CCA Internal Financial Statements

No Assurance Provided.

June 2026

Prepared on

July 17, 2026

Balance Sheet Comparison

As of June 30, 2026

		Total
	As of Jun 30, 2026	As of Jun 30, 2025 (PY)
ASSETS		
Current Assets		
Bank Accounts		
1072 Bill.com Money Out Clearing	517.50	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	109,082.08	111,541.42
10602 OB 021 OPS CK	64,068.10	221,384.12
11200 GENERAL OPS CK FCB 391	384,542.83	107,859.10
11240 OPS CONTINGENCY MMK FCB975	66,320.36	66,217.61
11270 WATER OPS CK FCB404	0.00	0.00
11280 Operating CK 2 559	250,898.00	-21,594.00
11289 ICS Operating CK 559	304,585.19	470,684.33
Total OPERATIONS CASH	**1,184,918.59**	**961,514.61**
RESERVES CASH		
FUTURE RESERVES		
11600 FUTURE RESERVE CK FCB967	-8,906.00	-993.00
11690 ICS FUTURE RSV FCB967	132,453.52	99,287.48
Total FUTURE RESERVES	**123,547.52**	**98,294.48**
GENERAL RESERVES		
11500 GENERAL RESERVE CK FCB412	-280,201.00	-12,700.00
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	1,838,998.34	1,455,930.31
Total GENERAL RESERVES	**1,843,075.18**	**1,984,683.88**
IMPACT FEE RESERVES		
11400 IMPACT FEE CK FCB959	-10.00	6,000.00
11490 ICS IMPACT FEE RSV FCB959	127,560.15	68,565.52
Total IMPACT FEE RESERVES	**127,550.15**	**74,565.52**
WATER RESERVES		
11300 WATER RESERVE CK FCB421	38,219.00	29,287.00
11390 ICS WATER RSV FCB421	2,194,241.91	1,592,894.16
Total WATER RESERVES	**2,232,460.91**	**1,622,181.16**
Total RESERVES CASH	**4,326,633.76**	**3,779,725.04**
Total Bank Accounts	**5,512,069.85**	**4,741,239.65**
Accounts Receivable		

	Total	
	As of Jun 30, 2026	As of Jun 30, 2025 (PY)
10700 ACCOUNTS RECEIVABLE	2,615,850.25	1,294,954.05
Total Accounts Receivable	**2,615,850.25**	**1,294,954.05**
Other Current Assets		
10002 UNDEPOSITED FUNDS	9,200.31	30,787.42
10702 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-2,257,863.46	-1,273,903.91
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	7,518.46	
Total Other Current Assets	**-2,125,438.42**	**-1,130,343.45**
Total Current Assets	**6,002,481.68**	**4,905,850.25**
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 Jun 30, 2026	As of Jun 30, 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	159,893.94	151,947.73
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	**535,744.94**	**527,798.73**
TOTAL ASSETS	**$15,286,542.11**	**$13,599,018.06**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 ACCOUNTS PAYABLE	23,965.48	35,730.24
Total Accounts Payable	**23,965.48**	**35,730.24**
Other Current Liabilities		
20006 PREPAID ASSESSMENTS	0.00	57,167.60
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)	5,664.64	0.00
21025 FEDERAL UNEMPLOYMENT (940)	1,040.53	0.01
21040 WA SUI EMPLOYER	1,439.40	-0.10
21042 WA WORKERS COMPENSATION	4,049.42	0.00
21044 WA PFML TAX	1,298.26	0.00
21050 MISC EE PAYROLL DEDUCTIONS	0.00	0.00
21055 AFLAC DEDUCTIONS	857.49	560.12
21057 WA CARES FUND	933.10	0.00
Total 21000 PAYROLL LIABILITIES	**70,767.59**	**39,518.16**
22005 SALES TAX PAYABLE	118.11	0.00
Out Of Scope Agency Payable	0.00	0.00
Out Of Scope Agency Payable - NOTAX	0.00	0.00
Total Other Current Liabilities	**70,885.70**	**96,685.76**

	Total	
	As of Jun 30, 2026	As of Jun 30, 2025 (PY)
Total Current Liabilities	**94,851.18**	**132,416.00**
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	**470,702.18**	**508,267.00**
Equity		
30000 Opening Balance Equity	0.00	0.00
35000 RETAINED EARNINGS	14,081,192.70	11,639,788.78
Net Income	734,647.23	1,450,962.28
Total Equity	**14,815,839.93**	**13,090,751.06**
TOTAL LIABILITIES AND EQUITY	**$15,286,542.11**	**$13,599,018.06**

