.00	288.88	44.44%
55020 · Travel Expense	134.39	-	134.39	100.0%
<b>Total 55000 · Administrative Expense</b>	<u>163,604.28</u>	<u>202,124.19</u>	<u>(38,519.91)</u>	-19.06%
<b>55100 · Insurance Expense</b>				
55101 · General Liability Insurance	7,277.57	5,897.17	1,380.40	23.41%
55102 · Health Insurance	1,130.98	5,348.72	(4,217.74)	-78.86%
55103 · Worker's Compensation	13,217.00	(7,954.20)	21,171.20	266.16%
55100 · Insurance Expense - Other	1,018.40	-	1,018.40	100.0%
<b>Total 55100 · Insurance Expense</b>	<u>22,643.95</u>	<u>3,291.69</u>	<u>19,352.26</u>	587.91%
<b>55150 · Advertising and Promotion</b>	158.25	1,339.99	(1,181.74)	-88.19%
<b>55200 · Employee Training and Seminars</b>				
55201 · Employee Relations	(1,300.00)	-	(1,300.00)	-100.0%
<b>Total 55200 · Employee Training and Seminars</b>	<u>(1,300.00)</u>	<u>-</u>	<u>(1,300.00)</u>	-100.0%
<b>55250 · Maintenance Expenses</b>				
55251 · Equipment (Expensable)	(5,950.15)	-	(5,950.15)	-100.0%
55252 · Equipment Rental	1,912.44	1,520.14	392.30	25.81%
55253 · Equipment Repair & Maintenance	635.43	1,918.34	(1,282.91)	-66.88%
55254 · Facility Improvements	(760.03)	136.04	(896.07)	-658.68%
55256 · General Supplies	3,640.15	1,492.89	2,147.26	143.83%
55257 · Repairs and Maintenance	16,502.49	854.57	15,647.92	1,831.09%
55259 · Pest Control	200.00	400.00	(200.00)	-50.0%
<b>Total 55250 · Maintenance Expenses</b>	<u>16,180.33</u>	<u>6,321.98</u>	<u>9,858.35</u>	155.94%
<b>55300 · Landscaping and Groundskeeping</b>				
55302 · Road Maintenance	500.86	-	500.86	100.0%
55300 · Landscaping and Groundskeeping - Other	-	131.88	(131.88)	-100.0%
<b>Total 55300 · Landscaping and Groundskeeping</b>	<u>500.86</u>	<u>131.88</u>	<u>368.98</u>	279.79%
<b>55350 · Payroll Expenses</b>				
55351 · Payroll Processing	916.50	1,143.00	(226.50)	-19.82%
55352 · Payroll Taxes	2,791.96	1,846.55	945.41	51.2%
55353 · Wages				
55355 · Administration	13,600.40	4,716.15	8,884.25	188.38%
55356 · Aquatic Center	(10,995.37)	-	(10,995.37)	-100.0%

**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses**  
**Months Ended November 30, 2022 and 2021**  
**Modified Cash Basis**

	<u>Dec 22</u>	<u>Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
55357 · Bar & Inn	3,840.00	3,741.60	98.40	2.63%
55359 · Maintenance	10,335.93	12,027.63	(1,691.70)	-14.07%
55360 · Reservation	2,384.01	2,719.95	(335.94)	-12.35%
55361 · Security	3,200.00	474.64	2,725.36	574.2%
55362 · Store	(2,128.83)	-	(2,128.83)	-100.0%
55353 · Wages - Other	11,908.20	-	11,908.20	100.0%
<b>Total 55353 · Wages</b>	<u>32,144.34</u>	<u>23,679.97</u>	<u>8,464.37</u>	<u>35.75%</u>
55350 · Payroll Expenses - Other	-	(72.61)	72.61	100.0%
<b>Total 55350 · Payroll Expenses</b>	<u>35,852.80</u>	<u>26,596.91</u>	<u>9,255.89</u>	<u>34.8%</u>
<b>55450 · Utilities</b>				
55451 · Gas & Oil Expense	64.84	788.96	(724.12)	-91.78%
55452 · Electricity	5,848.52	5,880.77	(32.25)	-0.55%
55453 · Propane Expense	2,233.50	3,401.84	(1,168.34)	-34.34%
55455 · Trash Removal	2,989.89	1,241.86	1,748.03	140.76%
55450 · Utilities - Other	21.16	-	21.16	100.0%
<b>Total 55450 · Utilities</b>	<u>11,157.91</u>	<u>11,313.43</u>	<u>(155.52)</u>	<u>-1.38%</u>
55500 · Automobile Expense	-	541.58	(541.58)	-100.0%
<b>Total Expense</b>	<u>248,798.38</u>	<u>251,661.65</u>	<u>(2,863.27)</u>	<u>-1.14%</u>
<b>Net Ordinary Income</b>	<u>11,218.09</u>	<u>(15,519.11)</u>	<u>26,737.20</u>	<u>172.29%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
60100 · Fundraising Income				
60300 · Sales Tax Discounts Earned	61.06	10.00	51.06	510.6%
60350 · Interest Income	128.78	47.45	81.33	171.4%
<b>Total Other Income</b>	<u>189.84</u>	<u>57.45</u>	<u>132.39</u>	<u>230.44%</u>
<b>Other Expense</b>				
70000 · Fundraising Expenses				
70001 · Office Supplies	-	82.19	(82.19)	-100.0%
<b>Total 70000 · Fundraising Expenses</b>	<u>-</u>	<u>82.19</u>	<u>(82.19)</u>	<u>-100.0%</u>
70150 · Gift Card Advertising	27.92	29.46	(1.54)	-5.23%
<b>Total Other Expense</b>	<u>27.92</u>	<u>111.65</u>	<u>(83.73)</u>	<u>-74.99%</u>
<b>Net Other Income</b>	<u>161.92</u>	<u>(54.20)</u>	<u>216.12</u>	<u>398.75%</u>
<b>Net Income</b>	<u>\$ 11,380.01</u>	<u>\$ (15,573.31)</u>	<u>\$ 26,953.32</u>	<u>173.07%</u>

