



DECEMBER 2025 NEWSLETTER

PRESIDENT'S CORNER

Hello everyone,

December is upon us and our Social Committee has a lot of fun things planned to enjoy that you will read about in this newsletter under Carol's Corner.

Our Park looks great! Great teamwork, thank you everyone.

I would like to thank Pierre Labelle and Margie Desrosiers for cleaning the shuffleboard courts and Dan Kelly for shining the pucks. I would also like to thank everyone who helped with our Thanksgiving Dinner. We had a great turnout and everyone enjoyed their dinner. The Tree Angels have all been taken. Thank you for your generosity.

We will be decorating the clubhouse for Christmas on Saturday, November 29th, at 10:00AM. The men will start decorating outside with lights at Memorial Park, around the clubhouse and shuffleboard courts, and at the front entrance. It takes an army of volunteers to decorate the Park. Please see Cliff Bowling about decorating the outside and Susan Wilson or Carol Hollis about decorating the clubhouse.

Yard Sale Update:

To date, we have no volunteers to lead the Yard Sale. This is a major fundraiser for our Park. This revenue is being used to fund our activities. Please consider leading or co-leading this event. Please contact Susan Wilson for further information (317-834-0426).

Please Note:

- No tables will be loaned out the week prior to the Yard Sale.
- If possible, please refrain from deliveries on Friday due to trash pickup.

The entire Board would like to wish everyone a very **Merry Christmas** and a safe and Happy New Year.

Best Wishes,

Susan Wilson, President

A BIT FROM THE OFFICE

Please take note of this reminder that every year in February, three Board members will be ending their three-year period of serving on the Board of Directors and three resident owners will need to give written notice to the office on or before January 2nd of their desire to run for the Board.

I am attaching this month's birthdays and anniversaries if you would like to give best wishes or send a card. Also attached are the December calendar and October's financials. Be sure to see the special events on the calendar that will be happening.

If anyone loses or finds an item, please see me in the office.

Thank you,

Susan Thayer

CAROL'S CORNER/CURRENT ACTIVITIES AND ANNOUNCEMENTS

Good vibes from your Social Committee! We hope everyone had a great summer and are or will be soon at your sunny paradise.

We have a few activities coming up in our wonderful Park. As always, prices and dates are subject to change.

Saturday, November 29th, we'll be decorating the clubhouse for Christmas at 10:00AM.

Friday, December 12th, is the Christmas Dinner at 5:00PM, serving ham, salad, sweet potatoes, macaroni & cheese, green beans, rolls and cheesecake, hosted by Susan Wilson, and tickets are \$17.50 on sale now in the office.

Saturday, December 13th, is the Christmas Dance from 7:00 to 10:00PM, music by "Motown", hosted by Carol Hollis & Linda Marietta, and tickets are \$10.00 per person on sale now in the office.

Tuesday, December 16th, is the Christmas Parade & Caroling, and pizza afterwards. Lineup is 4:45PM, takeoff at 5:00PM, hosted by Marigrace Pregler & Maria Minio, and the signup sheet will be posted in the clubhouse.

Saturday, December 20th, is the Pancake Breakfast from 8:00 to 10:00AM, hosted by John Rausch, and tickets are \$7.00 per person.

Thursday, December 25th, is the Christmas Party at 12:00 Noon in the clubhouse, hosted by Wayne Bonnell. Bring an unwrapped gift up to \$5.00 and finger food to share.

Wednesday, December 31st, is the New Year's Eve Dance from 8:00PM to Midnight, hosted by Carol Hollis & Marigrace Pregler, music by DJ Steve Rutten, and tickets are \$10.00 per person on sale now in the office.

****SPECIAL ANNOUNCEMENT****

The Park's big money maker is the Annual Yard Sale February 6th & 7th. Please remember the Park if you have items to donate for sale. Baked items and someone to take charge of the bake sale are needed and lots of helping hands for this big event. Thank you to everyone who helps at these functions.

