CCA Internal Financial Statements

No Assurance Provided.
May 2026

Prepared on
June 19, 2026

Balance Sheet Comparison

As of May 31, 2026

	Total	
	As of May 31, 2026	As of May 31, 2025 (PY)
ASSETS		
Current Assets		
Bank Accounts		
1072 Bill.com Money Out Clearing	0.00	0.00
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	113,701.57	115,043.03
10602 OB 021 OPS CK	64,068.10	221,384.12
11200 GENERAL OPS CK FCB 391	666,852.84	246,311.33
11240 OPS CONTINGENCY MMK FCB975	66,312.18	66,208.36
11270 WATER OPS CK FCB404	0.00	0.00
11280 Operating CK 2 559	-923,727.00	-810,888.00
11289 ICS Operating CK 559	1,418,908.95	1,259,623.88
Total OPERATIONS CASH	**1,411,538.67**	**1,103,104.75**
RESERVES CASH		
FUTURE RESERVES		
11600 FUTURE RESERVE CK FCB967	267.00	9,089.00
11690 ICS FUTURE RSV FCB967	121,780.04	89,192.39
Total FUTURE RESERVES	**122,047.04**	**98,281.39**
GENERAL RESERVES		
11500 GENERAL RESERVE CK FCB412	621,435.00	52,654.00
11557.4 GEN RSV CD (974) MAT 04.30.26	0.00	274,663.87
11557.5 GEN RSV CD (303) MAT 04.30.27	284,277.84	
11558 GEN RSV CD (778) MAT 08.25	0.00	266,789.70
11559 ICS GENERAL RSV FCB412	1,832,835.58	1,389,910.78
Total GENERAL RESERVES	**2,738,548.42**	**1,984,018.35**
IMPACT FEE RESERVES		
11400 IMPACT FEE CK FCB959	10.00	18,000.00
11490 ICS IMPACT FEE RSV FCB959	121,519.93	56,556.86
Total IMPACT FEE RESERVES	**121,529.93**	**74,556.86**
WATER RESERVES		
11300 WATER RESERVE CK FCB421	302,015.00	1,231,145.00
11390 ICS WATER RSV FCB421	1,891,384.03	390,650.32
Total WATER RESERVES	**2,193,399.03**	**1,621,795.32**
Total RESERVES CASH	**5,175,524.42**	**3,778,651.92**
Total Bank Accounts	**6,587,063.09**	**4,881,756.67**
Accounts Receivable		

		Total
	As of May 31, 2026	As of May 31, 2025 (PY)
10700 ACCOUNTS RECEIVABLE	2,750,845.25	1,378,863.81
Total Accounts Receivable	**2,750,845.25**	**1,378,863.81**
Other Current Assets		
10002 UNDEPOSITED FUNDS	0.00	7,699.78
10702 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-2,289,810.37	-1,341,747.91
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	6,009.07	
Total Other Current Assets	**-2,168,095.03**	**-1,221,275.09**
Total Current Assets	**7,169,813.31**	**5,039,345.39**
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

	Total	
	As of May 31, 2026	As of May 31, 2025 (PY)
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	0.00	0.00
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	**375,851.00**	**375,851.00**
TOTAL ASSETS	**$16,293,979.80**	**$13,580,565.47**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 ACCOUNTS PAYABLE	341,023.28	30,757.08
Total Accounts Payable	**341,023.28**	**30,757.08**
Other Current Liabilities		
20006 PREPAID ASSESSMENTS	0.00	33,483.29
20010 OTHER PAYABLES	0.00	0.00
21000 PAYROLL LIABILITIES	0.00	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)	5,172.14	0.00
21025 FEDERAL UNEMPLOYMENT (940)	994.23	0.01
21040 WA SUI EMPLOYER	1,099.48	-0.07
21042 WA WORKERS COMPENSATION	4,049.42	0.00
21044 WA PFML TAX	931.33	0.00
21050 MISC EE PAYROLL DEDUCTIONS	0.00	0.00
21055 AFLAC DEDUCTIONS	754.72	457.36
21057 WA CARES FUND	669.36	0.00
Total 21000 PAYROLL LIABILITIES	**69,905.27**	**39,415.43**
22005 SALES TAX PAYABLE	0.00	111.52
Out Of Scope Agency Payable	0.00	0.00
Out Of Scope Agency Payable - NOTAX	0.00	0.00
Total Other Current Liabilities	**69,905.27**	**73,010.24**

	Total	
	As of May 31, 2026	As of May 31, 2025 (PY)
Total Current Liabilities	**410,928.55**	**103,767.32**
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	**786,779.55**	**479,618.32**
Equity		
30000 Opening Balance Equity	0.00	0.00
35000 RETAINED EARNINGS	14,147,989.97	11,639,788.78
Net Income	1,359,210.28	1,461,158.37
Total Equity	**15,507,200.25**	**13,100,947.15**
TOTAL LIABILITIES AND EQUITY	**$16,293,979.80**	**$13,580,565.47**

CCA:Profit & Loss By Class- Reserves

January - May, 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	-286,577			-286,577		-286,577
Total 42026 GEN RSV ASSMT 2026	**740,784**			**740,784**		**740,784**
43026 FUTURE RSV ASSMT 2026		23,397		23,397		23,397
43000.1 UNCOLL FUTURE RESV ASSMT		-6,521		-6,521		-6,521
Total 43026 FUTURE RSV ASSMT 2026		**16,876**		**16,876**		**16,876**
45026 WATER RSV ASSMT 2026					692,026	692,026
45020.1 UNCOLL WATER RSV ASSMT					-192,890	-192,890
Total 45026 WATER RSV ASSMT 2026					**499,136**	**499,136**
Total 40000 ASSESSMENT INCOME	**740,784**	**16,876**		**757,660**	**499,136**	**1,256,796**
41009 INTEREST INCOME	13,637	93	79	13,809	3,928	17,737
44000 IMPACT FEES			12,000	12,000		12,000
Total Income	**754,421**	**16,969**	**12,079**	**783,469**	**503,064**	**1,286,533**
GROSS PROFIT	**754,421**	**16,969**	**12,079**	**783,469**	**503,064**	**1,286,533**
EXPENSES						
Total Expenses				**0**		**0**
NET OPERATING INCOME	**754,421**	**16,969**	**12,079**	**783,469**	**503,064**	**1,286,533**
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)	10,912			10,912		10,912
98026 PM SALARY (2025 AGM/ $80,793)	33,664			33,664		33,664