CCA:Profit & Loss By Class- Reserves

January - June, 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	-255,455			-255,455		-255,455
Total 42026 GEN RSV ASSMT 2026	**771,906**			**771,906**		**771,906**
43026 FUTURE RSV ASSMT 2026		23,397		23,397		23,397
43000.1 UNCOLL FUTURE RESV ASSMT		-5,811		-5,811		-5,811
Total 43026 FUTURE RSV ASSMT 2026		**17,586**		**17,586**		**17,586**
45026 WATER RSV ASSMT 2026					692,026	692,026
45020.1 UNCOLL WATER RSV ASSMT					-171,940	-171,940
Total 45026 WATER RSV ASSMT 2026					**520,086**	**520,086**
Total 40000 ASSESSMENT INCOME	**771,906**	**17,586**		**789,492**	**520,086**	**1,309,578**
41009 INTEREST INCOME	14,254	113	99	14,467	4,771	19,238
44000 IMPACT FEES			12,000	12,000		12,000
Total Income	**786,160**	**17,700**	**12,099**	**815,959**	**524,857**	**1,340,816**
GROSS PROFIT	**786,160**	**17,700**	**12,099**	**815,959**	**524,857**	**1,340,816**
EXPENSES						
Total Expenses				**0**		**0**
NET OPERATING INCOME	**786,160**	**17,700**	**12,099**	**815,959**	**524,857**	**1,340,816**
OTHER EXPENSES						
97000 WATER RESERVE FUND PROJECTS						0
97017 WELLS 6/7 PROJECT						0
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE					12,606	12,606
Total 97017 WELLS 6/7 PROJECT					**12,606**	**12,606**
Total 97000 WATER RESERVE FUND PROJECTS					**12,606**	**12,606**
98000 GENERAL RESERVE FUND PROJECTS						0
98025.04 ADMIN BUILDING (04.26 $3mil)	13,305			13,305		13,305
98026 PM SALARY (2025 AGM/ $80,793)	40,397			40,397		40,397

	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)	1,883			1,883	934,435	936,317
Total GENERAL- ROADS & WATER PLAN (RWP)	**17,910**			**17,910**	**934,435**	**952,345**
Total 98000 GENERAL RESERVE FUND PROJECTS	**71,612**			**71,612**	**934,435**	**1,006,047**
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	**118,778**	**0**	**0**	**118,778**	**947,041**	**1,065,819**
NET OTHER INCOME	**-118,778**	**0**	**0**	**-118,778**	**-947,041**	**-1,065,819**
NET INCOME	**$667,382**	**$17,700**	**$12,099**	**$697,181**	**$ -422,184**	**$274,997**

CCA:Budget vs. Actuals- Reserves

January - June, 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	(255,455)		(255,455)
Total 42026 GEN RSV ASSMT 2026	**771,906**	**1,028,147**	**(256,241)**
43026 FUTURE RSV ASSMT 2026	23,397	23,442	(45)
43000.1 UNCOLL FUTURE RESV ASSMT	(5,811)		(5,811)
Total 43026 FUTURE RSV ASSMT 2026	**17,586**	**23,442**	**(5,856)**
45026 WATER RSV ASSMT 2026	692,026	692,026	(0)
45020.1 UNCOLL WATER RSV ASSMT	(171,940)		(171,940)
Total 45026 WATER RSV ASSMT 2026	**520,086**	**692,026**	**(171,940)**
Total 40000 ASSESSMENT INCOME	**1,309,578**	**1,743,615**	**(434,037)**
41009 INTEREST INCOME	19,238	2,500	16,738
44000 IMPACT FEES	12,000	6,000	6,000
Total Income	**1,340,816**	**1,752,115**	**(411,299)**
GROSS PROFIT	**1,340,816**	**1,752,115**	**(411,299)**
EXPENSES			
Total Expenses			**0**
NET OPERATING INCOME	**1,340,816**	**1,752,115**	**(411,299)**
OTHER EXPENSES			
97000 WATER RESERVE FUND PROJECTS			
97017 WELLS 6/7 PROJECT			
97022 WELLS 1/2 TO WELLS 6/7 INTERFACE	12,606	95,118	(82,512)
Total 97017 WELLS 6/7 PROJECT	**12,606**	**95,118**	**(82,512)**
97024.03 CHLORINATION TREATMENT SYSTEM (08.24 $248,573)		49,890	(49,890)
Total 97000 WATER RESERVE FUND PROJECTS	**12,606**	**145,008**	**(132,402)**
98000 GENERAL RESERVE FUND PROJECTS			
98025.04 ADMIN BUILDING (04.26 $3mil)	13,305	165,000	(151,695)