Your Social Committee,
Carol Hollis, Alana Schlappich, Judy Bowling & Marigrace Pregler

ARTS & CRAFTS – Every Thursday at 10:00AM in the clubhouse.

BID EUCHRE & PEPPER – Every Sunday in the clubhouse at 6:30PM.

BINGO – Starting Thursday, December 4th, at 6:30PM, cards sold 6:00-6:30PM, and will continue every Thursday at 6:30PM and selling cards at 6:00PM.

BOARD MEETING – The 2nd Monday every month at 7:00PM in the clubhouse.

BUNCO – Every Thursday in the clubhouse at 1:00PM.

CARD GAMES – Every Wednesday at 6:30PM in the clubhouse.

CASTLE'S GOLF GANG – Every Friday at 8:00AM. Attached is the schedule through April 2026. Please call Matt Castle at 863.664.0110 if you have any questions.

COFFEE – Every Monday in the clubhouse at 8:00AM.

CORNHOLE – Starting Saturday, December 6th, at 12:45PM and will continue every Saturday at 12:45PM.

DRAW POKER – Every Monday at 12:30PM in the clubhouse.

GAME NIGHT – Every Saturday in the clubhouse at 6:30PM.

GOLF GANG – Every Tuesday at 8:00AM. Attached is the schedule through April 2026. Please call Roy York at 863.202.0748 if you have any questions.

KARAOKE CHORUS – Starting Monday, December 15th, at 9:00AM and will continue every Monday at 9:00AM.

LADIES LUNCHEON – The 1st Wednesday every month at 11:30AM in the clubhouse. Be sure to sign up on the signup sheet posted in the clubhouse.

LINE DANCING – Starting Tuesday, December 2nd, at 9:30AM and Sunday, December 7th, at 2:00PM and will continue every Tuesday at 9:30AM and Sunday at 2:00PM.

SHUFFLEBOARD – Every Monday, Wednesday and Friday at 10:00AM.

TEXAS HOLD'EM – The 1st Wednesday of the month at 1:00PM and every other Wednesday and Saturday in the clubhouse at 12:30PM.

WORKSHOP – The 1st Monday every month at 7:00PM in the clubhouse.

The clubhouse is open every day from 8AM – 8PM for residents and guests to use WIFI and the library. The pool opens at 8AM and closes at 8PM for residents and guests.

November	S	M	T	W	T	F	S
	1						
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30							

