

CCA Internal Financial Statements

No Assurance Provided.

January 2026



Prepared on

March 15, 2026

Balance Sheet Comparison

As of January 31, 2026

	As of Jan 31, 2026	As of Jan 31, 2025 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
1072 Bill.com Money Out Clearing	1,078.02		1,902.53
OPERATIONS CASH	0.11		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	121,000.09		104,031.41
10602 OB 021 OPS CK	40,918.10		235,723.35
11200 GENERAL OPS CK FCB 391	1,490,642.65		339,326.32
11240 OPS CONTINGENCY MMK FCB975	66,279.48		66,150.71
11270 WATER OPS CK FCB404	0.00		0.00
11280 Operating CK 2 559	-650,673.00		1,357,342.00
11289 ICS Operating CK 559	86,329.39		773,698.67
Total OPERATIONS CASH	1,159,918.74		2,881,694.49
RESERVES CASH			
FUTURE RESERVES			
11600 FUTURE RESERVE CK FCB967	12,373.00		-17.00
11690 ICS FUTURE RSV FCB967	103,879.71		82,949.84
Total FUTURE RESERVES	116,252.71		82,932.84
GENERAL RESERVES			
11500 GENERAL RESERVE CK FCB412	361,301.00		-341,482.00
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		266,789.70
11559 ICS GENERAL RSV FCB412	1,908,820.60		1,251,729.11
Total GENERAL RESERVES	2,544,785.47		1,438,994.05
IMPACT FEE RESERVES			
11400 IMPACT FEE CK FCB959	28,833.00		24,001.00
11490 ICS IMPACT FEE RSV FCB959	92,639.64		32,529.46
Total IMPACT FEE RESERVES	121,472.64		56,530.46
WATER RESERVES			
11300 WATER RESERVE CK FCB421	248,166.00		-114.00
11390 ICS WATER RSV FCB421	1,786,973.65		224.78
Total WATER RESERVES	2,035,139.65		110.78
Total RESERVES CASH	4,817,650.47		1,578,568.13
Total Bank Accounts	5,978,647.23		4,462,165.15

	As of Jan 31, 2026	As of Jan 31, 2025 (PY)	Total
Accounts Receivable			
10700 ACCOUNTS RECEIVABLE	2,663,515.67		2,116,074.93
Total Accounts Receivable	2,663,515.67		2,116,074.93
Other Current Assets			
10002 UNDEPOSITED FUNDS	5,222.30		0.00
10702 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-2,157,099.47		-2,069,794.91
10710 OTHER RECEIVABLES	2,933.23		0.00
10805 SNOW SUPPLIES INVENTORY	0.00		0.00
10820 INVENTORY ASSET- WATER METERS	112,773.04		112,773.04
QuickBooks Tax Holding Account	1,950.57		
Total Other Current Assets	-2,034,220.33		-1,957,021.87
Total Current Assets	6,607,942.57		4,621,218.21
Fixed Assets			
10900 DOCKS & BRIDGES	450,547.24		450,547.24
10900.1 A/D DOCKS & BRIDGES	-331,198.72		-331,198.72
Total 10900 DOCKS & BRIDGES	119,348.52		119,348.52
10901 MAINT EQUIPMENT	1,010,140.18		972,447.91
10901.1 A/D MAINT EQUIPMENT	-681,616.89		-681,616.89
Total 10901 MAINT EQUIPMENT	328,523.29		290,831.02
10902 EQUIPMENT - OFFICE	133,926.05		133,926.05
10902.1 A/D EQUIPMENT-OFFICE	-127,856.47		-127,856.47
Total 10902 EQUIPMENT - OFFICE	6,069.58		6,069.58
10903 FIRE PROTECTION EQUIPMENT	138,252.71		138,252.71
10903.1 A/D FIRE PROTECTION EQUIPMENT	-119,691.26		-119,691.26
Total 10903 FIRE PROTECTION EQUIPMENT	18,561.45		18,561.45
10904 GROUNDS	1,654,274.33		1,612,516.34
10904.1 A/D GROUNDS	-1,239,802.25		-1,239,802.25
Total 10904 GROUNDS	414,472.08		372,714.09
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		-108,337.75
Total 10906 MAINTENANCE BUILDING	94,467.98		94,467.98
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		-54,873.90
Total 10908 OFFICE BUILDING ADDITION	2,163.31		2,163.31
10909 POOL IMPROVEMENTS	920,795.75		920,795.75
10909.1 A/D POOL IMPROVEMENTS	-537,935.55		-537,935.55
Total 10909 POOL IMPROVEMENTS	382,860.20		382,860.20
10910 ROADS	3,318,603.69		3,318,603.69