	Actual	Budget	Total over Budget
98026 PM SALARY (2025 AGM/ $80,793)	40,397	80,793	(40,396)
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)	936,317	1,971,602	(1,035,284)
Total GENERAL- ROADS & WATER PLAN (RWP)	**952,345**	**2,047,085**	**(1,094,740)**
Total 98000 GENERAL RESERVE FUND PROJECTS	**1,006,047**	**2,302,878**	**(1,296,831)**
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	**1,065,819**	**2,500,733**	**(1,434,915)**
NET OTHER INCOME	**(1,065,819)**	**(2,500,733)**	**1,434,915**
NET INCOME	**$274,997**	**$ (748,618)**	**$1,023,615**

CCA:Profit & Loss by Month- Operations Income

January - June, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 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	32,546	-267,126
Total 40026 OPERATIONS ASSMT 2026	**476,134**	**125,854**	**91,389**	**45,901**	**35,368**	**32,546**	**807,192**
Total 40000 ASSESSMENT INCOME	**476,134**	**125,854**	**91,389**	**45,901**	**35,368**	**32,546**	**807,192**
41001 CREDIT CARD INCOME	4,836	2,245	2,961	1,385	775	1,015	13,217
41001.1 UNCOLL CC INCOME	-21		-5	-29		-14	-69
Total 41001 CREDIT CARD INCOME	**4,815**	**2,245**	**2,956**	**1,356**	**775**	**1,001**	**13,148**
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	-276	22,366
41003.2 LIENS			750				750
41003.3 RENTERS FEES	750	1,000	1,250	2,000	1,000	1,000	7,000
41003.4 TRANSFER FEES	2,000	1,500	3,000	4,250	2,000	3,750	16,500
41003.5 OTHER FEES	5,155	20	12,641	11,883	10	1,627	31,337
Total 41003 FEES	**11,424**	**6,651**	**23,169**	**27,016**	**3,591**	**6,101**	**77,953**
41004 FINES	20,020	157,360	885,440	-560	80	11,120	1,073,460
41004.1 UNCOLL FINES	-9,091	-155,395	-845,241	32,096	1,679	-7,217	-983,169
Total 41004 FINES	**10,929**	**1,965**	**40,199**	**31,536**	**1,759**	**3,903**	**90,291**
41006 GATE CARD INCOME	900	480	1,100	820	620	1,122	5,042
41006.1 UNCOLL GATE CARD INCOME	25	20	37	-21	-78	-17	-34
Total 41006 GATE CARD INCOME	**925**	**500**	**1,137**	**799**	**542**	**1,105**	**5,008**
41007 MAILBOX INCOME	450	90	315	270	270	315	1,710
41007.1 UNCOLL MAILBOX INCOME				90		-45	45
Total 41007 MAILBOX INCOME	**450**	**90**	**315**	**360**	**270**	**270**	**1,755**
41009 INTEREST INCOME	222	509	291	770	157	555	2,505

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
41103 ACC INCOME	750	285	450	465	770	575	3,295
41103.1 UNCOLL ACC INCOME	-15		-16	15			-16
Total 41103 ACC INCOME	**735**	**285**	**434**	**480**	**770**	**575**	**3,279**
Total Income	**505,834**	**138,349**	**160,240**	**108,869**	**43,232**	**46,056**	**1,002,581**
GROSS PROFIT	**505,834**	**138,349**	**160,240**	**108,869**	**43,232**	**46,056**	**1,002,581**
EXPENSES							
Total Expenses							**0**
NET OPERATING INCOME	**505,834**	**138,349**	**160,240**	**108,869**	**43,232**	**46,056**	**1,002,581**
NET INCOME	**$505,834**	**$138,349**	**$160,240**	**$108,869**	**$43,232**	**$46,056**	**$1,002,581**