December 2025

January	S	M	T	W	T	F	S
					1	2	3
4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30	31	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	8AM COFFEE 9:30AM DECORATE CLUBHOUSE 10AM SHUFFLEBOARD 12:30PM DRAW POKER 7PM WORKSHOP	10AM SHUFFLEBOARD 8AM GOLF GANG 9:30AM LINE DANCING	10AM SHUFFLEBOARD 11:30AM LADIES LUNCHEON 1PM TEXAS HOLD'EM 6:30PM CARD GAMES	10AM ARTS & CRAFTS 1PM BUNCO 6:30PM BINGO (CARDS SOLD 6:00-6:30PM)	4 GARBAGE & YARD PICKUP 8AM CASTLE'S GOLF GROUP 10AM SHUFFLEBOARD	10AM - 6PM PRIVATE PARTY 12:45PM CORNHOLE 6:30PM GAME NIGHT
2PM	7 LINE DANCING 6:30PM BID EUCHRE & PEPPER	8AM COFFEE 10AM SHUFFLEBOARD 12:30PM DRAW POKER 7PM BOARD MEETING	9AM GOLF GANG 8AM LINE DANCING 9:30AM LINE DANCING	10AM SHUFFLEBOARD 12:30PM TEXAS HOLD'EM 6:30PM CARD GAMES	11 GARBAGE & BULK PICKUP 8AM CASTLE'S GOLF GROUP 10AM SHUFFLEBOARD 5PM CHRISTMAS DINNER	12:30PM TEXAS HOLD'EM 12:45PM CORNHOLE 7PM CHRISTMAS DANCE
14	1-5PM PRIVATE PARTY 6:30PM BID EUCHRE & PEPPER	8AM COFFEE 9AM KARAOKE CHORUS 10AM SHUFFLEBOARD 12:30PM DRAW POKER	15 GOLF GANG 9:30AM LINE DANCING 4:45PM CHRISTMAS PARADE & CAROLING LINEUP (5PM TAKEOFF - PIZZA AFTERWARDS)	16 GOLF GANG 9:30AM LINE DANCING 10AM SHUFFLEBOARD 12:30PM TEXAS HOLD'EM 6:30PM CARD GAMES	18 GARBAGE & YARD PICKUP 8AM CASTLE'S GOLF GROUP 10AM SHUFFLEBOARD	8AM PANCAKE BREAKFAST 12:30PM TEXAS HOLD'EM 12:45PM CORNHOLE 6:30PM GAME NIGHT
21	2PM LINE DANCING 6:30PM BID EUCHRE & PEPPER	22 8AM COFFEE 9AM KARAOKE CHORUS 10AM SHUFFLEBOARD 12:30PM DRAW POKER	23 8AM GOLF GANG 9:30AM LINE DANCING	24 10AM SHUFFLEBOARD 12:30PM TEXAS HOLD'EM 6:30PM CARD GAMES	25 GARBAGE & BULK PICKUP 8AM CASTLE'S GOLF GROUP 10AM SHUFFLEBOARD	12:30PM TEXAS HOLD'EM 12:45PM CORNHOLE 6:30PM GAME NIGHT
28	2PM LINE DANCING 6:30PM BID EUCHRE & PEPPER	29 8AM COFFEE 9AM KARAOKE CHORUS 10AM SHUFFLEBOARD 12:30PM DRAW POKER	30 8AM GOLF GANG 9:30PM LINE DANCING	31 10AM SHUFFLEBOARD 12:30PM TEXAS HOLD'EM 8PM NEW YEAR'S EVE DANCE		

DECEMBER FEMALE BIRTHDAYS

12-02 Jean London
12-03 Diane Barnes
12-03 Patricia Case
12-04 Judy Bowling
12-05 Jill Eriksson
12-09 Norma Ellis
12-09 Jean Triebwasser
12-14 Paula Yarnell
12-16 Stella Shaffer
12-18 Diana Paradis
12-18 Linda Bergstedt
12-22 Deborah Whitehead
12-23 Judi Seidel
12-24 Marilyn Perzee

DECEMBER ANNIVERSARIES

12-01-1989 Tony & Nancy Mayes
12-11-1965 Dan & Debbie Hefflinger
12-18 Don & Ona Rouse
12-18-1962 Butch & Stella Shaffer
12-24-1974 Matthew & Pam Charde
12-27-1969 Worm & Marla Parsons
12-29-1984 John & Susan Cowell
12-31-1987 Michael & Billie Jo Mathis

DECEMBER MALE BIRTHDAYS

12-02 Gary Helfmann
12-02 Gary McQuaide
12-05 Raymond Duncan
12-07 Gary Morrison
12-07 Terry Gordon
12-08 Joe Herr
12-08 Richard Alsvig
12-09 Lawrence Miller
12-12 Mick Wilson
12-16 Rodney Blaise
12-16 Thomas Keiser
12-19 Nicholas Graham
12-20 Carlo Ciavatta
12-25 Mark Hollis
12-28 Martin Norpell
12-30 Larry Barnes
12-31 Dan Kelly

