

CCA Internal Financial Statements

No Assurance Provided.

November 2025



Prepared on

January 17, 2026

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Balance Sheet Comparison

As of November 30, 2025

	As of Nov 30, 2025	As of Nov 30, 2024 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
1072 Bill.com Money Out Clearing	1,832.02		1,188.89
OPERATIONS CASH	0.11		
10000 PETTY CASH OFFICE	66.88		66.88
10005 MAC VISA CARD	317.87		317.87
Total 10000 PETTY CASH OFFICE	384.75		384.75
10115 0533KB- DEPT OF NAT RESOURCES	5,037.17		5,037.17
10600 OB 020 OPS CK DEBIT	39,188.72		40,518.09
10602 OB 021 OPS CK	280,918.10		227,563.23
11200 GENERAL OPS CK FCB 391	181,637.91		327,421.10
11240 OPS CONTINGENCY MMK FCB975	66,254.43		104,102.96
11270 WATER OPS CK FCB404	0.00		0.00
11280 Operating CK 2 559	0.00		-583,485.00
11289 ICS Operating CK 559	86,296.81		1,365,227.37
Total OPERATIONS CASH	659,718.00		1,486,769.67
RESERVES CASH			
FUTURE RESERVES			
11600 FUTURE RESERVE CK FCB967	0.00		4,788.00
11690 ICS FUTURE RSV FCB967	103,827.37		78,139.22
Total FUTURE RESERVES	103,827.37		82,927.22
GENERAL RESERVES			
11500 GENERAL RESERVE CK FCB412	0.00		1,252,226.00
11557.3 GEN RSV CD (377) MAT 05.2025	0.00		261,957.24
11557.4 GEN RSV CD (974) MAT 04.30.26	274,663.87		
11558 GEN RSV CD (778) MAT 08.25	0.00		254,447.35
11559 ICS GENERAL RSV FCB412	1,906,320.62		604.39
Total GENERAL RESERVES	2,180,984.49		1,769,234.98
IMPACT FEE RESERVES			
11400 IMPACT FEE CK FCB959	0.00		-488,000.00
11490 ICS IMPACT FEE RSV FCB959	92,604.65		509,226.99
Total IMPACT FEE RESERVES	92,604.65		21,226.99
WATER RESERVES			
11300 WATER RESERVE CK FCB421	0.00		-185,529.00
11390 ICS WATER RSV FCB421	1,784,633.27		185,585.65
Total WATER RESERVES	1,784,633.27		56.65
Total RESERVES CASH	4,162,049.78		1,873,445.84

		Total
	As of Nov 30, 2025	As of Nov 30, 2024 (PY)
Total Bank Accounts	4,823,599.80	3,361,404.40
Accounts Receivable		
10700 ACCOUNTS RECEIVABLE	1,098,449.19	602,223.31
Total Accounts Receivable	1,098,449.19	602,223.31
Other Current Assets		
10002 UNDEPOSITED FUNDS	30,473.57	19,418.87
10702 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-1,038,777.91	-580,770.00
10710 OTHER RECEIVABLES	0.00	0.00
10805 SNOW SUPPLIES INVENTORY	0.00	0.00
10820 INVENTORY ASSET- WATER METERS	112,773.04	137,808.04
QuickBooks Tax Holding Account	7,026.92	
Total Other Current Assets	-888,504.38	-423,543.09
Total Current Assets	5,033,544.61	3,540,084.62
Fixed Assets		
10900 DOCKS & BRIDGES	450,547.24	450,547.24
10900.1 A/D DOCKS & BRIDGES	-331,198.72	-319,934.79
Total 10900 DOCKS & BRIDGES	119,348.52	130,612.45
10901 MAINT EQUIPMENT	972,447.91	972,447.91
10901.1 A/D MAINT EQUIPMENT	-681,616.89	-612,860.62
Total 10901 MAINT EQUIPMENT	290,831.02	359,587.29
10902 EQUIPMENT - OFFICE	133,926.05	129,391.08
10902.1 A/D EQUIPMENT-OFFICE	-127,856.47	-126,091.63
Total 10902 EQUIPMENT - OFFICE	6,069.58	3,299.45
10903 FIRE PROTECTION EQUIPMENT	138,252.71	138,252.71
10903.1 A/D FIRE PROTECTION EQUIPMENT	-119,691.26	-114,471.18
Total 10903 FIRE PROTECTION EQUIPMENT	18,561.45	23,781.53
10904 GROUNDS	1,612,516.34	1,598,671.27
10904.1 A/D GROUNDS	-1,239,802.25	-1,156,399.67
Total 10904 GROUNDS	372,714.09	442,271.60
10905 LOT 3/139 WINDY BEACH	6,190.86	6,190.86
10906 MAINTENANCE BUILDING	202,805.73	202,805.73
10906.1 A/D MAINTENANCE BUILDING	-108,337.75	-101,462.19
Total 10906 MAINTENANCE BUILDING	94,467.98	101,343.54
10907 OFFICE BUILDING & LAND	22,000.00	22,000.00
10907.1 A/D OFFICE BUILDING LAND	0.00	0.00
Total 10907 OFFICE BUILDING & LAND	22,000.00	22,000.00
10908 OFFICE BUILDING ADDITION	57,037.21	57,037.21
10908.1 A/D OFFICE BUILDING ADDITION	-54,873.90	-54,207.21
Total 10908 OFFICE BUILDING ADDITION	2,163.31	2,830.00
10909 POOL IMPROVEMENTS	920,795.75	920,795.75
10909.1 A/D POOL IMPROVEMENTS	-537,935.55	-487,343.52
Total 10909 POOL IMPROVEMENTS	382,860.20	433,452.23

	As of Nov 30, 2025	As of Nov 30, 2024 (PY)	Total
10910 ROADS	3,318,603.69	2,130,211.47	
10910.1 A/D ROADS	-978,072.55	-912,507.73	
Total 10910 ROADS	2,340,531.14	1,217,703.74	
10911 WATER SYSTEM IMPROVEMENTS	6,538,534.65	5,550,741.70	
10911.1 A/D WATER SYSTEM IMPROVEMENTS	-2,194,228.03	-1,994,342.38	
Total 10911 WATER SYSTEM IMPROVEMENTS	4,344,306.62	3,556,399.32	
10940 Intangible Asset	177,696.00	177,696.00	
10940.1 A/A INTANGIBLE ASSETS	-56,046.14	-38,276.54	
Total 10940 Intangible Asset	121,649.86	139,419.46	
10950 CONSTRUCTION IN PROGRESS	43,674.45	192,712.45	
Total Fixed Assets	8,165,369.08	6,631,603.92	
Other Assets			
12000 PREPAID INSURANCE	82,880.53	65,748.78	
12001 PREPAID MEDICAL BENEFITS	0.00	0.00	
12005 PREPAID EXPENSES	0.00	0.00	
19989 DUE TO REPLACEMENT RESERVE FUND	375,851.00	375,851.00	
Total Other Assets	458,731.53	441,599.78	
TOTAL ASSETS	\$13,657,645.22	\$10,613,288.32	