	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)	16,028			16,028		16,028
98026.01 2026 BLUEWATER CONST. (01.24 $1,971,601.50)					324,772	324,772
Total GENERAL- ROADS & WATER PLAN (RWP)	**16,028**			**16,028**	**324,772**	**340,800**
Total 98000 GENERAL RESERVE FUND PROJECTS	**60,604**			**60,604**	**324,772**	**385,376**
99000 COMPLETED PROJECTS						0
98026.02 xBACK GATE MAJOR REPAIR (01.24 $6,955.84)	6,956			6,956		6,956
98026.03 xSPA HEATER- NEW (02.28 $10,734)	9,325			9,325		9,325
98026.04 xLONGMIRE RESTROOM ELECTRIC PANEL-NEW (02.28 $5,976)	5,383			5,383		5,383
98026.05 xBLUE LAKE CT MAILBOXES (04.25 $29,182)	25,503			25,503		25,503
Total 99000 COMPLETED PROJECTS	**47,166**			**47,166**		**47,166**
Total Other Expenses	**107,769**	**0**	**0**	**107,769**	**335,342**	**443,112**
NET OTHER INCOME	**-107,769**	**0**	**0**	**-107,769**	**-335,342**	**-443,112**
NET INCOME	**$646,651**	**$16,969**	**$12,079**	**$675,699**	**$167,722**	**$843,421**

CCA:Budget vs. Actuals- Reserves

January - May, 2026

			Total
	Actual	Budget	over Budget
INCOME			
40000 ASSESSMENT INCOME			
42026 GEN RSV ASSMT 2026	1,027,361	1,028,147	(786)
42020.1 UNCOLL GEN RSV	(286,577)		(286,577)
Total 42026 GEN RSV ASSMT 2026	**740,784**	**1,028,147**	**(287,363)**
43026 FUTURE RSV ASSMT 2026	23,397	23,442	(45)
43000.1 UNCOLL FUTURE RESV ASSMT	(6,521)		(6,521)
Total 43026 FUTURE RSV ASSMT 2026	**16,876**	**23,442**	**(6,566)**
45026 WATER RSV ASSMT 2026	692,026	692,026	(0)
45020.1 UNCOLL WATER RSV ASSMT	(192,890)		(192,890)
Total 45026 WATER RSV ASSMT 2026	**499,136**	**692,026**	**(192,890)**
Total 40000 ASSESSMENT INCOME	**1,256,796**	**1,743,615**	**(486,819)**
41009 INTEREST INCOME	17,737	2,083	15,654
44000 IMPACT FEES	12,000	5,000	7,000
Total Income	**1,286,533**	**1,750,698**	**(464,166)**
GROSS PROFIT	**1,286,533**	**1,750,698**	**(464,166)**
EXPENSES			
Total Expenses			**0**
NET OPERATING INCOME	**1,286,533**	**1,750,698**	**(464,166)**
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)	10,912	165,000	(154,088)

	Actual	Budget	Total over Budget
98026 PM SALARY (2025 AGM/ $80,793)	33,664	80,793	(47,129)
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)	16,028	75,483	(59,455)
98026.01 2026 BLUEWATER CONST. (01.24 $1,971,601.50)	324,772	1,971,602	(1,646,829)
Total GENERAL- ROADS & WATER PLAN (RWP)	**340,800**	**2,047,085**	**(1,706,285)**
Total 98000 GENERAL RESERVE FUND PROJECTS	**385,376**	**2,302,878**	**(1,917,502)**
99000 COMPLETED PROJECTS			
98026.02 xBACK GATE MAJOR REPAIR (01.24 $6,955.84)	6,956	6,956	0
98026.03 xSPA HEATER- NEW (02.28 $10,734)	9,325	10,734	(1,409)
98026.04 xLONGMIRE RESTROOM ELECTRIC PANEL-NEW (02.28 $5,976)	5,383	5,976	(593)
98026.05 xBLUE LAKE CT MAILBOXES (04.25 $29,182)	25,503	29,182	(3,679)
Total 99000 COMPLETED PROJECTS	**47,166**	**52,848**	**(5,682)**
Total Other Expenses	**443,112**	**2,500,733**	**(2,057,622)**
NET OTHER INCOME	**(443,112)**	**(2,500,733)**	**2,057,622**
NET INCOME	**$843,421**	**$ (750,035)**	**$1,593,456**

CCA:Profit & Loss by Month- Operations Income

January - May, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 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	35,368	-299,672
Total 40026 OPERATIONS ASSMT 2026	**476,134**	**125,854**	**91,389**	**45,901**	**35,368**	**774,646**
PRIOR YEAR ASSESSMENT INCOME						0
41000.2 PRIOR YEAR ASSESSMENTS			232		-250	-18
Total PRIOR YEAR ASSESSMENT INCOME			**232**		**-250**	**-18**
Total 40000 ASSESSMENT INCOME	**476,134**	**125,854**	**91,621**	**45,901**	**35,118**	**774,628**
41001 CREDIT CARD INCOME	4,836	2,245	2,961	1,385	775	12,202
41001.1 UNCOLL CC INCOME	-21		-5	-29		-55
Total 41001 CREDIT CARD INCOME	**4,815**	**2,245**	**2,956**	**1,356**	**775**	**12,147**
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	581	22,642
41003.2 LIENS			750			750
41003.3 RENTERS FEES	750	1,000	1,250	2,250	1,250	6,500
41003.4 TRANSFER FEES	2,000	1,500	3,000	4,250	2,000	12,750
41003.5 OTHER FEES	5,155	20	12,641	11,883	10	29,710
Total 41003 FEES	**11,424**	**6,651**	**23,169**	**27,266**	**3,841**	**72,352**
41004 FINES	20,020	157,360	885,440	-560	80	1,062,340
41004.1 UNCOLL FINES	-9,091	-155,395	-845,241	32,096	1,679	-975,952
Total 41004 FINES	**10,929**	**1,965**	**40,199**	**31,536**	**1,759**	**86,388**
41006 GATE CARD INCOME	900	480	1,100	820	620	3,920
41006.1 UNCOLL GATE CARD INCOME	25	20	37	-21	-78	-17
Total 41006 GATE CARD INCOME	**925**	**500**	**1,137**	**799**	**542**	**3,903**
41007 MAILBOX INCOME	450	90	315	270	270	1,395

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
41007.1 UNCOLL MAILBOX INCOME				90		90
Total 41007 MAILBOX INCOME	**450**	**90**	**315**	**360**	**270**	**1,485**
41009 INTEREST INCOME	222	509	291	770	157	1,950
41103 ACC INCOME	750	285	450	465	770	2,720
41103.1 UNCOLL ACC INCOME	-15		-16	15		-16
Total 41103 ACC INCOME	**735**	**285**	**434**	**480**	**770**	**2,704**
Total Income	**505,834**	**138,349**	**160,472**	**109,119**	**43,232**	**957,007**
GROSS PROFIT	**505,834**	**138,349**	**160,472**	**109,119**	**43,232**	**957,007**
EXPENSES						
Total Expenses						**0**
NET OPERATING INCOME	**505,834**	**138,349**	**160,472**	**109,119**	**43,232**	**957,007**
NET INCOME	**$505,834**	**$138,349**	**$160,472**	**$109,119**	**$43,232**	**$957,007**