8:57 AM
11/03/25
Accrual Basis

Francis #2 Mobile Park Inc.
Balance Sheet
As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
CONTINGENCY CD 2617	126,105.73
PETTY CASH	67.00
POOL CD NEW 6289	5,083.83
ROADS CD 2807	160,784.80
WELLS FARGO CHECKING	
ACTIVITY FUND CHECKING 5834	17,367.86
GEN FUND OPERATING 0540	30,200.67
MAINTENANCE FEES - NEW - 1029	<u>100,802.52</u>
Total WELLS FARGO CHECKING	<u>148,371.05</u>
Total Checking/Savings	<u>440,412.41</u>
Accounts Receivable	
ACCOUNTS RECEIVABLE	<u>-28,411.00</u>
Total Accounts Receivable	<u>-28,411.00</u>
Other Current Assets	
INVENTORY ASSETS	<u>1,047.49</u>
Total Other Current Assets	<u>1,047.49</u>
Total Current Assets	<u>413,048.90</u>
TOTAL ASSETS	<u>413,048.90</u>
LIABILITIES & EQUITY	
Equity	
OPENING BALANCE EQUITY	89,218.70
RETAINED EARNINGS	263,190.55
Net Income	<u>60,639.65</u>
Total Equity	<u>413,048.90</u>
TOTAL LIABILITIES & EQUITY	<u>413,048.90</u>

8:58 AM
11/03/25
Accrual Basis

Francis #2 Mobile Park Inc.
Profit & Loss
October 2025

	Oct 25
Ordinary Income/Expense	
Income	
REVENUE	
200-INTEREST	997.38
203- MAINTENANCE FEE	14,850.00
208-SODA AND WATER	74.00
210-GUEST POOL BANDS	2.00
Total REVENUE	<u>15,923.38</u>
Total Income	<u>15,923.38</u>
Gross Profit	15,923.38
Expense	
EXPENSE	
100- BANK CHARGES	5.00
101- CLUBHOUSE SUPPLIES	22.00
102- SODA AND WATER	14.00
105-JANITORIAL	320.00
108- PAYROLL	1,530.00
109- PAYROLL TAX	117.04
110- PROFESSIONAL FEES	
110-1 ACCOUNTING	700.00
Total 110- PROFESSIONAL FEES	<u>700.00</u>
112- REPAIRS/MAINTENANCE	
112-1 LAWN CARE	664.50
112-2 POOL	870.00
112-3 CLUBHOUSE REPAIRS	10.00
112-4 OTHER REPAIRS	346.16
Total 112- REPAIRS/MAINTENANCE	<u>1,890.66</u>
114- ACTIVITIES EXPENSES	287.95
115- TELEPHONE	364.90
116- UTILITIES	
116-1 ELECTRIC	1,208.61
116-4 WATER FOR POOL	117.79
Total 116- UTILITIES	<u>1,326.40</u>
Total EXPENSE	<u>6,577.95</u>
Total Expense	<u>6,577.95</u>
Net Ordinary Income	<u>9,345.43</u>
Net Income	<u>9,345.43</u>

FRANCIS #2 PROFIT & LOSS REPORT
INCOME/EXPENSE EXPLANATION FOR OCTOBER 2025

EXPENSE

112-2 – POOL EXPENSE - \$435.00x2 – 10/2 & 10/30 monthly pool service 2x/wk	\$ 870.00
112-4 – OTHER EXPENSE - \$116.27x2 – 10/10 & 10/27 Redwire; \$33 – liners for paint cans to paint deck; \$80.62 – clubhouse, office & storage room pest spraying	\$ 346.16
114 – ACTIVITIES EXPENSE - \$17.00 – Sound system batteries; \$270.95 – 10/31/25 Halloween Party	\$ 287.95