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

20000 ACCOUNTS PAYABLE	84,134.27	44,619.11
Total Accounts Payable	84,134.27	44,619.11

Other Current Liabilities

20006 PREPAID ASSESSMENTS	66,007.01	96,119.95
20010 OTHER PAYABLES	0.00	0.00
21000 PAYROLL LIABILITIES	-749.85	0.00
20008 ACCRUED PAYROLL	0.00	0.00
20009 ACCRUED VACATION LIABILITY	38,958.12	29,066.27
21010 DIRECT DEPOSIT PAYABLE	0.00	0.00
21020 FEDERAL TAXES (941/944)	5,375.17	4,928.14
21025 FEDERAL UNEMPLOYMENT (940)	-614.22	182.44
21040 WA SUI EMPLOYER	1,955.86	645.71
21042 WA WORKERS COMPENSATION	0.00	0.00
21044 WA PFML TAX	563.31	533.79
21050 MISC EE PAYROLL DEDUCTIONS	0.00	0.00
21055 AFLAC DEDUCTIONS	1,230.73	529.51
21057 WA CARES FUND	496.57	585.15
Total 21000 PAYROLL LIABILITIES	47,215.69	36,471.01
22005 SALES TAX PAYABLE	464.69	741.70

	As of Nov 30, 2025	As of Nov 30, 2024 (PY)	Total
Out Of Scope Agency Payable	0.00		0.00
Out Of Scope Agency Payable - NOTAX	0.00		0.00
Total Other Current Liabilities	113,687.39		133,332.66
Total Current Liabilities	197,821.66		177,951.77
Long-Term Liabilities			
29989 DUE TO OPERATING FUND	375,851.00		375,851.00
Total Long-Term Liabilities	375,851.00		375,851.00
Total Liabilities	573,672.66		553,802.77
Equity			
30000 Opening Balance Equity	0.00		0.00
35000 RETAINED EARNINGS	11,639,788.78		9,972,875.39
Net Income	1,444,183.78		86,610.16
Total Equity	13,083,972.56		10,059,485.55
TOTAL LIABILITIES AND EQUITY	\$13,657,645.22		\$10,613,288.32

CCA 2025: Profit & Loss By Class- Reserves

January - November, 2025

	RESERVES	FUTURE RESERVES	IMPACT FEES	Total RESERVES	WATER RESERVES	TOTAL
INCOME						
40000 ASSESSMENT INCOME						0
42025 GEN RSV ASSMT 2025	998,201			998,201		998,201
43025 FUTURE RSV ASSMT 2025		22,764		22,764		22,764
45025 WATER RSV ASSMT 2025					672,359	672,359
PRIOR YEAR ASSESSMENT INCOME						0
41000.2 PRIOR YEAR ASSESSMENTS	0	0		0	0	0
Total PRIOR YEAR ASSESSMENT INCOME	0	0		0	0	0
Total 40000 ASSESSMENT INCOME	998,201	22,764		1,020,965	672,359	1,693,324
41009 INTEREST INCOME	31,998	129	308	32,436	3,564	36,000
44000 IMPACT FEES			58,823	58,823		58,823
Total Income	1,030,200	22,893	59,131	1,112,224	675,923	1,788,147
GROSS PROFIT	1,030,200	22,893	59,131	1,112,224	675,923	1,788,147
EXPENSES						
61055 PAYROLL EXPENSE	0			0		0
61056 PAYROLL TAXES	0			0		0
Total 61055 PAYROLL EXPENSE	0			0		0
67000 GAIN OR LOSS OF ASSETS	-3,000			-3,000		-3,000
Total Expenses	-3,000	0	0	-3,000	0	-3,000
NET OPERATING INCOME	1,033,200	22,893	59,131	1,115,224	675,923	1,791,147
OTHER EXPENSES						
97000 WATER RESERVE FUND PROJECTS						0
97017 WELL 5 PROJECT						0
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE					48,993	48,993
Total 97017 WELL 5 PROJECT					48,993	48,993

	RESERVES	FUTURE RESERVES	IMPACT FEES	Total RESERVES	WATER RESERVES	TOTAL
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 \$248,573)					189,184	189,184
Total 97000 WATER RESERVE FUND PROJECTS					238,176	238,176
98000 GENERAL RESERVE FUND PROJECTS						0
98024.03 DESIGN ADMIN BLDG (08.24 \$144,350)	138,654			138,654		138,654
98025.00 PM SALARY ('24 AGM/\$61,792)	35,794			35,794		35,794
98025.04 Admin Building (04.26 \$3mil)	26,973			26,973		26,973
98025.05 MAJOR GATE REPAIR (04.26, \$11,698)	10,843			10,843		10,843
9820.1 EMERGENCY CAPITAL CONTINGENCY (01.25 \$10k)	1,625			1,625		1,625
GENERAL- ROADS & WATER PLAN (RWP)						0
98024.04 2025 DESIGN BLUEWATER (10.26 \$146,135)	63,769			63,769		63,769
Total GENERAL- ROADS & WATER PLAN (RWP)	63,769			63,769		63,769
Total 98000 GENERAL RESERVE FUND PROJECTS	277,657			277,657		277,657
99000 COMPLETED PROJECTS						0
98025.02 xJOHN DEERE TRACTOR (03.22) (\$37,692.27)	37,692			37,692		37,692
98025.1 LONGMIRE MAILBOXES (01.25 \$38k)	27,792			27,792		27,792
Total 99000 COMPLETED PROJECTS	65,484			65,484		65,484
Total Other Expenses	343,140	0	0	343,140	238,176	581,317
NET OTHER INCOME	-343,140	0	0	-343,140	-238,176	-581,317
NET INCOME	\$690,059	\$22,893	\$59,131	\$772,083	\$437,747	\$1,209,830

CCA 2025: Budget vs. Actuals- Reserves

January - November, 2025

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
42025 GEN RSV ASSMT 2025	998,201	915,018	83,184
43025 FUTURE RSV ASSMT 2025	22,764	20,867	1,897
45025 WATER RSV ASSMT 2025	672,359	615,874	56,485
Total 40000 ASSESSMENT INCOME	1,693,324	1,551,759	141,565
41009 INTEREST INCOME	36,000	4,583	31,416
44000 IMPACT FEES	58,823	11,000	47,823
Total Income	1,788,147	1,567,342	220,805
GROSS PROFIT	1,788,147	1,567,342	220,805
EXPENSES			
67000 GAIN OR LOSS OF ASSETS	(3,000)		(3,000)
Total Expenses	(3,000)	0	(3,000)
NET OPERATING INCOME	1,791,147	1,567,342	223,805
OTHER EXPENSES			
97000 WATER RESERVE FUND PROJECTS			
97017 WELL 5 PROJECT			
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE	48,993	144,111	(95,118)
Total 97017 WELL 5 PROJECT	48,993	144,111	(95,118)
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 \$248,573)	189,184	239,074	(49,890)
Total 97000 WATER RESERVE FUND PROJECTS	238,176	383,185	(145,009)
98000 GENERAL RESERVE FUND PROJECTS			
98023.9 ADMIN OFFICE SEPTIC/ CONCEPTUAL DESIGN (06.24 \$50k))		27,656	(27,656)
98024.03 DESIGN ADMIN BLDG (08.24 \$144,350)	138,654	141,686	(3,032)
98025.00 PM SALARY ('24 AGM/\$61,792)	35,794	61,792	(25,998)
98025.04 Admin Building (04.26 \$3mil)	26,973	3,000,000	(2,973,027)