CCA:Profit & Loss by Month- Admin

January - May, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
INCOME						
41009 INTEREST INCOME					157	157
Total Income	**0**	**0**	**0**	**0**	**157**	**157**
GROSS PROFIT	0	0	0	0	157	157
EXPENSES						
60007 ADMINISTRATION EXPENSES						0
61007 BOARD EXPENSE	11			1,289		1,300
61015 DUES AND SUBSCRIPTIONS	1,295	943	1,977	2,468	1,111	7,794
61040 PRINTING & COPYING		185	161	531	238	1,116
61045 POSTAGE	12		1			13
65016 LEASE/RENT EXPENSE	234	925	309	746	273	2,487
Total 60007 ADMINISTRATION EXPENSES	**1,552**	**2,053**	**2,448**	**5,035**	**1,622**	**12,710**
61000 PROFESSIONAL SERVICES						0
61000.3 LEGAL EXPENSE	73	225		240	790	1,328
61000.6 GM SUPPORT		1,600	1,600	3,349	2,334	8,882
61011 COMPUTER SUPPORT SERVICES	895	895	805	805	805	4,204
Total 61000 PROFESSIONAL SERVICES	**968**	**2,720**	**2,405**	**4,394**	**3,929**	**14,414**
61006 BANK FEES	30	80		20	20	150
61004 CREDIT CARD FEE EXPENSE	4,965	2,259	3,069	1,493	2,159	13,946
61006.1 OVER/SHORT EXPENSE		-0				-0
Total 61006 BANK FEES	**4,995**	**2,339**	**3,069**	**1,513**	**2,179**	**14,095**
61020 UTILITIES EXPENSE						0
61020.1 ELECTRICITY EXPENSE	638	604	690	708	354	2,994
61020.2 TELEPHONE/INTERNET EXPENSE	1,537	1,638	1,631	1,771	1,698	8,276
Total 61020 UTILITIES EXPENSE	**2,175**	**2,242**	**2,321**	**2,479**	**2,052**	**11,270**
61031 BUSINESS INSURANCE EXPENSE	6,907	6,907	6,907	6,907	6,907	34,533
61050 SUPPLIES						0
61050.1 OFFICE SUPPLIES	289		290		292	871
Total 61050 SUPPLIES	**289**		**290**		**292**	**871**

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
61055 PAYROLL EXPENSE	6,448	11,736	11,175	19,610	27,606	76,575
61025 EMPLOYEE BENEFITS	795	795	2,557	-387	510	4,270
61056 PAYROLL TAXES	1,640	415	796	1,817	2,116	6,785
Total 61055 PAYROLL EXPENSE	**8,884**	**12,946**	**14,527**	**21,040**	**30,232**	**87,629**
61090 ALLOCATED EXPENSES	-9,076	-9,921	-13,723	-12,485	-18,139	-63,344
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	2,710	1,200	4,027
62026 LICENSES AND FEES			4,988		-156	4,832
Total 66040 BUSINESS TAXES	**0**		**5,105**	**2,710**	**1,044**	**8,859**
66050 REGULATORY COMPLIANCE						0
61000.5 HR EXPENSE		900	358	1,020		2,278
Total 66050 REGULATORY COMPLIANCE		**900**	**358**	**1,020**		**2,278**
66060 CCRs & MANDATES						0
50000 COST OF SALES GATE CARDS				6,628		6,628
61000.2 ACCOUNTING EXPENSE (CPA)	2,936	2,936	2,936	3,165	2,936	14,907
63020 SECURITY SYSTEM	546			597		1,143
Total 66060 CCRs & MANDATES	**3,481**	**2,936**	**2,936**	**10,390**	**2,936**	**22,678**
Total Expenses	**20,175**	**23,209**	**27,327**	**46,188**	**33,053**	**149,951**
NET OPERATING INCOME	**-20,175**	**-23,209**	**-27,327**	**-46,188**	**-32,896**	**-149,794**
NET INCOME	**$ -20,175**	**$ -23,209**	**$ -27,327**	**$ -46,188**	**$ -32,896**	**$ -149,794**

CCA:Profit & Loss by Month- Maint

January - May, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
INCOME						
Total Income						**0**
GROSS PROFIT	**0**	**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	486	2,744
61020.2 TELEPHONE/INTERNET EXPENSE	82	82	82	82	82	411
61020.4 PROPANE EXPENSE	189	50				239
61020.5 REFUSE EXPENSE		320	320	320	784	1,743
Total 61020 UTILITIES EXPENSE	**761**	**1,092**	**1,027**	**906**	**1,352**	**5,138**
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	1,411	7,746
62046 SMALL TOOLS & EQUIPMENT	103	174	709	246	338	1,569
Total 61050 SUPPLIES	**1,428**	**1,955**	**2,221**	**2,778**	**1,749**	**10,131**
61055 PAYROLL EXPENSE	10,140	18,841	16,847	25,463	17,382	88,673
61025 EMPLOYEE BENEFITS	3,003	3,527	7,491	2,976	3,479	20,475
61056 PAYROLL TAXES	-1,009	1,062	1,223	4,004	1,287	6,567
Total 61055 PAYROLL EXPENSE	**12,133**	**23,430**	**25,560**	**32,444**	**22,148**	**115,715**
62020 REPAIRS, MAINTENANCE, & GROUNDS						0
50001 COST OF SALES MAILBOXES			284			284
62020.1 GROUNDS EXPENSE	379	698	238	1,147	600	3,061
62020.2 TREE/DEBRIS REMOVAL				3,791	460	4,251
62020.5 GATE EXPENSES			920	5,749		6,669
62020.6 STRUCTURAL	79	246	141	135	5,531	6,132

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
62020.7 EQUIPMENT	1,391	6,343		112	1,096	8,942
62020.8 LAKES		132				132
62020.9 VANDALISM	470	72				542
62021.2 JUNK HAULING				3,249	827	4,076
62022 SAND & GRAVEL		154				154
62024 SEPTIC MAINTENANCE				677		677
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	**2,319**	**7,644**	**1,584**	**14,859**	**8,514**	**34,921**
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**	**51,353**	**33,763**	**168,355**
NET OPERATING INCOME	**-17,858**	**-34,122**	**-31,258**	**-51,353**	**-33,763**	**-168,355**
NET INCOME	**$ -17,858**	**$ -34,122**	**$ -31,258**	**$ -51,353**	**$ -33,763**	**$ -168,355**

