

CCA Internal Financial Statements

No Assurance Provided.

April 2026



Prepared on

May 15, 2026

Balance Sheet Comparison

As of April 30, 2026

	As of Apr 30, 2026	As of Apr 30, 2025 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
1072 Bill.com Money Out Clearing	1,078.02		17,827.90
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	103,761.17		121,169.66
10602 OB 021 OPS CK	52,375.10		200,805.70
11200 GENERAL OPS CK FCB 391	2,093,330.02		705,379.24
11240 OPS CONTINGENCY MMK FCB975	66,295.56		66,198.80
11270 WATER OPS CK FCB404	0.00		0.00
11280 Operating CK 2 559	-1,006,740.00		99,962.00
11289 ICS Operating CK 559	100,636.14		1,259,014.29
Total OPERATIONS CASH	1,415,080.02		2,457,951.72
RESERVES CASH			
FUTURE RESERVES			
11600 FUTURE RESERVE CK FCB967	2,993.00		8,919.00
11690 ICS FUTURE RSV FCB967	119,032.38		89,179.56
Total FUTURE RESERVES	122,025.38		98,098.56
GENERAL RESERVES			
11500 GENERAL RESERVE CK FCB412	621,435.00		11,603.00
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	1,832,070.20		1,389,238.12
Total GENERAL RESERVES	2,728,169.07		1,929,588.06
IMPACT FEE RESERVES			
11400 IMPACT FEE CK FCB959	0.00		12,000.00
11490 ICS IMPACT FEE RSV FCB959	121,505.40		56,548.70
Total IMPACT FEE RESERVES	121,505.40		68,548.70
WATER RESERVES			
11300 WATER RESERVE CK FCB421	382,312.00		-132,484.00
11390 ICS WATER RSV FCB421	1,810,248.52		390,577.36
Total WATER RESERVES	2,192,560.52		258,093.36
Total RESERVES CASH	5,164,260.37		2,354,328.68
Total Bank Accounts	6,580,418.41		4,830,108.30
Accounts Receivable			

	As of Apr 30, 2026	As of Apr 30, 2025 (PY)	Total
10700 ACCOUNTS RECEIVABLE	2,872,633.64	1,518,683.46	
Total Accounts Receivable	2,872,633.64	1,518,683.46	
Other Current Assets			
10002 UNDEPOSITED FUNDS	20,791.75	17,328.20	
10702 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-2,408,524.19	-1,480,681.91	
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	1,421.54		
Total Other Current Assets	-2,270,604.63	-1,350,580.67	
Total Current Assets	7,182,447.42	4,998,211.09	
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	
10910.1 A/D ROADS	-978,072.55	-978,072.55	

	As of Apr 30, 2026	As of Apr 30, 2025 (PY)	Total
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	13,813.33	11,958.18	
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	389,664.33	387,809.18	
TOTAL ASSETS	\$16,320,427.24	\$13,551,389.35	

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

20000 ACCOUNTS PAYABLE	35,197.54	31,182.77
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Total Accounts Payable	35,197.54	31,182.77
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Other Current Liabilities

20006 PREPAID ASSESSMENTS	0.00	25,871.51
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20010 OTHER PAYABLES	0.00	0.00
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21000 PAYROLL LIABILITIES	-749.84	-617.73
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20008 ACCRUED PAYROLL	0.00	0.00
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20009 ACCRUED VACATION LIABILITY	56,234.59	38,958.12
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21010 DIRECT DEPOSIT PAYABLE	0.00	0.00
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21020 FEDERAL TAXES (941/944)	5,236.40	0.00
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21025 FEDERAL UNEMPLOYMENT (940)	994.23	0.01
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21040 WA SUI EMPLOYER	-2,776.60	-0.07
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21042 WA WORKERS COMPENSATION	4,049.42	0.00
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21044 WA PFML TAX	480.00	0.00
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21050 MISC EE PAYROLL DEDUCTIONS	0.00	0.00
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21055 AFLAC DEDUCTIONS	651.95	1,085.39
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21057 WA CARES FUND	344.98	0.00
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Total 21000 PAYROLL LIABILITIES	64,465.13	39,425.72
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22005 SALES TAX PAYABLE	1,562.96	0.00
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Out Of Scope Agency Payable	0.00	0.00
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Out Of Scope Agency Payable - NOTAX	0.00	0.00
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Total Other Current Liabilities	66,028.09	65,297.23
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	As of Apr 30, 2026	As of Apr 30, 2025 (PY)	Total
Total Current Liabilities	101,225.63		96,480.00
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	477,076.63		472,331.00
Equity			
30000 Opening Balance Equity	0.00		0.00
35000 RETAINED EARNINGS	14,148,522.46		11,639,788.78
Net Income	1,694,828.15		1,439,269.57
Total Equity	15,843,350.61		13,079,058.35
TOTAL LIABILITIES AND EQUITY	\$16,320,427.24		\$13,551,389.35

CCA:Profit & Loss By Class- Reserves

January - April, 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	-320,399			-320,399		-320,399
Total 42026 GEN RSV ASSMT 2026	706,962			706,962		706,962
43026 FUTURE RSV ASSMT 2026		23,397		23,397		23,397
43000.1 UNCOLL FUTURE RESV ASSMT		-7,292		-7,292		-7,292
Total 43026 FUTURE RSV ASSMT 2026		16,105		16,105		16,105
45026 WATER RSV ASSMT 2026					692,026	692,026
45020.1 UNCOLL WATER RSV ASSMT					-215,656	-215,656
Total 45026 WATER RSV ASSMT 2026					476,370	476,370
Total 40000 ASSESSMENT INCOME	706,962	16,105		723,067	476,370	1,199,437
41009 INTEREST INCOME	3,257	71	55	3,383	3,090	6,473
44000 IMPACT FEES			6,000	6,000		6,000
Total Income	710,219	16,176	6,055	732,450	479,459	1,211,910
GROSS PROFIT	710,219	16,176	6,055	732,450	479,459	1,211,910
EXPENSES						
Total Expenses				0		0
NET OPERATING INCOME	710,219	16,176	6,055	732,450	479,459	1,211,910
OTHER EXPENSES						
97000 WATER RESERVE FUND PROJECTS						0
97017 WELLS 6/7 PROJECT						0
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE					10,570	10,570
Total 97017 WELLS 6/7 PROJECT					10,570	10,570
Total 97000 WATER RESERVE FUND PROJECTS					10,570	10,570
98000 GENERAL RESERVE FUND PROJECTS						0
98025.04 ADMIN BUILDING (04.26 \$3mil)	6,383			6,383		6,383
98026 PM SALARY (2025 AGM/ \$80,793)	26,931			26,931		26,931