CCA:Profit & Loss by Month- Admin

January - June, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
INCOME							
Total Income							**0**
GROSS PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**
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	899	8,694
61040 PRINTING & COPYING		185	161	531	3,488	242	4,608
61045 POSTAGE	12		1				13
65016 LEASE/RENT EXPENSE	234	925	309	68	273	665	2,473
Total 60007 ADMINISTRATION EXPENSES	**1,552**	**2,053**	**2,448**	**4,356**	**4,872**	**1,806**	**17,088**
61000 PROFESSIONAL SERVICES							0
61000.3 LEGAL EXPENSE	73	225		240	790	1,442	2,770
61000.6 COMMUNITY SUPPORT		2,560	2,560	5,358	3,734	5,102	19,314
61011 COMPUTER SUPPORT SERVICES	895	895	805	805	805	805	5,009
Total 61000 PROFESSIONAL SERVICES	**968**	**3,680**	**3,365**	**6,403**	**5,329**	**7,349**	**27,093**
61006 BANK FEES	30	80		20	20	40	190
61004 CREDIT CARD FEE EXPENSE	4,965	2,259	3,069	1,493	2,159	1,529	15,474
61006.1 OVER/SHORT EXPENSE		-0					-0
Total 61006 BANK FEES	**4,995**	**2,339**	**3,069**	**1,513**	**2,179**	**1,569**	**15,664**
61020 UTILITIES EXPENSE							0
61020.1 ELECTRICITY EXPENSE	638	604	690	708	354	432	3,426
61020.2 TELEPHONE/INTERNET EXPENSE	1,537	1,638	1,631	1,771	1,698	1,690	9,965
Total 61020 UTILITIES EXPENSE	**2,175**	**2,242**	**2,321**	**2,479**	**2,052**	**2,122**	**13,392**
61031 BUSINESS INSURANCE EXPENSE	6,907	6,907	6,907	6,907	6,907	7,359	41,892
61050 SUPPLIES							0
61050.1 OFFICE SUPPLIES	289		290		292		871
Total 61050 SUPPLIES	**289**		**290**		**292**		**871**
61055 PAYROLL EXPENSE	6,448	11,736	11,175	19,610	27,606	11,175	87,749

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
61025 EMPLOYEE BENEFITS	795	795	2,557	-387	510	510	4,780
61056 PAYROLL TAXES	1,640	415	796	1,817	2,116	657	7,441
Total 61055 PAYROLL EXPENSE	**8,884**	**12,946**	**14,527**	**21,040**	**30,232**	**12,341**	**99,971**
61090 ALLOCATED EXPENSES	-9,076	-9,921	-13,723	-12,485	-18,139	-10,940	-74,284
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	486	4,513
62026 LICENSES AND FEES			4,988	11	-156		4,843
Total 66040 BUSINESS TAXES	**0**		**5,105**	**2,721**	**1,044**	**486**	**9,356**
66050 REGULATORY COMPLIANCE							0
61000.5 HR EXPENSE		900	358	1,020		1,300	3,578
Total 66050 REGULATORY COMPLIANCE		**900**	**358**	**1,020**		**1,300**	**3,578**
66060 CCRs & MANDATES							0
50000 COST OF SALES GATE CARDS				550			550
61000.2 ACCOUNTING EXPENSE (CPA)	1,761	4,110	4,110	4,339	4,110	4,110	22,540
Total 66060 CCRs & MANDATES	**1,761**	**4,110**	**4,110**	**4,889**	**4,110**	**4,110**	**23,090**
Total Expenses	**18,455**	**25,343**	**29,462**	**42,028**	**38,877**	**27,502**	**181,667**
NET OPERATING INCOME	**-18,455**	**-25,343**	**-29,462**	**-42,028**	**-38,877**	**-27,502**	**-181,667**
NET INCOME	**$ -18,455**	**$ -25,343**	**$ -29,462**	**$ -42,028**	**$ -38,877**	**$ -27,502**	**$ -181,667**