**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses**  
**One Month and Twelve Months Ended December 31, 2022 and 2021**  
**Modified Cash Basis**

	<b>Dec 22</b>	<b>Jan - Dec 22</b>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>40000 · Membership</b>		
40001 · Seasonal Income	\$ -	\$ 251,016.50
40002 · Prepaid Maint. Fee-Incent. Inc.	33,993.12	504,908.30
40003 · Seasonal O Maintenance Fees	34,464.31	543,381.29
40004 · Seasonal R Maintenance Fees	3,428.00	16,146.00
40005 · Parent Membership Fees	-	300.00
40006 · Seasonal Meter Income	1,386.85	31,728.86
<b>Total 40000 · Membership</b>	73,272.28	1,347,480.95
<b>40050 · Passes</b>		
40051 · Lost IDs	-	640.00
40052 · Wrist Bands	-	51,398.00
<b>Total 40050 · Passes</b>	-	52,038.00
<b>40100 · Camping</b>		
40101 · Lodge	20,660.00	36,225.00
40102 · Pavillion Rental	-	1,800.00
40103 · Member camping(extra site fee)	-	14,505.00
40104 · Trailer Rentals	36,270.34	143,113.36
40105 · Public Camping	122,072.49	495,244.78
<b>Total 40100 · Camping</b>	179,002.83	690,888.14
<b>40150 · Bar &amp; Restaurant Income</b>		
40151 · Restaurant	-	291,813.02
40152 · Bar	-	318,026.05
<b>Total 40150 · Bar &amp; Restaurant Income</b>	-	609,839.07
<b>40200 · Store Income</b>		
40201 · Wood Sales	-	215.00
40202 · Camping Supplies	-	10,661.33
40203 · Camping Supplies Discounts	-	(26.50)
40204 · Candy	-	19,071.57
40205 · Candy Discounts	-	(233.90)
40206 · Clothing	-	5,609.37
40207 · Clothing Discounts	-	(1,021.98)
40208 · Food	-	257.08
40209 · Food Discounts	-	(0.86)
40210 · Golf Cart Rentals	-	56,130.01
40211 · Golf Cart Rentals Discounts	-	(90.00)
40212 · Grocery	-	7,269.25
40213 · Grocery Discounts	-	4.89
40214 · Ice	-	17,899.65
40216 · Ice Cream	-	57,143.66
40217 · Ice Cream Discounts	-	(60.51)
40218 · Jewellery	-	50.00

No assurance is provided on these financial statements.

**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses**  
**One Month and Twelve Months Ended December 31, 2022 and 2021**  
**Modified Cash Basis**

	<u>Dec 22</u>	<u>Jan - Dec 22</u>
40220 · Rentals	-	4,256.32
40221 · Rentals Discounts	-	(0.01)
40222 · Self Serve Beverages	-	2,264.92
40224 · Snack	-	6,785.85
40225 · Snack Discounts	-	(26.41)
40226 · Soda	-	615.33
40228 · Tobacco	-	6,830.91
40229 · Tobacco Discounts	-	(2.85)
40230 · Toys	-	8,047.83
40231 · Toys Discounts	-	(33.98)
40200 · Store Income - Other	-	77,130.13
<b>Total 40200 · Store Income</b>	<b>-</b>	<b>278,746.10</b>
40250 · Maintenance Income		
40251 · Holding Tanks	-	3,900.00
40252 · Winterization Income	-	(100.00)
40254 · Misc. Jobs	-	988.84
40250 · Maintenance Income - Other	-	3,488.64
<b>Total 40250 · Maintenance Income</b>	<b>-</b>	<b>8,277.48</b>
40300 · Pumping Fees		
40301 · Sani-dump	-	140.00
40302 · Emergency Pump	-	3,320.00
40300 · Pumping Fees - Other	40.00	85,730.11
<b>Total 40300 · Pumping Fees</b>	<b>40.00</b>	<b>89,190.11</b>
40350 · Administrative Income		
40351 · Activities & Entert. Income	-	4,339.00
40352 · ATM Surcharges	5,146.48	5,275.87
40353 · Gift Card Income	775.00	8,677.75
40354 · Golf Cart Registration	-	5,948.80
40356 · Late Fees Collected	1,816.18	14,003.52
40359 · Security issued Fines	-	5,734.00
40360 · Storage Fees	375.00	8,792.50
<b>Total 40350 · Administrative Income</b>	<b>8,112.66</b>	<b>52,771.44</b>
40400 · Vending		
40401 · Shower Vending	-	7,883.00
40402 · Bar Gaming	-	30,311.00
<b>Total 40400 · Vending</b>	<b>-</b>	<b>38,194.00</b>
40450 · Store Income Discounts	-	(1,816.19)
<b>Total Income</b>	<b>260,427.77</b>	<b>3,165,609.10</b>
<b>Cost of Goods Sold</b>		
50000 · Purchases - Resale Items	92.79	316,133.73
50100 · Purchases - Beer & Liquor	(994.02)	6,917.26
50150 · POS Inventory Adjustments	-	(15,691.57)
50250 · Merchant Account Fees	1,312.53	44,152.95

No assurance is provided on these financial statements.