9:00 AM

11/03/25

Accrual Basis

Francis #2 Mobile Park Inc.
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct...	YTD Bud...	Annual B...
Ordinary Income/Expense					
Income					
REVENUE					
200-INTEREST	997.38	1,083.33	8,988.86	10,833.33	13,000.00
201- LATE FEE	0.00	16.67	63.00	166.67	200.00
203- MAINTENANCE FEE	14,850.00	14,850.00	146,250.00	148,500.00	178,200.00
204-MISCELLANEOUS	0.00	16.67	0.00	166.67	200.00
205-ACTIVITIES REVENUES	0.00	1,916.67	15,390.49	19,166.67	23,000.00
208-SODA AND WATER	74.00	75.00	838.75	750.00	900.00
209-CLUBHOUSE RENTAL	0.00	16.67	35.00	166.67	200.00
210-GUEST POOL BANDS	2.00	3.33	13.00	33.33	40.00
211-BRICKS	0.00	8.33	0.00	83.33	100.00
212-CREDIT CARD CASH BACK	0.00	25.00	156.39	250.00	300.00
Total REVENUE	15,923.38	18,011.67	171,735.49	180,116.67	216,140.00
Total Income	15,923.38	18,011.67	171,735.49	180,116.67	216,140.00
Gross Profit	15,923.38	18,011.67	171,735.49	180,116.67	216,140.00
Expense					
EXPENSE					
100- BANK CHARGES	5.00	8.33	17.50	83.33	100.00
101- CLUBHOUSE SUPPLIES	22.00	150.00	726.54	1,500.00	1,800.00
102- SODA AND WATER	14.00	41.67	258.61	416.67	500.00
103-INCOME TAXES					
103-1 CORPORATION TAX	0.00	266.67	61.25	2,666.67	3,200.00
Total 103-INCOME TAXES	0.00	266.67	61.25	2,666.67	3,200.00
104- INSURANCE	0.00	1,558.33	2,094.45	15,583.33	18,700.00
105-JANITORIAL	320.00	500.00	3,340.00	5,000.00	6,000.00
106-MISCELLANEOUS	0.00	125.00	590.39	1,250.00	1,500.00
107-OFFICE EXP / POSTAGE	0.00	591.67	5,669.64	5,916.67	7,100.00
108- PAYROLL	1,530.00	1,791.67	15,334.50	17,916.67	21,500.00
109- PAYROLL TAX	117.04	141.67	1,222.09	1,416.67	1,700.00
110- PROFESSIONAL FEES					
110-1 ACCOUNTING	700.00	700.00	7,000.00	7,000.00	8,400.00
110-2 LEGAL FEES	0.00	516.67	0.00	5,166.67	6,200.00
Total 110- PROFESSIONAL FEES	700.00	1,216.67	7,000.00	12,166.67	14,600.00
111- PROPERTY TAXES	0.00	41.67	0.00	416.67	500.00
112- REPAIRS/MAINTENANCE					
112-1 LAWN CARE					
112 B - GARDENING EXPENSE	0.00	150.00	186.38	1,500.00	1,800.00
112-1 LAWN CARE - Other	664.50	833.33	12,229.82	8,333.33	10,000.00
Total 112-1 LAWN CARE	664.50	983.33	12,416.20	9,833.33	11,800.00
112-2 POOL	870.00	708.33	8,284.07	7,083.33	8,500.00
112-3 CLUBHOUSE REPAIRS	10.00	291.67	5,421.01	2,916.67	3,500.00
112-4 OTHER REPAIRS	346.16	416.67	2,649.27	4,166.67	5,000.00
Total 112- REPAIRS/MAINTENANCE	1,890.66	2,400.00	28,770.55	24,000.00	28,800.00
114- ACTIVITIES EXPENSES	287.95	1,916.67	9,333.12	19,166.67	23,000.00
115- TELEPHONE	364.90	333.33	3,647.59	3,333.33	4,000.00
116- UTILITIES					
116-1 ELECTRIC	1,208.61	1,710.42	13,478.29	17,104.17	20,525.00
116-2 GAS	0.00	666.67	7,065.26	6,666.67	8,000.00
116-3 WATER AND SEWER	0.00	100.00	836.46	1,000.00	1,200.00
116-4 WATER FOR POOL	117.79	125.00	595.81	1,250.00	1,500.00
Total 116- UTILITIES	1,326.40	2,602.09	21,975.82	26,020.84	31,225.00

