

CCA Internal Financial Statements

No Assurance Provided.

October 2025



Prepared on

November 15, 2025

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Balance Sheet Comparison

As of October 31, 2025

	As of Oct 31, 2025	As of Oct 31, 2024 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
1072 Bill.com Money Out Clearing	1,078.02		1,188.89
OPERATIONS CASH			
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	14,486.46		45,217.17
10602 OB 021 OPS CK	297,960.70		227,563.23
11200 GENERAL OPS CK FCB 391	215,388.16		300,753.55
11240 OPS CONTINGENCY MMK FCB975	66,245.99		104,079.86
11270 WATER OPS CK FCB404	0.00		0.00
11280 Operating CK 2 559	-1,986.00		-583,485.00
11289 ICS Operating CK 559	86,241.33		1,364,419.76
Total OPERATIONS CASH	683,758.56		1,463,970.49
RESERVES CASH			
FUTURE RESERVES			
11600 FUTURE RESERVE CK FCB967	1,986.00		4,788.00
11690 ICS FUTURE RSV FCB967	103,812.95		78,128.31
Total FUTURE RESERVES	105,798.95		82,916.31
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	1,905,526.69		604.39
Total GENERAL RESERVES	2,180,190.56		1,769,234.98
IMPACT FEE RESERVES			
11400 IMPACT FEE CK FCB959	0.00		-488,000.00
11490 ICS IMPACT FEE RSV FCB959	92,594.84		508,967.61
Total IMPACT FEE RESERVES	92,594.84		20,967.61
WATER RESERVES			
11300 WATER RESERVE CK FCB421	0.00		-185,529.00
11390 ICS WATER RSV FCB421	1,783,899.11		185,529.23
Total WATER RESERVES	1,783,899.11		0.23
Total RESERVES CASH	4,162,483.46		1,873,119.13

		Total
	As of Oct 31, 2025	As of Oct 31, 2024 (PY)
Total Bank Accounts	4,847,320.04	3,338,278.51
Accounts Receivable		
10700 ACCOUNTS RECEIVABLE	1,203,667.71	691,839.82
Total Accounts Receivable	1,203,667.71	691,839.82
Other Current Assets		
10002 UNDEPOSITED FUNDS	4,608.67	973.44
10702 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-1,120,542.91	-684,324.00
10710 OTHER RECEIVABLES	0.00	0.00
10805 SNOW SUPPLIES INVENTORY	0.00	0.00
10820 INVENTORY ASSET- WATER METERS	137,808.04	137,808.04
QuickBooks Tax Holding Account	5,501.11	
Total Other Current Assets	-972,625.09	-545,542.52
Total Current Assets	5,078,362.66	3,484,575.81
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

		Total
	As of Oct 31, 2025	As of Oct 31, 2024 (PY)
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	6,529,034.65	5,550,741.70
10911.1 A/D WATER SYSTEM IMPROVEMENTS	-2,194,408.03	-1,994,342.38
Total 10911 WATER SYSTEM IMPROVEMENTS	4,334,626.62	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	8,155,689.08	6,631,603.92
Other Assets		
12000 PREPAID INSURANCE	96,693.97	76,706.90
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	472,544.97	452,557.90
TOTAL ASSETS	\$13,706,596.71	\$10,568,737.63

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

20000 ACCOUNTS PAYABLE	53,843.24	119,699.70
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Total Accounts Payable	53,843.24	119,699.70
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Other Current Liabilities

20006 PREPAID ASSESSMENTS	96,882.74	46,868.39
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20010 OTHER PAYABLES	0.00	0.00
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21000 PAYROLL LIABILITIES	-749.85	0.00
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20008 ACCRUED PAYROLL	0.00	0.00
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20009 ACCRUED VACATION LIABILITY	38,958.12	29,066.27
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21010 DIRECT DEPOSIT PAYABLE	0.00	0.00
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21020 FEDERAL TAXES (941/944)	5,401.85	4,905.98
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21025 FEDERAL UNEMPLOYMENT (940)	-638.32	182.44
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21040 WA SUI EMPLOYER	962.85	381.97
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21042 WA WORKERS COMPENSATION	0.00	0.00
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21044 WA PFML TAX	278.76	318.49
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21050 MISC EE PAYROLL DEDUCTIONS	0.00	0.00
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21055 AFLAC DEDUCTIONS	1,368.83	426.74
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21057 WA CARES FUND	245.74	349.13
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Total 21000 PAYROLL LIABILITIES	45,827.98	35,631.02
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22005 SALES TAX PAYABLE	382.45	690.04
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	As of Oct 31, 2025	As of Oct 31, 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	143,093.17		83,189.45
Total Current Liabilities	196,936.41		202,889.15
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	572,787.41		578,740.15
Equity			
30000 Opening Balance Equity	0.00		0.00
35000 RETAINED EARNINGS	11,616,140.78		9,954,275.39
Net Income	1,517,668.52		35,722.09
Total Equity	13,133,809.30		9,989,997.48
TOTAL LIABILITIES AND EQUITY	\$13,706,596.71		\$10,568,737.63