	Actual	Budget	Total over Budget
98025.05 MAJOR GATE REPAIR (04.26, \$11,698)	10,843	11,698	(856)
9820.1 EMERGENCY CAPITAL CONTINGENCY (01.25 \$10k)	1,625	10,000	(8,376)
GENERAL- ROADS & WATER PLAN (RWP)			
98024.04 2025 DESIGN BLUEWATER (10.26 \$146,135)	63,769	143,217	(79,448)
Total GENERAL- ROADS & WATER PLAN (RWP)	63,769	143,217	(79,448)
Total 98000 GENERAL RESERVE FUND PROJECTS	277,657	3,396,049	(3,118,392)
99000 COMPLETED PROJECTS			
98025.02 xJOHN DEERE TRACTOR (03.22) (\$37,692.27)	37,692	37,692	0
98025.1 LONGMIRE MAILBOXES (01.25 \$38k)	27,792	38,000	(10,208)
Total 99000 COMPLETED PROJECTS	65,484	75,692	(10,208)
Total Other Expenses	581,317	3,854,926	(3,273,609)
NET OTHER INCOME	(581,317)	(3,854,926)	3,273,609
NET INCOME	\$1,209,830	\$ (2,287,584)	\$3,497,414

CCA 2025: Profit & Loss by Month- Operations Income

January - November, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
INCOME												
40000 ASSESSMENT INCOME												0
40025 OPERATIONS ASSMT 2025	1,046,215						761					1,046,976
40020.1 UNCOLL OPS ASSMT 2025	-587,649	149,960	87,158	53,452	45,582	37,368	34,846	152,408	-118,512	61,472	23,567	-60,348
Total 40025 OPERATIONS ASSMT 2025	458,566	149,960	87,158	53,452	45,582	37,368	35,607	152,408	-118,512	61,472	23,567	986,628
42025 GEN RSV ASSMT 2025												0
42020.1 UNCOLL GEN RSV 2025	-560,967	142,112	84,242	51,026	43,513	35,671	33,992	144,756	-112,399	58,202	22,497	-57,355
Total 42025 GEN RSV ASSMT 2025	-560,967	142,112	84,242	51,026	43,513	35,671	33,992	144,756	-112,399	58,202	22,497	-57,355
43025 FUTURE RSV ASSMT 2025												0
43000.1 UNCOLL FUTURE RESV ASSMT 25	-12,792	3,240	1,920	1,163	992	813	774	3,305	-2,568	1,326	513	-1,314
Total 43025 FUTURE RSV ASSMT 2025	-12,792	3,240	1,920	1,163	992	813	774	3,305	-2,568	1,326	513	-1,314
45025 WATER RSV ASSMT 2025												0
45020.1 UNCOLL WATER RSV ASSMT 2025	-378,069	96,146	56,700	34,342	29,287	24,008	22,877	97,442	-75,665	39,172	15,142	-38,618
Total 45025 WATER RSV ASSMT 2025	-378,069	96,146	56,700	34,342	29,287	24,008	22,877	97,442	-75,665	39,172	15,142	-38,618
Total 40000 ASSESSMENT INCOME	-493,262	391,458	230,020	139,983	119,374	97,860	93,250	397,911	-309,144	160,172	61,719	889,341
41001 CREDIT CARD INCOME	5,003	3,499	2,638	3,003	1,850	1,229	1,891	1,015	413	566	1,234	22,341
41001.1 UNCOLL CC INCOME	-17	-74	-19	8	68	39	-7	12	-17	-10	23	6
Total 41001 CREDIT CARD INCOME	4,986	3,425	2,619	3,011	1,918	1,268	1,884	1,027	396	556	1,257	22,347
41002 FINANCE CHARGES INCOME			5,900	50	7,850	7,250	1,200			50	200	22,500
41002.1 UNCOLL FIN CHARGES			-5,100	1,587	-4,825	-1,667	1,510			2,158	637	-5,700
Total 41002 FINANCE CHARGES INCOME			800	1,637	3,025	5,583	2,710			2,208	837	16,800
41003 FEES												0
41003.1 UNCOLL FEES	1,916	4,070	-1,042	-20,214	-1,675	209	-843	20,287	-17,690	-12,172	-4,285	-31,439
41003.2 LIENS		750		21,750	3,750	3,375	750		2,250	6,750		39,375
41003.3 RENTERS FEES	1,000		750	2,250	750	2,500	1,250	500	1,500	750	500	11,750
41003.4 TRANSFER FEES	4,250	4,500	3,000	3,000	3,000	2,000	3,500	3,250	2,750	1,500	2,000	32,750
41003.5 OTHER FEES	-109	2,989	1,488	5,678	2,015	2,032	4,847	2,998	6,028	3,121	11,502	42,587
Total 41003 FEES	7,057	12,309	4,196	12,464	7,840	10,116	9,504	27,035	-5,162	-51	9,717	95,023
41004 FINES	30,090	33,550	95,650	45,787	21,473	44,773	135,870	240	660	37,764	22,100	467,957
41004.1 UNCOLL FINES	-24,964	-29,652	-102,264	-27,319	-13,639	-37,437	-127,648	357,472	-356,353	-26,487	-10,350	-398,641
Total 41004 FINES	5,126	3,898	-6,614	18,468	7,834	7,336	8,222	357,712	-355,693	11,277	11,750	69,316
41006 GATE CARD INCOME	780	1,180	1,020	1,020	1,220	1,120	1,940	920	650	560	820	11,230
41006.1 UNCOLL GATE CARD INCOME	-65	59		20	2	-42	22	-16	-64	7	29	-48
Total 41006 GATE CARD INCOME	715	1,239	1,020	1,040	1,222	1,078	1,962	904	586	567	849	11,182
41007 MAILBOX INCOME	270		270	45	135	315	225	45	225	90	225	1,845
41007.1 UNCOLL MAILBOX INCOME	-90	45						45	-90			-90
Total 41007 MAILBOX INCOME	180	45	270	45	135	315	225	90	135	90	225	1,755
41008 MISC/WOOD INCOME			300					284				584
41008.1 UNCOLL MISC/WOOD INCOME		0										0
Total 41008 MISC/WOOD INCOME		0	300					284				584
41009 INTEREST INCOME	897	506	946	1,000	776	497	234	233	156	192	9	5,445