	RESERVES	FUTURE RESERVES	IMPACT FEES	Total RESERVES	WATER RESERVES	TOTAL
98026.02 BACK GATE MAJOR REPAIR (01.24 \$6,955.84)	6,956			6,956		6,956
98026.03 SPA HEATER- NEW (02.28 \$10,734)	4,879			4,879		4,879
98026.04 LONGMIRE RESTROOM ELECTRIC PANEL-NEW (02.28 \$5,976)	5,383			5,383		5,383
98026.05 BLUE LAKE CT MAILBOXES (04.25 \$29,182)	25,503			25,503		25,503
GENERAL- ROADS & WATER PLAN (RWP)						0
98024.04 2025 DESIGN BLUEWATER (10.26 \$146,135)	12,684			12,684		12,684
Total GENERAL- ROADS & WATER PLAN (RWP)	12,684			12,684		12,684
Total 98000 GENERAL RESERVE FUND PROJECTS	88,718			88,718		88,718
Total Other Expenses	88,718	0	0	88,718	10,570	99,288
NET OTHER INCOME	-88,718	0	0	-88,718	-10,570	-99,288
NET INCOME	\$621,502	\$16,176	\$6,055	\$643,733	\$468,889	\$1,112,622

CCA:Budget vs. Actuals- Reserves

January - April, 2026

	Actual	Budget	Total over Budget
INCOME			
40000 ASSESSMENT INCOME			
42026 GEN RSV ASSMT 2026	1,027,361	1,028,147	(786)
42020.1 UNCOLL GEN RSV	(320,399)		(320,399)
Total 42026 GEN RSV ASSMT 2026	706,962	1,028,147	(321,185)
43026 FUTURE RSV ASSMT 2026	23,397	23,442	(45)
43000.1 UNCOLL FUTURE RESV ASSMT	(7,292)		(7,292)
Total 43026 FUTURE RSV ASSMT 2026	16,105	23,442	(7,337)
45026 WATER RSV ASSMT 2026	692,026	692,026	(0)
45020.1 UNCOLL WATER RSV ASSMT	(215,656)		(215,656)
Total 45026 WATER RSV ASSMT 2026	476,370	692,026	(215,656)
Total 40000 ASSESSMENT INCOME	1,199,437	1,743,615	(544,178)
41009 INTEREST INCOME	6,473	1,667	4,806
44000 IMPACT FEES	6,000	4,000	2,000
Total Income	1,211,910	1,749,282	(537,372)
GROSS PROFIT	1,211,910	1,749,282	(537,372)
EXPENSES			
Total Expenses			0
NET OPERATING INCOME	1,211,910	1,749,282	(537,372)
OTHER EXPENSES			
97000 WATER RESERVE FUND PROJECTS			
97017 WELLS 6/7 PROJECT			
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE	10,570	95,118	(84,548)
Total 97017 WELLS 6/7 PROJECT	10,570	95,118	(84,548)
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 \$248,573)		49,890	(49,890)
Total 97000 WATER RESERVE FUND PROJECTS	10,570	145,008	(134,438)
98000 GENERAL RESERVE FUND PROJECTS			
98025.04 ADMIN BUILDING (04.26 \$3mil)	6,383	165,000	(158,617)

	Actual	Budget	Total over Budget
98026 PM SALARY (2025 AGM/ \$80,793)	26,931	80,793	(53,862)
98026.02 BACK GATE MAJOR REPAIR (01.24 \$6,955.84)	6,956	6,956	0
98026.03 SPA HEATER- NEW (02.28 \$10,734)	4,879	10,734	(5,855)
98026.04 LONGMIRE RESTROOM ELECTRIC PANEL-NEW (02.28 \$5,976)	5,383	5,976	(593)
98026.05 BLUE LAKE CT MAILBOXES (04.25 \$29,182)	25,503	29,182	(3,679)
9820.1 EMERGENCY CAPITAL CONTINGENCY (01.25 \$10k)		10,000	(10,000)
GENERAL- ROADS & WATER PLAN (RWP)			
98024.04 2025 DESIGN BLUEWATER (10.26 \$146,135)	12,684	75,483	(62,799)
98026.01 2026 BLUEWATER CONST. (01.24 \$1,971,601.50)		1,971,602	(1,971,602)
Total GENERAL- ROADS & WATER PLAN (RWP)	12,684	2,047,085	(2,034,401)
Total 98000 GENERAL RESERVE FUND PROJECTS	88,718	2,355,725	(2,267,008)
Total Other Expenses	99,288	2,500,733	(2,401,446)
NET OTHER INCOME	(99,288)	(2,500,733)	2,401,446
NET INCOME	\$1,112,622	\$ (751,452)	\$1,864,074

CCA:Profit & Loss by Month- Operations Income

January - April, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
INCOME					
40000 ASSESSMENT INCOME					0
40026 OPERATIONS ASSMT 2026	1,074,318				1,074,318
40020.1 UNCOLL OPS ASSMT	-598,184	125,854	91,389	45,901	-335,040
Total 40026 OPERATIONS ASSMT 2026	476,134	125,854	91,389	45,901	739,278
PRIOR YEAR ASSESSMENT INCOME					0
41000.2 PRIOR YEAR ASSESSMENTS			232		232
Total PRIOR YEAR ASSESSMENT INCOME			232		232
Total 40000 ASSESSMENT INCOME	476,134	125,854	91,621	45,901	739,510
41001 CREDIT CARD INCOME	4,836	2,245	2,961	1,385	11,427
41001.1 UNCOLL CC INCOME	-21		-5	-29	-55
Total 41001 CREDIT CARD INCOME	4,815	2,245	2,956	1,356	11,372
41002 FINANCE CHARGES INCOME					0
41002.1 UNCOLL FIN CHARGES	200	250	350	650	1,450
Total 41002 FINANCE CHARGES INCOME	200	250	350	650	1,450
41003 FEES					0
41003.1 UNCOLL FEES	3,519	4,131	5,528	8,883	22,061
41003.2 LIENS			750		750
41003.3 RENTERS FEES	750	1,000	1,250	2,250	5,250
41003.4 TRANSFER FEES	2,000	1,500	3,000	4,250	10,750
41003.5 OTHER FEES	5,155	20	12,641	11,883	29,700
Total 41003 FEES	11,424	6,651	23,169	27,266	68,511
41004 FINES	20,020	157,360	885,440	-560	1,062,260
41004.1 UNCOLL FINES	-9,091	-155,395	-845,241	32,096	-977,631
Total 41004 FINES	10,929	1,965	40,199	31,536	84,629
41006 GATE CARD INCOME	900	480	1,100	820	3,300
41006.1 UNCOLL GATE CARD INCOME	25	20	37	-21	61
Total 41006 GATE CARD INCOME	925	500	1,137	799	3,361
41007 MAILBOX INCOME	450	90	315	270	1,125
41007.1 UNCOLL MAILBOX INCOME				90	90
Total 41007 MAILBOX INCOME	450	90	315	360	1,215
41009 INTEREST INCOME	222	509	291	251	1,273
41103 ACC INCOME	750	285	450	465	1,950
41103.1 UNCOLL ACC INCOME	-15		-16	15	-16
Total 41103 ACC INCOME	735	285	434	480	1,934
Total Income	505,834	138,349	160,473	108,599	913,255
GROSS PROFIT	505,834	138,349	160,473	108,599	913,255
EXPENSES					
Total Expenses					0
NET OPERATING INCOME	505,834	138,349	160,473	108,599	913,255
NET INCOME	\$505,834	\$138,349	\$160,473	\$108,599	\$913,255