CCA:Profit & Loss by Month- Water System

January - May, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
INCOME						
45001 WATER CONSUMPTION RATE						0
45001.1 UNCOLL WATER CONSUMP RATE	-63,788	-46,378	75,541	-38,719	19,012	-54,332
45925 WATER CONSUMPTION 2025	77					77
45926 WATER CONSUMPTION 2026				129,057		129,057
Total 45001 WATER CONSUMPTION RATE	**-63,711**	**-46,378**	**75,541**	**90,338**	**19,012**	**74,802**
45120 WATER SERVICE FEE						0
45120.1 UNCOLL WATER SERVICE FEE					15	15
Total 45120 WATER SERVICE FEE					**15**	**15**
Total Income	**-63,711**	**-46,378**	**75,541**	**90,338**	**19,027**	**74,817**
GROSS PROFIT	**-63,711**	**-46,378**	**75,541**	**90,338**	**19,027**	**74,817**
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**
61000 PROFESSIONAL SERVICES						0
61000.6 GM SUPPORT		1,600	1,600	3,349	2,334	8,882
Total 61000 PROFESSIONAL SERVICES		**1,600**	**1,600**	**3,349**	**2,334**	**8,882**
61020 UTILITIES EXPENSE						0
61020.1 ELECTRICITY EXPENSE	1,960	2,078	2,423	2,148	2,073	10,683
61020.4 PROPANE EXPENSE		250		307		556
Total 61020 UTILITIES EXPENSE	**1,960**	**2,328**	**2,423**	**2,455**	**2,073**	**11,239**
61031 BUSINESS INSURANCE EXPENSE	6,907	6,907	6,907	6,907	6,907	34,534
61050 SUPPLIES						0
61050.4 CHEMICAL SUPPLIES	1,619	3,316	1,929	1,758	3,905	12,528
62046 SMALL TOOLS & EQUIPMENT			662			662
Total 61050 SUPPLIES	**1,619**	**3,316**	**2,591**	**1,758**	**3,905**	**13,190**

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Total
61055 PAYROLL EXPENSE	3,306	3,940	5,893	8,860	5,343	27,342
61025 EMPLOYEE BENEFITS	473	563	843	1,267	764	3,910
61056 PAYROLL TAXES	423	504	754	2,135	684	4,500
Total 61055 PAYROLL EXPENSE	**4,202**	**5,008**	**7,490**	**12,262**	**6,791**	**35,752**
61090 ALLOCATED EXPENSES	9,076	9,921	13,723	12,485	18,139	63,344
62020 REPAIRS, MAINTENANCE, & GROUNDS						0
62020.1 GROUNDS EXPENSE			386			386
62020.3 WATER SYSTEM		120	1,365	979	95	2,559
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS		**120**	**1,750**	**979**	**95**	**2,945**
66040 BUSINESS TAXES			6,115		859	6,973
62026 LICENSES AND FEES		2,467				2,467
Total 66040 BUSINESS TAXES		**2,467**	**6,115**		**859**	**9,440**
66060 CCRs & MANDATES						0
61000.2 ACCOUNTING EXPENSE (CPA)	2,936	2,936	2,936	3,184	2,936	14,926
63020 SECURITY SYSTEM				1,299		1,299
Total 66060 CCRs & MANDATES	**2,936**	**2,936**	**2,936**	**4,483**	**2,936**	**16,225**
Total Expenses	**27,217**	**37,946**	**47,473**	**44,677**	**44,038**	**201,350**
NET OPERATING INCOME	**-90,928**	**-84,324**	**28,068**	**45,662**	**-25,011**	**-126,533**
NET INCOME	**$ -90,928**	**$ -84,324**	**$28,068**	**$45,662**	**$ -25,011**	**$ -126,533**

CCA:Profit & Loss by Month- Ops Contingency

January - May, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 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	4,778	63,792
41000.2 PRIOR YEAR ASSESSMENTS	260			-3,641		-3,380
Total PRIOR YEAR ASSESSMENT INCOME	**42,388**	**16,127**	**-13,400**	**10,519**	**4,778**	**60,411**
Total 40000 ASSESSMENT INCOME	**42,388**	**16,127**	**-13,400**	**10,519**	**4,778**	**60,411**
41009 INTEREST INCOME	8	8	22	8	774	821
Total Income	**42,396**	**16,135**	**-13,378**	**10,527**	**5,552**	**61,232**
GROSS PROFIT	**42,396**	**16,135**	**-13,378**	**10,527**	**5,552**	**61,232**
EXPENSES						
61000 PROFESSIONAL SERVICES						0
61000.3 LEGAL EXPENSE	6,433	2,883	9,490	3,828	7,670	30,303
61000.4 LEGAL FRAUD INVESTIGATION EXP	40	1,849	348	4,335	1,227	7,800
Total 61000 PROFESSIONAL SERVICES	**6,473**	**4,733**	**9,838**	**8,163**	**8,897**	**38,103**
66040 BUSINESS TAXES						0
62026 LICENSES AND FEES				11		11
Total 66040 BUSINESS TAXES				**11**		**11**
Total Expenses	**6,473**	**4,733**	**9,838**	**8,174**	**8,897**	**38,114**
NET OPERATING INCOME	**35,924**	**11,402**	**-23,215**	**2,353**	**-3,344**	**23,119**
NET INCOME	**$35,924**	**$11,402**	**$ -23,215**	**$2,353**	**$ -3,344**	**$23,119**

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

January - May, 2026

			Total
	Actual	Budget	over Budget
OPERATIONS	956,850	1,051,326	(94,476)
ADMINISTRATION	(149,794)	(199,984)	50,189
MAINTENANCE	(168,355)	(236,399)	68,044
POOL	(18,747)	(47,839)	29,092
Total OPERATIONS	**619,954**	**567,105**	**52,849**
WATER SYSTEM	(126,533)	(0)	(126,533)
TOTAL	**$493,420**	**$567,104**	**$ (73,684)**