CCA:Profit & Loss by Month- Maint

January - June, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
INCOME							
Total Income							**0**
GROSS PROFIT	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENSES							
60007 ADMINISTRATION EXPENSES							0
65016 LEASE/RENT EXPENSE	679			679			1,357
Total 60007 ADMINISTRATION EXPENSES	**679**			**679**			**1,357**
61020 UTILITIES EXPENSE							0
61020.1 ELECTRICITY EXPENSE	489	640	625	504	486	465	3,209
61020.2 TELEPHONE/INTERNET EXPENSE	82	82	82	82	82	82	493
61020.4 PROPANE EXPENSE	189	50					239
61020.5 REFUSE EXPENSE		320	320	320	784	219	1,962
Total 61020 UTILITIES EXPENSE	**761**	**1,092**	**1,027**	**906**	**1,352**	**766**	**5,904**
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	121	7,866
62046 SMALL TOOLS & EQUIPMENT	103	174	709	246	338	72	1,641
Total 61050 SUPPLIES	**1,428**	**1,955**	**2,221**	**2,778**	**1,749**	**192**	**10,323**
61055 PAYROLL EXPENSE	10,140	18,841	16,847	25,463	17,382	13,765	102,437
61025 EMPLOYEE BENEFITS	3,003	3,527	7,491	2,976	3,479	3,211	23,686
61056 PAYROLL TAXES	-1,009	1,062	1,223	4,004	1,287	901	7,468
Total 61055 PAYROLL EXPENSE	**12,133**	**23,430**	**25,560**	**32,444**	**22,148**	**17,876**	**133,591**
62020 REPAIRS, MAINTENANCE, & GROUNDS						89	89
50001 COST OF SALES MAILBOXES			284			422	706
62020.1 GROUNDS EXPENSE	379	698	238	1,147	600	627	3,688
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	Jun 2026	Total
62020.7 EQUIPMENT	1,391	6,343		112	1,096	136	9,078
62020.8 LAKES		132				10,899	11,031
62020.9 VANDALISM	470	72					542
62021.2 JUNK HAULING				3,249	827	466	4,543
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**	**12,639**	**47,560**
66040 BUSINESS TAXES							0
62026 LICENSES AND FEES	204		866			54	1,124
Total 66040 BUSINESS TAXES	**204**		**866**			**54**	**1,124**
66060 CCRs & MANDATES							0
50000 COST OF SALES GATE CARDS				6,628			6,628
63020 SECURITY SYSTEM	880			964			1,845
Total 66060 CCRs & MANDATES	**880**			**7,592**			**8,473**
Total Expenses	**18,404**	**34,122**	**31,258**	**59,257**	**33,763**	**31,528**	**208,332**
NET OPERATING INCOME	**-18,404**	**-34,122**	**-31,258**	**-59,257**	**-33,763**	**-31,528**	**-208,332**
NET INCOME	**$ -18,404**	**$ -34,122**	**$ -31,258**	**$ -59,257**	**$ -33,763**	**$ -31,528**	**$ -208,332**

CCA:Profit & Loss by Month- Water System

January - June, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
INCOME							
45001 WATER CONSUMPTION RATE							0
45001.1 UNCOLL WATER CONSUMP RATE	-63,788	-46,378	75,541	-38,719	19,012	11,813	-42,519
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**	**11,813**	**86,615**
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**	**11,813**	**86,630**
GROSS PROFIT	**-63,711**	**-46,378**	**75,541**	**90,338**	**19,027**	**11,813**	**86,630**
EXPENSES							
60007 ADMINISTRATION EXPENSES							0
61015 DUES AND SUBSCRIPTIONS	518	3,344					3,862
61040 PRINTING & COPYING			921			2,034	2,955
61045 POSTAGE			1,017			1,420	2,437
Total 60007 ADMINISTRATION EXPENSES	**518**	**3,344**	**1,937**			**3,454**	**9,253**
61000 PROFESSIONAL SERVICES							0
61000.6 COMMUNITY SUPPORT		640	640	1,339	933	1,276	4,828
Total 61000 PROFESSIONAL SERVICES		**640**	**640**	**1,339**	**933**	**1,276**	**4,828**
61020 UTILITIES EXPENSE							0
61020.1 ELECTRICITY EXPENSE	1,960	2,078	2,423	2,148	2,073	2,219	12,902
61020.4 PROPANE EXPENSE		250		307			556
Total 61020 UTILITIES EXPENSE	**1,960**	**2,328**	**2,423**	**2,455**	**2,073**	**2,219**	**13,458**
61031 BUSINESS INSURANCE EXPENSE	6,907	6,907	6,907	6,907	6,907	7,359	41,892
61050 SUPPLIES							0
61050.4 CHEMICAL SUPPLIES	1,619	3,316	1,929	1,758	3,905	5,097	17,625
62046 SMALL TOOLS & EQUIPMENT			662				662
Total 61050 SUPPLIES	**1,619**	**3,316**	**2,591**	**1,758**	**3,905**	**5,097**	**18,287**