**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses**  
**One Month and Twelve Months Ended December 31, 2022 and 2021**  
**Modified Cash Basis**

	Dec 22	Jan - Dec 22
50300 · Purchases - Fundraising	-	14,000.00
<b>Total COGS</b>	<b>411.30</b>	<b>365,512.37</b>
<b>Gross Profit</b>	<b>260,016.47</b>	<b>2,800,096.73</b>
<b>Expense</b>		
<b>55000 · Administrative Expense</b>		
55001 · Cash Over/Short	(16,757.32)	(47,921.13)
55002 · Bad Debt/Prior Yr Cleanup	-	1,173.61
55003 · Bank Service Charges	(56.88)	450.74
55004 · Business Licenses and Permits	-	8,085.06
55005 · Computer and Internet Expenses	9,902.29	59,568.50
55006 · Consulting Fees	-	17,500.00
55007 · Credit Card Charges	2,111.57	33,940.13
55008 · Customer Goodwill	-	52.74
55009 · Depreciation Expense	156,042.20	362,518.47
55010 · Dues and Subscriptions	913.66	16,117.01
55012 · Miscellaneous Expense	(4,468.50)	37,416.59
55013 · Office Supplies	138.05	4,971.49
55014 · Postage and Delivery	29.40	1,748.11
55015 · Professional Fees	10,784.32	101,419.48
55016 · Sales Tax Expense	2,302.79	45,768.36
55017 · Security Expense	-	3,789.48
55018 · Telephone Expense	1,589.43	24,611.36
55019 · Activities & Ent. Expense	938.88	32,226.12
55020 · Travel Expense	134.39	5,440.41
55021 · Uncategorized Expenses	-	2.50
55022 · Uniforms	-	8,114.06
55000 · Administrative Expense - Other	-	1,968.35
<b>Total 55000 · Administrative Expense</b>	<b>163,604.28</b>	<b>718,961.44</b>
55050 · Charitable Contributions	-	(1,667.51)
<b>55100 · Insurance Expense</b>		
55101 · General Liability Insurance	7,277.57	96,070.93
55102 · Health Insurance	1,130.98	34,142.64
55103 · Worker's Compensation	13,217.00	41,895.00
55100 · Insurance Expense - Other	1,018.40	1,236.00
<b>Total 55100 · Insurance Expense</b>	<b>22,643.95</b>	<b>173,344.57</b>
<b>55150 · Advertising and Promotion</b>		
55153 · Digital Media	-	1,000.00
55155 · RV Show Expense	-	1,014.87
55150 · Advertising and Promotion - Other	158.25	8,627.72
<b>Total 55150 · Advertising and Promotion</b>	<b>158.25</b>	<b>10,642.59</b>
<b>55200 · Employee Training and Seminars</b>		
55201 · Employee Relations	(1,300.00)	4,424.70
55200 · Employee Training and Seminars - Other	-	1,463.40

No assurance is provided on these financial statements.



**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses**  
**One Month and Twelve Months Ended December 31, 2022 and 2021**  
**Modified Cash Basis**

	<b>Dec 22</b>	<b>Jan - Dec 22</b>
<b>Total 55200 · Employee Training and Seminars</b>	(1,300.00)	5,888.10
<b>55250 · Maintenance Expenses</b>		
55251 · Equipment (Expensable)	(5,950.15)	-
55252 · Equipment Rental	1,912.44	60,936.32
55253 · Equipment Repair&Maintenance	635.43	31,912.24
55254 · Facility Improvements	(760.03)	24,593.47
55255 · Freight and Shipping Costs	-	22.90
55256 · General Supplies	3,640.15	69,168.18
55257 · Repairs and Maintenance	16,502.49	81,108.45
55258 · Small Tools & Equipment	-	1,028.02
55259 · Pest Control	200.00	4,866.77
55250 · Maintenance Expenses - Other	-	2,551.36
<b>Total 55250 · Maintenance Expenses</b>	16,180.33	276,187.71
<b>55300 · Landscaping and Groundskeeping</b>		
55301 · Waterline	-	1,488.82
55302 · Road Maintenance	500.86	5,090.90
55300 · Landscaping and Groundskeeping - Other	-	19,163.05
<b>Total 55300 · Landscaping and Groundskeeping</b>	500.86	25,742.77
<b>55350 · Payroll Expenses</b>		
55351 · Payroll Processing	916.50	9,388.00
55352 · Payroll Taxes	2,791.96	93,997.15
55353 · Wages		
55354 · Activities	-	29,010.53
55355 · Administration	13,600.40	139,938.38
55356 · Aquatic Center	(10,995.37)	100,276.49
55357 · Bar & Inn	3,840.00	167,499.99
55358 · Housekeeping Payroll	-	54,086.65
55359 · Maintenance	10,335.93	186,871.55
55360 · Reservation	2,384.01	70,845.51
55361 · Security	3,200.00	75,972.35
55362 · Store	(2,128.83)	58,920.33
55353 · Wages - Other	11,908.20	12,062.19
<b>Total 55353 · Wages</b>	32,144.34	895,483.97
55350 · Payroll Expenses - Other	-	(1,116.82)
<b>Total 55350 · Payroll Expenses</b>	35,852.80	997,752.30
<b>55400 · Taxes - Property</b>		
55401 · Personal Property Taxes	-	43,659.26
55400 · Taxes - Property - Other	-	132.00
<b>Total 55400 · Taxes - Property</b>	-	43,791.26
<b>55450 · Utilities</b>		
55451 · Gas & Oil Expense	64.84	19,508.39
55452 · Electricity	5,848.52	135,669.91
55453 · Propane Expense	2,233.50	54,747.75

No assurance is provided on these financial statements.