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
41103 ACC INCOME	980	470	1,170	990	890	755	785	405	840	1,005	870	9,160
41103.1 UNCOLL ACC INCOME	44	-15		-15	15	15		-40	44	11		59
Total 41103 ACC INCOME	1,024	455	1,170	975	905	770	785	365	884	1,016	870	9,219
49013 WA STATE DOR TAX REFUND										241		241
Total Income	-473,277	413,336	234,726	178,622	143,029	124,822	118,776	785,560	-667,841	176,268	87,233	1,121,253
GROSS PROFIT	-473,277	413,336	234,726	178,622	143,029	124,822	118,776	785,560	-667,841	176,268	87,233	1,121,253
EXPENSES												
Total Expenses												0
NET OPERATING INCOME	-473,277	413,336	234,726	178,622	143,029	124,822	118,776	785,560	-667,841	176,268	87,233	1,121,253
NET INCOME	\$ -473,277	\$413,336	\$234,726	\$178,622	\$143,029	\$124,822	\$118,776	\$785,560	\$ -667,841	\$176,268	\$87,233	\$1,121,253

CCA 2025: Profit & Loss by Month- Admin

January - November, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
INCOME												
Total Income												0
GROSS PROFIT	0	0	0	0	0	0	0	0	0	0	0	0
EXPENSES												
60007 ADMINISTRATION EXPENSES												0
61007 BOARD EXPENSE						340						340
61012.1 GM CONTINGENCY							315			92	5,654	6,060
61015 DUES AND SUBSCRIPTIONS	1,117	1,568	982	1,812	1,298	1,114	1,183	1,184	828	1,455	794	13,336
61040 PRINTING & COPYING	872	149	136	134	208	152	123	126	139	129	155	2,323
61045 POSTAGE			31		15					2,968		3,014
65016 LEASE/RENT EXPENSE	273	652	273	337	652	273	273	652	669	952	652	5,656
Total 60007 ADMINISTRATION EXPENSES	2,262	2,369	1,423	2,283	2,172	1,879	1,894	1,962	1,637	5,596	7,254	30,730
61000 PROFESSIONAL SERVICES										3,812		3,812
61000.3 LEGAL EXPENSE	860	1,852	729	2,852	962	2,074	1,257			3,159		13,745
61000.6 GM SUPPORT			3,002	2,942	5,474	2,560	3,200	3,200	3,482	3,200		27,060
61011 COMPUTER SUPPORT SERVICES	894	894	894	894	894	894	895	895	895	895	895	9,838
63010 DEPUTY SHERIFF STIPEND		3,011	2,820	2,296	640	936	1,066	658	1,622	800	2,853	16,702
Total 61000 PROFESSIONAL SERVICES	1,754	5,756	7,444	8,984	7,970	6,465	6,418	4,753	5,999	11,866	3,747	71,157
61006 BANK FEES	70	60	30	80	50	30	20	60	40	50		490
61004 CREDIT CARD FEE EXPENSE	4,868	3,184	2,699	2,904	2,078	1,213	1,983	303	471	631		20,335
61006.1 OVER/SHORT EXPENSE	0					9	0			0		10
Total 61006 BANK FEES	4,938	3,244	2,729	2,984	2,128	1,253	2,003	363	511	681		20,835
61010 COLLECTION COSTS				0								0
61020 UTILITIES EXPENSE												0
61020.1 ELECTRICITY EXPENSE		488	416	385	284	264	262	253	335	324	292	3,303
61020.2 TELEPHONE/INTERNET EXPENSE	1,057	1,359	1,359	1,171	1,170	1,274	1,510	1,558	1,572	1,549	104	13,683
Total 61020 UTILITIES EXPENSE	1,057	1,847	1,775	1,556	1,454	1,539	1,772	1,811	1,907	1,873	396	16,986
61031 BUSINESS INSURANCE EXPENSE	5,479	5,479	5,479	5,479	6,119	6,907	6,907	6,907	6,907	6,907	6,907	69,475
61050 SUPPLIES												0
61050.1 OFFICE SUPPLIES	186	46	941	61	1,930	359	431	1,405	164	624	522	6,668
Total 61050 SUPPLIES	186	46	941	61	1,930	359	431	1,405	164	624	522	6,668
61055 PAYROLL EXPENSE	10,013	16,947	16,947	16,243	26,776	17,473	16,947	18,411	15,133	26,776	16,934	198,600
61025 EMPLOYEE BENEFITS	2,030	934	1,006	415	-448	632	647	-521	647	467	1,006	6,815
61056 PAYROLL TAXES	-3,459	1,338	1,541	1,942	2,136	2,658	1,346	1,977	1,354	2,510	1,347	14,689
Total 61055 PAYROLL EXPENSE	8,584	19,218	19,493	18,600	28,464	20,764	18,940	19,868	17,134	29,754	19,286	220,105
61090 ALLOCATED EXPENSES	-10,741	-15,162	-13,881	-15,507	-8,636	-17,313	-15,543	-10,840	-13,239	-22,702	-18,598	-162,162
65020 COMMUNITY SUPPORT												0
65020.2 FISHING DERBY		94		3,000								3,094
65020.4 MAC MEMBER ACTIVITIES COMMITTEE		683	21	1,153	71	35	147		1,039	626	247	4,022
Total 65020 COMMUNITY SUPPORT		777	21	4,153	71	35	147		1,039	626	247	7,116
66040 BUSINESS TAXES	-720	846	2,811	1,788	1,511	2,138			2,978			11,353

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
61057 PROPERTY TAX		1,573	436		2,775						304	5,089
62026 LICENSES AND FEES		5										5
Total 66040 BUSINESS TAXES	-720	2,425	3,247	1,788	4,285	2,138			2,978		304	16,446
66050 REGULATORY COMPLIANCE												0
61000.1 AUDIT & TAX PREP EXPENSE		1,800	1,671		420						8,800	12,691
61000.5 HR EXPENSE	11						1,500	520			700	2,731
Total 66050 REGULATORY COMPLIANCE	11	1,800	1,671		420		1,500	520			9,500	15,422
66060 CCRs & MANDATES												0
61000.2 ACCOUNTING EXPENSE (CPA)	4,560	4,560	4,560	4,560	4,560	4,560	4,560	4,560	4,560	4,560	4,560	45,600
63020 SECURITY SYSTEM							2,097			1,748		3,845
65020.1 COMMUNITY MEETING EXPENSE									135	6,396		6,531
Total 66060 CCRs & MANDATES	4,560	4,560	4,560	4,560	4,560	4,560	6,657	4,560	4,695	12,704		55,976
Total Expenses	17,371	32,359	34,903	34,941	50,937	28,585	31,124	31,309	29,732	47,927	29,566	368,753
NET OPERATING INCOME	-17,371	-32,359	-34,903	-34,941	-50,937	-28,585	-31,124	-31,309	-29,732	-47,927	-29,566	-368,753
NET INCOME	\$ -17,371	\$ -32,359	\$ -34,903	\$ -34,941	\$ -50,937	\$ -28,585	\$ -31,124	\$ -31,309	\$ -29,732	\$ -47,927	\$ -29,566	\$ -368,753