CCA 2025:Profit & Loss By Class- Reserves

January - October, 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	31,204	114	299	31,617	2,830	34,448
44000 IMPACT FEES			48,000	48,000		48,000
Total Income	1,029,406	22,878	48,299	1,100,583	675,189	1,775,772
GROSS PROFIT	1,029,406	22,878	48,299	1,100,583	675,189	1,775,772
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	1,032,406	22,878	48,299	1,103,583	675,189	1,778,772
OTHER EXPENSES						
97000 WATER RESERVE FUND PROJECTS						0
97017 WELL 5 PROJECT						0
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE					2,166	2,166
Total 97017 WELL 5 PROJECT					2,166	2,166

	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					191,350	191,350
98000 GENERAL RESERVE FUND PROJECTS						0
98024.03 DESIGN ADMIN BLDG (08.24 \$144,350)	65,444			65,444		65,444
98025.00 PM SALARY ('24 AGM/\$61,792)	32,540			32,540		32,540
98025.04 Admin Building (04.26 \$3mil)	91,558			91,558		91,558
98025.05 MAJOR GATE REPAIR (04.26, \$11,698)	16,591			16,591		16,591
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	271,527			271,527		271,527
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	337,011	0	0	337,011	191,350	528,361
NET OTHER INCOME	-337,011	0	0	-337,011	-191,350	-528,361
NET INCOME	\$695,395	\$22,878	\$48,299	\$766,572	\$483,839	\$1,250,411

CCA 2025: Budget vs. Actuals- Reserves

January - October, 2025

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
42025 GEN RSV ASSMT 2025	998,201	831,834	166,367
43025 FUTURE RSV ASSMT 2025	22,764	18,970	3,794
45025 WATER RSV ASSMT 2025	672,359	559,886	112,473
Total 40000 ASSESSMENT INCOME	1,693,324	1,410,690	282,634
41009 INTEREST INCOME	34,448	4,167	30,281
44000 IMPACT FEES	48,000	10,000	38,000
Total Income	1,775,772	1,424,857	350,915
GROSS PROFIT	1,775,772	1,424,857	350,915
EXPENSES			
67000 GAIN OR LOSS OF ASSETS	(3,000)		(3,000)
Total Expenses	(3,000)	0	(3,000)
NET OPERATING INCOME	1,778,772	1,424,857	353,915
OTHER EXPENSES			
97000 WATER RESERVE FUND PROJECTS			
97017 WELL 5 PROJECT			
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE	2,166	144,111	(141,945)
Total 97017 WELL 5 PROJECT	2,166	144,111	(141,945)
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 \$248,573)	189,184	239,074	(49,890)
Total 97000 WATER RESERVE FUND PROJECTS	191,350	383,185	(191,835)
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)	65,444	141,686	(76,242)
98025.00 PM SALARY ('24 AGM/\$61,792)	32,540	61,792	(29,252)
98025.04 Admin Building (04.26 \$3mil)	91,558	3,000,000	(2,908,442)

	Actual	Budget	Total over Budget
98025.05 MAJOR GATE REPAIR (04.26, \$11,698)	16,591	11,698	4,893
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	271,527	3,396,049	(3,124,522)
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	528,361	3,854,926	(3,326,566)
NET OTHER INCOME	(528,361)	(3,854,926)	3,326,566
NET INCOME	\$1,250,411	\$ (2,430,070)	\$3,680,481

CCA 2025: Profit & Loss by Month- Operations Income

January - October, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 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	-83,915
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	963,061
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	-79,852
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	-79,852
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	-1,827
Total 43025 FUTURE RSV ASSMT 2025	-12,792	3,240	1,920	1,163	992	813	774	3,305	-2,568	1,326	-1,827
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	-53,760
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	-53,760
Total 40000 ASSESSMENT INCOME	-493,262	391,458	230,020	139,983	119,374	97,860	93,250	397,911	-309,144	160,172	827,622
41001 CREDIT CARD INCOME	5,003	3,499	2,638	3,003	1,850	1,229	1,891	1,015	413	566	21,107
41001.1 UNCOLL CC INCOME	-17	-74	-19	8	68	39	-7	12	-17	-10	-17
Total 41001 CREDIT CARD INCOME	4,986	3,425	2,619	3,011	1,918	1,268	1,884	1,027	396	556	21,090
41002 FINANCE CHARGES INCOME			5,900	50	7,850	7,300	1,200			50	22,350
41002.1 UNCOLL FIN CHARGES			-5,100	1,587	-4,825	-1,667	1,510			2,158	-6,337
Total 41002 FINANCE CHARGES INCOME			800	1,637	3,025	5,633	2,710			2,208	16,013
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	-27,154
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	1,500	500	1,500	750	11,500
41003.4 TRANSFER FEES	4,250	4,500	3,000	3,000	3,000	2,000	3,500	3,250	2,750	1,500	30,750
41003.5 OTHER FEES	-109	2,989	1,488	5,678	2,015	2,032	4,847	2,998	6,028	3,121	31,086
Total 41003 FEES	7,057	12,309	4,196	12,464	7,840	10,116	9,754	27,035	-5,162	-51	85,557
41004 FINES	30,090	33,550	95,650	45,787	21,473	44,773	135,870	240	660	40,214	448,307
41004.1 UNCOLL FINES	-24,964	-29,652	-102,264	-27,319	-13,639	-37,437	-127,648	357,472	-356,353	-26,487	-388,291
Total 41004 FINES	5,126	3,898	-6,614	18,468	7,834	7,336	8,222	357,712	-355,693	13,727	60,016
41006 GATE CARD INCOME	780	1,180	1,020	1,020	1,220	1,120	1,940	920	650	560	10,410
41006.1 UNCOLL GATE CARD INCOME	-65	59		20	2	-42	22	-16	-64	7	-77
Total 41006 GATE CARD INCOME	715	1,239	1,020	1,040	1,222	1,078	1,962	904	586	567	10,333
41007 MAILBOX INCOME	270		270	45	135	315	225	45	225	90	1,620
41007.1 UNCOLL MAILBOX INCOME	-90	45						45	-90		-90
Total 41007 MAILBOX INCOME	180	45	270	45	135	315	225	90	135	90	1,530
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		5,244