**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses**  
**One Month and Twelve Months Ended December 31, 2022 and 2021**  
**Modified Cash Basis**

	<b>Dec 22</b>	<b>Jan - Dec 22</b>
<b>55454 · Pumping Expense</b>	-	99,308.48
<b>55455 · Trash Removal</b>	2,989.89	33,290.28
<b>55450 · Utilities - Other</b>	21.16	689.21
<b>Total 55450 · Utilities</b>	11,157.91	343,214.02
<b>55550 · Loss (Gain) on disposal of fixe</b>	-	(12,322.00)
<b>55600 · Loss (Gain) on Lot Sale</b>	-	(16,283.92)
<b>55650 · Meals &amp; Entertainment</b>	-	648.56
<b>Total Expense</b>	248,798.38	2,565,899.89
<b>Net Ordinary Income</b>	11,218.09	234,196.84
<b>Other Income/Expense</b>		
<b>Other Income</b>		
<b>60100 · Fundraising Income</b>		
<b>60104 · Donations</b>	-	(173.55)
<b>60100 · Fundraising Income - Other</b>	-	(16,365.00)
<b>Total 60100 · Fundraising Income</b>	-	(16,538.55)
<b>60200 · Purchase Discounts</b>	-	268.88
<b>60300 · Sales Tax Discounts Earned</b>	61.06	307.98
<b>60350 · Interest Income</b>	128.78	476.41
<b>Total Other Income</b>	189.84	(15,485.28)
<b>Other Expense</b>		
<b>70000 · Fundraising Expenses</b>	-	10,304.26
<b>70150 · Gift Card Advertising</b>	27.92	5,857.25
<b>70200 · Cash Variation account</b>	-	-
<b>Total Other Expense</b>	27.92	16,161.51
<b>Net Other Income</b>	161.92	(31,646.79)
<b>Net Income</b>	<b>\$ 11,380.01</b>	<b>\$ 202,550.05</b>

Tentative Report  
For Discussion Purposes Only  
Subject to Revision

**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses**  
For the Twelve Months Ended December 31, 2022 and 2021  
Modified Cash Basis

	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>40000 · Membership</b>				
40001 · Seasonal Income	\$ 251,016.50	\$ 250,420.00	\$ 596.50	0.24%
40002 · Prepaid Maint. Fee-Incent. Inc.	504,908.30	484,207.00	20,701.30	4.28%
40003 · Seasonal O Maintenance Fees	543,381.29	551,285.74	(7,904.45)	-1.43%
40004 · Seasonal R Maintenance Fees	16,146.00	16,173.00	(27.00)	-0.17%
40005 · Parent Membership Fees	300.00	-	300.00	100.0%
40006 · Seasonal Meter Income	31,728.86	34,714.23	(2,985.37)	-8.6%
<b>Total 40000 · Membership</b>	<u>1,347,480.95</u>	<u>1,336,799.97</u>	<u>10,680.98</u>	<u>0.8%</u>
<b>40050 · Passes</b>				
40051 · Lost IDs	640.00	890.00	(250.00)	-28.09%
40052 · Wrist Bands	51,398.00	57,688.00	(6,290.00)	-10.9%
<b>Total 40050 · Passes</b>	<u>52,038.00</u>	<u>58,578.00</u>	<u>(6,540.00)</u>	<u>-11.17%</u>
<b>40100 · Camping</b>				
40101 · Lodge	36,225.00	31,987.90	4,237.10	13.25%
40102 · Pavillion Rental	1,800.00	2,250.00	(450.00)	-20.0%
40103 · Member camping(extra site fee)	14,505.00	123,134.42	(108,629.42)	-88.22%
40104 · Trailer Rentals	143,113.36	158,104.05	(14,990.69)	-9.48%
40105 · Public Camping	495,244.78	374,796.34	120,448.44	32.14%
<b>Total 40100 · Camping</b>	<u>690,888.14</u>	<u>690,272.71</u>	<u>615.43</u>	<u>0.09%</u>
<b>40150 · Bar &amp; Restaurant Income</b>				
40151 · Restaurant	291,813.02	312,389.11	(20,576.09)	-6.59%
40152 · Bar	318,026.05	357,493.69	(39,467.64)	-11.04%
<b>Total 40150 · Bar &amp; Restaurant Income</b>	<u>609,839.07</u>	<u>669,882.80</u>	<u>(60,043.73)</u>	<u>-8.96%</u>
<b>40200 · Store Income</b>				
40201 · Wood Sales	215.00	-	215.00	100.0%
40202 · Camping Supplies	10,661.33	14,505.56	(3,844.23)	-26.5%
40203 · Camping Supplies Discounts	(26.50)	(231.32)	204.82	88.54%
40204 · Candy	19,071.57	17,406.27	1,665.30	9.57%
40205 · Candy Discounts	(233.90)	(0.12)	(233.78)	-194,816.67%
40206 · Clothing	5,609.37	45,069.12	(39,459.75)	-87.55%
40207 · Clothing Discounts	(1,021.98)	(2,029.88)	1,007.90	49.65%
40208 · Food	257.08	500.30	(243.22)	-48.62%
40209 · Food Discounts	(0.86)	-	(0.86)	-100.0%
40210 · Golf Cart Rentals	56,130.01	70,660.01	(14,530.00)	-20.56%
40211 · Golf Cart Rentals Discounts	(90.00)	(6,045.01)	5,955.01	98.51%
40212 · Grocery	7,269.25	13,199.16	(5,929.91)	-44.93%
40213 · Grocery Discounts	4.89	(7.85)	12.74	162.29%
40214 · Ice	17,899.65	20,662.48	(2,762.83)	-13.37%
40215 · Ice Discounts	-	(0.75)	0.75	100.0%
40216 · Ice Cream	57,143.66	52,963.70	4,179.96	7.89%
40217 · Ice Cream Discounts	(60.51)	(135.37)	74.86	55.3%

**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses**  
For the Twelve Months Ended December 31, 2022 and 2021  
Modified Cash Basis

