

Dreamland Villa Retirement Community

Profit and Loss by Month

December 2025

	TOTAL	
	DEC 2025	JAN - DEC 2025 (YTD)
Revenue		
4000 Annual Fee Revenue		
4000.1 Annual Fee Revenue		289,607.99
4000.2 Payment Plan for dues	701.01	26,099.65
4000.3 Pro-rated Dues	-130.00	2,544.18
4000.4 Associate Member Dues		260.00
Total 4000 Annual Fee Revenue	571.01	318,511.82
4001 55+ Donation Income	930.00	2,863.54
4001.1 Membership Annual Drive Income	50.00	50.00
Total 4001 55+ Donation Income	980.00	2,913.54
4003 Donations - Unrestricted	240.00	435.62
4101 Read Hall Event/Kitchen Income	957.60	2,004.62
4102 Special Events Revenue	2,835.00	5,762.77
4200 Farnsworth Hall Income		628.80
4210 Gracepoint Global Methodist Church		
4210.1 Lease Income - Grace Point Church		19,200.00
4210.2 Utilities Reimbursement - Grace Point Church	1,722.24	6,526.70
Total 4210 Gracepoint Global Methodist Church	1,722.24	25,726.70
4300 Administrative Related Income	-30.00	0.00
4002 Transfer & Escrow (Disclosure) Fees		
4002.1 Transfer Fee (Voluntary)	4,000.00	40,000.00
4002.2 Escrow (Disclosure) Fees	1,800.00	22,650.00
Total 4002 Transfer & Escrow (Disclosure) Fees	5,800.00	62,650.00
4100 Read Hall Rental Income	965.00	7,481.00
4300.2 Commissions & Misc Revenue	245.00	1,045.00
4300.3 Kee Card Replacement	180.00	1,055.00
4300.4 Donation Legal Fees Contrib		250.77
4300.5 Credit Card Fee Income	73.58	488.34
Total 4300 Administrative Related Income	7,233.58	72,970.11
4400 Restricted Accounts Income		
4403.1 Brats & Beans Income	1,383.00	1,383.00
4403.2 Special Events Income	1,344.80	5,198.80
4404.1 Social Committee	206.00	206.00
4405 Nature Walk Income	25.00	25.00
4406 Pickleball Income		50.00
4407 Woodshop Income	30.00	30.00
Total 4400 Restricted Accounts Income	2,988.80	6,892.80
4500 Misc. Income	-245.00	0.00
4502 Interest Earned	4,428.03	7,437.23
4503 Crown Castle Lease Income	1,200.00	14,400.00

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4510 Restricted Income	-840.00	0.00
4510.1 Restricted Donations - Farnsworth Pool	240.00	390.00
4510.2 Restricted Donations -Read Hall Pool	350.00	400.00
4510.3 Restricted Donations - Citizen	0.00	3,000.00
Total 4510 Restricted Income	-250.00	3,790.00
Total Revenue	\$22,661.26	\$461,474.01
GROSS PROFIT	\$22,661.26	\$461,474.01
Expenditures		
5001 55+ Compliance Expense		
5001.1 Affidavit Compliance		3,290.01
5001.3 Kee Card Expense		180.90
7001.3 Office Gross Wages / 55+	1,905.75	19,435.26
7002.3 Office Payroll Tax Exp. 55+	162.36	1,512.41
7004.1 Workers Comp 55+	12.77	127.46
Total 5001 55+ Compliance Expense	2,080.88	24,546.04
5300 Admin & Office Expenses	750.00	2,086.05
5300.1 Postage		10.70
5300.2 Copy Machine Expense	-1,207.59	3,397.22
5300.3 Supplies	51.53	1,895.90
5300.4 Subscriptions/Fees/Monitoring		1,135.68
5300.5 Telephone, Internet & Website Exp	652.57	8,836.88
5300.6 Accounting Expense	244.50	2,456.23
5300.8 Permits, Licenses & Fees	960.95	2,606.90
5300.95 Computer & Camera Systems	1,079.50	5,586.11
5300.97 Volunteer Benefits		233.69
5502 Bank Charges	12.00	87.90
5503 Credit Card Fees		
5503.2 Credit Card Fees NOT Intuit	136.79	1,581.94
Total 5503 Credit Card Fees	136.79	1,581.94
5601.2 Citizen	550.00	6,250.00
5601.3 Blast & Graphic Design	250.00	3,000.00
5801 Legal Expense		3,406.03
Total 5300 Admin & Office Expenses	3,480.25	42,571.23
5400 Restricted Accounts Expense		
5403 Fundraiser Expense		
5403.2 Special Events Expenses	90.00	3,729.63
5403.3 Arts & Crafts Fair Expense	270.40	270.40
Total 5403 Fundraiser Expense	360.40	4,000.03
Total 5400 Restricted Accounts Expense	360.40	4,000.03