CCA:Budget vs. Actuals- Operations Income

January - May, 2026

			OPERATIONS			ADMINISTRATION			Total OPERATIONS			TOTAL
	Actual	Budget	over Budget	Actual	Budget	over Budget	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)	1,074,318	1,075,111	(793)
40020.1 UNCOLL OPS ASSMT	(299,672)	(86,009)	(213,663)				(299,672)	(86,009)	(213,663)	(299,672)	(86,009)	(213,663)
Total 40026 OPERATIONS ASSMT 2026	**774,646**	**989,102**	**(214,456)**				**774,646**	**989,102**	**(214,456)**	**774,646**	**989,102**	**(214,456)**
PRIOR YEAR ASSESSMENT INCOME										0	0	0
41000.2 PRIOR YEAR ASSESSMENTS	(18)		(18)				(18)		(18)	(18)	0	(18)
Total PRIOR YEAR ASSESSMENT INCOME	**(18)**		**(18)**				**(18)**		**(18)**	**(18)**	**0**	**(18)**
Total 40000 ASSESSMENT INCOME	**774,628**	**989,102**	**(214,474)**				**774,628**	**989,102**	**(214,474)**	**774,628**	**989,102**	**(214,474)**
41001 CREDIT CARD INCOME	12,202	7,500	4,702				12,202	7,500	4,702	12,202	7,500	4,702
41001.1 UNCOLL CC INCOME	(55)		(55)				(55)		(55)	(55)	0	(55)
Total 41001 CREDIT CARD INCOME	**12,147**	**7,500**	**4,647**				**12,147**	**7,500**	**4,647**	**12,147**	**7,500**	**4,647**
41002 FINANCE CHARGES INCOME		10,417	(10,417)					10,417	(10,417)	0	10,417	(10,417)
41002.1 UNCOLL FIN CHARGES	1,450		1,450				1,450		1,450	1,450	0	1,450
Total 41002 FINANCE CHARGES INCOME	**1,450**	**10,417**	**(8,967)**				**1,450**	**10,417**	**(8,967)**	**1,450**	**10,417**	**(8,967)**
41003 FEES										0	0	0
41003.1 UNCOLL FEES	22,642		22,642				22,642		22,642	22,642	0	22,642
41003.2 LIENS	750	1,667	(917)				750	1,667	(917)	750	1,667	(917)
41003.3 RENTERS FEES	6,500	10,313	(3,813)				6,500	10,313	(3,813)	6,500	10,313	(3,813)
41003.4 TRANSFER FEES	12,750	13,750	(1,000)				12,750	13,750	(1,000)	12,750	13,750	(1,000)
41003.5 OTHER FEES	29,710	1,888	27,822				29,710	1,888	27,822	29,710	1,888	27,822
Total 41003 FEES	**72,352**	**27,617**	**44,735**				**72,352**	**27,617**	**44,735**	**72,352**	**27,617**	**44,735**
41004 FINES	1,062,340	6,250	1,056,090				1,062,340	6,250	1,056,090	1,062,340	6,250	1,056,090
41004.1 UNCOLL FINES	(975,952)		(975,952)				(975,952)		(975,952)	(975,952)	0	(975,952)
Total 41004 FINES	**86,388**	**6,250**	**80,138**				**86,388**	**6,250**	**80,138**	**86,388**	**6,250**	**80,138**
41006 GATE CARD INCOME	3,920	5,190	(1,270)				3,920	5,190	(1,270)	3,920	5,190	(1,270)
41006.1 UNCOLL GATE CARD INCOME	(17)		(17)				(17)		(17)	(17)	0	(17)
Total 41006 GATE CARD INCOME	**3,903**	**5,190**	**(1,287)**				**3,903**	**5,190**	**(1,287)**	**3,903**	**5,190**	**(1,287)**
41007 MAILBOX INCOME	1,395	1,042	353				1,395	1,042	353	1,395	1,042	353
41007.1 UNCOLL MAILBOX INCOME	90		90				90		90	90	0	90
Total 41007 MAILBOX INCOME	**1,485**	**1,042**	**443**				**1,485**	**1,042**	**443**	**1,485**	**1,042**	**443**
41009 INTEREST INCOME	1,793	1,875	(82)	157		157	1,950	1,875	75	1,950	1,875	75
41103 ACC INCOME	2,720	2,333	387				2,720	2,333	387	2,720	2,333	387
41103.1 UNCOLL ACC INCOME	(16)		(16)				(16)		(16)	(16)	0	(16)
Total 41103 ACC INCOME	**2,704**	**2,333**	**371**				**2,704**	**2,333**	**371**	**2,704**	**2,333**	**371**
Total Income	**956,850**	**1,051,326**	**(94,476)**	**157**	**0**	**157**	**957,007**	**1,051,326**	**(94,319)**	**957,007**	**1,051,326**	**(94,319)**
GROSS PROFIT	**956,850**	**1,051,326**	**(94,476)**	**157**	**0**	**157**	**957,007**	**1,051,326**	**(94,319)**	**957,007**	**1,051,326**	**(94,319)**
EXPENSES												
Total Expenses			**0**			**0**	**0**	**0**	**0**	**0**	**0**	**0**
NET OPERATING INCOME	**956,850**	**1,051,326**	**(94,476)**	**157**	**0**	**157**	**957,007**	**1,051,326**	**(94,319)**	**957,007**	**1,051,326**	**(94,319)**
NET INCOME	**$956,850**	**$1,051,326**	**$ (94,476)**	**$157**	**$0**	**$157**	**$957,007**	**$1,051,326**	**$ (94,319)**	**$957,007**	**$1,051,326**	**$ (94,319)**

