OPERATING REVIEW

Anderson Farms Association

September 2025

Anderson Farms Association Inc
Balance Sheet
As of September 30, 2025

	Sep 30, 25	Aug 31, 25	$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating Account	43,288	39,114	4,173
Road Maintenance Reserve - BW	4,800	7,780	(2,980)
Total Checking/Savings	48,088	46,894	1,193
Accounts Receivable			
*Accounts Receivable	0	3,699	(3,699)
Total Accounts Receivable	0	3,699	(3,699)
Total Current Assets	48,088	50,593	(2,505)
TOTAL ASSETS	**48,088**	**50,593**	**(2,505)**
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	9,063	5,461	3,603
Total Accounts Payable	9,063	5,461	3,603
Other Current Liabilities			
Accrued Road Maintenance - BW	4,800	7,780	(2,980)
Total Other Current Liabilities	4,800	7,780	(2,980)
Total Current Liabilities	13,863	13,241	623
Total Liabilities	13,863	13,241	623
Equity			
Unrestricted Net Assets	12,017	12,017	0
Net Income	22,208	25,336	(3,128)
Total Equity	34,225	37,352	(3,128)
TOTAL LIABILITIES & EQUITY	**48,088**	**50,593**	**(2,505)**

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Accrual Basis

Anderson Farms Association Inc
Profit & Loss Budget vs. Actual
September 2025

	Sep 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Revenue			
Annual Assessments			
Bridgewater	0	0	0
Anderson Farms	0	0	0
Total Annual Assessments	0	0	0
Initiation Fee			
Bridgewater	800	0	800
Anderson Farms	2,400	800	1,600
Total Initiation Fee	3,200	800	2,400
Dvlp. Contrib.-A. Preserve	0	0	0
Total Revenue	3,200	800	2,400
Total Income	3,200	800	2,400
Gross Profit	3,200	800	2,400
Expense			
Area Maintenance Cost			
Landscape Maint. - Entrance	1,385	1,385	0
Landscape Maint. - Trails	603	603	0
Landscape Maint - Arena/Pond	788	788	0
Landscape Maint. - Cherry Park	1,125	1,125	0
Mulch/Pinestraw	600	1,100	(500)
Turfgrass/Chem Apps	0	338	(338)
Utilities - Lighting/Well	805	550	255
Amenity Maint-Barn,Coop,Garden	754	733	21
Road Maintenance - BW	(1,540)	60	(1,600)
Storm Water Maintenance	1,274	200	1,074
Fence Repair/Paint	1,729	250	1,479
Miscellaneous	0	75	(75)
Repairs & Maintenance	46	100	(54)
Storm/Trail Clean Up	0	708	(708)
Developer Improvements	0	0	0
Total Area Maintenance Cost	7,569	8,015	(446)
Administration Expenses			
Liability Insurance	169	55	114
Admistrative Fees	30	30	0
Postage	0	5	(5)
Taxes	0	0	0
Total Administration Expenses	199	90	109
Real Estate Taxes	0	0	0
Total Expense	7,768	8,105	(337)
Net Ordinary Income	(4,568)	(7,305)	2,737
Other Income/Expense			
Other Income			
Late Fees	0	0	0
Total Other Income	0	0	0
Other Expense			
Prior Period Adjustments	(1,440)	0	(1,440)
Total Other Expense	(1,440)	0	(1,440)
Net Other Income	1,440	0	1,440

Anderson Farms Association Inc
Profit & Loss Budget vs. Actual
September 2025

	Sep 25	Budget	$ Over Budget
Net Income	(3,128)	(7,305)	4,177

Anderson Farms Association Inc
Profit & Loss Budget vs. Actual
January through September 2025

	Jan - Sep 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Revenue			
Annual Assessments			
Bridgewater	5,555	5,555	0
Anderson Farms	60,248	61,625	(1,377)
Total Annual Assessments	65,803	67,180	(1,377)
Initiation Fee			
Bridgewater	800	0	800
Anderson Farms	6,400	6,400	0
Total Initiation Fee	7,200	6,400	800
Dvlp. Contrib.-A. Preserve	0	5,000	(5,000)
Total Revenue	73,003	78,580	(5,577)
Total Income	73,003	78,580	(5,577)
Gross Profit	73,003	78,580	(5,577)
Expense			
Area Maintenance Cost			
Landscape Maint. - Entrance	8,400	8,420	(20)
Landscape Maint. - Trails	5,538	5,427	111
Landscape Maint - Arena/Pond	4,416	4,570	(154)
Landscape Maint. - Cherry Park	6,750	6,975	(225)
Mulch/Pinestraw	1,650	2,200	(550)
Turfgrass/Chem Apps	3,443	3,042	401
Utilities - Lighting/Well	5,054	4,950	104
Amenity Maint-Barn,Coop,Garden	4,995	4,411	584
Road Maintenance - BW	540	540	0
Storm Water Maintenance	1,274	1,800	(526)
Fence Repair/Paint	1,785	2,250	(465)
Miscellaneous	1,020	675	345
Repairs & Maintenance	237	900	(663)
Storm/Trail Clean Up	2,700	6,372	(3,672)
Developer Improvements	0	5,000	(5,000)
Total Area Maintenance Cost	47,801	57,532	(9,731)
Administration Expenses			
Liability Insurance	1,288	495	793
Admistrative Fees	270	270	0
Postage	0	25	(25)
Taxes	25	25	0
Total Administration Expenses	1,583	815	768
Real Estate Taxes	2,888	2,840	48
Total Expense	52,272	61,187	(8,915)
Net Ordinary Income	20,732	17,393	3,339
Other Income/Expense			
Other Income			
Late Fees	36	0	36
Total Other Income	36	0	36

Anderson Farms Association Inc
Profit & Loss Budget vs. Actual
January through September 2025

	Jan - Sep 25	Budget	$ Over Budget
Other Expense			
Prior Period Adjustments	(1,440)	0	(1,440)
Total Other Expense	(1,440)	0	(1,440)
Net Other Income	1,476	0	1,476
Net Income	**22,208**	**17,393**	**4,815**

Anderson Farms Association Inc
Statement of Cash Flows
September 2025

	Sep 25
OPERATING ACTIVITIES	
Net Income	(3,128)
Adjustments to reconcile Net Income to net cash provided by operations:	
*Accounts Receivable	3,699
Accounts Payable	3,603
Accrued Road Maintenance - BW	(2,980)
Net cash provided by Operating Activities	1,193
Net cash increase for period	1,193
Cash at beginning of period	46,894
Cash at end of period	**48,088**