		Total
	As of Jan 31, 2026	As of Jan 31, 2025 (PY)
10910.1 A/D ROADS	-978,072.55	-978,072.55
Total 10910 ROADS	2,340,531.14	2,340,531.14
10911 WATER SYSTEM IMPROVEMENTS	6,798,706.38	6,538,534.65
10911.1 A/D WATER SYSTEM IMPROVEMENTS	-2,194,228.03	-2,194,228.03
Total 10911 WATER SYSTEM IMPROVEMENTS	4,604,478.35	4,344,306.62
10940 Intangible Asset	177,696.00	177,696.00
10940.1 A/A INTANGIBLE ASSETS	-56,046.14	-56,046.14
Total 10940 Intangible Asset	121,649.86	121,649.86
10950 CONSTRUCTION IN PROGRESS	286,998.87	43,674.45
Total Fixed Assets	8,748,315.49	8,165,369.08
Other Assets		
12000 PREPAID INSURANCE	55,253.65	43,832.54
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	431,104.65	419,683.54
TOTAL ASSETS	\$15,787,362.71	\$13,206,270.83

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

20000 ACCOUNTS PAYABLE	13,643.24	61,673.70
Total Accounts Payable	13,643.24	61,673.70

Other Current Liabilities

20006 PREPAID ASSESSMENTS	0.00	12,401.69
20010 OTHER PAYABLES	0.00	0.00
21000 PAYROLL LIABILITIES	-749.84	0.01
20008 ACCRUED PAYROLL	0.00	0.00
20009 ACCRUED VACATION LIABILITY	56,234.59	38,958.12
21010 DIRECT DEPOSIT PAYABLE	0.00	0.00
21020 FEDERAL TAXES (941/944)	0.00	0.00
21025 FEDERAL UNEMPLOYMENT (940)	982.99	0.01
21040 WA SUI EMPLOYER	1,379.90	-0.10
21042 WA WORKERS COMPENSATION	4,049.42	0.00
21044 WA PFML TAX	1,329.45	0.00
21050 MISC EE PAYROLL DEDUCTIONS	0.00	0.00
21055 AFLAC DEDUCTIONS	102.77	735.05
21057 WA CARES FUND	1,115.71	0.00
Total 21000 PAYROLL LIABILITIES	64,444.99	39,693.09
22005 SALES TAX PAYABLE	1,310.34	86.18
Out Of Scope Agency Payable	0.00	0.00

	As of Jan 31, 2026	As of Jan 31, 2025 (PY)	Total
Out Of Scope Agency Payable - NOTAX	0.00		0.00
Total Other Current Liabilities	65,755.33		52,180.96
Total Current Liabilities	79,398.57		113,854.66
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	455,249.57		489,705.66
Equity			
30000 Opening Balance Equity	0.00		0.00
35000 RETAINED EARNINGS	14,149,855.46		11,639,788.78
Net Income	1,182,257.68		1,076,776.39
Total Equity	15,332,113.14		12,716,565.17
TOTAL LIABILITIES AND EQUITY	\$15,787,362.71		\$13,206,270.83