9:00 AM

11/03/25

Accrual Basis

Francis #2 Mobile Park Inc.
Profit & Loss Budget Performance
October 2025

	Oct 25	Budget	Jan - Oct...	YTD Bud...	Annual B...
117- CAPITAL IMPROVEMENTS	0.00	1,500.00	10,300.00	15,000.00	18,000.00
117A- LICENSES AND PERMITS	0.00	41.67	1,110.00	416.67	500.00
119-BRICKS	0.00	8.33	0.00	83.33	100.00
122-SIGNS	0.00	8.33	0.00	83.33	100.00
123-FLAGS & HARDWARE	0.00	25.00	71.88	250.00	300.00
124-HOLIDAY DECORATIONS/ACCESS.	0.00	20.83	171.91	208.33	250.00
Total EXPENSE	6,577.95	15,289.60	111,695.84	152,895.85	183,475.00
RECONCILIATION DISCREPENCIES	0.00		-600.00		
Total Expense	6,577.95	15,289.60	111,095.84	152,895.85	183,475.00
Net Ordinary Income	9,345.43	2,722.07	60,639.65	27,220.82	32,665.00
Net Income	<u>9,345.43</u>	<u>2,722.07</u>	<u>60,639.65</u>	<u>27,220.82</u>	<u>32,665.00</u>

NOVEMBER 2025	DECEMBER 2025	JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026
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ALL TEE TIMES ARE 8 AM UNLESS NOTED BELOW

4	Country Club 8:15	2	Municipal	6	Municipal	3	Golf Hammock Flight Play	3	Golf Hammock	7	Pinecrest
11	Pinecrest	9	Country Club 8:15	13	Country Club 8:15	10	Municipal	10	Municipal	14	Municipal
18	Sun & Lakes	16	Pinecrest	20	Pinecrest	17	Country Club 8:15	17	Country Club 8:15		
25	Golf Hammock	23	Sun & Lakes	27	Sun & Lakes	24	Sun & Lakes	24	Golf Hammock		
		30	Golf Hammock					31	Sun & Lakes		

IF YOU ARE UNABLE TO GOLF FOR ANY REASON PLEASE CALL OR
TEXT RICH RUDDY AT 810-919-2420 OR ROY YORK AT 863-202-0748
NO LATER THAN SUNDAY.

Castle Gang 2025-2026

October	Start	# Golfers	Course
3	8:00 SG	32	RG
10	8:00 SG	32	GH
17	8:00 SG	32	RG
24	8:00 SG	32	GH
31	8:00 SG	32	RG

January	Start	# Golfers	Course
2	8:00 SG	40	GH
9	8:00 SG	40	RG
16	8:00 SG	44	GH
23	8:00 SG	44	RG
30	8:00 SG	48	GH

November	Start	# Golfers	Course
7	8:00 SG	32	GH
14	8:00 SG	36	RG
21	8:00 SG	36	GH
28	8:00 SG	40	RG

February	Start	# Golfers	Course
6	8:00 SG	48	RG
13	8:00 SG	48	GH
20	8:00 SG	48	RG
27	8:00 SG	48	GH

December	Start	# Golfers	Course
5	8:00 SG	40	GH
12	8:00 SG	40	RG
19	8:00 SG	40	GH
26	8:00 SG	40	RG

March	Start	# Golfers	Course
6	8:00 SG	48	RG
13	8:00 SG	48	GH
20	8:00 SG	48	RG
27	8:00 SG	48	GH

April	Start	# Golfers	Course
3	8:00 SG	44	RG
10	8:00 SG	44	GH
17	8:00 SG	40	RG
24	8:00 SG	40	GH