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Total
41103 ACC INCOME	980	470	1,170	990	890	755	785	405	840	1,005	8,290
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	8,349
49013 WA STATE DOR TAX REFUND										241	241
Total Income	-473,277	413,336	234,726	178,622	143,029	124,872	119,026	785,560	-667,841	178,526	1,036,578
GROSS PROFIT	-473,277	413,336	234,726	178,622	143,029	124,872	119,026	785,560	-667,841	178,526	1,036,578
EXPENSES											
Total Expenses											0
NET OPERATING INCOME	-473,277	413,336	234,726	178,622	143,029	124,872	119,026	785,560	-667,841	178,526	1,036,578
NET INCOME	\$ -473,277	\$413,336	\$234,726	\$178,622	\$143,029	\$124,872	\$119,026	\$785,560	\$ -667,841	\$178,526	\$1,036,578

CCA 2025: Profit & Loss by Month- Admin

January - October, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Total
INCOME											
Total Income											0
GROSS PROFIT	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	406
61015 DUES AND SUBSCRIPTIONS	1,117	1,568	982	1,812	1,298	1,114	1,183	1,184	828	1,455	12,542
61040 PRINTING & COPYING	872	149	136	134	208	152	123	126	139	129	2,168
61045 POSTAGE			31		15					2,968	3,014
65016 LEASE/RENT EXPENSE	273	652	273	337	652	273	273	652	669	952	5,005
Total 60007 ADMINISTRATION EXPENSES	2,262	2,369	1,423	2,283	2,172	1,879	1,894	1,962	1,637	5,596	23,476
61000 PROFESSIONAL SERVICES										3,812	3,812
61000.3 LEGAL EXPENSE	860	1,852	729	2,852	962	2,074	1,257				10,586
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	8,943
63010 DEPUTY SHERIFF STIPEND		3,011	2,820	2,296	640	936	1,066	658	1,622	800	13,849
Total 61000 PROFESSIONAL SERVICES	1,754	5,756	7,444	8,984	7,970	6,465	6,418	4,753	5,999	8,707	64,250
61006 BANK FEES	70	60	30	80	50	30	20	60	40		440
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				10
Total 61006 BANK FEES	4,938	3,244	2,729	2,984	2,128	1,253	2,003	363	511	631	20,785
61010 COLLECTION COSTS				0							0
61020 UTILITIES EXPENSE											0
61020.1 ELECTRICITY EXPENSE		488	416	385	284	264	262	253	335	324	3,011
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	13,579
Total 61020 UTILITIES EXPENSE	1,057	1,847	1,775	1,556	1,454	1,539	1,772	1,811	1,907	1,873	16,590
61031 BUSINESS INSURANCE EXPENSE	5,479	5,479	5,479	5,479	6,119	6,907	6,907	6,907	6,907	6,907	62,568
61050 SUPPLIES											0
61050.1 OFFICE SUPPLIES	186	46	941	61	1,930	359	431	1,405	164	624	6,146
Total 61050 SUPPLIES	186	46	941	61	1,930	359	431	1,405	164	624	6,146
61055 PAYROLL EXPENSE	10,013	16,947	16,947	16,243	26,776	17,473	16,947	18,411	15,133	26,776	181,667
61025 EMPLOYEE BENEFITS	2,030	934	1,006	415	-448	632	647	-521	647	467	5,809
61056 PAYROLL TAXES	-3,459	1,338	1,541	1,942	2,136	2,658	1,346	5,238	1,354	2,219	16,312
Total 61055 PAYROLL EXPENSE	8,584	19,218	19,493	18,600	28,464	20,764	18,940	23,129	17,134	29,463	203,788
61090 ALLOCATED EXPENSES	-10,741	-15,162	-13,881	-15,507	-8,636	-17,313	-15,543	-10,840	-13,239	-22,702	-143,565
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	3,775
Total 65020 COMMUNITY SUPPORT		777	21	4,153	71	35	147		1,039	626	6,869
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	Total
61057 PROPERTY TAX		1,573	436		2,775						4,784
62026 LICENSES AND FEES		5									5
Total 66040 BUSINESS TAXES	-720	2,425	3,247	1,788	4,285	2,138			2,978		16,142
66050 REGULATORY COMPLIANCE											0
61000.1 AUDIT & TAX PREP EXPENSE		1,800	1,671		420						3,891
61000.5 HR EXPENSE	11						1,500	520			2,031
Total 66050 REGULATORY COMPLIANCE	11	1,800	1,671		420		1,500	520			5,922
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	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	34,569	29,732	44,427	338,948
NET OPERATING INCOME	-17,371	-32,359	-34,903	-34,941	-50,937	-28,585	-31,124	-34,569	-29,732	-44,427	-338,948
NET INCOME	\$ -17,371	\$ -32,359	\$ -34,903	\$ -34,941	\$ -50,937	\$ -28,585	\$ -31,124	\$ -34,569	\$ -29,732	\$ -44,427	\$ -338,948