CCA:Profit & Loss By Class- Reserves

January 2026

	RESERVES	FUTURE RESERVES	IMPACT FEES	Total RESERVES	WATER RESERVES	TOTAL
INCOME						
40000 ASSESSMENT INCOME						0
42026 GEN RSV ASSMT 2026	1,027,361			1,027,361		1,027,361
42020.1 UNCOLL GEN RSV	-572,039			-572,039		-572,039
Total 42026 GEN RSV ASSMT 2026	455,322			455,322		455,322
43026 FUTURE RSV ASSMT 2026		23,397		23,397		23,397
43000.1 UNCOLL FUTURE RESV ASSMT		-13,027		-13,027		-13,027
Total 43026 FUTURE RSV ASSMT 2026		10,370		10,370		10,370
45026 WATER RSV ASSMT 2026					692,026	692,026
45020.1 UNCOLL WATER RSV ASSMT					-385,039	-385,039
Total 45026 WATER RSV ASSMT 2026					306,987	306,987
Total 40000 ASSESSMENT INCOME	455,322	10,370		465,692	306,987	772,679
41009 INTEREST INCOME	843	18	12	872	789	1,661
44000 IMPACT FEES			6,000	6,000		6,000
Total Income	456,165	10,388	6,012	472,564	307,776	780,340
GROSS PROFIT	456,165	10,388	6,012	472,564	307,776	780,340
EXPENSES						
Total Expenses				0		0
NET OPERATING INCOME	456,165	10,388	6,012	472,564	307,776	780,340
OTHER EXPENSES						
98000 GENERAL RESERVE FUND PROJECTS						0
98025.04 ADMIN BUILDING (04.26 \$3mil)	423			423		423
98026 PM SALARY (2025 AGM/ \$80,793)	6,733			6,733		6,733
98026.02 BACK GATE MAJOR REPAIR (01.24 \$6,955.84)	6,956			6,956		6,956

	RESERVES	FUTURE RESERVES	IMPACT FEES	Total RESERVES	WATER RESERVES	TOTAL
GENERAL- ROADS & WATER PLAN (RWP)						0
98024.04 2025 DESIGN BLUEWATER (10.26 \$146,135)	1,718			1,718		1,718
Total GENERAL- ROADS & WATER PLAN (RWP)	1,718			1,718		1,718
Total 98000 GENERAL RESERVE FUND PROJECTS	15,830			15,830		15,830
Total Other Expenses	15,830	0	0	15,830	0	15,830
NET OTHER INCOME	-15,830	0	0	-15,830	0	-15,830
NET INCOME	\$440,335	\$10,388	\$6,012	\$456,734	\$307,776	\$764,510

CCA:Budget vs. Actuals- Reserves

January 2026

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
42026 GEN RSV ASSMT 2026	1,027,361		1,027,361
42020.1 UNCOLL GEN RSV	(572,039)		(572,039)
Total 42026 GEN RSV ASSMT 2026	455,322		455,322
43026 FUTURE RSV ASSMT 2026	23,397		23,397
43000.1 UNCOLL FUTURE RESV ASSMT	(13,027)		(13,027)
Total 43026 FUTURE RSV ASSMT 2026	10,370		10,370
45026 WATER RSV ASSMT 2026	692,026		692,026
45020.1 UNCOLL WATER RSV ASSMT	(385,039)		(385,039)
Total 45026 WATER RSV ASSMT 2026	306,987		306,987
Total 40000 ASSESSMENT INCOME	772,679		772,679
41009 INTEREST INCOME	1,661		1,661
44000 IMPACT FEES	6,000		6,000
Total Income	780,340	0	780,340
GROSS PROFIT	780,340	0	780,340
EXPENSES			
Total Expenses			0
NET OPERATING INCOME	780,340	0	780,340
OTHER EXPENSES			
98000 GENERAL RESERVE FUND PROJECTS			
98025.04 ADMIN BUILDING (04.26 \$3mil)	423		423
98026 PM SALARY (2025 AGM/ \$80,793)	6,733		6,733
98026.02 BACK GATE MAJOR REPAIR (01.24 \$6,955.84)	6,956		6,956
GENERAL- ROADS & WATER PLAN (RWP)			
98024.04 2025 DESIGN BLUEWATER (10.26 \$146,135)	1,718		1,718
Total GENERAL- ROADS & WATER PLAN (RWP)	1,718		1,718
Total 98000 GENERAL RESERVE FUND PROJECTS	15,830		15,830
Total Other Expenses	15,830	0	15,830
NET OTHER INCOME	(15,830)	0	(15,830)
NET INCOME	\$764,510	\$0	\$764,510