CCA 2025: Profit & Loss by Month- Maint

January - November, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
INCOME												
Total Income												0
GROSS PROFIT	0	0	0	0	0	0	0	0	0	0	0	0
EXPENSES												
60007 ADMINISTRATION EXPENSES												0
65016 LEASE/RENT EXPENSE	679			679			679					2,036
Total 60007 ADMINISTRATION EXPENSES	679			679			679					2,036
61020 UTILITIES EXPENSE												0
61020.1 ELECTRICITY EXPENSE	136	467	470	514	478	484	515	499	431	499	328	4,820
61020.2 TELEPHONE/INTERNET EXPENSE	282	82	82	282	282	82	82	82	82	82		1,423
61020.4 PROPANE EXPENSE		523									167	689
61020.5 REFUSE EXPENSE		218	745	218	218	2,286	218	595	303	364	728	5,892
Total 61020 UTILITIES EXPENSE	418	1,290	1,297	1,014	978	2,852	816	1,176	816	945	1,223	12,824
61050 SUPPLIES		14										14
61050.2 CUSTODIAL SUPPLIES		161		42	791	642	188	56	702	594	48	3,225
61050.3 SAFETY GEAR & CLOTHING	262	103		65	353	327	1,425		247	936	111	3,828
62015 FUEL EXPENSE	2,041		1,760	793	1,433	1,530	1,368	1,291	1,750	199	1,389	13,554
62046 SMALL TOOLS & EQUIPMENT	362	552	42	5			347	401		1,274	271	3,254
Total 61050 SUPPLIES	2,666	830	1,802	905	2,577	2,499	3,328	1,748	2,700	3,002	1,819	23,875
61055 PAYROLL EXPENSE	12,001	19,497	16,930	16,665	27,043	14,777	19,404	19,689	14,398	23,955	18,765	203,124
61025 EMPLOYEE BENEFITS	7,274	1,496	2,718	2,641	4,480	3,407	3,509	-335	3,292	2,138	1,625	32,245
61056 PAYROLL TAXES	1,667	1,529	1,136	2,769	1,959	2,452	2,005	5,008	5,429	4,471	1,908	30,334
Total 61055 PAYROLL EXPENSE	20,941	22,523	20,784	22,076	33,482	20,637	24,917	24,362	23,119	30,564	22,298	265,703
62020 REPAIRS, MAINTENANCE, & GROUNDS							38		34	153		225
50001 COST OF SALES MAILBOXES						743				989		1,732
61021.2 SNOW REMOVAL									837	399		1,236
62020.1 GROUNDS EXPENSE	1,066	858	1,111	1,656	2,307	1,238	1,386	683	3,013	2,593	216	16,125
62020.2 TREE/DEBRIS REMOVAL			1,949			4,800		6,884			1,946	15,579
62020.4 ROAD EXPENSES		142										142
62020.5 GATE EXPENSES			536	5,749		1,624	-1,481		172			6,599
62020.6 STRUCTURAL	431	35	133				77	20			314	1,010
62020.7 EQUIPMENT	411	1,281	515	2,597	1,494	815	1,625	17		7,007		15,761
62020.8 LAKES						11,267		600				11,867
62020.9 VANDALISM				2,617	542							3,159
62021 OUTSIDE MECHANIC	3,710					1,717	1,799	221		4,794		12,241
62022 SAND & GRAVEL		1,016	493			740					843	3,092
62024 SEPTIC MAINTENANCE						650		650	650			1,949
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	5,618	3,332	4,737	12,619	4,343	23,593	3,444	9,075	4,704	15,935	3,318	90,719
66040 BUSINESS TAXES												0
62026 LICENSES AND FEES	80				99	151	49			188		566

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
Total 66040 BUSINESS TAXES	80				99	151	49			188		566
66060 CCRs & MANDATES												0
63020 SECURITY SYSTEM	1,205		296	874								2,376
Total 66060 CCRs & MANDATES	1,205		296	874								2,376
Total Expenses	31,606	27,975	28,916	38,166	41,479	49,731	33,232	36,362	31,339	50,635	28,657	398,099
NET OPERATING INCOME	-31,606	-27,975	-28,916	-38,166	-41,479	-49,731	-33,232	-36,362	-31,339	-50,635	-28,657	-398,099
NET INCOME	\$ -31,606	\$ -27,975	\$ -28,916	\$ -38,166	\$ -41,479	\$ -49,731	\$ -33,232	\$ -36,362	\$ -31,339	\$ -50,635	\$ -28,657	\$ -398,099

CCA 2025: Profit & Loss by Month- Water System

January - November, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
INCOME												
45001 WATER CONSUMPTION RATE												0
45001.1 UNCOLL WATER CONSUMP RATE	-58,797	16,274	11,655	-34,711	39,727	7,709	-24,682	26,307	-16,929	-19,716	33,714	-19,449
45924 WATER CONSUMPTION 2024	-148		77									-71
45925 WATER CONSUMPTION 2025				121,967			124,163			142,060		388,190
Total 45001 WATER CONSUMPTION RATE	-58,945	16,274	11,732	87,256	39,727	7,709	99,481	26,307	-16,929	122,344	33,714	368,670
45120 WATER SERVICE FEE												0
45120.1 UNCOLL WATER SERVICE FEE	689	68	133	293	39	14		-1,247	1,519	12		1,520
Total 45120 WATER SERVICE FEE	689	68	133	293	39	14		-1,247	1,519	12		1,520
Total Income	-58,256	16,342	11,865	87,549	39,766	7,723	99,481	25,060	-15,410	122,356	33,714	370,190
GROSS PROFIT												
	-58,256	16,342	11,865	87,549	39,766	7,723	99,481	25,060	-15,410	122,356	33,714	370,190
EXPENSES												
60007 ADMINISTRATION EXPENSES												0
61015 DUES AND SUBSCRIPTIONS				518								518
61040 PRINTING & COPYING				380		849			624			1,852
61045 POSTAGE				936		1,315			1,006			3,257
61066 TRAINING EXPENSE											129	129
Total 60007 ADMINISTRATION EXPENSES				1,833		2,164			1,630		129	5,755
61000 PROFESSIONAL SERVICES												0
61000.6 GM SUPPORT			750	736	1,369	866						3,721
Total 61000 PROFESSIONAL SERVICES			750	736	1,369	866						3,721
61020 UTILITIES EXPENSE												0
61020.1 ELECTRICITY EXPENSE		1,505	1,763	1,653	221	1,570	165	3,386	2,033	1,806	4,702	18,804
61020.4 PROPANE EXPENSE									439			439
Total 61020 UTILITIES EXPENSE		1,505	1,763	1,653	221	1,570	165	3,386	2,472	1,806	4,702	19,243
61031 BUSINESS INSURANCE EXPENSE	5,479	5,479	5,479	5,479	6,119	6,907	6,907	6,907	6,907	6,907	6,907	69,475
61050 SUPPLIES												0
61050.4 CHEMICAL SUPPLIES								59	4,107	7,037	3,075	14,278
62046 SMALL TOOLS & EQUIPMENT			136	42	85		201		657			1,120
Total 61050 SUPPLIES			136	42	85		201	59	4,764	7,037	3,075	15,399
61055 PAYROLL EXPENSE	2,984	4,057	5,825	6,416	6,468	8,982	3,640	2,580	6,145	10,287	4,933	62,317
61025 EMPLOYEE BENEFITS	388	527	757	834	841	656	424	335	799	1,337	641	7,540
61056 PAYROLL TAXES	418	568	815	1,283	905	1,478	510	361	860	1,808	691	9,697
Total 61055 PAYROLL EXPENSE	3,790	5,152	7,397	8,533	8,214	11,116	4,574	3,277	7,804	13,433	6,265	79,555
61090 ALLOCATED EXPENSES	10,741	15,162	13,881	15,507	8,636	17,313	15,543	10,840	13,239	22,702	18,598	162,162
62020 REPAIRS, MAINTENANCE, & GROUNDS												0
62020.3 WATER SYSTEM	1,853	90	1,534	288	900	2,047	424	169	3,247	746	235	11,533
62020.7 EQUIPMENT					2,936							2,936
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	1,853	90	1,534	288	3,836	2,047	424	169	3,247	746	235	14,469
66040 BUSINESS TAXES				4	6,134				6,244			12,382