CCA:Profit & Loss by Month- Admin

January - April, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
INCOME					
Total Income					0
GROSS PROFIT	0	0	0	0	0
EXPENSES					
60007 ADMINISTRATION EXPENSES					0
61007 BOARD EXPENSE	11			1,636	1,647
61015 DUES AND SUBSCRIPTIONS	1,295	943	1,977	2,468	6,684
61040 PRINTING & COPYING		185	161	185	531
61045 POSTAGE	12		1		13
65016 LEASE/RENT EXPENSE	234	925	309	746	2,214
Total 60007 ADMINISTRATION EXPENSES	1,552	2,053	2,448	5,035	11,088
61000 PROFESSIONAL SERVICES					0
61000.6 GM SUPPORT		3,200	3,200	6,697	13,097
61011 COMPUTER SUPPORT SERVICES	895	895	805	805	3,399
Total 61000 PROFESSIONAL SERVICES	895	4,095	4,005	7,502	16,496
61006 BANK FEES	30	80		20	130
61004 CREDIT CARD FEE EXPENSE	4,965	2,259	3,069	1,493	11,786
61006.1 OVER/SHORT EXPENSE		-0			-0
Total 61006 BANK FEES	4,995	2,339	3,069	1,513	11,916
61020 UTILITIES EXPENSE					0
61020.1 ELECTRICITY EXPENSE	638	604	690	708	2,640
61020.2 TELEPHONE/INTERNET EXPENSE	1,537	1,638	1,631	1,771	6,577
Total 61020 UTILITIES EXPENSE	2,175	2,242	2,321	2,479	9,218
61031 BUSINESS INSURANCE EXPENSE	6,907	6,907	6,907	6,907	27,627
61050 SUPPLIES					0
61050.1 OFFICE SUPPLIES	289		290		579
Total 61050 SUPPLIES	289		290		579
61055 PAYROLL EXPENSE	6,448	11,736	11,175	19,610	48,968
61025 EMPLOYEE BENEFITS	795	795	2,557	-387	3,760

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
61056 PAYROLL TAXES	1,640	415	796	1,527	4,378
Total 61055 PAYROLL EXPENSE	8,884	12,946	14,527	20,750	57,107
61090 ALLOCATED EXPENSES	-9,076	-9,921	-13,723	-12,485	-45,205
65020 COMMUNITY SUPPORT					0
65020.2 FISHING DERBY				3,100	3,100
65020.4 MAC MEMBER ACTIVITIES COMMITTEE		87	685	85	858
Total 65020 COMMUNITY SUPPORT		87	685	3,185	3,958
66040 BUSINESS TAXES	0		117		117
62026 LICENSES AND FEES			4,988		4,988
Total 66040 BUSINESS TAXES	0		5,105		5,105
66050 REGULATORY COMPLIANCE					0
61000.5 HR EXPENSE		900	358		1,258
Total 66050 REGULATORY COMPLIANCE		900	358		1,258
66060 CCRs & MANDATES					0
50000 COST OF SALES GATE CARDS				6,628	6,628
61000.2 ACCOUNTING EXPENSE (CPA)			8,807	6,100	14,907
63020 SECURITY SYSTEM	546			597	1,143
Total 66060 CCRs & MANDATES	546		8,807	13,326	22,678
Total Expenses	17,166	21,648	34,799	48,211	121,824
NET OPERATING INCOME	-17,166	-21,648	-34,799	-48,211	-121,824
NET INCOME	\$ -17,166	\$ -21,648	\$ -34,799	\$ -48,211	\$ -121,824

CCA:Profit & Loss by Month- Maint

January - April, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
INCOME					
Total Income					0
GROSS PROFIT	0	0	0	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	640	625	504	2,259
61020.2 TELEPHONE/INTERNET EXPENSE	82	82	82	82	329
61020.4 PROPANE EXPENSE	189	50			239
61020.5 REFUSE EXPENSE		320	320	3,569	4,208
Total 61020 UTILITIES EXPENSE	761	1,092	1,027	4,155	7,035
61050 SUPPLIES					0
61050.2 CUSTODIAL SUPPLIES	87			528	616
61050.3 SAFETY GEAR & CLOTHING		55		145	201
62015 FUEL EXPENSE	1,237	1,726	1,513	1,859	6,335
62046 SMALL TOOLS & EQUIPMENT	103	174	709	246	1,231
Total 61050 SUPPLIES	1,428	1,955	2,221	2,778	8,382
61055 PAYROLL EXPENSE	10,140	18,841	16,847	25,463	71,291
61025 EMPLOYEE BENEFITS	3,003	3,527	7,491	2,976	16,996
61056 PAYROLL TAXES	-1,009	1,062	1,223	1,852	3,127
Total 61055 PAYROLL EXPENSE	12,133	23,430	25,560	30,291	91,414
62020 REPAIRS, MAINTENANCE, & GROUNDS	470	72			542
50001 COST OF SALES MAILBOXES			284		284
62020.1 GROUNDS EXPENSE	379	698	238	1,147	2,461
62020.2 TREE/DEBRIS REMOVAL				3,791	3,791
62020.5 GATE EXPENSES			920	5,749	6,669
62020.6 STRUCTURAL	79	246	141	135	601

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
62020.7 EQUIPMENT	1,391	6,343		112	7,846
62020.8 LAKES		132			132
62022 SAND & GRAVEL		154			154
62024 SEPTIC MAINTENANCE				677	677
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	2,319	7,644	1,584	11,610	23,157
66040 BUSINESS TAXES					0
62026 LICENSES AND FEES	204		866		1,070
Total 66040 BUSINESS TAXES	204		866		1,070
66060 CCRs & MANDATES					0
63020 SECURITY SYSTEM	335			367	702
Total 66060 CCRs & MANDATES	335			367	702
Total Expenses	17,858	34,122	31,258	49,201	132,439
NET OPERATING INCOME	-17,858	-34,122	-31,258	-49,201	-132,439
NET INCOME	\$ -17,858	\$ -34,122	\$ -31,258	\$ -49,201	\$ -132,439