CCA:Budget vs. Actuals- Administration

January - May, 2026

	OPERATIONS			ADMINISTRATION			Total OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
INCOME												
41009 INTEREST INCOME				157		157	157		157	157	0	157
Total Income	0	0	0	157	0	157	157	0	157	157	0	157
GROSS PROFIT	0	0	0	157	0	157	157	0	157	157	0	157
EXPENSES												
60007 ADMINISTRATION EXPENSES										0	0	0
61007 BOARD EXPENSE				1,300	521	779	1,300	521	779	1,300	521	779
61015 DUES AND SUBSCRIPTIONS				7,794	6,911	883	7,794	6,911	883	7,794	6,911	883
61040 PRINTING & COPYING				1,116	3,290	(2,173)	1,116	3,290	(2,173)	1,116	3,290	(2,173)
61045 POSTAGE				13	1,667	(1,654)	13	1,667	(1,654)	13	1,667	(1,654)
61066 TRAINING EXPENSE					156	(156)		156	(156)	0	156	(156)
65016 LEASE/RENT EXPENSE				2,487	2,137	350	2,487	2,137	350	2,487	2,137	350
Total 60007 ADMINISTRATION EXPENSES				12,710	14,681	(1,971)	12,710	14,681	(1,971)	12,710	14,681	(1,971)
61000 PROFESSIONAL SERVICES										0	0	0
61000.3 LEGAL EXPENSE				1,328	6,250	(4,922)	1,328	6,250	(4,922)	1,328	6,250	(4,922)
61000.6 GM SUPPORT				8,882	15,333	(6,451)	8,882	15,333	(6,451)	8,882	15,333	(6,451)
61011 COMPUTER SUPPORT SERVICES				4,204	4,500	(296)	4,204	4,500	(296)	4,204	4,500	(296)
63010 DEPUTY SHERIFF STIPEND					12,500	(12,500)		12,500	(12,500)	0	12,500	(12,500)
Total 61000 PROFESSIONAL SERVICES				14,414	38,583	(24,169)	14,414	38,583	(24,169)	14,414	38,583	(24,169)
61006 BANK FEES				150	417	(267)	150	417	(267)	150	417	(267)
61004 CREDIT CARD FEE EXPENSE				13,946	7,500	6,446	13,946	7,500	6,446	13,946	7,500	6,446
61006.1 OVER/SHORT EXPENSE				(0)		(0)	(0)		(0)	(0)	0	(0)
Total 61006 BANK FEES				14,095	7,917	6,179	14,095	7,917	6,179	14,095	7,917	6,179
61020 UTILITIES EXPENSE										0	0	0
61020.1 ELECTRICITY EXPENSE				2,994	1,974	1,020	2,994	1,974	1,020	2,994	1,974	1,020
61020.2 TELEPHONE/INTERNET EXPENSE				8,276	7,294	982	8,276	7,294	982	8,276	7,294	982
Total 61020 UTILITIES EXPENSE				11,270	9,268	2,002	11,270	9,268	2,002	11,270	9,268	2,002
61031 BUSINESS INSURANCE EXPENSE				34,533	36,951	(2,418)	34,533	36,951	(2,418)	34,533	36,951	(2,418)
61050 SUPPLIES										0	0	0
61050.1 OFFICE SUPPLIES				871	2,935	(2,063)	871	2,935	(2,063)	871	2,935	(2,063)
61050.3 SAFETY GEAR & CLOTHING					172	(172)		172	(172)	0	172	(172)
Total 61050 SUPPLIES				871	3,106	(2,235)	871	3,106	(2,235)	871	3,106	(2,235)
61055 PAYROLL EXPENSE				76,575	83,187	(6,612)	76,575	83,187	(6,612)	76,575	83,187	(6,612)
61025 EMPLOYEE BENEFITS				4,270	8,425	(4,155)	4,270	8,425	(4,155)	4,270	8,425	(4,155)
61056 PAYROLL TAXES				6,785	9,704	(2,920)	6,785	9,704	(2,920)	6,785	9,704	(2,920)
Total 61055 PAYROLL EXPENSE				87,629	101,316	(13,686)	87,629	101,316	(13,686)	87,629	101,316	(13,686)
61090 ALLOCATED EXPENSES				(63,344)	(60,020)	(3,325)	(63,344)	(60,020)	(3,325)	(63,344)	(60,020)	(3,325)
65020 COMMUNITY SUPPORT										0	0	0
65020.2 FISHING DERBY				3,100	1,325	1,775	3,100	1,325	1,775	3,100	1,325	1,775
65020.4 MAC MEMBER ACTIVITIES COMMITTEE				858	2,292	(1,434)	858	2,292	(1,434)	858	2,292	(1,434)
65020.5 MAC MILEAGE REIMBURSEMENT					125	(125)		125	(125)	0	125	(125)
65025 CPC					208	(208)		208	(208)	0	208	(208)
Total 65020 COMMUNITY SUPPORT				3,958	3,950	8	3,958	3,950	8	3,958	3,950	8

	OPERATIONS			ADMINISTRATION			Total OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
66040 BUSINESS TAXES				4,027	5,266	(1,239)	4,027	5,266	(1,239)	4,027	5,266	(1,239)
61057 PROPERTY TAX					2,000	(2,000)		2,000	(2,000)	0	2,000	(2,000)
62026 LICENSES AND FEES				4,832	167	4,665	4,832	167	4,665	4,832	167	4,665
Total 66040 BUSINESS TAXES				8,859	7,433	1,426	8,859	7,433	1,426	8,859	7,433	1,426
66050 REGULATORY COMPLIANCE										0	0	0
61000.1 AUDIT & TAX PREP EXPENSE					5,000	(5,000)		5,000	(5,000)	0	5,000	(5,000)
61000.5 HR EXPENSE				2,278	7,500	(5,223)	2,278	7,500	(5,223)	2,278	7,500	(5,223)
Total 66050 REGULATORY COMPLIANCE				2,278	12,500	(10,223)	2,278	12,500	(10,223)	2,278	12,500	(10,223)
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	20,548	(5,641)	14,907	20,548	(5,641)	14,907	20,548	(5,641)
63020 SECURITY SYSTEM				1,143		1,143	1,143		1,143	1,143	0	1,143
65020.1 COMMUNITY MEETING EXPENSE					3,750	(3,750)		3,750	(3,750)	0	3,750	(3,750)
Total 66060 CCRs & MANDATES				22,678	24,298	(1,620)	22,678	24,298	(1,620)	22,678	24,298	(1,620)
Total Expenses	0	0	0	149,951	199,984	(50,032)	149,951	199,984	(50,032)	149,951	199,984	(50,032)
NET OPERATING INCOME	0	0	0	(149,794)	(199,984)	50,189	(149,794)	(199,984)	50,189	(149,794)	(199,984)	50,189
NET INCOME	$0	$0	$0	$ (149,794)	$ (199,984)	$50,189	$ (149,794)	$ (199,984)	$50,189	$ (149,794)	$ (199,984)	$50,189