CCA:Profit & Loss by Month- Operations Income

January 2026

	Jan 2026	Total
INCOME		
40000 ASSESSMENT INCOME		0
40026 OPERATIONS ASSMT 2026	1,074,318	1,074,318
40020.1 UNCOLL OPS ASSMT	-598,184	-598,184
Total 40026 OPERATIONS ASSMT 2026	476,134	476,134
Total 40000 ASSESSMENT INCOME	476,134	476,134
41001 CREDIT CARD INCOME	4,828	4,828
41001.1 UNCOLL CC INCOME	-21	-21
Total 41001 CREDIT CARD INCOME	4,807	4,807
41002 FINANCE CHARGES INCOME		0
41002.1 UNCOLL FIN CHARGES	200	200
Total 41002 FINANCE CHARGES INCOME	200	200
41003 FEES		0
41003.1 UNCOLL FEES	3,519	3,519
41003.3 RENTERS FEES	750	750
41003.4 TRANSFER FEES	2,000	2,000
41003.5 OTHER FEES	5,155	5,155
Total 41003 FEES	11,424	11,424
41004 FINES	20,170	20,170
41004.1 UNCOLL FINES	-9,091	-9,091
Total 41004 FINES	11,079	11,079
41006 GATE CARD INCOME	900	900
41006.1 UNCOLL GATE CARD INCOME	25	25
Total 41006 GATE CARD INCOME	925	925
41007 MAILBOX INCOME	450	450
41009 INTEREST INCOME	222	222
41103 ACC INCOME	750	750
41103.1 UNCOLL ACC INCOME	-15	-15
Total 41103 ACC INCOME	735	735
Total Income	505,976	505,976
GROSS PROFIT	505,976	505,976
EXPENSES		
Total Expenses		0
NET OPERATING INCOME	505,976	505,976
NET INCOME	\$505,976	\$505,976

CCA:Profit & Loss by Month- Admin

January 2026

	Jan 2026	Total
INCOME		
Total Income		0
GROSS PROFIT	0	0
EXPENSES		
60007 ADMINISTRATION EXPENSES		0
61007 BOARD EXPENSE	11	11
61015 DUES AND SUBSCRIPTIONS	1,295	1,295
61045 POSTAGE	12	12
65016 LEASE/RENT EXPENSE	234	234
Total 60007 ADMINISTRATION EXPENSES	1,552	1,552
61000 PROFESSIONAL SERVICES		0
61011 COMPUTER SUPPORT SERVICES	895	895
Total 61000 PROFESSIONAL SERVICES	895	895
61006 BANK FEES	30	30
61004 CREDIT CARD FEE EXPENSE	4,965	4,965
Total 61006 BANK FEES	4,995	4,995
61020 UTILITIES EXPENSE		0
61020.1 ELECTRICITY EXPENSE	638	638
61020.2 TELEPHONE/INTERNET EXPENSE	1,537	1,537
Total 61020 UTILITIES EXPENSE	2,175	2,175
61031 BUSINESS INSURANCE EXPENSE	6,907	6,907
61050 SUPPLIES		0
61050.1 OFFICE SUPPLIES	289	289
Total 61050 SUPPLIES	289	289
61055 PAYROLL EXPENSE	6,448	6,448
61025 EMPLOYEE BENEFITS	795	795
61056 PAYROLL TAXES	1,640	1,640
Total 61055 PAYROLL EXPENSE	8,884	8,884
61090 ALLOCATED EXPENSES	-9,076	-9,076
66040 BUSINESS TAXES	0	0
66060 CCRs & MANDATES		0
63020 SECURITY SYSTEM	546	546
Total 66060 CCRs & MANDATES	546	546
Total Expenses	17,166	17,166
NET OPERATING INCOME	-17,166	-17,166
NET INCOME	\$ -17,166	\$ -17,166