	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
40218 · Jewellery	50.00	1,148.53	(1,098.53)	-95.65%
40219 · Jewellery Discounts	-	(21.89)	21.89	100.0%
40220 · Rentals	4,256.32	1,910.00	2,346.32	122.84%
40221 · Rentals Discounts	(0.01)	30.00	(30.01)	-100.03%
40222 · Self Serve Beverages	2,264.92	6,364.34	(4,099.42)	-64.41%
40223 · Self Serve Beverages Discounts	-	(1.05)	1.05	100.0%
40224 · Snack	6,785.85	7,873.34	(1,087.49)	-13.81%
40225 · Snack Discounts	(26.41)	0.70	(27.11)	-3,872.86%
40226 · Soda	615.33	10,580.69	(9,965.36)	-94.18%
40227 · Soda Discounts	-	(2.11)	2.11	100.0%
40228 · Tobacco	6,830.91	7,458.03	(627.12)	-8.41%
40229 · Tobacco Discounts	(2.85)	-	(2.85)	-100.0%
40230 · Toys	8,047.83	20,256.17	(12,208.34)	-60.27%
40231 · Toys Discounts	(33.98)	(23.09)	(10.89)	-47.16%
40200 · Store Income - Other	77,130.13	2,731.18	74,398.95	2,724.06%
<b>Total 40200 · Store Income</b>	<u>278,746.10</u>	<u>284,821.14</u>	<u>(6,075.04)</u>	<u>-2.13%</u>
<b>40250 · Maintenance Income</b>				
40251 · Holding Tanks	3,900.00	4,772.50	(872.50)	-18.28%
40252 · Winterization Income	(100.00)	5,560.00	(5,660.00)	-101.8%
40254 · Misc. Jobs	988.84	456.60	532.24	116.57%
40250 · Maintenance Income - Other	3,488.64	1,719.32	1,769.32	102.91%
<b>Total 40250 · Maintenance Income</b>	<u>8,277.48</u>	<u>12,508.42</u>	<u>(4,230.94)</u>	<u>-33.83%</u>
<b>40300 · Pumping Fees</b>				
40301 · Sani-dump	140.00	180.00	(40.00)	-22.22%
40302 · Emergency Pump	3,320.00	2,380.00	940.00	39.5%
40300 · Pumping Fees - Other	85,730.11	62,015.95	23,714.16	38.24%
<b>Total 40300 · Pumping Fees</b>	<u>89,190.11</u>	<u>64,575.95</u>	<u>24,614.16</u>	<u>38.12%</u>
<b>40350 · Administrative Income</b>				
40351 · Activities & Entert. Income	4,339.00	36,329.00	(31,990.00)	-88.06%
40352 · ATM Surcharges	5,275.87	5,087.30	188.57	3.71%
40353 · Gift Card Income	8,677.75	4,569.88	4,107.87	89.89%
40354 · Golf Cart Registration	5,948.80	5,796.59	152.21	2.63%
40356 · Late Fees Collected	14,003.52	6,158.67	7,844.85	127.38%
40357 · Land Lease	-	1,200.00	(1,200.00)	-100.0%
40359 · Security issued Fines	5,734.00	4,756.00	978.00	20.56%
40360 · Storage Fees	8,792.50	6,069.00	2,723.50	44.88%
40350 · Administrative Income - Other	-	1,850.32	(1,850.32)	-100.0%
<b>Total 40350 · Administrative Income</b>	<u>52,771.44</u>	<u>71,816.76</u>	<u>(19,045.32)</u>	<u>-26.52%</u>
<b>40400 · Vending</b>				
40401 · Shower Vending	7,883.00	4,700.50	3,182.50	67.71%
40402 · Bar Gaming	30,311.00	25,000.00	5,311.00	21.24%
40403 · Laundry Vending	-	2,091.55	(2,091.55)	-100.0%
40400 · Vending - Other	-	15,000.00	(15,000.00)	-100.0%

**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses**  
For the Twelve Months Ended December 31, 2022 and 2021  
Modified Cash Basis