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
62026 LICENSES AND FEES	2,052											2,052
Total 66040 BUSINESS TAXES	2,052			4	6,134				6,244			14,434
66060 CCRs & MANDATES												0
61000.2 ACCOUNTING EXPENSE (CPA)	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140		11,400
63020 SECURITY SYSTEM		551		593								1,144
Total 66060 CCRs & MANDATES	1,140	1,691	1,140	1,733	1,140	1,140	1,140	1,140	1,140	1,140		12,544
Total Expenses	25,055	29,080	32,080	35,807	35,753	43,123	28,955	25,777	47,446	53,771	39,910	396,757
NET OPERATING INCOME	-83,312	-12,738	-20,215	51,742	4,013	-35,400	70,527	-717	-62,856	68,585	-6,196	-26,567
NET INCOME	\$ -83,312	\$ -12,738	\$ -20,215	\$51,742	\$4,013	\$ -35,400	\$70,527	\$ -717	\$ -62,856	\$68,585	\$ -6,196	\$ -26,567

CCA 2025: Profit & Loss by Month- Ops Contingency

January - November, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
INCOME												
40000 ASSESSMENT INCOME												0
PRIOR YEAR ASSESSMENT INCOME												0
41000.1 UNCOLL ASSMTS 22 & PRIOR	33,837	1,361	8,346	4,803	-152	1,144	-3,451	-48,949	55,355	3,583	278	56,155
41000.2 PRIOR YEAR ASSESSMENTS	23	534		0	-1,548	3	24,489		693	0		24,194
Total PRIOR YEAR ASSESSMENT INCOME	33,860	1,895	8,346	4,803	-1,700	1,147	21,038	-48,949	56,048	3,583	278	80,349
Total 40000 ASSESSMENT INCOME	33,860	1,895	8,346	4,803	-1,700	1,147	21,038	-48,949	56,048	3,583	278	80,349
41009 INTEREST INCOME	24	390		9	10	9	10	10	9	64		534
49010 INSURANCE PROCEEDS	1,000	1,000	1,000	1,000	1,000		1,000					6,000
Total Income	34,884	3,285	9,346	5,812	-690	1,156	22,048	-48,939	56,057	3,647	278	86,883
GROSS PROFIT	34,884	3,285	9,346	5,812	-690	1,156	22,048	-48,939	56,057	3,647	278	86,883
EXPENSES												
61000 PROFESSIONAL SERVICES												0
61000.3 LEGAL EXPENSE	1,494	3,225	2,362	4,027	18,246	5,226	7,361	7,134	7,664	16,557	9,897	83,192
61000.4 LEGAL FRAUD INVESTIGATION EXP	560	80	2,600									3,240
Total 61000 PROFESSIONAL SERVICES	2,054	3,305	4,962	4,027	18,246	5,226	7,361	7,134	7,664	16,557	9,897	86,432
Total Expenses	2,054	3,305	4,962	4,027	18,246	5,226	7,361	7,134	7,664	16,557	9,897	86,432
NET OPERATING INCOME	32,830	-20	4,384	1,785	-18,936	-4,070	14,687	-56,074	48,394	-12,910	-9,619	451
NET INCOME	\$32,830	\$ -20	\$4,384	\$1,785	\$ -18,936	\$ -4,070	\$14,687	\$ -56,074	\$48,394	\$ -12,910	\$ -9,619	\$451

CCA 2025: Budget vs. Actuals- All Operations Summary by Dept

January - November, 2025

			Total
	Actual	Budget	over Budget
OPERATIONS	1,121,239	1,003,783	117,456
ADMINISTRATION	(368,753)	(398,535)	29,781
MAINTENANCE	(398,099)	(500,797)	102,698
POOL	(88,004)	(98,405)	10,402
Total OPERATIONS	266,383	6,046	260,337
WATER SYSTEM	(26,567)	0	(26,567)
TOTAL	\$239,816	\$6,046	\$233,770

CCA 2025: Budget vs. Actuals- Operations Income

January - November, 2025

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
40025 OPERATIONS ASSMT 2025	1,046,976	958,608	88,368
40020.1 UNCOLL OPS ASSMT 2025	(60,348)	(76,688)	16,340
Total 40025 OPERATIONS ASSMT 2025	986,628	881,920	104,708
42025 GEN RSV ASSMT 2025			
42020.1 UNCOLL GEN RSV 2025	(57,355)		(57,355)
Total 42025 GEN RSV ASSMT 2025	(57,355)		(57,355)
43025 FUTURE RSV ASSMT 2025			
43000.1 UNCOLL FUTURE RESV ASSMT 25	(1,314)		(1,314)
Total 43025 FUTURE RSV ASSMT 2025	(1,314)		(1,314)
45025 WATER RSV ASSMT 2025			
45020.1 UNCOLL WATER RSV ASSMT 2025	(38,618)		(38,618)
Total 45025 WATER RSV ASSMT 2025	(38,618)		(38,618)
Total 40000 ASSESSMENT INCOME	889,341	881,920	7,421
41001 CREDIT CARD INCOME	22,341	16,500	5,841
41001.1 UNCOLL CC INCOME	6	25	(19)
Total 41001 CREDIT CARD INCOME	22,347	16,525	5,823
41002 FINANCE CHARGES INCOME	22,500		22,500
41002.1 UNCOLL FIN CHARGES	(5,700)	0	(5,700)
Total 41002 FINANCE CHARGES INCOME	16,800	0	16,800
41003 FEES			
41003.1 UNCOLL FEES	(31,439)		(31,439)
41003.2 LIENS	39,375	8,594	30,781
41003.3 RENTERS FEES	11,750	22,688	(10,938)
41003.4 TRANSFER FEES	32,750	30,250	2,500
41003.5 OTHER FEES	42,587	4,153	38,434
Total 41003 FEES	95,023	65,685	29,339
41004 FINES	467,957	14,208	453,748
41004.1 UNCOLL FINES	(398,641)	0	(398,641)
Total 41004 FINES	69,316	14,208	55,107
41006 GATE CARD INCOME	11,230	11,418	(188)
41006.1 UNCOLL GATE CARD INCOME	(48)	0	(48)
Total 41006 GATE CARD INCOME	11,182	11,418	(236)
41007 MAILBOX INCOME	1,845	2,292	(447)
41007.1 UNCOLL MAILBOX INCOME	(90)	0	(90)
Total 41007 MAILBOX INCOME	1,755	2,292	(537)