CCA 2025: Profit & Loss by Month- Maint

January - October, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Total
INCOME											
Total Income											0
GROSS PROFIT	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	4,492
61020.2 TELEPHONE/INTERNET EXPENSE	282	82	82	282	282	82	82	82	82	82	1,423
61020.4 PROPANE EXPENSE		523									523
61020.5 REFUSE EXPENSE		218	745	218	218	2,286	218	595	303	364	5,164
Total 61020 UTILITIES EXPENSE	418	1,290	1,297	1,014	978	2,852	816	1,176	816	945	11,601
61050 SUPPLIES		14									14
61050.2 CUSTODIAL SUPPLIES		161		42	791	642	188	56	702	594	3,177
61050.3 SAFETY GEAR & CLOTHING	262	103		65	353	327	1,425		247	936	3,717
62015 FUEL EXPENSE	2,041		1,760	793	1,433	1,530	1,368	1,291	1,750	199	12,165
62046 SMALL TOOLS & EQUIPMENT	362	552	42	5			347	401		1,274	2,983
Total 61050 SUPPLIES	2,666	830	1,802	905	2,577	2,499	3,328	1,748	2,700	3,002	22,057
61055 PAYROLL EXPENSE	12,001	19,497	16,930	16,665	27,043	14,777	19,404	19,689	14,398	23,955	184,359
61025 EMPLOYEE BENEFITS	7,274	1,496	2,718	2,641	4,480	3,407	3,509	-335	3,292	2,138	30,620
61056 PAYROLL TAXES	1,667	1,529	1,136	2,769	1,959	2,452	2,005	2,057	5,429	2,318	23,321
Total 61055 PAYROLL EXPENSE	20,941	22,523	20,784	22,076	33,482	20,637	24,917	21,411	23,119	28,412	238,301
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	15,910
62020.2 TREE/DEBRIS REMOVAL			1,949			4,800		6,884			13,634
62020.4 ROAD EXPENSES		142									142
62020.5 GATE EXPENSES			536			1,624	-1,481		172		851
62020.6 STRUCTURAL	431	35	133				77	20			696
62020.7 EQUIPMENT	411	1,281	515	2,597	1,494	815	1,625	17		236	8,990
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					2,249
62024 SEPTIC MAINTENANCE						650		650	650		1,949
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	5,618	3,332	4,737	6,870	4,343	23,593	3,444	9,075	4,704	9,165	74,881
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	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	32,418	41,479	49,731	33,232	33,411	31,339	41,712	351,818
NET OPERATING INCOME	-31,606	-27,975	-28,916	-32,418	-41,479	-49,731	-33,232	-33,411	-31,339	-41,712	-351,818
NET INCOME	\$ -31,606	\$ -27,975	\$ -28,916	\$ -32,418	\$ -41,479	\$ -49,731	\$ -33,232	\$ -33,411	\$ -31,339	\$ -41,712	\$ -351,818