	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Total 40400 · Vending</b>	38,194.00	46,792.05	(8,598.05)	-18.38%
<b>Accounts Receivable Adjustments</b>	-	2,590.35	(2,590.35)	-100.0%
<b>40450 · Store Income Discounts</b>	(1,816.19)	(0.60)	(1,815.59)	-302,598.33%
<b>Total Income</b>	<u>3,165,609.10</u>	<u>3,238,637.55</u>	<u>(73,028.45)</u>	<u>-2.26%</u>
<b>Cost of Goods Sold</b>				
<b>50000 · Purchases - Resale Items</b>	316,133.73	382,609.67	(66,475.94)	-17.37%
<b>50100 · Purchases - Beer &amp; Liquor</b>	6,917.26	8,097.18	(1,179.92)	-14.57%
<b>50150 · POS Inventory Adjustments</b>	(15,691.57)	(52,721.70)	37,030.13	70.24%
<b>50250 · Merchant Account Fees</b>	44,152.95	35,462.24	8,690.71	24.51%
<b>50300 · Purchases - Fundraising</b>	14,000.00	-	14,000.00	100.0%
<b>Total COGS</b>	<u>365,512.37</u>	<u>373,447.39</u>	<u>(7,935.02)</u>	<u>-2.13%</u>
<b>Gross Profit</b>	<u>2,800,096.73</u>	<u>2,865,190.16</u>	<u>(65,093.43)</u>	<u>-2.27%</u>
<b>Expense</b>				
<b>55000 · Administrative Expense</b>				
<b>55001 · Cash Over/Short</b>	(47,921.13)	(705.97)	(47,215.16)	-6,687.98%
<b>55002 · Bad Debt/Prior Yr Cleanup</b>	1,173.61	9,128.00	(7,954.39)	-87.14%
<b>55003 · Bank Service Charges</b>	450.74	3,018.20	(2,567.46)	-85.07%
<b>55004 · Business Licenses and Permits</b>	8,085.06	3,683.00	4,402.06	119.52%
<b>55005 · Computer and Internet Expenses</b>	59,568.50	24,908.16	34,660.34	139.15%
<b>55006 · Consulting Fees</b>	17,500.00	-	17,500.00	100.0%
<b>55007 · Credit Card Charges</b>	33,940.13	26,568.21	7,371.92	27.75%
<b>55008 · Customer Goodwill</b>	52.74	145.41	(92.67)	-63.73%
<b>55009 · Depreciation Expense</b>	362,518.47	355,063.00	7,455.47	2.1%
<b>55010 · Dues and Subscriptions</b>	16,117.01	12,557.85	3,559.16	28.34%
<b>55012 · Miscellaneous Expense</b>	37,416.59	33,178.31	4,238.28	12.77%
<b>55013 · Office Supplies</b>	4,971.49	10,194.21	(5,222.72)	-51.23%
<b>55014 · Postage and Delivery</b>	1,748.11	483.05	1,265.06	261.89%
<b>55015 · Professional Fees</b>	101,419.48	122,478.42	(21,058.94)	-17.19%
<b>55016 · Sales Tax Expense</b>	45,768.36	49,488.07	(3,719.71)	-7.52%
<b>55017 · Security Expense</b>	3,789.48	5,192.22	(1,402.74)	-27.02%
<b>55018 · Telephone Expense</b>	24,611.36	21,719.52	2,891.84	13.31%
<b>55019 · Activities &amp; Ent. Expense</b>	32,226.12	52,103.63	(19,877.51)	-38.15%
<b>55020 · Travel Expense</b>	5,440.41	2,406.26	3,034.15	126.09%
<b>55021 · Uncategorized Expenses</b>	2.50	-	2.50	100.0%
<b>55022 · Uniforms</b>	8,114.06	1,754.15	6,359.91	362.56%
<b>55000 · Administrative Expense - Other</b>	1,968.35	634.40	1,333.95	210.27%
<b>Total 55000 · Administrative Expense</b>	<u>718,961.44</u>	<u>733,998.10</u>	<u>(15,036.66)</u>	<u>-2.05%</u>
<b>55050 · Charitable Contributions</b>	(1,667.51)	3,605.00	(5,272.51)	-146.26%
<b>55100 · Insurance Expense</b>				
<b>55101 · General Liability Insurance</b>	96,070.93	63,708.92	32,362.01	50.8%
<b>55102 · Health Insurance</b>	34,142.64	86,380.94	(52,238.30)	-60.47%
<b>55103 · Worker's Compensation</b>	41,895.00	7,941.44	33,953.56	427.55%
<b>55100 · Insurance Expense - Other</b>	1,236.00	2,526.59	(1,290.59)	-51.08%

**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses**  
For the Twelve Months Ended December 31, 2022 and 2021  
Modified Cash Basis

	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Total 55100 · Insurance Expense</b>	173,344.57	160,557.89	12,786.68	7.96%
<b>55150 · Advertising and Promotion</b>				
55153 · Digital Media	1,000.00	263.32	736.68	279.77%
55155 · RV Show Expense	1,014.87	2,061.03	(1,046.16)	-50.76%
55150 · Advertising and Promotion - Other	8,627.72	14,920.02	(6,292.30)	-42.17%
<b>Total 55150 · Advertising and Promotion</b>	<u>10,642.59</u>	<u>17,244.37</u>	<u>(6,601.78)</u>	<u>-38.28%</u>
<b>55200 · Employee Training and Seminars</b>				
55201 · Employee Relations	4,424.70	-	4,424.70	100.0%
55200 · Employee Training and Seminars - Other	1,463.40	3,125.16	(1,661.76)	-53.17%
<b>Total 55200 · Employee Training and Seminars</b>	<u>5,888.10</u>	<u>3,125.16</u>	<u>2,762.94</u>	<u>88.41%</u>
<b>55250 · Maintenance Expenses</b>				
55251 · Equipment (Expensable)	-	3,063.92	(3,063.92)	-100.0%
55252 · Equipment Rental	60,936.32	48,997.35	11,938.97	24.37%
55253 · Equipment Repair&Maintenance	31,912.24	38,676.68	(6,764.44)	-17.49%
55254 · Facility Improvements	24,593.47	9,870.32	14,723.15	149.17%
55255 · Freight and Shipping Costs	22.90	2,330.93	(2,308.03)	-99.02%
55256 · General Supplies	69,168.18	56,479.67	12,688.51	22.47%
55257 · Repairs and Maintenance	81,108.45	77,552.66	3,555.79	4.59%
55258 · Small Tools & Equipment	1,028.02	14,580.17	(13,552.15)	-92.95%
55259 · Pest Control	4,866.77	5,144.52	(277.75)	-5.4%
55250 · Maintenance Expenses - Other	2,551.36	53.03	2,498.33	4,711.16%
<b>Total 55250 · Maintenance Expenses</b>	<u>276,187.71</u>	<u>256,749.25</u>	<u>19,438.46</u>	<u>7.57%</u>
<b>55300 · Landscaping and Groundskeeping</b>				
55301 · Waterline	1,488.82	-	1,488.82	100.0%
55302 · Road Maintenance	5,090.90	2,658.09	2,432.81	91.53%
55300 · Landscaping and Groundskeeping - Other	19,163.05	19,898.31	(735.26)	-3.7%
<b>Total 55300 · Landscaping and Groundskeeping</b>	<u>25,742.77</u>	<u>22,556.40</u>	<u>3,186.37</u>	<u>14.13%</u>
<b>55350 · Payroll Expenses</b>				
55351 · Payroll Processing	9,388.00	10,824.00	(1,436.00)	-13.27%
55352 · Payroll Taxes	93,997.15	99,054.49	(5,057.34)	-5.11%
55353 · Wages				
55354 · Activities	29,010.53	55,645.07	(26,634.54)	-47.87%
55355 · Administration	139,938.38	105,090.90	34,847.48	33.16%
55356 · Aquatic Center	100,276.49	132,198.10	(31,921.61)	-24.15%
55357 · Bar & Inn	167,499.99	180,066.69	(12,566.70)	-6.98%
55358 · Housekeeping Payroll	54,086.65	58,422.47	(4,335.82)	-7.42%
55359 · Maintenance	186,871.55	212,533.81	(25,662.26)	-12.07%
55360 · Reservation	70,845.51	59,440.54	11,404.97	19.19%
55361 · Security	75,972.35	70,180.69	5,791.66	8.25%
55362 · Store	58,920.33	62,786.40	(3,866.07)	-6.16%
55353 · Wages - Other	12,062.19	57,058.17	(44,995.98)	-78.86%
<b>Total 55353 · Wages</b>	<u>895,483.97</u>	<u>993,422.84</u>	<u>(97,938.87)</u>	<u>-9.86%</u>
55350 · Payroll Expenses - Other	(1,116.82)	(2,174.89)	1,058.07	48.65%