CCA:Profit & Loss by Month- Water System

January - April, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
INCOME					
45001 WATER CONSUMPTION RATE					0
45925 WATER CONSUMPTION 2025	77				77
45926 WATER CONSUMPTION 2026				129,057	129,057
Total 45001 WATER CONSUMPTION RATE	77			129,057	129,134
45120 WATER SERVICE FEE					0
45120.1 UNCOLL WATER SERVICE FEE	-63,788	-46,378	75,541	-38,719	-73,344
Total 45120 WATER SERVICE FEE	-63,788	-46,378	75,541	-38,719	-73,344
Total Income	-63,711	-46,378	75,541	90,338	55,790
GROSS PROFIT	-63,711	-46,378	75,541	90,338	55,790
EXPENSES					
60007 ADMINISTRATION EXPENSES					0
61015 DUES AND SUBSCRIPTIONS	518	3,344			3,862
61040 PRINTING & COPYING			921		921
61045 POSTAGE			1,017		1,017
Total 60007 ADMINISTRATION EXPENSES	518	3,344	1,937		5,799
61020 UTILITIES EXPENSE					0
61020.1 ELECTRICITY EXPENSE	1,960	2,078	2,423	2,148	8,610
61020.4 PROPANE EXPENSE		250		307	556
Total 61020 UTILITIES EXPENSE	1,960	2,328	2,423	2,455	9,166
61031 BUSINESS INSURANCE EXPENSE	6,907	6,907	6,907	6,907	27,627
61050 SUPPLIES					0
61050.4 CHEMICAL SUPPLIES	1,619	3,316	1,929	1,758	8,623
62046 SMALL TOOLS & EQUIPMENT			662		662
Total 61050 SUPPLIES	1,619	3,316	2,591	1,758	9,285
61055 PAYROLL EXPENSE	3,306	3,940	5,893	8,860	21,999
61025 EMPLOYEE BENEFITS	473	563	843	1,267	3,146
61056 PAYROLL TAXES	423	504	754	1,134	2,816
Total 61055 PAYROLL EXPENSE	4,202	5,008	7,490	11,261	27,960

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
61090 ALLOCATED EXPENSES	9,076	9,921	13,723	12,485	45,205
62020 REPAIRS, MAINTENANCE, & GROUNDS					0
62020.1 GROUNDS EXPENSE			386		386
62020.3 WATER SYSTEM		120	1,365	979	2,464
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS		120	1,750	979	2,850
66040 BUSINESS TAXES			6,115		6,115
62026 LICENSES AND FEES		2,467			2,467
Total 66040 BUSINESS TAXES		2,467	6,115		8,581
66060 CCRs & MANDATES					0
61000.2 ACCOUNTING EXPENSE (CPA)			8,807	6,119	14,926
63020 SECURITY SYSTEM				1,299	1,299
Total 66060 CCRs & MANDATES			8,807	7,418	16,225
Total Expenses	24,281	33,410	51,744	43,263	152,698
NET OPERATING INCOME	-87,992	-79,788	23,797	47,075	-96,908
NET INCOME	\$ -87,992	\$ -79,788	\$23,797	\$47,075	\$ -96,908

CCA:Profit & Loss by Month- Ops Contingency

January - April, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
INCOME					
40000 ASSESSMENT INCOME					0
PRIOR YEAR ASSESSMENT INCOME					0
41000.1 UNCOLL ASSMTS PRIOR YEARS	42,127	16,127	-13,400	14,159	59,014
41000.2 PRIOR YEAR ASSESSMENTS	260			-3,641	-3,380
Total PRIOR YEAR ASSESSMENT INCOME	42,388	16,127	-13,400	10,519	55,633
Total 40000 ASSESSMENT INCOME	42,388	16,127	-13,400	10,519	55,633
41009 INTEREST INCOME	8	8	22		38
Total Income	42,396	16,135	-13,378	10,519	55,672
GROSS PROFIT	42,396	16,135	-13,378	10,519	55,672
EXPENSES					
61000 PROFESSIONAL SERVICES					0
61000.3 LEGAL EXPENSE	6,546	4,958	9,838		21,341
Total 61000 PROFESSIONAL SERVICES	6,546	4,958	9,838		21,341
66040 BUSINESS TAXES					0
62026 LICENSES AND FEES				11	11
Total 66040 BUSINESS TAXES				11	11
Total Expenses	6,546	4,958	9,838	11	21,352
NET OPERATING INCOME	35,851	11,177	-23,215	10,508	34,320
NET INCOME	\$35,851	\$11,177	\$ -23,215	\$10,508	\$34,320

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

January - April, 2026

	Actual	Budget	Total over Budget
OPERATIONS	913,255	1,038,881	(125,626)
ADMINISTRATION	(121,824)	(159,987)	38,163
MAINTENANCE	(132,439)	(191,119)	58,680
POOL	(14,197)	(39,013)	24,816
Total OPERATIONS	644,795	648,762	(3,967)
WATER SYSTEM	(96,908)	(0)	(96,908)
TOTAL	\$547,887	\$648,762	\$ (100,875)

CCA:Budget vs. Actuals- Operations Income

January - April, 2026

	OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget
INCOME						
40000 ASSESSMENT INCOME				0	0	0
40026 OPERATIONS ASSMT 2026	1,074,318	1,075,111	(793)	1,074,318	1,075,111	(793)
40020.1 UNCOLL OPS ASSMT	(335,040)	(86,009)	(249,031)	(335,040)	(86,009)	(249,031)
Total 40026 OPERATIONS ASSMT 2026	739,278	989,102	(249,824)	739,278	989,102	(249,824)
PRIOR YEAR ASSESSMENT INCOME				0	0	0
41000.2 PRIOR YEAR ASSESSMENTS	232		232	232	0	232
Total PRIOR YEAR ASSESSMENT INCOME	232		232	232	0	232
Total 40000 ASSESSMENT INCOME	739,510	989,102	(249,592)	739,510	989,102	(249,592)
41001 CREDIT CARD INCOME	11,427	6,000	5,427	11,427	6,000	5,427
41001.1 UNCOLL CC INCOME	(55)		(55)	(55)	0	(55)
Total 41001 CREDIT CARD INCOME	11,372	6,000	5,372	11,372	6,000	5,372
41002 FINANCE CHARGES INCOME		8,333	(8,333)	0	8,333	(8,333)
41002.1 UNCOLL FIN CHARGES	1,450		1,450	1,450	0	1,450
Total 41002 FINANCE CHARGES INCOME	1,450	8,333	(6,883)	1,450	8,333	(6,883)
41003 FEES				0	0	0
41003.1 UNCOLL FEES	22,061		22,061	22,061	0	22,061
41003.2 LIENS	750	1,333	(583)	750	1,333	(583)
41003.3 RENTERS FEES	5,250	8,250	(3,000)	5,250	8,250	(3,000)
41003.4 TRANSFER FEES	10,750	11,000	(250)	10,750	11,000	(250)
41003.5 OTHER FEES	29,700	1,510	28,190	29,700	1,510	28,190
Total 41003 FEES	68,511	22,094	46,417	68,511	22,094	46,417
41004 FINES	1,062,260	5,000	1,057,260	1,062,260	5,000	1,057,260
41004.1 UNCOLL FINES	(977,631)		(977,631)	(977,631)	0	(977,631)
Total 41004 FINES	84,629	5,000	79,629	84,629	5,000	79,629
41006 GATE CARD INCOME	3,300	4,152	(852)	3,300	4,152	(852)
41006.1 UNCOLL GATE CARD INCOME	61		61	61	0	61
Total 41006 GATE CARD INCOME	3,361	4,152	(791)	3,361	4,152	(791)

	OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget
41007 MAILBOX INCOME	1,125	833	292	1,125	833	292
41007.1 UNCOLL MAILBOX INCOME	90		90	90	0	90
Total 41007 MAILBOX INCOME	1,215	833	382	1,215	833	382
41009 INTEREST INCOME	1,273	1,500	(227)	1,273	1,500	(227)
41103 ACC INCOME	1,950	1,867	83	1,950	1,867	83
41103.1 UNCOLL ACC INCOME	(16)		(16)	(16)	0	(16)
Total 41103 ACC INCOME	1,934	1,867	67	1,934	1,867	67
Total Income	913,255	1,038,881	(125,626)	913,255	1,038,881	(125,626)
GROSS PROFIT	913,255	1,038,881	(125,626)	913,255	1,038,881	(125,626)
EXPENSES						
Total Expenses			0	0	0	0
NET OPERATING INCOME	913,255	1,038,881	(125,626)	913,255	1,038,881	(125,626)
NET INCOME	\$913,255	\$1,038,881	\$ (125,626)	\$913,255	\$1,038,881	\$ (125,626)

CCA:Budget vs. Actuals- Administration

January - April, 2026

	OPERATIONS			ADMINISTRATION			Total OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
INCOME												
Total Income			0			0	0	0	0	0	0	0
GROSS PROFIT	0	0	0	0	0	0	0	0	0	0	0	0
EXPENSES												
60007 ADMINISTRATION EXPENSES										0	0	0
61007 BOARD EXPENSE				1,647	417	1,230	1,647	417	1,230	1,647	417	1,230
61015 DUES AND SUBSCRIPTIONS				6,684	5,529	1,155	6,684	5,529	1,155	6,684	5,529	1,155
61040 PRINTING & COPYING				531	2,632	(2,101)	531	2,632	(2,101)	531	2,632	(2,101)
61045 POSTAGE				13	1,333	(1,321)	13	1,333	(1,321)	13	1,333	(1,321)
61066 TRAINING EXPENSE					125	(125)		125	(125)	0	125	(125)
65016 LEASE/RENT EXPENSE				2,214	1,709	505	2,214	1,709	505	2,214	1,709	505
Total 60007 ADMINISTRATION EXPENSES				11,088	11,745	(657)	11,088	11,745	(657)	11,088	11,745	(657)
61000 PROFESSIONAL SERVICES										0	0	0
61000.3 LEGAL EXPENSE					5,000	(5,000)		5,000	(5,000)	0	5,000	(5,000)
61000.6 GM SUPPORT				13,097	12,267	830	13,097	12,267	830	13,097	12,267	830
61011 COMPUTER SUPPORT SERVICES				3,399	3,600	(201)	3,399	3,600	(201)	3,399	3,600	(201)
63010 DEPUTY SHERIFF STIPEND					10,000	(10,000)		10,000	(10,000)	0	10,000	(10,000)
Total 61000 PROFESSIONAL SERVICES				16,496	30,867	(14,370)	16,496	30,867	(14,370)	16,496	30,867	(14,370)
61006 BANK FEES				130	333	(203)	130	333	(203)	130	333	(203)
61004 CREDIT CARD FEE EXPENSE				11,786	6,000	5,786	11,786	6,000	5,786	11,786	6,000	5,786
61006.1 OVER/SHORT EXPENSE				(0)		(0)	(0)		(0)	(0)	0	(0)
Total 61006 BANK FEES				11,916	6,333	5,583	11,916	6,333	5,583	11,916	6,333	5,583
61020 UTILITIES EXPENSE										0	0	0
61020.1 ELECTRICITY EXPENSE				2,640	1,579	1,061	2,640	1,579	1,061	2,640	1,579	1,061
61020.2 TELEPHONE/INTERNET EXPENSE				6,577	5,835	742	6,577	5,835	742	6,577	5,835	742
Total 61020 UTILITIES EXPENSE				9,218	7,414	1,803	9,218	7,414	1,803	9,218	7,414	1,803
61031 BUSINESS INSURANCE EXPENSE				27,627	29,561	(1,934)	27,627	29,561	(1,934)	27,627	29,561	(1,934)
61050 SUPPLIES										0	0	0
61050.1 OFFICE SUPPLIES				579	2,348	(1,768)	579	2,348	(1,768)	579	2,348	(1,768)
61050.3 SAFETY GEAR & CLOTHING					137	(137)		137	(137)	0	137	(137)
Total 61050 SUPPLIES				579	2,485	(1,906)	579	2,485	(1,906)	579	2,485	(1,906)
61055 PAYROLL EXPENSE				48,968	66,549	(17,581)	48,968	66,549	(17,581)	48,968	66,549	(17,581)
61025 EMPLOYEE BENEFITS				3,760	6,740	(2,980)	3,760	6,740	(2,980)	3,760	6,740	(2,980)
61056 PAYROLL TAXES				4,378	7,763	(3,385)	4,378	7,763	(3,385)	4,378	7,763	(3,385)
Total 61055 PAYROLL EXPENSE				57,107	81,053	(23,946)	57,107	81,053	(23,946)	57,107	81,053	(23,946)
61090 ALLOCATED EXPENSES				(45,205)	(48,016)	2,811	(45,205)	(48,016)	2,811	(45,205)	(48,016)	2,811
65020 COMMUNITY SUPPORT										0	0	0
65020.2 FISHING DERBY				3,100	1,060	2,040	3,100	1,060	2,040	3,100	1,060	2,040
65020.4 MAC MEMBER ACTIVITIES COMMITTEE				858	1,833	(976)	858	1,833	(976)	858	1,833	(976)
65020.5 MAC MILEAGE REIMBURSEMENT					100	(100)		100	(100)	0	100	(100)
65025 CPC					167	(167)		167	(167)	0	167	(167)
Total 65020 COMMUNITY SUPPORT				3,958	3,160	798	3,958	3,160	798	3,958	3,160	798
66040 BUSINESS TAXES				117	4,213	(4,096)	117	4,213	(4,096)	117	4,213	(4,096)