CCA:Profit & Loss by Month- Maint

January 2026

	Jan 2026	Total
INCOME		
Total Income		0
GROSS PROFIT	0	0
EXPENSES		
60007 ADMINISTRATION EXPENSES		0
65016 LEASE/RENT EXPENSE	679	679
Total 60007 ADMINISTRATION EXPENSES	679	679
61020 UTILITIES EXPENSE		0
61020.1 ELECTRICITY EXPENSE	489	489
61020.2 TELEPHONE/INTERNET EXPENSE	82	82
61020.4 PROPANE EXPENSE	189	189
Total 61020 UTILITIES EXPENSE	761	761
61050 SUPPLIES		0
61050.2 CUSTODIAL SUPPLIES	87	87
62015 FUEL EXPENSE	1,237	1,237
62046 SMALL TOOLS & EQUIPMENT	103	103
Total 61050 SUPPLIES	1,428	1,428
61055 PAYROLL EXPENSE	10,140	10,140
61025 EMPLOYEE BENEFITS	3,003	3,003
61056 PAYROLL TAXES	-1,009	-1,009
Total 61055 PAYROLL EXPENSE	12,133	12,133
62020 REPAIRS, MAINTENANCE, & GROUNDS	470	470
62020.1 GROUNDS EXPENSE	379	379
62020.6 STRUCTURAL	79	79
62020.7 EQUIPMENT	636	636
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	1,565	1,565
66040 BUSINESS TAXES		0
62026 LICENSES AND FEES	204	204
Total 66040 BUSINESS TAXES	204	204
66060 CCRs & MANDATES		0
63020 SECURITY SYSTEM	335	335
Total 66060 CCRs & MANDATES	335	335
Total Expenses	17,103	17,103
NET OPERATING INCOME	-17,103	-17,103
NET INCOME	\$ -17,103	\$ -17,103

CCA:Profit & Loss by Month- Water System

January 2026

	Jan 2026	Total
INCOME		
45001 WATER CONSUMPTION RATE		0
45925 WATER CONSUMPTION 2025	77	77
Total 45001 WATER CONSUMPTION RATE	77	77
45120 WATER SERVICE FEE		0
45120.1 UNCOLL WATER SERVICE FEE	-63,788	-63,788
Total 45120 WATER SERVICE FEE	-63,788	-63,788
Total Income	-63,711	-63,711
GROSS PROFIT	-63,711	-63,711
EXPENSES		
61020 UTILITIES EXPENSE		0
61020.1 ELECTRICITY EXPENSE	1,960	1,960
Total 61020 UTILITIES EXPENSE	1,960	1,960
61031 BUSINESS INSURANCE EXPENSE	6,907	6,907
61050 SUPPLIES		0
61050.4 CHEMICAL SUPPLIES	1,619	1,619
Total 61050 SUPPLIES	1,619	1,619
61055 PAYROLL EXPENSE	3,306	3,306
61025 EMPLOYEE BENEFITS	473	473
61056 PAYROLL TAXES	423	423
Total 61055 PAYROLL EXPENSE	4,202	4,202
61090 ALLOCATED EXPENSES	9,076	9,076
Total Expenses	23,764	23,764
NET OPERATING INCOME	-87,475	-87,475
NET INCOME	\$ -87,475	\$ -87,475

CCA:Profit & Loss by Month- Ops Contingency

January 2026

	Jan 2026	Total
INCOME		
40000 ASSESSMENT INCOME		0
PRIOR YEAR ASSESSMENT INCOME		0
41000.1 UNCOLL ASSMTS PRIOR YEARS	42,127	42,127
41000.2 PRIOR YEAR ASSESSMENTS	260	260
Total PRIOR YEAR ASSESSMENT INCOME	42,388	42,388
Total 40000 ASSESSMENT INCOME	42,388	42,388
Total Income	42,388	42,388
GROSS PROFIT	42,388	42,388
EXPENSES		
61000 PROFESSIONAL SERVICES		0
61000.3 LEGAL EXPENSE	6,546	6,546
Total 61000 PROFESSIONAL SERVICES	6,546	6,546
Total Expenses	6,546	6,546
NET OPERATING INCOME	35,842	35,842
NET INCOME	\$35,842	\$35,842

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

January 2026

			Total
	Actual	Budget	over Budget
OPERATIONS	505,976		505,976
ADMINISTRATION	(17,166)		(17,166)
MAINTENANCE	(17,103)		(17,103)
POOL	(2,694)		(2,694)
Total OPERATIONS	469,013		469,013
WATER SYSTEM	(87,475)		(87,475)
TOTAL	\$381,538	\$0	\$381,538