CCA 2025: Profit & Loss by Month- Water System

January - October, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 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	-53,163
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	334,956
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	336,476
GROSS PROFIT	-58,256	16,342	11,865	87,549	39,766	7,723	99,481	25,060	-15,410	122,356	336,476
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
Total 60007 ADMINISTRATION EXPENSES				1,833		2,164			1,630		5,626
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	14,102
Total 61020 UTILITIES EXPENSE		1,505	1,763	1,653	221	1,570	165	3,386	2,033	1,806	14,102
61031 BUSINESS INSURANCE EXPENSE	5,479	5,479	5,479	5,479	6,119	6,907	6,907	6,907	6,907	6,907	62,568
61050 SUPPLIES											0
61050.4 CHEMICAL SUPPLIES								59	4,107	7,037	11,203
62046 SMALL TOOLS & EQUIPMENT			136	42	85		201				464
Total 61050 SUPPLIES			136	42	85		201	59	4,107	7,037	11,667
61055 PAYROLL EXPENSE	2,984	4,057	5,825	6,416	6,468	8,982	3,640	2,580	6,145	10,287	57,385
61025 EMPLOYEE BENEFITS	388	527	757	834	841	656	424	335	799	1,337	6,899
61056 PAYROLL TAXES	418	568	815	1,283	905	1,478	510	361	860	1,440	8,639
Total 61055 PAYROLL EXPENSE	3,790	5,152	7,397	8,533	8,214	11,116	4,574	3,277	7,804	13,065	72,922
61090 ALLOCATED EXPENSES	10,741	15,162	13,881	15,507	8,636	17,313	15,543	10,840	13,239	22,702	143,565
62020 REPAIRS, MAINTENANCE, & GROUNDS											0
62020.3 WATER SYSTEM	1,853	90	1,534	288	900	2,047	424	169	1,047	746	9,099
62020.7 EQUIPMENT					2,936				657		3,593
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	1,853	90	1,534	288	3,836	2,047	424	169	1,704	746	12,692
66040 BUSINESS TAXES				4	6,134				6,244		12,382
62026 LICENSES AND FEES	2,052										2,052
Total 66040 BUSINESS TAXES	2,052			4	6,134				6,244		14,434

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Total
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	44,807	53,403	353,839
NET OPERATING INCOME	-83,312	-12,738	-20,215	51,742	4,013	-35,400	70,527	-717	-60,217	68,953	-17,364
NET INCOME	\$ -83,312	\$ -12,738	\$ -20,215	\$ 51,742	\$ 4,013	\$ -35,400	\$ 70,527	\$ -717	\$ -60,217	\$ 68,953	\$ -17,364

CCA 2025: Profit & Loss by Month- Ops Contingency

January - October, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 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	55,877
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	80,071
Total 40000 ASSESSMENT INCOME	33,860	1,895	8,346	4,803	-1,700	1,147	21,038	-48,949	56,048	3,583	80,071
41009 INTEREST INCOME	24	390		9	10	9	10	10	9		470
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	3,583	86,541
GROSS PROFIT	34,884	3,285	9,346	5,812	-690	1,156	22,048	-48,939	56,057	3,583	86,541
EXPENSES											
61000 PROFESSIONAL SERVICES											0
61000.3 LEGAL EXPENSE	1,494	3,225	2,362	4,027	18,246	5,226	8,115	7,134	7,664		57,492
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	8,115	7,134	7,664		60,732
Total Expenses	2,054	3,305	4,962	4,027	18,246	5,226	8,115	7,134	7,664	0	60,732
NET OPERATING INCOME	32,830	-20	4,384	1,785	-18,936	-4,070	13,933	-56,074	48,394	3,583	25,809
NET INCOME	\$32,830	\$ -20	\$4,384	\$1,785	\$ -18,936	\$ -4,070	\$13,933	\$ -56,074	\$48,394	\$3,583	\$25,809

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

January - October, 2025

			Total
	Actual	Budget	over Budget
OPERATIONS	1,036,578	912,530	124,048
ADMINISTRATION	(338,948)	(356,888)	17,939
MAINTENANCE	(351,818)	(455,270)	103,452
POOL	(87,000)	(89,459)	2,459
Total OPERATIONS	258,812	10,913	247,899
WATER SYSTEM	(17,364)	0	(17,364)
TOTAL	\$241,448	\$10,913	\$230,535

CCA 2025: Budget vs. Actuals- Operations Income

January - October, 2025

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
40025 OPERATIONS ASSMT 2025	1,046,976	871,462	175,514
40020.1 UNCOLL OPS ASSMT 2025	(83,915)	(69,717)	(14,198)
Total 40025 OPERATIONS ASSMT 2025	963,061	801,745	161,316
42025 GEN RSV ASSMT 2025			
42020.1 UNCOLL GEN RSV 2025	(79,852)		(79,852)
Total 42025 GEN RSV ASSMT 2025	(79,852)		(79,852)
43025 FUTURE RSV ASSMT 2025			
43000.1 UNCOLL FUTURE RESV ASSMT 25	(1,827)		(1,827)
Total 43025 FUTURE RSV ASSMT 2025	(1,827)		(1,827)
45025 WATER RSV ASSMT 2025			
45020.1 UNCOLL WATER RSV ASSMT 2025	(53,760)		(53,760)
Total 45025 WATER RSV ASSMT 2025	(53,760)		(53,760)
Total 40000 ASSESSMENT INCOME	827,622	801,745	25,877
41001 CREDIT CARD INCOME	21,107	15,000	6,107
41001.1 UNCOLL CC INCOME	(17)	23	(40)
Total 41001 CREDIT CARD INCOME	21,090	15,023	6,068
41002 FINANCE CHARGES INCOME	22,350		22,350
41002.1 UNCOLL FIN CHARGES	(6,337)	0	(6,337)
Total 41002 FINANCE CHARGES INCOME	16,013	0	16,013
41003 FEES			
41003.1 UNCOLL FEES	(27,154)		(27,154)
41003.2 LIENS	39,375	7,813	31,563
41003.3 RENTERS FEES	11,500	20,625	(9,125)
41003.4 TRANSFER FEES	30,750	27,500	3,250
41003.5 OTHER FEES	31,086	3,776	27,310
Total 41003 FEES	85,557	59,713	25,843
41004 FINES	448,307	12,917	435,390
41004.1 UNCOLL FINES	(388,291)	0	(388,291)
Total 41004 FINES	60,016	12,917	47,099
41006 GATE CARD INCOME	10,410	10,380	30
41006.1 UNCOLL GATE CARD INCOME	(77)	0	(77)
Total 41006 GATE CARD INCOME	10,333	10,380	(47)
41007 MAILBOX INCOME	1,620	2,083	(463)
41007.1 UNCOLL MAILBOX INCOME	(90)	0	(90)
Total 41007 MAILBOX INCOME	1,530	2,083	(553)