CCA:Budget vs. Actuals- Maintenance

January - May, 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					208	(208)		208	(208)	0	208	(208)
65016 LEASE/RENT EXPENSE				679	1,176	(498)	679	1,176	(498)	679	1,176	(498)
Total 60007 ADMINISTRATION EXPENSES				679	1,385	(706)	679	1,385	(706)	679	1,385	(706)
61020 UTILITIES EXPENSE										0	0	0
61020.1 ELECTRICITY EXPENSE				2,744	4,981	(2,237)	2,744	4,981	(2,237)	2,744	4,981	(2,237)
61020.2 TELEPHONE/INTERNET EXPENSE				411	441	(30)	411	441	(30)	411	441	(30)
61020.3 WATER UTILITY EXPENSE					1,496	(1,496)		1,496	(1,496)	0	1,496	(1,496)
61020.4 PROPANE EXPENSE				239	2,537	(2,298)	239	2,537	(2,298)	239	2,537	(2,298)
61020.5 REFUSE EXPENSE				1,743		1,743	1,743		1,743	1,743	0	1,743
Total 61020 UTILITIES EXPENSE				5,138	9,455	(4,318)	5,138	9,455	(4,318)	5,138	9,455	(4,318)
61050 SUPPLIES										0	0	0
61050.2 CUSTODIAL SUPPLIES				616	2,228	(1,612)	616	2,228	(1,612)	616	2,228	(1,612)
61050.3 SAFETY GEAR & CLOTHING				201	1,957	(1,756)	201	1,957	(1,756)	201	1,957	(1,756)
62015 FUEL EXPENSE				7,746	6,081	1,665	7,746	6,081	1,665	7,746	6,081	1,665
62046 SMALL TOOLS & EQUIPMENT				1,569	2,275	(705)	1,569	2,275	(705)	1,569	2,275	(705)
Total 61050 SUPPLIES				10,131	12,540	(2,409)	10,131	12,540	(2,409)	10,131	12,540	(2,409)
61055 PAYROLL EXPENSE				88,673	104,227	(15,554)	88,673	104,227	(15,554)	88,673	104,227	(15,554)
61025 EMPLOYEE BENEFITS				20,475	14,932	5,543	20,475	14,932	5,543	20,475	14,932	5,543
61056 PAYROLL TAXES				6,567	13,328	(6,761)	6,567	13,328	(6,761)	6,567	13,328	(6,761)
Total 61055 PAYROLL EXPENSE				115,715	132,486	(16,771)	115,715	132,486	(16,771)	115,715	132,486	(16,771)
62020 REPAIRS, MAINTENANCE, & GROUNDS										0	0	0
50001 COST OF SALES MAILBOXES				284	1,112	(827)	284	1,112	(827)	284	1,112	(827)
61021.2 SNOW REMOVAL					2,935	(2,935)		2,935	(2,935)	0	2,935	(2,935)
61021.3 MAINT EQUIPMENT RENTAL					1,523	(1,523)		1,523	(1,523)	0	1,523	(1,523)
62020.1 GROUNDS EXPENSE				3,061	6,199	(3,138)	3,061	6,199	(3,138)	3,061	6,199	(3,138)
62020.2 TREE/DEBRIS REMOVAL				4,251	11,115	(6,865)	4,251	11,115	(6,865)	4,251	11,115	(6,865)
62020.4 ROAD EXPENSES					992	(992)		992	(992)	0	992	(992)
62020.5 GATE EXPENSES				6,669	2,575	4,094	6,669	2,575	4,094	6,669	2,575	4,094
62020.6 STRUCTURAL				6,132	2,955	3,178	6,132	2,955	3,178	6,132	2,955	3,178
62020.7 EQUIPMENT				8,942	6,672	2,270	8,942	6,672	2,270	8,942	6,672	2,270
62020.8 LAKES				132	4,790	(4,659)	132	4,790	(4,659)	132	4,790	(4,659)
62020.9 VANDALISM				542	2,146	(1,604)	542	2,146	(1,604)	542	2,146	(1,604)
62021 OUTSIDE MECHANIC					6,721	(6,721)		6,721	(6,721)	0	6,721	(6,721)
62021.2 JUNK HAULING				4,076	10,000	(5,924)	4,076	10,000	(5,924)	4,076	10,000	(5,924)
62022 SAND & GRAVEL				154	4,223	(4,069)	154	4,223	(4,069)	154	4,223	(4,069)
62024 SEPTIC MAINTENANCE				677	3,849	(3,172)	677	3,849	(3,172)	677	3,849	(3,172)
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS				34,921	67,807	(32,887)	34,921	67,807	(32,887)	34,921	67,807	(32,887)
66040 BUSINESS TAXES										0	0	0
62026 LICENSES AND FEES				1,070	519	551	1,070	519	551	1,070	519	551

			OPERATIONS			MAINTENANCE			Total OPERATIONS			TOTAL
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
Total 66040 BUSINESS TAXES				**1,070**	**519**	**551**	**1,070**	**519**	**551**	**1,070**	**519**	**551**
66060 CCRs & MANDATES										0	0	0
50000 COST OF SALES GATE CARDS					3,128	(3,128)		3,128	(3,128)	0	3,128	(3,128)
63020 SECURITY SYSTEM				702	9,078	(8,376)	702	9,078	(8,376)	702	9,078	(8,376)
Total 66060 CCRs & MANDATES				**702**	**12,206**	**(11,504)**	**702**	**12,206**	**(11,504)**	**702**	**12,206**	**(11,504)**
Total Expenses	**0**	**0**	**0**	**168,355**	**236,399**	**(68,044)**	**168,355**	**236,399**	**(68,044)**	**168,355**	**236,399**	**(68,044)**
NET OPERATING INCOME	**0**	**0**	**0**	**(168,355)**	**(236,399)**	**68,044**	**(168,355)**	**(236,399)**	**68,044**	**(168,355)**	**(236,399)**	**68,044**
NET INCOME	**$0**	**$0**	**$0**	**$ (168,355)**	**$ (236,399)**	**$68,044**	**$ (168,355)**	**$ (236,399)**	**$68,044**	**$ (168,355)**	**$ (236,399)**	**$68,044**

CCA:Budget vs. Actuals- Pool

January - May, 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				4,914	5,347	(433)	4,914	5,347	(433)	4,914	5,347	(433)
61020.2 TELEPHONE/INTERNET EXPENSE				203	220	(17)	203	220	(17)	203	220	(17)
61020.3 WATER UTILITY EXPENSE					6,102	(6,102)		6,102	(6,102)	0	6,102	(6,102)
61020.4 PROPANE EXPENSE				2,783		2,783	2,783		2,783	2,783	0	2,783
Total 61020 UTILITIES EXPENSE				7,900	11,669	(3,769)	7,900	11,669	(3,769)	7,900	11,669	(3,769)
61050 SUPPLIES										0	0	0
61050.2 CUSTODIAL SUPPLIES				1,583	223	1,360	1,583	223	1,360	1,583	223	1,360
61050.3 SAFETY GEAR & CLOTHING				1,003	1,471	(468)	1,003	1,471	(468)	1,003	1,471	(468)
61050.4 CHEMICAL SUPPLIES				2,813	2,552	261	2,813	2,552	261	2,813	2,552	261
62046 SMALL TOOLS & EQUIPMENT				35	1,453	(1,418)	35	1,453	(1,418)	35	1,453	(1,418)
Total 61050 SUPPLIES				5,435	5,699	(265)	5,435	5,699	(265)	5,435	5,699	(265)
61055 PAYROLL EXPENSE					21,889	(21,889)		21,889	(21,889)	0	21,889	(21,889)
61025 EMPLOYEE BENEFITS					345	(345)		345	(345)	0	345	(345)
61056 PAYROLL TAXES					2,712	(2,712)		2,712	(2,712)	0	2,712	(2,712)
Total 61055 PAYROLL EXPENSE					24,945	(24,945)		24,945	(24,945)	0	24,945	(24,945)
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	861	278	1,139	861	278	1,139	861	278
62020.7 EQUIPMENT					668	(668)		668	(668)	0	668	(668)
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS				2,201	1,530	672	2,201	1,530	672	2,201	1,530	672
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	286	486	772	286	486	772	286	486
Total 66060 CCRs & MANDATES				772	286	486	772	286	486	772	286	486
Total Expenses	0	0	0	18,747	47,839	(29,092)	18,747	47,839	(29,092)	18,747	47,839	(29,092)
NET OPERATING INCOME	0	0	0	(18,747)	(47,839)	29,092	(18,747)	(47,839)	29,092	(18,747)	(47,839)	29,092
NET INCOME	$0	$0	$0	$ (18,747)	$ (47,839)	$29,092	$ (18,747)	$ (47,839)	$29,092	$ (18,747)	$ (47,839)	$29,092