CCA:Budget vs. Actuals- Operations Income

January 2026

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
40026 OPERATIONS ASSMT 2026	1,074,318		1,074,318
40020.1 UNCOLL OPS ASSMT	(598,184)		(598,184)
Total 40026 OPERATIONS ASSMT 2026	476,134		476,134
Total 40000 ASSESSMENT INCOME	476,134		476,134
41001 CREDIT CARD INCOME	4,828		4,828
41001.1 UNCOLL CC INCOME	(21)		(21)
Total 41001 CREDIT CARD INCOME	4,807		4,807
41002 FINANCE CHARGES INCOME			
41002.1 UNCOLL FIN CHARGES	200		200
Total 41002 FINANCE CHARGES INCOME	200		200
41003 FEES			
41003.1 UNCOLL FEES	3,519		3,519
41003.3 RENTERS FEES	750		750
41003.4 TRANSFER FEES	2,000		2,000
41003.5 OTHER FEES	5,155		5,155
Total 41003 FEES	11,424		11,424
41004 FINES	20,170		20,170
41004.1 UNCOLL FINES	(9,091)		(9,091)
Total 41004 FINES	11,079		11,079
41006 GATE CARD INCOME	900		900
41006.1 UNCOLL GATE CARD INCOME	25		25
Total 41006 GATE CARD INCOME	925		925
41007 MAILBOX INCOME	450		450
41009 INTEREST INCOME	222		222
41103 ACC INCOME	750		750
41103.1 UNCOLL ACC INCOME	(15)		(15)
Total 41103 ACC INCOME	735		735
Total Income	505,976	0	505,976
GROSS PROFIT	505,976	0	505,976
EXPENSES			
Total Expenses			0
NET OPERATING INCOME	505,976	0	505,976
NET INCOME	\$505,976	\$0	\$505,976

CCA:Budget vs. Actuals- Administration

January 2026

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61007 BOARD EXPENSE	11		11
61015 DUES AND SUBSCRIPTIONS	1,295		1,295
61045 POSTAGE	12		12
65016 LEASE/RENT EXPENSE	234		234
Total 60007 ADMINISTRATION EXPENSES	1,552		1,552
61000 PROFESSIONAL SERVICES			
61011 COMPUTER SUPPORT SERVICES	895		895
Total 61000 PROFESSIONAL SERVICES	895		895
61006 BANK FEES	30		30
61004 CREDIT CARD FEE EXPENSE	4,965		4,965
Total 61006 BANK FEES	4,995		4,995
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	638		638
61020.2 TELEPHONE/INTERNET EXPENSE	1,537		1,537
Total 61020 UTILITIES EXPENSE	2,175		2,175
61031 BUSINESS INSURANCE EXPENSE	6,907		6,907
61050 SUPPLIES			
61050.1 OFFICE SUPPLIES	289		289
Total 61050 SUPPLIES	289		289
61055 PAYROLL EXPENSE	6,448		6,448
61025 EMPLOYEE BENEFITS	795		795
61056 PAYROLL TAXES	1,640		1,640
Total 61055 PAYROLL EXPENSE	8,884		8,884
61090 ALLOCATED EXPENSES	(9,076)		(9,076)
66060 CCRs & MANDATES			
63020 SECURITY SYSTEM	546		546
Total 66060 CCRs & MANDATES	546		546
Total Expenses	17,166	0	17,166
NET OPERATING INCOME	(17,166)	0	(17,166)
NET INCOME	\$(17,166)	\$0	\$(17,166)