	Actual	Budget	Total over Budget
41008 MISC/WOOD INCOME	584		584
41009 INTEREST INCOME	5,445	6,600	(1,155)
41103 ACC INCOME	9,160	5,133	4,027
41103.1 UNCOLL ACC INCOME	59	3	56
Total 41103 ACC INCOME	9,219	5,136	4,083
49013 WA STATE DOR TAX REFUND	241		241
Total Income	1,121,253	1,003,783	117,470
GROSS PROFIT	1,121,253	1,003,783	117,470
EXPENSES			
Total Expenses			0
NET OPERATING INCOME	1,121,253	1,003,783	117,470
NET INCOME	\$1,121,253	\$1,003,783	\$117,470

CCA 2025: Budget vs. Actuals- Administration

January - November, 2025

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61007 BOARD EXPENSE	340	1,146	(806)
61012.1 GM CONTINGENCY	6,060	0	6,060
61015 DUES AND SUBSCRIPTIONS	13,336	14,093	(757)
61040 PRINTING & COPYING	2,323	2,837	(514)
61045 POSTAGE	3,014	4,803	(1,789)
65016 LEASE/RENT EXPENSE	5,656	4,701	956
Total 60007 ADMINISTRATION EXPENSES	30,730	27,580	3,150
61000 PROFESSIONAL SERVICES	3,812		3,812
61000.3 LEGAL EXPENSE	13,745	13,750	(5)
61000.6 GM SUPPORT	27,060	33,733	(6,673)
61011 COMPUTER SUPPORT SERVICES	9,838	12,018	(2,180)
63010 DEPUTY SHERIFF STIPEND	16,702	48,011	(31,310)
Total 61000 PROFESSIONAL SERVICES	71,157	107,512	(36,356)
61006 BANK FEES	490	917	(427)
61004 CREDIT CARD FEE EXPENSE	20,335	16,500	3,835
61006.1 OVER/SHORT EXPENSE	10		10
Total 61006 BANK FEES	20,835	17,417	3,418
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	3,303	4,237	(934)
61020.2 TELEPHONE/INTERNET EXPENSE	13,683	15,653	(1,970)
Total 61020 UTILITIES EXPENSE	16,986	19,890	(2,904)
61031 BUSINESS INSURANCE EXPENSE	69,475	66,313	3,162
61050 SUPPLIES			
61050.1 OFFICE SUPPLIES	6,668	6,267	401
61050.3 SAFETY GEAR & CLOTHING		367	(367)
Total 61050 SUPPLIES	6,668	6,634	34
61055 PAYROLL EXPENSE	198,600	184,032	14,568
61025 EMPLOYEE BENEFITS	6,815	1,581	5,234
61056 PAYROLL TAXES	14,689	19,139	(4,450)
Total 61055 PAYROLL EXPENSE	220,105	204,752	15,352
61090 ALLOCATED EXPENSES	(162,162)	(143,996)	(18,167)
65020 COMMUNITY SUPPORT			
65020.2 FISHING DERBY	3,094	2,915	179

			Total
	Actual	Budget	over Budget
65020.4 MAC MEMBER ACTIVITIES COMMITTEE	4,022	5,042	(1,019)
65020.5 MAC MILEAGE REIMBURSEMENT		275	(275)
65025 CPC		458	(458)
Total 65020 COMMUNITY SUPPORT	7,116	8,690	(1,574)
66040 BUSINESS TAXES	11,353	2,855	8,498
61057 PROPERTY TAX	5,089	1,878	3,211
62026 LICENSES AND FEES	5	180	(175)
Total 66040 BUSINESS TAXES	16,446	4,912	11,534
66050 REGULATORY COMPLIANCE			
61000.1 AUDIT & TAX PREP EXPENSE	12,691	11,837	854
61000.5 HR EXPENSE	2,731	7,612	(4,881)
Total 66050 REGULATORY COMPLIANCE	15,422	19,449	(4,027)
66060 CCRs & MANDATES			
61000.2 ACCOUNTING EXPENSE (CPA)	45,600	50,547	(4,947)
63020 SECURITY SYSTEM	3,845		3,845
65020.1 COMMUNITY MEETING EXPENSE	6,531	8,835	(2,304)
Total 66060 CCRs & MANDATES	55,976	59,382	(3,406)
Total Expenses	368,753	398,535	(29,781)
NET OPERATING INCOME	(368,753)	(398,535)	29,781
NET INCOME	\$ (368,753)	\$ (398,535)	\$29,781

CCA 2025: Budget vs. Actuals- Maintenance

January - November, 2025

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61066 TRAINING EXPENSE		458	(458)
65016 LEASE/RENT EXPENSE	2,036	2,588	(552)
Total 60007 ADMINISTRATION EXPENSES	2,036	3,046	(1,010)
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	4,820	10,690	(5,870)
61020.2 TELEPHONE/INTERNET EXPENSE	1,423	946	477
61020.4 PROPANE EXPENSE	689	3,211	(2,522)
61020.5 REFUSE EXPENSE	5,892	5,445	447
Total 61020 UTILITIES EXPENSE	12,824	20,292	(7,468)
61050 SUPPLIES	14		14
61050.2 CUSTODIAL SUPPLIES	3,225	4,758	(1,532)
61050.3 SAFETY GEAR & CLOTHING	3,828	4,180	(352)
62015 FUEL EXPENSE	13,554	12,987	567
62046 SMALL TOOLS & EQUIPMENT	3,254	4,858	(1,605)
Total 61050 SUPPLIES	23,875	26,783	(2,908)
61055 PAYROLL EXPENSE	203,124	247,210	(44,086)
61025 EMPLOYEE BENEFITS	32,245	24,239	8,007
61056 PAYROLL TAXES	30,334	34,354	(4,020)
Total 61055 PAYROLL EXPENSE	265,703	305,803	(40,100)
62020 REPAIRS, MAINTENANCE, & GROUNDS	225		225
50001 COST OF SALES MAILBOXES	1,732	2,374	(642)
61021.2 SNOW REMOVAL	1,236	6,269	(5,033)
61021.3 MAINT EQUIPMENT RENTAL		3,253	(3,253)
62020.1 GROUNDS EXPENSE	16,125	13,240	2,885
62020.2 TREE/DEBRIS REMOVAL	15,579	23,742	(8,162)
62020.4 ROAD EXPENSES	142	2,118	(1,975)
62020.5 GATE EXPENSES	6,599	5,500	1,099
62020.6 STRUCTURAL	1,010	6,310	(5,300)
62020.7 EQUIPMENT	15,761	14,251	1,510
62020.8 LAKES	11,867	10,232	1,635
62020.9 VANDALISM	3,159	4,583	(1,424)
62021 OUTSIDE MECHANIC	12,241	14,356	(2,115)
62022 SAND & GRAVEL	3,092	9,019	(5,928)
62024 SEPTIC MAINTENANCE	1,949	8,467	(6,518)