	Actual	Budget	Total over Budget
41008 MISC/WOOD INCOME	584		584
41009 INTEREST INCOME	5,244	6,000	(756)
41103 ACC INCOME	8,290	4,667	3,623
41103.1 UNCOLL ACC INCOME	59	3	57
Total 41103 ACC INCOME	8,349	4,669	3,680
49013 WA STATE DOR TAX REFUND	241		241
Total Income	1,036,578	912,530	124,048
GROSS PROFIT	1,036,578	912,530	124,048
EXPENSES			
Total Expenses			0
NET OPERATING INCOME	1,036,578	912,530	124,048
NET INCOME	\$1,036,578	\$912,530	\$124,048

CCA 2025: Budget vs. Actuals- Administration

January - October, 2025

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61007 BOARD EXPENSE	340	1,042	(702)
61012.1 GM CONTINGENCY	406	0	406
61015 DUES AND SUBSCRIPTIONS	12,542	12,812	(269)
61040 PRINTING & COPYING	2,168	2,579	(411)
61045 POSTAGE	3,014	4,367	(1,352)
65016 LEASE/RENT EXPENSE	5,005	4,273	731
Total 60007 ADMINISTRATION EXPENSES	23,476	25,073	(1,597)
61000 PROFESSIONAL SERVICES	3,812		3,812
61000.3 LEGAL EXPENSE	10,586	12,500	(1,914)
61000.6 GM SUPPORT	27,060	30,667	(3,606)
61011 COMPUTER SUPPORT SERVICES	8,943	10,925	(1,982)
63010 DEPUTY SHERIFF STIPEND	13,849	43,647	(29,798)
Total 61000 PROFESSIONAL SERVICES	64,250	97,738	(33,488)
61006 BANK FEES	440	833	(393)
61004 CREDIT CARD FEE EXPENSE	20,335	15,000	5,335
61006.1 OVER/SHORT EXPENSE	10		10
Total 61006 BANK FEES	20,785	15,833	4,951
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	3,011	3,852	(841)
61020.2 TELEPHONE/INTERNET EXPENSE	13,579	14,230	(651)
Total 61020 UTILITIES EXPENSE	16,590	18,082	(1,492)
61031 BUSINESS INSURANCE EXPENSE	62,568	60,284	2,284
61050 SUPPLIES			
61050.1 OFFICE SUPPLIES	6,146	5,698	448
61050.3 SAFETY GEAR & CLOTHING		333	(333)
Total 61050 SUPPLIES	6,146	6,031	115
61055 PAYROLL EXPENSE	181,667	160,538	21,129
61025 EMPLOYEE BENEFITS	5,809	1,438	4,372
61056 PAYROLL TAXES	16,312	16,696	(384)
Total 61055 PAYROLL EXPENSE	203,788	178,672	25,117
61090 ALLOCATED EXPENSES	(143,565)	(130,905)	(12,660)
65020 COMMUNITY SUPPORT			
65020.2 FISHING DERBY	3,094	2,650	444

			Total
	Actual	Budget	over Budget
65020.4 MAC MEMBER ACTIVITIES COMMITTEE	3,775	4,583	(808)
65020.5 MAC MILEAGE REIMBURSEMENT		250	(250)
65025 CPC		417	(417)
Total 65020 COMMUNITY SUPPORT	6,869	7,900	(1,031)
66040 BUSINESS TAXES	11,353	2,595	8,758
61057 PROPERTY TAX	4,784	1,878	2,906
62026 LICENSES AND FEES	5	163	(158)
Total 66040 BUSINESS TAXES	16,142	4,636	11,506
66050 REGULATORY COMPLIANCE			
61000.1 AUDIT & TAX PREP EXPENSE	3,891	11,837	(7,946)
61000.5 HR EXPENSE	2,031	6,920	(4,889)
Total 66050 REGULATORY COMPLIANCE	5,922	18,757	(12,835)
66060 CCRs & MANDATES			
61000.2 ACCOUNTING EXPENSE (CPA)	45,600	45,952	(352)
63020 SECURITY SYSTEM	3,845		3,845
65020.1 COMMUNITY MEETING EXPENSE	6,531	8,835	(2,304)
Total 66060 CCRs & MANDATES	55,976	54,787	1,189
Total Expenses	338,948	356,888	(17,939)
NET OPERATING INCOME	(338,948)	(356,888)	17,939
NET INCOME	\$ (338,948)	\$ (356,888)	\$17,939