	OPERATIONS			ADMINISTRATION			Total OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
61057 PROPERTY TAX					1,600	(1,600)		1,600	(1,600)	0	1,600	(1,600)
62026 LICENSES AND FEES				4,988	133	4,854	4,988	133	4,854	4,988	133	4,854
Total 66040 BUSINESS TAXES				5,105	5,946	(842)	5,105	5,946	(842)	5,105	5,946	(842)
66050 REGULATORY COMPLIANCE										0	0	0
61000.1 AUDIT & TAX PREP EXPENSE					4,000	(4,000)		4,000	(4,000)	0	4,000	(4,000)
61000.5 HR EXPENSE				1,258	6,000	(4,743)	1,258	6,000	(4,743)	1,258	6,000	(4,743)
Total 66050 REGULATORY COMPLIANCE				1,258	10,000	(8,743)	1,258	10,000	(8,743)	1,258	10,000	(8,743)
66060 CCRs & MANDATES										0	0	0
50000 COST OF SALES GATE CARDS				6,628		6,628	6,628		6,628	6,628	0	6,628
61000.2 ACCOUNTING EXPENSE (CPA)				14,907	16,439	(1,532)	14,907	16,439	(1,532)	14,907	16,439	(1,532)
63020 SECURITY SYSTEM				1,143		1,143	1,143		1,143	1,143	0	1,143
65020.1 COMMUNITY MEETING EXPENSE					3,000	(3,000)		3,000	(3,000)	0	3,000	(3,000)
Total 66060 CCRs & MANDATES				22,678	19,439	3,239	22,678	19,439	3,239	22,678	19,439	3,239
Total Expenses	0	0	0	121,824	159,987	(38,163)	121,824	159,987	(38,163)	121,824	159,987	(38,163)
NET OPERATING INCOME	0	0	0	(121,824)	(159,987)	38,163	(121,824)	(159,987)	38,163	(121,824)	(159,987)	38,163
NET INCOME	\$0	\$0	\$0	\$(121,824)	\$(159,987)	\$38,163	\$(121,824)	\$(159,987)	\$38,163	\$(121,824)	\$(159,987)	\$38,163

CCA:Budget vs. Actuals- Maintenance

January - April, 2026

	OPERATIONS			MAINTENANCE			Total OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
INCOME												
Total Income			0			0	0	0	0	0	0	0
GROSS PROFIT	0	0	0	0	0	0	0	0	0	0	0	0
EXPENSES												
60007 ADMINISTRATION EXPENSES										0	0	0
61066 TRAINING EXPENSE					167	(167)		167	(167)	0	167	(167)
65016 LEASE/RENT EXPENSE	679	941	(262)	679	941	(262)	679	941	(262)	679	941	(262)
Total 60007 ADMINISTRATION EXPENSES	679	1,108	(429)	679	1,108	(429)	679	1,108	(429)	679	1,108	(429)
61020 UTILITIES EXPENSE										0	0	0
61020.1 ELECTRICITY EXPENSE	2,259	3,985	(1,726)	2,259	3,985	(1,726)	2,259	3,985	(1,726)	2,259	3,985	(1,726)
61020.2 TELEPHONE/INTERNET EXPENSE	329	353	(24)	329	353	(24)	329	353	(24)	329	353	(24)
61020.3 WATER UTILITY EXPENSE		1,197	(1,197)		1,197	(1,197)		1,197	(1,197)	0	1,197	(1,197)
61020.4 PROPANE EXPENSE	239	2,030	(1,790)	239	2,030	(1,790)	239	2,030	(1,790)	239	2,030	(1,790)
61020.5 REFUSE EXPENSE	4,208		4,208	4,208		4,208	4,208		4,208	4,208	0	4,208
Total 61020 UTILITIES EXPENSE	7,035	7,564	(529)	7,035	7,564	(529)	7,035	7,564	(529)	7,035	7,564	(529)
61050 SUPPLIES										0	0	0
61050.1 OFFICE SUPPLIES		1,782	(1,782)		1,782	(1,782)		1,782	(1,782)	0	1,782	(1,782)
61050.2 CUSTODIAL SUPPLIES	616	1,566	(950)	616	1,566	(950)	616	1,566	(950)	616	1,566	(950)
61050.3 SAFETY GEAR & CLOTHING	201		201	201		201	201		201	201	0	201
62015 FUEL EXPENSE	6,335	4,865	1,470	6,335	4,865	1,470	6,335	4,865	1,470	6,335	4,865	1,470
62046 SMALL TOOLS & EQUIPMENT	1,231	1,820	(588)	1,231	1,820	(588)	1,231	1,820	(588)	1,231	1,820	(588)
Total 61050 SUPPLIES	8,382	10,032	(1,650)	8,382	10,032	(1,650)	8,382	10,032	(1,650)	8,382	10,032	(1,650)
61055 PAYROLL EXPENSE	71,291	83,381	(12,091)	71,291	83,381	(12,091)	71,291	83,381	(12,091)	71,291	83,381	(12,091)
61025 EMPLOYEE BENEFITS	16,996	11,945	5,051	16,996	11,945	5,051	16,996	11,945	5,051	16,996	11,945	5,051
61056 PAYROLL TAXES	3,127	10,662	(7,535)	3,127	10,662	(7,535)	3,127	10,662	(7,535)	3,127	10,662	(7,535)
Total 61055 PAYROLL EXPENSE	91,414	105,989	(14,575)	91,414	105,989	(14,575)	91,414	105,989	(14,575)	91,414	105,989	(14,575)
62020 REPAIRS, MAINTENANCE, & GROUNDS	542		542	542		542	542		542	542	0	542
50001 COST OF SALES MAILBOXES	284	889	(605)	284	889	(605)	284	889	(605)	284	889	(605)
61021.2 SNOW REMOVAL		2,348	(2,348)		2,348	(2,348)		2,348	(2,348)	0	2,348	(2,348)
61021.3 MAINT EQUIPMENT RENTAL		1,219	(1,219)		1,219	(1,219)		1,219	(1,219)	0	1,219	(1,219)
62020.1 GROUNDS EXPENSE	2,461	4,959	(2,498)	2,461	4,959	(2,498)	2,461	4,959	(2,498)	2,461	4,959	(2,498)
62020.2 TREE/DEBRIS REMOVAL	3,791	8,892	(5,102)	3,791	8,892	(5,102)	3,791	8,892	(5,102)	3,791	8,892	(5,102)
62020.4 ROAD EXPENSES		793	(793)		793	(793)		793	(793)	0	793	(793)
62020.5 GATE EXPENSES	6,669	2,060	4,609	6,669	2,060	4,609	6,669	2,060	4,609	6,669	2,060	4,609
62020.6 STRUCTURAL	601	2,364	(1,763)	601	2,364	(1,763)	601	2,364	(1,763)	601	2,364	(1,763)
62020.7 EQUIPMENT	7,846	5,338	2,508	7,846	5,338	2,508	7,846	5,338	2,508	7,846	5,338	2,508
62020.8 LAKES	132	3,832	(3,701)	132	3,832	(3,701)	132	3,832	(3,701)	132	3,832	(3,701)
62020.9 VANDALISM		1,717	(1,717)		1,717	(1,717)		1,717	(1,717)	0	1,717	(1,717)
62021 OUTSIDE MECHANIC		5,377	(5,377)		5,377	(5,377)		5,377	(5,377)	0	5,377	(5,377)
62021.2 JUNK HAULING		10,000	(10,000)		10,000	(10,000)		10,000	(10,000)	0	10,000	(10,000)
62022 SAND & GRAVEL	154	3,378	(3,224)	154	3,378	(3,224)	154	3,378	(3,224)	154	3,378	(3,224)
62024 SEPTIC MAINTENANCE	677	3,079	(2,402)	677	3,079	(2,402)	677	3,079	(2,402)	677	3,079	(2,402)
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	23,157	56,246	(33,089)	23,157	56,246	(33,089)	23,157	56,246	(33,089)	23,157	56,246	(33,089)
66040 BUSINESS TAXES										0	0	0