			Total
	Actual	Budget	over Budget
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	90,719	123,714	(32,996)
66040 BUSINESS TAXES			
62026 LICENSES AND FEES	566	1,142	(576)
Total 66040 BUSINESS TAXES	566	1,142	(576)
66060 CCRs & MANDATES			
50000 COST OF SALES GATE CARDS		6,554	(6,554)
63020 SECURITY SYSTEM	2,376	13,462	(11,086)
Total 66060 CCRs & MANDATES	2,376	20,016	(17,640)
Total Expenses	398,099	500,797	(102,698)
NET OPERATING INCOME	(398,099)	(500,797)	102,698
NET INCOME	\$ (398,099)	\$ (500,797)	\$102,698

CCA 2025: Budget vs. Actuals- Pool

January - November, 2025

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61015 DUES AND SUBSCRIPTIONS		2,094	(2,094)
61066 TRAINING EXPENSE		476	(476)
Total 60007 ADMINISTRATION EXPENSES		2,569	(2,569)
61000 PROFESSIONAL SERVICES	500		500
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	8,446	11,475	(3,029)
61020.2 TELEPHONE/INTERNET EXPENSE	406	473	(67)
61020.4 PROPANE EXPENSE	11,399	13,095	(1,696)
Total 61020 UTILITIES EXPENSE	20,251	25,042	(4,791)
61050 SUPPLIES			
61050.2 CUSTODIAL SUPPLIES	303	476	(173)
61050.3 SAFETY GEAR & CLOTHING	1,723	3,141	(1,418)
61050.4 CHEMICAL SUPPLIES	5,708	5,451	256
62046 SMALL TOOLS & EQUIPMENT	3,298	3,104	195
Total 61050 SUPPLIES	11,032	12,172	(1,140)
61055 PAYROLL EXPENSE	44,309	47,602	(3,293)
61056 PAYROLL TAXES	6,523	6,331	191
Total 61055 PAYROLL EXPENSE	50,832	53,933	(3,101)
62020 REPAIRS, MAINTENANCE, & GROUNDS			
62020.6 STRUCTURAL	103	1,840	(1,737)
62020.7 EQUIPMENT	2,893	1,427	1,465
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	2,996	3,267	(271)
66040 BUSINESS TAXES			
62026 LICENSES AND FEES	2,050	1,421	629
Total 66040 BUSINESS TAXES	2,050	1,421	629
66060 CCRs & MANDATES			
63020 SECURITY SYSTEM	343		343
Total 66060 CCRs & MANDATES	343		343
Total Expenses	88,004	98,405	(10,402)
NET OPERATING INCOME	(88,004)	(98,405)	10,402
NET INCOME	\$ (88,004)	\$ (98,405)	\$10,402

CCA 2025: Budget vs. Actuals- Water System

January - November, 2025

	Actual	Budget	Total over Budget
INCOME			
45001 WATER CONSUMPTION RATE			
45001.1 UNCOLL WATER CONSUMP RATE	(19,449)	(40,170)	20,721
45924 WATER CONSUMPTION 2024	(71)		(71)
45925 WATER CONSUMPTION 2025	388,190	461,724	(73,534)
Total 45001 WATER CONSUMPTION RATE	368,670	421,554	(52,884)
45120 WATER SERVICE FEE			
45120.1 UNCOLL WATER SERVICE FEE	1,520		1,520
Total 45120 WATER SERVICE FEE	1,520		1,520
Total Income	370,190	421,554	(51,364)
GROSS PROFIT	370,190	421,554	(51,364)
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61015 DUES AND SUBSCRIPTIONS	518	1,054	(537)
61040 PRINTING & COPYING	1,852	2,037	(185)
61045 POSTAGE	3,257	3,471	(214)
61066 TRAINING EXPENSE	129	917	(788)
Total 60007 ADMINISTRATION EXPENSES	5,755	7,478	(1,723)
61000 PROFESSIONAL SERVICES			
61000.6 GM SUPPORT	3,721	8,433	(4,713)
Total 61000 PROFESSIONAL SERVICES	3,721	8,433	(4,713)
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	18,804	11,508	7,296
61020.4 PROPANE EXPENSE	439	4,335	(3,896)
Total 61020 UTILITIES EXPENSE	19,243	15,843	3,400
61031 BUSINESS INSURANCE EXPENSE	69,475	66,313	3,162
61050 SUPPLIES			
61050.3 SAFETY GEAR & CLOTHING		686	(686)
61050.4 CHEMICAL SUPPLIES	14,278	22,776	(8,498)
62046 SMALL TOOLS & EQUIPMENT	1,120	952	169
Total 61050 SUPPLIES	15,399	24,414	(9,015)
61055 PAYROLL EXPENSE	62,317	79,173	(16,855)
61025 EMPLOYEE BENEFITS	7,540	12,271	(4,731)
61056 PAYROLL TAXES	9,697	10,402	(705)
Total 61055 PAYROLL EXPENSE	79,555	101,846	(22,291)
61090 ALLOCATED EXPENSES	162,162	143,996	18,167
62020 REPAIRS, MAINTENANCE, & GROUNDS			
62020.1 GROUNDS EXPENSE		7,082	(7,082)

	Actual	Budget	Total over Budget
62020.3 WATER SYSTEM	11,533	6,290	5,243
62020.7 EQUIPMENT	2,936		2,936
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	14,469	13,372	1,097
66040 BUSINESS TAXES	12,382	25,208	(12,827)
62026 LICENSES AND FEES	2,052	2,014	38
Total 66040 BUSINESS TAXES	14,434	27,222	(12,789)
66060 CCRs & MANDATES			
61000.2 ACCOUNTING EXPENSE (CPA)	11,400	12,637	(1,237)
63020 SECURITY SYSTEM	1,144		1,144
Total 66060 CCRs & MANDATES	12,544	12,637	(93)
Total Expenses	396,757	421,554	(24,797)
NET OPERATING INCOME	(26,567)	0	(26,567)
NET INCOME	\$ (26,567)	\$0	\$ (26,567)

CCA 2025: Budget vs. Actuals- Ops Contingency

January - November, 2025

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
PRIOR YEAR ASSESSMENT INCOME			
41000.1 UNCOLL ASSMTS 22 & PRIOR	56,155	45,558	10,597
41000.2 PRIOR YEAR ASSESSMENTS	24,194		24,194
Total PRIOR YEAR ASSESSMENT INCOME	80,349	45,558	34,791
Total 40000 ASSESSMENT INCOME	80,349	45,558	34,791
41009 INTEREST INCOME	534	275	259
49010 INSURANCE PROCEEDS	6,000		6,000
Total Income	86,883	45,833	41,050
GROSS PROFIT	86,883	45,833	41,050
EXPENSES			
61000 PROFESSIONAL SERVICES			
61000.3 LEGAL EXPENSE	83,192	45,833	37,359
61000.4 LEGAL FRAUD INVESTIGATION EXP	3,240		3,240
Total 61000 PROFESSIONAL SERVICES	86,432	45,833	40,599
Total Expenses	86,432	45,833	40,599
NET OPERATING INCOME	451	0	451
NET INCOME	\$451	\$0	\$451