CCA 2025: Budget vs. Actuals- Maintenance

January - October, 2025

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61066 TRAINING EXPENSE		417	(417)
65016 LEASE/RENT EXPENSE	2,036	2,353	(316)
Total 60007 ADMINISTRATION EXPENSES	2,036	2,769	(733)
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	4,492	9,718	(5,226)
61020.2 TELEPHONE/INTERNET EXPENSE	1,423	860	563
61020.4 PROPANE EXPENSE	523	2,919	(2,396)
61020.5 REFUSE EXPENSE	5,164	4,950	214
Total 61020 UTILITIES EXPENSE	11,601	18,448	(6,846)
61050 SUPPLIES	14		14
61050.2 CUSTODIAL SUPPLIES	3,177	4,325	(1,148)
61050.3 SAFETY GEAR & CLOTHING	3,717	3,800	(83)
62015 FUEL EXPENSE	12,165	11,807	358
62046 SMALL TOOLS & EQUIPMENT	2,983	4,417	(1,434)
Total 61050 SUPPLIES	22,057	24,348	(2,292)
61055 PAYROLL EXPENSE	184,359	224,737	(40,378)
61025 EMPLOYEE BENEFITS	30,620	22,035	8,585
61056 PAYROLL TAXES	23,321	31,231	(7,910)
Total 61055 PAYROLL EXPENSE	238,301	278,003	(39,702)
62020 REPAIRS, MAINTENANCE, & GROUNDS	225		225
50001 COST OF SALES MAILBOXES	1,732	2,158	(426)
61021.2 SNOW REMOVAL	1,236	5,699	(4,463)
61021.3 MAINT EQUIPMENT RENTAL		2,958	(2,958)
62020.1 GROUNDS EXPENSE	15,910	12,037	3,873
62020.2 TREE/DEBRIS REMOVAL	13,634	21,583	(7,950)
62020.4 ROAD EXPENSES	142	1,925	(1,783)
62020.5 GATE EXPENSES	851	5,000	(4,149)
62020.6 STRUCTURAL	696	5,737	(5,041)
62020.7 EQUIPMENT	8,990	12,955	(3,965)
62020.8 LAKES	11,867	9,302	2,566
62020.9 VANDALISM	3,159	4,167	(1,007)
62021 OUTSIDE MECHANIC	12,241	13,051	(810)
62022 SAND & GRAVEL	2,249	8,199	(5,951)
62024 SEPTIC MAINTENANCE	1,949	7,698	(5,748)

			Total
	Actual	Budget	over Budget
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	74,881	112,468	(37,587)
66040 BUSINESS TAXES			
62026 LICENSES AND FEES	566	1,038	(472)
Total 66040 BUSINESS TAXES	566	1,038	(472)
66060 CCRs & MANDATES			
50000 COST OF SALES GATE CARDS		5,958	(5,958)
63020 SECURITY SYSTEM	2,376	12,238	(9,862)
Total 66060 CCRs & MANDATES	2,376	18,197	(15,821)
Total Expenses	351,818	455,270	(103,452)
NET OPERATING INCOME	(351,818)	(455,270)	103,452
NET INCOME	\$ (351,818)	\$ (455,270)	\$103,452

CCA 2025: Budget vs. Actuals- Pool

January - October, 2025

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61015 DUES AND SUBSCRIPTIONS		1,903	(1,903)
61066 TRAINING EXPENSE		433	(433)
Total 60007 ADMINISTRATION EXPENSES		2,336	(2,336)
61000 PROFESSIONAL SERVICES	500		500
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	8,446	10,432	(1,986)
61020.2 TELEPHONE/INTERNET EXPENSE	406	430	(24)
61020.4 PROPANE EXPENSE	11,838	11,904	(66)
Total 61020 UTILITIES EXPENSE	20,691	22,766	(2,075)
61050 SUPPLIES			
61050.2 CUSTODIAL SUPPLIES	303	433	(129)
61050.3 SAFETY GEAR & CLOTHING	1,723	2,856	(1,133)
61050.4 CHEMICAL SUPPLIES	5,708	4,956	752
62046 SMALL TOOLS & EQUIPMENT	3,298	2,822	477
Total 61050 SUPPLIES	11,032	11,066	(33)
61055 PAYROLL EXPENSE	44,309	43,274	1,035
61056 PAYROLL TAXES	5,080	5,756	(676)
Total 61055 PAYROLL EXPENSE	49,389	49,030	359
62020 REPAIRS, MAINTENANCE, & GROUNDS			
62020.6 STRUCTURAL	103	1,673	(1,569)
62020.7 EQUIPMENT	2,893	1,298	1,595
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	2,996	2,970	26
66040 BUSINESS TAXES			
62026 LICENSES AND FEES	2,050	1,292	758
Total 66040 BUSINESS TAXES	2,050	1,292	758
66060 CCRs & MANDATES			
63020 SECURITY SYSTEM	343		343
Total 66060 CCRs & MANDATES	343		343
Total Expenses	87,000	89,459	(2,459)
NET OPERATING INCOME	(87,000)	(89,459)	2,459
NET INCOME	\$ (87,000)	\$ (89,459)	\$2,459