	OPERATIONS			MAINTENANCE			Total OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
62026 LICENSES AND FEES				1,070	415	655	1,070	415	655	1,070	415	655
Total 66040 BUSINESS TAXES				1,070	415	655	1,070	415	655	1,070	415	655
66060 CCRs & MANDATES										0	0	0
50000 COST OF SALES GATE CARDS					2,503	(2,503)		2,503	(2,503)	0	2,503	(2,503)
63020 SECURITY SYSTEM				702	7,262	(6,560)	702	7,262	(6,560)	702	7,262	(6,560)
Total 66060 CCRs & MANDATES				702	9,765	(9,063)	702	9,765	(9,063)	702	9,765	(9,063)
Total Expenses	0	0	0	132,439	191,119	(58,680)	132,439	191,119	(58,680)	132,439	191,119	(58,680)
NET OPERATING INCOME	0	0	0	(132,439)	(191,119)	58,680	(132,439)	(191,119)	58,680	(132,439)	(191,119)	58,680
NET INCOME	\$0	\$0	\$0	\$ (132,439)	\$ (191,119)	\$58,680	\$ (132,439)	\$ (191,119)	\$58,680	\$ (132,439)	\$ (191,119)	\$58,680

CCA:Budget vs. Actuals- Pool

January - April, 2026

	OPERATIONS			POOL			Total OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
INCOME												
Total Income			0			0	0	0	0	0	0	0
GROSS PROFIT	0	0	0	0	0	0	0	0	0	0	0	0
EXPENSES												
60007 ADMINISTRATION EXPENSES										0	0	0
61015 DUES AND SUBSCRIPTIONS				1,125	1,125	0	1,125	1,125	0	1,125	1,125	0
61066 TRAINING EXPENSE					535	(535)		535	(535)	0	535	(535)
Total 60007 ADMINISTRATION EXPENSES				1,125	1,660	(535)	1,125	1,660	(535)	1,125	1,660	(535)
61020 UTILITIES EXPENSE										0	0	0
61020.1 ELECTRICITY EXPENSE				3,906	4,277	(371)	3,906	4,277	(371)	3,906	4,277	(371)
61020.2 TELEPHONE/INTERNET EXPENSE				162	176	(14)	162	176	(14)	162	176	(14)
61020.3 WATER UTILITY EXPENSE					4,881	(4,881)		4,881	(4,881)	0	4,881	(4,881)
61020.4 PROPANE EXPENSE				352		352	352		352	352	0	352
Total 61020 UTILITIES EXPENSE				4,420	9,335	(4,915)	4,420	9,335	(4,915)	4,420	9,335	(4,915)
61050 SUPPLIES										0	0	0
61050.2 CUSTODIAL SUPPLIES				1,583	178	1,405	1,583	178	1,405	1,583	178	1,405
61050.3 SAFETY GEAR & CLOTHING				483	1,177	(694)	483	1,177	(694)	483	1,177	(694)
61050.4 CHEMICAL SUPPLIES				2,299	2,042	257	2,299	2,042	257	2,299	2,042	257
62046 SMALL TOOLS & EQUIPMENT					1,163	(1,163)		1,163	(1,163)	0	1,163	(1,163)
Total 61050 SUPPLIES				4,364	4,559	(195)	4,364	4,559	(195)	4,364	4,559	(195)
61055 PAYROLL EXPENSE					17,511	(17,511)		17,511	(17,511)	0	17,511	(17,511)
61025 EMPLOYEE BENEFITS					276	(276)		276	(276)	0	276	(276)
61056 PAYROLL TAXES					2,169	(2,169)		2,169	(2,169)	0	2,169	(2,169)
Total 61055 PAYROLL EXPENSE					19,956	(19,956)		19,956	(19,956)	0	19,956	(19,956)
62020 REPAIRS, MAINTENANCE, & GROUNDS										0	0	0
62020.1 GROUNDS EXPENSE				1,062		1,062	1,062		1,062	1,062	0	1,062
62020.6 STRUCTURAL				1,139	689	450	1,139	689	450	1,139	689	450
62020.7 EQUIPMENT					535	(535)		535	(535)	0	535	(535)
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS				2,201	1,224	978	2,201	1,224	978	2,201	1,224	978
66040 BUSINESS TAXES										0	0	0
62026 LICENSES AND FEES				1,314	2,050	(736)	1,314	2,050	(736)	1,314	2,050	(736)
Total 66040 BUSINESS TAXES				1,314	2,050	(736)	1,314	2,050	(736)	1,314	2,050	(736)
66060 CCRs & MANDATES										0	0	0
63020 SECURITY SYSTEM				772	229	543	772	229	543	772	229	543
Total 66060 CCRs & MANDATES				772	229	543	772	229	543	772	229	543
Total Expenses	0	0	0	14,197	39,013	(24,816)	14,197	39,013	(24,816)	14,197	39,013	(24,816)
NET OPERATING INCOME	0	0	0	(14,197)	(39,013)	24,816	(14,197)	(39,013)	24,816	(14,197)	(39,013)	24,816
NET INCOME	\$0	\$0	\$0	\$(14,197)	\$(39,013)	\$24,816	\$(14,197)	\$(39,013)	\$24,816	\$(14,197)	\$(39,013)	\$24,816