**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses**  
For the Twelve Months Ended December 31, 2022 and 2021  
Modified Cash Basis

	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Total 55350 · Payroll Expenses</b>	997,752.30	1,101,126.44	(103,374.14)	-9.39%
<b>55400 · Taxes - Property</b>				
<b>55401 · Personal Property Taxes</b>	43,659.26	-	43,659.26	100.0%
<b>55400 · Taxes - Property - Other</b>	132.00	46,308.29	(46,176.29)	-99.72%
<b>Total 55400 · Taxes - Property</b>	43,791.26	46,308.29	(2,517.03)	-5.44%
<b>55450 · Utilities</b>				
<b>55451 · Gas &amp; Oil Expense</b>	19,508.39	17,794.57	1,713.82	9.63%
<b>55452 · Electricity</b>	135,669.91	137,008.70	(1,338.79)	-0.98%
<b>55453 · Propane Expense</b>	54,747.75	50,760.69	3,987.06	7.86%
<b>55454 · Pumping Expense</b>	99,308.48	86,282.55	13,025.93	15.1%
<b>55455 · Trash Removal</b>	33,290.28	31,009.53	2,280.75	7.36%
<b>55450 · Utilities - Other</b>	689.21	-	689.21	100.0%
<b>Total 55450 · Utilities</b>	343,214.02	322,856.04	20,357.98	6.31%
<b>55500 · Automobile Expense</b>	-	824.88	(824.88)	-100.0%
<b>55550 · Loss (Gain) on disposal of fixe</b>	(12,322.00)	-	(12,322.00)	-100.0%
<b>55600 · Loss (Gain) on Lot Sale</b>	(16,283.92)	-	(16,283.92)	-100.0%
<b>55650 · Meals &amp; Entertainment</b>	648.56	34.05	614.51	1,804.73%
<b>Total Expense</b>	<u>2,565,899.89</u>	<u>2,668,985.87</u>	<u>(103,085.98)</u>	-3.86%
<b>Net Ordinary Income</b>	234,196.84	196,204.29	37,992.55	19.36%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>60000 · Voided Prior Period Checks</b>		7,684.14	(7,684.14)	-100.0%
<b>60100 · Fundraising Income</b>				
<b>60104 · Donations</b>	(173.55)	-	(173.55)	-100.0%
<b>60107 · Wood</b>	-	27,154.03	(27,154.03)	-100.0%
<b>60100 · Fundraising Income - Other</b>	(16,365.00)	532.00	(16,897.00)	-3,176.13%
<b>Total 60100 · Fundraising Income</b>	(16,538.55)	27,686.03	(44,224.58)	-159.74%
<b>60150 · Fundraising Income Discounts</b>	-	(1,512.00)	1,512.00	100.0%
<b>60200 · Purchase Discounts</b>	268.88	225.88	43.00	19.04%
<b>60250 · Misc. Other Income</b>	-	750.00	(750.00)	-100.0%
<b>60300 · Sales Tax Discounts Earned</b>	307.98	541.78	(233.80)	-43.15%
<b>60350 · Interest Income</b>	476.41	479.01	(2.60)	-0.54%
<b>Total Other Income</b>	(15,485.28)	35,854.84	(51,340.12)	-143.19%
<b>Other Expense</b>				
<b>70000 · Fundraising Expenses</b>				
<b>70001 · Office Supplies</b>	-	826.20	(826.20)	-100.0%
<b>70002 · Haunted House</b>	-	538.99	(538.99)	-100.0%
<b>70004 · Wood &amp; Related Exp</b>	-	5,218.58	(5,218.58)	-100.0%
<b>70000 · Fundraising Expenses - Other</b>	10,304.26	-	10,304.26	100.0%
<b>Total 70000 · Fundraising Expenses</b>	10,304.26	6,583.77	3,720.49	56.51%
<b>70150 · Gift Card Advertising</b>	5,857.25	9,468.03	(3,610.78)	-38.14%
<b>70250 · Refund Expense</b>	-	21,164.00	(21,164.00)	-100.0%
<b>Total Other Expense</b>	16,161.51	37,215.80	(21,054.29)	-56.57%

No assurance is provided on these financial statements.