CCA:Budget vs. Actuals- Maintenance

January 2026

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
65016 LEASE/RENT EXPENSE	679		679
Total 60007 ADMINISTRATION EXPENSES	679		679
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	489		489
61020.2 TELEPHONE/INTERNET EXPENSE	82		82
61020.4 PROPANE EXPENSE	189		189
Total 61020 UTILITIES EXPENSE	761		761
61050 SUPPLIES			
61050.2 CUSTODIAL SUPPLIES	87		87
62015 FUEL EXPENSE	1,237		1,237
62046 SMALL TOOLS & EQUIPMENT	103		103
Total 61050 SUPPLIES	1,428		1,428
61055 PAYROLL EXPENSE	10,140		10,140
61025 EMPLOYEE BENEFITS	3,003		3,003
61056 PAYROLL TAXES	(1,009)		(1,009)
Total 61055 PAYROLL EXPENSE	12,133		12,133
62020 REPAIRS, MAINTENANCE, & GROUNDS	470		470
62020.1 GROUNDS EXPENSE	379		379
62020.6 STRUCTURAL	79		79
62020.7 EQUIPMENT	636		636
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	1,565		1,565
66040 BUSINESS TAXES			
62026 LICENSES AND FEES	204		204
Total 66040 BUSINESS TAXES	204		204
66060 CCRs & MANDATES			
63020 SECURITY SYSTEM	335		335
Total 66060 CCRs & MANDATES	335		335
Total Expenses	17,103	0	17,103
NET OPERATING INCOME	(17,103)	0	(17,103)
NET INCOME	\$ (17,103)	\$0	\$ (17,103)

CCA:Budget vs. Actuals- Pool

January 2026

	Actual	Budget	Total over Budget
INCOME			
Total Income			0
GROSS PROFIT	0	0	0
EXPENSES			
60007 ADMINISTRATION EXPENSES			
61015 DUES AND SUBSCRIPTIONS	1,125		1,125
Total 60007 ADMINISTRATION EXPENSES	1,125		1,125
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	808		808
61020.2 TELEPHONE/INTERNET EXPENSE	41		41
61020.4 PROPANE EXPENSE	352		352
Total 61020 UTILITIES EXPENSE	1,200		1,200
66060 CCRs & MANDATES			
63020 SECURITY SYSTEM	368		368
Total 66060 CCRs & MANDATES	368		368
Total Expenses	2,694	0	2,694
NET OPERATING INCOME	(2,694)	0	(2,694)
NET INCOME	\$ (2,694)	\$0	\$ (2,694)

CCA:Budget vs. Actuals- Water System

January 2026

	Actual	Budget	Total over Budget
INCOME			
45001 WATER CONSUMPTION RATE			
45925 WATER CONSUMPTION 2025	77		77
Total 45001 WATER CONSUMPTION RATE	77		77
45120 WATER SERVICE FEE			
45120.1 UNCOLL WATER SERVICE FEE	(63,788)		(63,788)
Total 45120 WATER SERVICE FEE	(63,788)		(63,788)
Total Income	(63,711)	0	(63,711)
GROSS PROFIT	(63,711)	0	(63,711)
EXPENSES			
61020 UTILITIES EXPENSE			
61020.1 ELECTRICITY EXPENSE	1,960		1,960
Total 61020 UTILITIES EXPENSE	1,960		1,960
61031 BUSINESS INSURANCE EXPENSE	6,907		6,907
61050 SUPPLIES			
61050.4 CHEMICAL SUPPLIES	1,619		1,619
Total 61050 SUPPLIES	1,619		1,619
61055 PAYROLL EXPENSE	3,306		3,306
61025 EMPLOYEE BENEFITS	473		473
61056 PAYROLL TAXES	423		423
Total 61055 PAYROLL EXPENSE	4,202		4,202
61090 ALLOCATED EXPENSES	9,076		9,076
Total Expenses	23,764	0	23,764
NET OPERATING INCOME	(87,475)	0	(87,475)
NET INCOME	\$ (87,475)	\$0	\$ (87,475)

CCA:Budget vs. Actuals- Ops Contingency

January 2026

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
PRIOR YEAR ASSESSMENT INCOME			
41000.1 UNCOLL ASSMTS PRIOR YEARS	42,127		42,127
41000.2 PRIOR YEAR ASSESSMENTS	260		260
Total PRIOR YEAR ASSESSMENT INCOME	42,388		42,388
Total 40000 ASSESSMENT INCOME	42,388		42,388
Total Income	42,388	0	42,388
GROSS PROFIT	42,388	0	42,388
EXPENSES			
61000 PROFESSIONAL SERVICES			
61000.3 LEGAL EXPENSE	6,546		6,546
Total 61000 PROFESSIONAL SERVICES	6,546		6,546
Total Expenses	6,546	0	6,546
NET OPERATING INCOME	35,842	0	35,842
NET INCOME	\$35,842	\$0	\$35,842