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
61055 PAYROLL EXPENSE	3,306	3,940	5,893	8,860	5,343	7,217	34,559
61025 EMPLOYEE BENEFITS	473	563	843	1,267	764	1,032	4,942
61056 PAYROLL TAXES	423	504	754	2,135	684	924	5,424
Total 61055 PAYROLL EXPENSE	**4,202**	**5,008**	**7,490**	**12,262**	**6,791**	**9,173**	**44,925**
61090 ALLOCATED EXPENSES	9,076	9,921	13,723	12,485	18,139	10,940	74,284
62020 REPAIRS, MAINTENANCE, & GROUNDS							0
62020.1 GROUNDS EXPENSE			386				386
62020.3 WATER SYSTEM		120	1,365	979	95	230	2,789
62020.7 EQUIPMENT						1,692	1,692
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS		**120**	**1,750**	**979**	**95**	**1,923**	**4,867**
66040 BUSINESS TAXES			6,115		859	307	7,280
62026 LICENSES AND FEES		2,467					2,467
Total 66040 BUSINESS TAXES		**2,467**	**6,115**		**859**	**307**	**9,747**
66060 CCRs & MANDATES							0
61000.2 ACCOUNTING EXPENSE (CPA)	4,110	1,761	1,761	2,009	1,761	1,761	13,165
63020 SECURITY SYSTEM				1,299			1,299
Total 66060 CCRs & MANDATES	**4,110**	**1,761**	**1,761**	**3,308**	**1,761**	**1,761**	**14,464**
Total Expenses	**28,391**	**35,812**	**45,338**	**41,493**	**41,464**	**43,508**	**236,007**
NET OPERATING INCOME	**-92,102**	**-82,190**	**30,203**	**48,845**	**-22,437**	**-31,695**	**-149,377**
NET INCOME	**$ -92,102**	**$ -82,190**	**$30,203**	**$48,845**	**$ -22,437**	**$ -31,695**	**$ -149,377**

CCA:Profit & Loss by Month- Ops Contingency

January - June, 2026

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 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	9,172	72,964
41000.2 PRIOR YEAR ASSESSMENTS	260		232	-3,641	-250	-380	-3,778
Total PRIOR YEAR ASSESSMENT INCOME	**42,388**	**16,127**	**-13,168**	**10,519**	**4,528**	**8,792**	**69,185**
Total 40000 ASSESSMENT INCOME	**42,388**	**16,127**	**-13,168**	**10,519**	**4,528**	**8,792**	**69,185**
41009 INTEREST INCOME	8	8	22	8	774	8	829
Total Income	**42,396**	**16,135**	**-13,146**	**10,527**	**5,302**	**8,800**	**70,015**
GROSS PROFIT	**42,396**	**16,135**	**-13,146**	**10,527**	**5,302**	**8,800**	**70,015**
EXPENSES							
61000 PROFESSIONAL SERVICES							0
61000.3 LEGAL EXPENSE	6,433	2,883	9,490	3,828	7,670	1,304	31,607
61000.4 LEGAL FRAUD INVESTIGATION EXP	40	1,849	348	4,335	1,227	557	8,357
Total 61000 PROFESSIONAL SERVICES	**6,473**	**4,733**	**9,838**	**8,163**	**8,897**	**1,861**	**39,964**
Total Expenses	**6,473**	**4,733**	**9,838**	**8,163**	**8,897**	**1,861**	**39,964**
NET OPERATING INCOME	**35,924**	**11,402**	**-22,983**	**2,364**	**-3,594**	**6,939**	**30,051**
NET INCOME	**$35,924**	**$11,402**	**$ -22,983**	**$2,364**	**$ -3,594**	**$6,939**	**$30,051**

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

January - June, 2026

			Total
	Actual	Budget	over Budget
OPERATIONS	1,002,581	1,063,770	(61,189)
ADMINISTRATION	(181,667)	(239,980)	58,313
MAINTENANCE	(208,332)	(281,679)	73,346
POOL	(33,605)	(56,665)	23,059
Total OPERATIONS	**578,976**	**485,447**	**93,529**
WATER SYSTEM	(149,377)	(0)	(149,376)
TOTAL	**$429,599**	**$485,447**	**$ (55,847)**