**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses**  
**For the Twelve Months Ended December 31, 2022 and 2021**  
**Modified Cash Basis**

	<u>Jan - Dec 22</u>	<u>Jan - Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Net Other Income</b>	(31,646.79)	(1,360.96)	(30,285.83)	-2,225.33%
<b>Net Income</b>	<u>\$ 202,550.05</u>	<u>\$ 194,843.33</u>	<u>\$ 7,706.72</u>	3.96%

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**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses - Benderz**  
**For the Month and Twelve Months Ended December 31, 2022**  
**Modified Cash Basis**

	<u>Dec 22</u>	<u>Jan - Dec 22</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>40150 · Bar &amp; Restaurant Income</b>		
40151 · Restaurant	\$ -	\$ 291,813.02
40152 · Bar	-	318,026.05
<b>Total 40150 · Bar &amp; Restaurant Income</b>	<u>-</u>	<u>609,839.07</u>
<b>40400 · Vending</b>		
40402 · Bar Gaming	-	30,311.00
<b>Total 40400 · Vending</b>	<u>-</u>	<u>30,311.00</u>
<b>Total Income</b>	<u>-</u>	<u>640,150.07</u>
<b>Cost of Goods Sold</b>		
50000 · Purchases - Resale Items	92.79	187,003.95
50100 · Purchases - Beer & Liquor	(994.02)	6,917.26
<b>Total COGS</b>	<u>(901.23)</u>	<u>193,921.21</u>
<b>Gross Profit</b>	901.23	446,228.86
<b>Expense</b>		
<b>55000 · Administrative Expense</b>		
55001 · Cash Over/Short	-	8,360.98
55004 · Business Licenses and Permits	-	796.89
55005 · Computer and Internet Expenses	(167.44)	167.44
55010 · Dues and Subscriptions	-	780.00
55012 · Miscellaneous Expense	-	11,344.46
55013 · Office Supplies	-	583.93
55019 · Activities & Ent. Expense	-	656.88
55000 · Administrative Expense - Other	-	91.59
<b>Total 55000 · Administrative Expense</b>	<u>(167.44)</u>	<u>22,782.17</u>
<b>55250 · Maintenance Expenses</b>		
55252 · Equipment Rental	293.29	2,112.63
55253 · Equipment Repair&Maintenance	454.97	8,927.17
55254 · Facility Improvements	-	1,401.51
55256 · General Supplies	-	7,842.65
55257 · Repairs and Maintenance	-	4,761.49
<b>Total 55250 · Maintenance Expenses</b>	<u>748.26</u>	<u>25,045.45</u>
<b>55350 · Payroll Expenses</b>		
55352 · Payroll Taxes	302.76	23,893.56
55353 · Wages		
55357 · Bar & Inn	3,840.00	167,499.99
<b>Total 55353 · Wages</b>	<u>3,840.00</u>	<u>167,499.99</u>
<b>Total 55350 · Payroll Expenses</b>	<u>4,142.76</u>	<u>191,393.55</u>
<b>Total Expense</b>	<u>4,723.58</u>	<u>239,221.17</u>
<b>Net Ordinary Income</b>	(3,822.35)	207,007.69
<b>Other Income/Expense</b>		
<b>Other Expense</b>		

No assurance is provided on these financial statements.

**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses - Benderz**  
**For the Month and Twelve Months Ended December 31, 2022**  
**Modified Cash Basis**

	<b>Dec 22</b>	<b>Jan - Dec 22</b>
<b>70150 - Gift Card Advertising</b>	-	3,046.78
<b>Total Other Expense</b>	-	3,046.78
<b>Net Other Income</b>	-	(3,046.78)
<b>Net Income</b>	<b>\$ (3,822.35)</b>	<b>\$ 203,960.91</b>

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**Rubidell Resort Condominium Association**  
**Statement of Cash Flows**  
For the Twelve Months ended December 31, 2022  
Modified Cash Basis

	<b>Jan - Dec 22</b>
<b>OPERATING ACTIVITIES</b>	
Net Income	\$ 214,081.21
Depreciation	362,518.47
Gain on sale of fixed assets	(12,322.00)
Gain on sale of inventory - Condo Lots	(16,283.92)
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	6,383.00
Inventory	(8,398.99)
Accounts Payable	(6,549.44)
Bank First - Credit Card	7,631.07
Unearned Revenue	53,421.00
Other Assets & Liabilities	4,054.60
<b>Net cash provided by Operating Activities</b>	<b>604,535.00</b>
<b>INVESTING ACTIVITIES</b>	
Capital Expenditures	(190,632.61)
Proceeds from sale of Fixed Assets	12,322.00
Proceeds from sale of Inventory - Condo Lots	22,393.92
<b>Net cash used by Investing Activities</b>	<b>(155,916.69)</b>
<b>Net cash increase for period</b>	<b>448,618.31</b>
<b>Cash at beginning of period</b>	<b>622,979.29</b>
<b>Cash at end of period</b>	<b>\$ 1,071,597.60</b>

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**Rubidell Resort Condominium Association**  
**Statement of Revenues and Expenses - Fundraisers**  
**For the Month and Twelve Months Ended December 31, 2022**  
**Modified Cash Basis**

	<b>Dec 22</b>	<b>Jan - Dec 22</b>
<b>Other Income/Expense</b>		
<b>Other Income</b>		
60100 - Fundraising Income	\$ -	\$ 50,079.90
<b>Total Other Income</b>	-	50,079.90
<b>Other Expense</b>		
70000 - Fundraising Expenses	5,274.69	38,332.18
<b>Total Other Expense</b>	5,274.69	38,332.18
<b>Net Other Income</b>	(5,274.69)	11,747.72
<b>Net Income</b>	<b><u><u>\$ (5,274.69)</u></u></b>	<b><u><u>\$ 11,747.72</u></u></b>

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**Rubidell Resort Condominium Association**  
**Statement of Revenue and Expenses - Fundraisers**  
For the Months Ended December 31, 2022 and 2021  
Modified Cash Basis

	<u>Dec 22</u>	<u>Dec 21</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Other Income/Expense</b>				
<b>Other Expense</b>				
70000 - Fundraising Expenses	\$ 5,274.69	\$ -	\$ 5,274.69	\$ 1.00
<b>Total Other Expense</b>	<u>5,274.69</u>	<u>-</u>	<u>5,274.69</u>	100.0%
<b>Net Other Income</b>	<u>(5,274.69)</u>	<u>-</u>	<u>(5,274.69)</u>	-100.0%
<b>Net Income</b>	<u><u>\$ (5,274.69)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (5,274.69)</u></u>	-100.0%

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