CCA:Budget vs. Actuals- Water System

January - May, 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	(54,332)	(17,219)	(37,113)	(54,332)	(17,219)	(37,113)
45925 WATER CONSUMPTION 2025	77	0	77	77	0	77
45926 WATER CONSUMPTION 2026	129,057	215,234	(86,177)	129,057	215,234	(86,177)
Total 45001 WATER CONSUMPTION RATE	**74,802**	**198,015**	**(123,213)**	**74,802**	**198,015**	**(123,213)**
45120 WATER SERVICE FEE				0	0	0
45120.1 UNCOLL WATER SERVICE FEE	15		15	15	0	15
Total 45120 WATER SERVICE FEE	**15**		**15**	**15**	**0**	**15**
Total Income	**74,817**	**198,015**	**(123,198)**	**74,817**	**198,015**	**(123,198)**
GROSS PROFIT	**74,817**	**198,015**	**(123,198)**	**74,817**	**198,015**	**(123,198)**
EXPENSES						
60007 ADMINISTRATION EXPENSES				0	0	0
61015 DUES AND SUBSCRIPTIONS	3,862	1,160	2,702	3,862	1,160	2,702
61040 PRINTING & COPYING	921	1,042	(121)	921	1,042	(121)
61045 POSTAGE	1,017	1,583	(566)	1,017	1,583	(566)
61066 TRAINING EXPENSE		208	(208)	0	208	(208)
Total 60007 ADMINISTRATION EXPENSES	**5,799**	**3,993**	**1,806**	**5,799**	**3,993**	**1,806**
61000 PROFESSIONAL SERVICES				0	0	0
61000.6 GM SUPPORT	8,882	3,833	5,049	8,882	3,833	5,049
Total 61000 PROFESSIONAL SERVICES	**8,882**	**3,833**	**5,049**	**8,882**	**3,833**	**5,049**
61020 UTILITIES EXPENSE				0	0	0
61020.1 ELECTRICITY EXPENSE	10,683	5,362	5,321	10,683	5,362	5,321
61020.4 PROPANE EXPENSE	556	2,020	(1,464)	556	2,020	(1,464)
Total 61020 UTILITIES EXPENSE	**11,239**	**7,382**	**3,857**	**11,239**	**7,382**	**3,857**
61031 BUSINESS INSURANCE EXPENSE	34,534	36,951	(2,418)	34,534	36,951	(2,418)
61050 SUPPLIES				0	0	0
61050.3 SAFETY GEAR & CLOTHING		321	(321)	0	321	(321)

	WATER SYSTEM					TOTAL
	Actual	Budget	over Budget	Actual	Budget	over Budget
61050.4 CHEMICAL SUPPLIES	12,528	14,684	(2,156)	12,528	14,684	(2,156)
62046 SMALL TOOLS & EQUIPMENT	662	446	216	662	446	216
Total 61050 SUPPLIES	**13,190**	**15,451**	**(2,261)**	**13,190**	**15,451**	**(2,261)**
61055 PAYROLL EXPENSE	27,342	31,177	(3,835)	27,342	31,177	(3,835)
61025 EMPLOYEE BENEFITS	3,910	8,054	(4,144)	3,910	8,054	(4,144)
61056 PAYROLL TAXES	4,500	4,007	494	4,500	4,007	494
Total 61055 PAYROLL EXPENSE	**35,752**	**43,238**	**(7,485)**	**35,752**	**43,238**	**(7,485)**
61090 ALLOCATED EXPENSES	63,344	60,020	3,325	63,344	60,020	3,325
62020 REPAIRS, MAINTENANCE, & GROUNDS				0	0	0
62020.1 GROUNDS EXPENSE	386	3,316	(2,930)	386	3,316	(2,930)
62020.3 WATER SYSTEM	2,559	2,945	(386)	2,559	2,945	(386)
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	**2,945**	**6,261**	**(3,316)**	**2,945**	**6,261**	**(3,316)**
66040 BUSINESS TAXES	6,973	9,958	(2,985)	6,973	9,958	(2,985)
62026 LICENSES AND FEES	2,467	943	1,524	2,467	943	1,524
Total 66040 BUSINESS TAXES	**9,440**	**10,901**	**(1,461)**	**9,440**	**10,901**	**(1,461)**
66060 CCRs & MANDATES				0	0	0
61000.2 ACCOUNTING EXPENSE (CPA)	14,926	8,807	6,119	14,926	8,807	6,119
63020 SECURITY SYSTEM	1,299	1,178	121	1,299	1,178	121
Total 66060 CCRs & MANDATES	**16,225**	**9,985**	**6,240**	**16,225**	**9,985**	**6,240**
Total Expenses	**201,350**	**198,015**	**3,335**	**201,350**	**198,015**	**3,335**
NET OPERATING INCOME	(126,533)	(0)	(126,533)	(126,533)	(0)	(126,533)
NET INCOME	$ (126,533)	$ (0)	$ (126,533)	$ (126,533)	$ (0)	$ (126,533)

CCA:Budget vs. Actuals- Ops Contingency

January - May, 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	63,792		63,792	63,792	0	63,792
41000.2 PRIOR YEAR ASSESSMENTS	(3,380)		(3,380)	(3,380)	0	(3,380)
Total PRIOR YEAR ASSESSMENT INCOME	**60,411**		**60,411**	**60,411**	**0**	**60,411**
Total 40000 ASSESSMENT INCOME	**60,411**		**60,411**	**60,411**	**0**	**60,411**
41009 INTEREST INCOME	821		821	821	0	821
Total Income	**61,232**	**0**	**61,232**	**61,232**	**0**	**61,232**
GROSS PROFIT	**61,232**	**0**	**61,232**	**61,232**	**0**	**61,232**
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	30,303		30,303	30,303	0	30,303
61000.4 LEGAL FRAUD INVESTIGATION EXP	7,800		7,800	7,800	0	7,800
Total 61000 PROFESSIONAL SERVICES	**38,103**		**38,103**	**38,103**	**0**	**38,103**
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	**38,114**	**13,200**	**24,914**	**38,114**	**13,200**	**24,914**
NET OPERATING INCOME	**23,119**	**(13,200)**	**36,319**	**23,119**	**(13,200)**	**36,319**
NET INCOME	**$23,119**	**$ (13,200)**	**$36,319**	**$23,119**	**$ (13,200)**	**$36,319**