CCA:Budget vs. Actuals- Operations Income

January - June, 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	(267,126)	(86,009)	(181,117)	(267,126)	(86,009)	(181,117)
Total 40026 OPERATIONS ASSMT 2026	**807,192**	**989,102**	**(181,910)**	**807,192**	**989,102**	**(181,910)**
Total 40000 ASSESSMENT INCOME	**807,192**	**989,102**	**(181,910)**	**807,192**	**989,102**	**(181,910)**
41001 CREDIT CARD INCOME	13,217	9,000	4,217	13,217	9,000	4,217
41001.1 UNCOLL CC INCOME	(69)		(69)	(69)	0	(69)
Total 41001 CREDIT CARD INCOME	**13,148**	**9,000**	**4,148**	**13,148**	**9,000**	**4,148**
41002 FINANCE CHARGES INCOME		12,500	(12,500)	0	12,500	(12,500)
41002.1 UNCOLL FIN CHARGES	1,450		1,450	1,450	0	1,450
Total 41002 FINANCE CHARGES INCOME	**1,450**	**12,500**	**(11,050)**	**1,450**	**12,500**	**(11,050)**
41003 FEES				0	0	0
41003.1 UNCOLL FEES	22,366		22,366	22,366	0	22,366
41003.2 LIENS	750	2,000	(1,250)	750	2,000	(1,250)
41003.3 RENTERS FEES	7,000	12,375	(5,375)	7,000	12,375	(5,375)
41003.4 TRANSFER FEES	16,500	16,500	0	16,500	16,500	0
41003.5 OTHER FEES	31,337	2,265	29,071	31,337	2,265	29,071
Total 41003 FEES	**77,953**	**33,140**	**44,812**	**77,953**	**33,140**	**44,812**
41004 FINES	1,073,460	7,500	1,065,960	1,073,460	7,500	1,065,960
41004.1 UNCOLL FINES	(983,169)		(983,169)	(983,169)	0	(983,169)
Total 41004 FINES	**90,291**	**7,500**	**82,791**	**90,291**	**7,500**	**82,791**
41006 GATE CARD INCOME	5,042	6,228	(1,186)	5,042	6,228	(1,186)
41006.1 UNCOLL GATE CARD INCOME	(34)		(34)	(34)	0	(34)
Total 41006 GATE CARD INCOME	**5,008**	**6,228**	**(1,220)**	**5,008**	**6,228**	**(1,220)**
41007 MAILBOX INCOME	1,710	1,250	460	1,710	1,250	460
41007.1 UNCOLL MAILBOX INCOME	45		45	45	0	45
Total 41007 MAILBOX INCOME	**1,755**	**1,250**	**505**	**1,755**	**1,250**	**505**

			OPERATIONS			TOTAL
	Actual	Budget	over Budget	Actual	Budget	over Budget
41009 INTEREST INCOME	2,505	2,250	255	2,505	2,250	255
41103 ACC INCOME	3,295	2,800	495	3,295	2,800	495
41103.1 UNCOLL ACC INCOME	(16)		(16)	(16)	0	(16)
Total 41103 ACC INCOME	**3,279**	**2,800**	**479**	**3,279**	**2,800**	**479**
Total Income	**1,002,581**	**1,063,770**	**(61,189)**	**1,002,581**	**1,063,770**	**(61,189)**
GROSS PROFIT	**1,002,581**	**1,063,770**	**(61,189)**	**1,002,581**	**1,063,770**	**(61,189)**
EXPENSES						
Total Expenses			**0**	**0**	**0**	**0**
NET OPERATING INCOME	**1,002,581**	**1,063,770**	**(61,189)**	**1,002,581**	**1,063,770**	**(61,189)**
NET INCOME	**$1,002,581**	**$1,063,770**	**$ (61,189)**	**$1,002,581**	**$1,063,770**	**$ (61,189)**