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5500 Misc Expense	-3,335.42	0.00
5501 Tax Expenses		
5501.1 Property Tax		9.20
5501.2 Federal Tax	15,334.65	15,334.65
5501.3 Depreciation Expense	36,226.00	36,226.00
5501.4 Arizona State Tax	5,179.00	5,179.00
5501.5 Income Tax Expense	-4,837.00	0.00
Total 5501 Tax Expenses	51,902.65	56,748.85
5900 Insurance		
5900.1 Fire Protection	270.00	11,579.50
5900.2 General Insurance		51,067.00
Total 5900 Insurance	270.00	62,646.50
5950 Read Hall Expenses		
5950.1 Read Kitchen Exp	534.19	770.70
Total 5950 Read Hall Expenses	534.19	770.70
6200 Farnsworth Hall Expenses		
5408 FH Only Kitchen Expenses		1,850.00
Total 6200 Farnsworth Hall Expenses		1,850.00
6201 Bldg & Grounds Maintenance		1,357.97
6201.1 Parts & Building Repair	89.87	9,223.48
6201.2 Consumable Supplies	281.64	6,327.98
6201.3 Contractor Work	1,000.00	5,150.00
6201.4 Vehicle Expense	30.00	2,205.88
Total 6201 Bldg & Grounds Maintenance	1,401.51	24,265.31
6207 Entertainmt Expense Farnsworth		
6207.1 General Expense-Ent. FH	914.26	914.26
Total 6207 Entertainmt Expense Farnsworth	914.26	914.26
6300 Swimming Pools Expenses		
6300.1 Gas - Pools	6,128.51	40,972.78
6300.2 Pool Repairs- Contracted Services Only	36.33	6,813.40
6300.3 Pool Chemicals	946.33	13,566.40
6300.4 Pool / Hot Tub Permits		1,260.00
6300.5 Pool Parts & Materials	106.34	6,938.60
Total 6300 Swimming Pools Expenses	7,217.51	69,551.18
6400 Utilities		
6400.2 Electric	2,040.80	34,807.19
6400.3 Water/Sewer	1,293.09	20,057.71
6400.4 Trash Collection	193.04	3,739.70
Total 6400 Utilities	3,526.93	58,604.60

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7000 Payroll & Related Expenses		
7001 Maintenance Payroll Costs		
7001.1 Maintenance Gross Wages	9,906.83	106,315.69
7002.1 Maintenance Payroll Tax Exp	722.91	8,332.72
Total 7001 Maintenance Payroll Costs	10,629.74	114,648.41
7002 Office Payroll Costs		
7001.2 Office Gross Wages	1,730.00	29,464.54
7002.2 Office Payroll Tax Exp	134.61	2,444.82
Total 7002 Office Payroll Costs	1,864.61	31,909.36
7003 Employee Benefits		105.29
7004 Workers Comp Ins.	72.92	797.44
7005 Payroll Processing	258.92	2,601.28
Total 7000 Payroll & Related Expenses	12,826.19	150,061.78
Total Expenditures	\$81,179.35	\$496,530.48
NET OPERATING REVENUE	\$ -58,518.09	\$ -35,056.47
NET REVENUE	\$ -58,518.09	\$ -35,056.47

Dreamland Villa Retirement Community

Balance Sheet

As of December 31, 2025

	TOTAL		
	AS OF DEC 31, 2025	AS OF NOV 30, 2025 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1010 Checking Account	103,908.71	77,195.05	26,713.66
1011 Petty Cash	300.00	300.00	0.00
1200 Capital Reserve Account	0.00	0.00	0.00
1210 Chase Checking	4,790.26	385.83	4,404.43
1215 Chase CD	203,045.27	200,000.00	3,045.27
Total 1200 Capital Reserve Account	207,835.53	200,385.83	7,449.70
Total Bank Accounts	\$312,044.24	\$277,880.88	\$34,163.36
Total Current Assets	\$312,044.24	\$277,880.88	\$34,163.36
Fixed Assets			
1100 Equipment	90,232.23	90,232.23	0.00
1110 Land	69,174.00	69,174.00	0.00
1120 Buildings	877,114.00	877,114.00	0.00
1130 Building Improvements	269,135.00	269,135.00	0.00
1140 Swimming Pools	351,248.73	351,248.73	0.00
1150 Furniture and Fixtures	35,841.13	35,841.13	0.00
1170 Accumulated Depreciation	-1,405,376.00	-1,369,150.00	-36,226.00
Total Fixed Assets	\$287,369.09	\$323,595.09	\$ -36,226.00
TOTAL ASSETS	\$599,413.33	\$601,475.97	\$ -2,062.64
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2000 Advance Dues Payments	101,023.36	35,992.11	65,031.25
2001 55+ Donations Restricted	0.00	500.00	-500.00
2100 Facility Use Deposits	0.00	0.00	0.00
2100.2 Read Hall Deposits	1,280.00	1,510.00	-230.00
2100.3 Arts & Crafts Deposits	0.00	2,010.00	-2,010.00
Total 2100 Facility Use Deposits	1,280.00	3,520.00	-2,240.00
2403 Restricted Funds	0.00	2,459.20	-2,459.20
2403.11 Brats & Beans	0.00	1,383.00	-1,383.00
2405 Nature Walk (Restricted)	0.00	25.00	-25.00
2411 Chili Cook Off -Restricted Funds	0.00	1,168.00	-1,168.00

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As of December 31, 2025

	TOTAL		
	AS OF DEC 31, 2025	AS OF NOV 30, 2025 (PP)	CHANGE
Total 2403 Restricted Funds	0.00	5,035.20	-5,035.20
2408 Kitchen (Restricted)	0.00	625.60	-625.60
2408.3 Restricted Donations - Citizen	3,000.00	3,000.00	0.00
2450 Restricted Funds - Pass-through			
2450.2 Posse	0.00	175.00	-175.00
Total 2450 Restricted Funds - Pass-through	0.00	175.00	-175.00
Total Other Current Liabilities	\$105,303.36	\$48,847.91	\$56,455.45
Total Current Liabilities	\$105,303.36	\$48,847.91	\$56,455.45
Total Liabilities	\$105,303.36	\$48,847.91	\$56,455.45
Equity			
3030 Retained Earnings	529,166.44	529,166.44	0.00
Net Revenue	-35,056.47	23,461.62	-58,518.09
Total Equity	\$494,109.97	\$552,628.06	\$ -58,518.09
TOTAL LIABILITIES AND EQUITY	\$599,413.33	\$601,475.97	\$ -2,062.64

Note

\$10,946.09 was moved from Office Payroll accounts to new payroll accounts, to reflect the 55+ costs.