CCA:Budget vs. Actuals- Water System

January - April, 2026

	WATER SYSTEM			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget
INCOME						
45001 WATER CONSUMPTION RATE				0	0	0
45001.1 UNCOLL WATER CONSUMP RATE		(13,775)	13,775	0	(13,775)	13,775
45925 WATER CONSUMPTION 2025	77	0	77	77	0	77
45926 WATER CONSUMPTION 2026	129,057	172,187	(43,130)	129,057	172,187	(43,130)
Total 45001 WATER CONSUMPTION RATE	129,134	158,412	(29,278)	129,134	158,412	(29,278)
45120 WATER SERVICE FEE				0	0	0
45120.1 UNCOLL WATER SERVICE FEE	(73,344)		(73,344)	(73,344)	0	(73,344)
Total 45120 WATER SERVICE FEE	(73,344)		(73,344)	(73,344)	0	(73,344)
Total Income	55,790	158,412	(102,622)	55,790	158,412	(102,622)
GROSS PROFIT	55,790	158,412	(102,622)	55,790	158,412	(102,622)
EXPENSES						
60007 ADMINISTRATION EXPENSES				0	0	0
61015 DUES AND SUBSCRIPTIONS	3,862	928	2,934	3,862	928	2,934
61040 PRINTING & COPYING	921	833	87	921	833	87
61045 POSTAGE	1,017	1,267	(250)	1,017	1,267	(250)
61066 TRAINING EXPENSE		167	(167)	0	167	(167)
Total 60007 ADMINISTRATION EXPENSES	5,799	3,195	2,604	5,799	3,195	2,604
61000 PROFESSIONAL SERVICES				0	0	0
61000.6 GM SUPPORT		3,067	(3,067)	0	3,067	(3,067)
Total 61000 PROFESSIONAL SERVICES		3,067	(3,067)	0	3,067	(3,067)
61020 UTILITIES EXPENSE				0	0	0
61020.1 ELECTRICITY EXPENSE	8,610	4,290	4,320	8,610	4,290	4,320
61020.4 PROPANE EXPENSE	556	1,616	(1,060)	556	1,616	(1,060)
Total 61020 UTILITIES EXPENSE	9,166	5,906	3,260	9,166	5,906	3,260
61031 BUSINESS INSURANCE EXPENSE	27,627	29,561	(1,934)	27,627	29,561	(1,934)
61050 SUPPLIES				0	0	0
61050.3 SAFETY GEAR & CLOTHING		257	(257)	0	257	(257)

	WATER SYSTEM			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget
61050.4 CHEMICAL SUPPLIES	8,623	11,747	(3,124)	8,623	11,747	(3,124)
62046 SMALL TOOLS & EQUIPMENT	662	357	305	662	357	305
Total 61050 SUPPLIES	9,285	12,361	(3,076)	9,285	12,361	(3,076)
61055 PAYROLL EXPENSE	21,999	24,942	(2,943)	21,999	24,942	(2,943)
61025 EMPLOYEE BENEFITS	3,146	6,443	(3,297)	3,146	6,443	(3,297)
61056 PAYROLL TAXES	2,816	3,205	(389)	2,816	3,205	(389)
Total 61055 PAYROLL EXPENSE	27,960	34,590	(6,630)	27,960	34,590	(6,630)
61090 ALLOCATED EXPENSES	45,205	48,016	(2,811)	45,205	48,016	(2,811)
62020 REPAIRS, MAINTENANCE, & GROUNDS				0	0	0
62020.1 GROUNDS EXPENSE	386	2,653	(2,267)	386	2,653	(2,267)
62020.3 WATER SYSTEM	2,464	2,356	108	2,464	2,356	108
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	2,850	5,009	(2,159)	2,850	5,009	(2,159)
66040 BUSINESS TAXES	6,115	7,967	(1,852)	6,115	7,967	(1,852)
62026 LICENSES AND FEES	2,467	754	1,712	2,467	754	1,712
Total 66040 BUSINESS TAXES	8,581	8,721	(140)	8,581	8,721	(140)
66060 CCRs & MANDATES				0	0	0
61000.2 ACCOUNTING EXPENSE (CPA)	14,926	7,045	7,881	14,926	7,045	7,881
63020 SECURITY SYSTEM	1,299	943	356	1,299	943	356
Total 66060 CCRs & MANDATES	16,225	7,988	8,237	16,225	7,988	8,237
Total Expenses	152,698	158,412	(5,714)	152,698	158,412	(5,714)
NET OPERATING INCOME	(96,908)	(0)	(96,908)	(96,908)	(0)	(96,908)
NET INCOME	\$ (96,908)	\$ (0)	\$ (96,908)	\$ (96,908)	\$ (0)	\$ (96,908)

CCA:Budget vs. Actuals- Ops Contingency

January - April, 2026

	OPERATIONS CONTINGENCY			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget
INCOME						
40000 ASSESSMENT INCOME				0	0	0
PRIOR YEAR ASSESSMENT INCOME				0	0	0
41000.1 UNCOLL ASSMTS PRIOR YEARS	59,014		59,014	59,014	0	59,014
41000.2 PRIOR YEAR ASSESSMENTS	(3,380)		(3,380)	(3,380)	0	(3,380)
Total PRIOR YEAR ASSESSMENT INCOME	55,633		55,633	55,633	0	55,633
Total 40000 ASSESSMENT INCOME	55,633		55,633	55,633	0	55,633
41009 INTEREST INCOME	38		38	38	0	38
Total Income	55,672	0	55,672	55,672	0	55,672
GROSS PROFIT	55,672	0	55,672	55,672	0	55,672
EXPENSES						
60007 ADMINISTRATION EXPENSES				0	0	0
61007 BOARD EXPENSE		3,200	(3,200)	0	3,200	(3,200)
Total 60007 ADMINISTRATION EXPENSES		3,200	(3,200)	0	3,200	(3,200)
61000 PROFESSIONAL SERVICES				0	0	0
61000.3 LEGAL EXPENSE	21,341		21,341	21,341	0	21,341
Total 61000 PROFESSIONAL SERVICES	21,341		21,341	21,341	0	21,341
61020 UTILITIES EXPENSE				0	0	0
61020.5 REFUSE EXPENSE		10,000	(10,000)	0	10,000	(10,000)
Total 61020 UTILITIES EXPENSE		10,000	(10,000)	0	10,000	(10,000)
66040 BUSINESS TAXES				0	0	0
62026 LICENSES AND FEES	11		11	11	0	11
Total 66040 BUSINESS TAXES	11		11	11	0	11
Total Expenses	21,352	13,200	8,152	21,352	13,200	8,152
NET OPERATING INCOME	34,320	(13,200)	47,520	34,320	(13,200)	47,520
NET INCOME	\$34,320	\$ (13,200)	\$47,520	\$34,320	\$ (13,200)	\$47,520