CCA 2025: Budget vs. Actuals- Water System

January - October, 2025

	Actual	Budget	Total over Budget
INCOME			
45001 WATER CONSUMPTION RATE			
45001.1 UNCOLL WATER CONSUMP RATE	(53,163)	(36,518)	(16,645)
45924 WATER CONSUMPTION 2024	(71)		(71)
45925 WATER CONSUMPTION 2025	388,190	419,749	(31,559)
Total 45001 WATER CONSUMPTION RATE	334,956	383,231	(48,275)
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	336,476	383,231	(46,755)
GROSS PROFIT	336,476	383,231	(46,755)
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61015 DUES AND SUBSCRIPTIONS	518	958	(441)
61040 PRINTING & COPYING	1,852	1,852	0
61045 POSTAGE	3,257	3,155	102
61066 TRAINING EXPENSE		833	(833)
Total 60007 ADMINISTRATION EXPENSES	5,626	6,798	(1,172)
61000 PROFESSIONAL SERVICES			
61000.6 GM SUPPORT	3,721	7,667	(3,946)
Total 61000 PROFESSIONAL SERVICES	3,721	7,667	(3,946)
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	14,102	10,462	3,640
61020.4 PROPANE EXPENSE		3,941	(3,941)
Total 61020 UTILITIES EXPENSE	14,102	14,403	(301)
61031 BUSINESS INSURANCE EXPENSE	62,568	60,284	2,284
61050 SUPPLIES			
61050.3 SAFETY GEAR & CLOTHING		623	(623)
61050.4 CHEMICAL SUPPLIES	11,203	20,706	(9,503)
62046 SMALL TOOLS & EQUIPMENT	464	865	(401)
Total 61050 SUPPLIES	11,667	22,194	(10,527)
61055 PAYROLL EXPENSE	57,385	71,975	(14,590)
61025 EMPLOYEE BENEFITS	6,899	11,156	(4,257)
61056 PAYROLL TAXES	8,639	9,457	(818)
Total 61055 PAYROLL EXPENSE	72,922	92,588	(19,666)
61090 ALLOCATED EXPENSES	143,565	130,905	12,660
62020 REPAIRS, MAINTENANCE, & GROUNDS			

			Total
	Actual	Budget	over Budget
62020.1 GROUNDS EXPENSE		6,438	(6,438)
62020.3 WATER SYSTEM	9,099	5,718	3,380
62020.7 EQUIPMENT	3,593		3,593
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	12,692	12,157	535
66040 BUSINESS TAXES	12,382	22,917	(10,535)
62026 LICENSES AND FEES	2,052	1,831	221
Total 66040 BUSINESS TAXES	14,434	24,748	(10,314)
66060 CCRs & MANDATES			
61000.2 ACCOUNTING EXPENSE (CPA)	11,400	11,488	(88)
63020 SECURITY SYSTEM	1,144		1,144
Total 66060 CCRs & MANDATES	12,544	11,488	1,055
Total Expenses	353,839	383,231	(29,391)
NET OPERATING INCOME	(17,364)	0	(17,364)
NET INCOME	\$ (17,364)	\$0	\$ (17,364)

CCA 2025: Budget vs. Actuals- Ops Contingency

January - October, 2025

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
PRIOR YEAR ASSESSMENT INCOME			
41000.1 UNCOLL ASSMTS 22 & PRIOR	55,877	41,417	14,460
41000.2 PRIOR YEAR ASSESSMENTS	24,194		24,194
Total PRIOR YEAR ASSESSMENT INCOME	80,071	41,417	38,655
Total 40000 ASSESSMENT INCOME	80,071	41,417	38,655
41009 INTEREST INCOME	470	250	220
49010 INSURANCE PROCEEDS	6,000		6,000
Total Income	86,541	41,667	44,874
GROSS PROFIT	86,541	41,667	44,874
EXPENSES			
61000 PROFESSIONAL SERVICES			
61000.3 LEGAL EXPENSE	57,492	41,667	15,825
61000.4 LEGAL FRAUD INVESTIGATION EXP	3,240		3,240
Total 61000 PROFESSIONAL SERVICES	60,732	41,667	19,065
Total Expenses	60,732	41,667	19,065
NET OPERATING INCOME	25,809	0	25,809
NET INCOME	\$25,809	\$0	\$25,809