CCA:Budget vs. Actuals- Administration

January - June, 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				1,300	625	675	1,300	625	675	1,300	625	675
61015 DUES AND SUBSCRIPTIONS				8,694	8,293	401	8,694	8,293	401	8,694	8,293	401
61040 PRINTING & COPYING				4,608	3,948	661	4,608	3,948	661	4,608	3,948	661
61045 POSTAGE				13	2,000	(1,987)	13	2,000	(1,987)	13	2,000	(1,987)
61066 TRAINING EXPENSE					188	(188)		188	(188)	0	188	(188)
65016 LEASE/RENT EXPENSE				2,473	2,564	(91)	2,473	2,564	(91)	2,473	2,564	(91)
Total 60007 ADMINISTRATION EXPENSES				**17,088**	**17,617**	**(529)**	**17,088**	**17,617**	**(529)**	**17,088**	**17,617**	**(529)**
61000 PROFESSIONAL SERVICES										0	0	0
61000.3 LEGAL EXPENSE				2,770	7,500	(4,730)	2,770	7,500	(4,730)	2,770	7,500	(4,730)
61000.6 COMMUNITY SUPPORT				19,314	18,400	914	19,314	18,400	914	19,314	18,400	914
61011 COMPUTER SUPPORT SERVICES				5,009	5,400	(391)	5,009	5,400	(391)	5,009	5,400	(391)
63010 DEPUTY SHERIFF STIPEND					15,000	(15,000)		15,000	(15,000)	0	15,000	(15,000)
Total 61000 PROFESSIONAL SERVICES				**27,093**	**46,300**	**(19,207)**	**27,093**	**46,300**	**(19,207)**	**27,093**	**46,300**	**(19,207)**
61006 BANK FEES				190	500	(310)	190	500	(310)	190	500	(310)
61004 CREDIT CARD FEE EXPENSE				15,474	9,000	6,474	15,474	9,000	6,474	15,474	9,000	6,474
61006.1 OVER/SHORT EXPENSE				(0)		(0)	(0)		(0)	(0)	0	(0)
Total 61006 BANK FEES				**15,664**	**9,500**	**6,164**	**15,664**	**9,500**	**6,164**	**15,664**	**9,500**	**6,164**
61020 UTILITIES EXPENSE										0	0	0
61020.1 ELECTRICITY EXPENSE				3,426	2,369	1,057	3,426	2,369	1,057	3,426	2,369	1,057
61020.2 TELEPHONE/INTERNET EXPENSE				9,965	8,753	1,213	9,965	8,753	1,213	9,965	8,753	1,213
Total 61020 UTILITIES EXPENSE				**13,392**	**11,121**	**2,270**	**13,392**	**11,121**	**2,270**	**13,392**	**11,121**	**2,270**
61031 BUSINESS INSURANCE EXPENSE				41,892	44,342	(2,449)	41,892	44,342	(2,449)	41,892	44,342	(2,449)
61050 SUPPLIES										0	0	0
61050.1 OFFICE SUPPLIES				871	3,522	(2,650)	871	3,522	(2,650)	871	3,522	(2,650)
61050.3 SAFETY GEAR & CLOTHING					206	(206)		206	(206)	0	206	(206)
Total 61050 SUPPLIES				**871**	**3,728**	**(2,856)**	**871**	**3,728**	**(2,856)**	**871**	**3,728**	**(2,856)**
61055 PAYROLL EXPENSE				87,749	99,824	(12,075)	87,749	99,824	(12,075)	87,749	99,824	(12,075)
61025 EMPLOYEE BENEFITS				4,780	10,110	(5,330)	4,780	10,110	(5,330)	4,780	10,110	(5,330)
61056 PAYROLL TAXES				7,441	11,645	(4,204)	7,441	11,645	(4,204)	7,441	11,645	(4,204)
Total 61055 PAYROLL EXPENSE				**99,971**	**121,579**	**(21,608)**	**99,971**	**121,579**	**(21,608)**	**99,971**	**121,579**	**(21,608)**
61090 ALLOCATED EXPENSES				(74,284)	(72,024)	(2,261)	(74,284)	(72,024)	(2,261)	(74,284)	(72,024)	(2,261)
65020 COMMUNITY SUPPORT										0	0	0
65020.2 FISHING DERBY				3,100	1,590	1,510	3,100	1,590	1,510	3,100	1,590	1,510
65020.4 MAC MEMBER ACTIVITIES COMMITTEE				858	2,750	(1,892)	858	2,750	(1,892)	858	2,750	(1,892)
65020.5 MAC MILEAGE REIMBURSEMENT					150	(150)		150	(150)	0	150	(150)
65025 CPC					250	(250)		250	(250)	0	250	(250)
Total 65020 COMMUNITY SUPPORT				**3,958**	**4,740**	**(782)**	**3,958**	**4,740**	**(782)**	**3,958**	**4,740**	**(782)**
66040 BUSINESS TAXES				4,513	6,320	(1,807)	4,513	6,320	(1,807)	4,513	6,320	(1,807)

	OPERATIONS			ADMINISTRATION			Total OPERATIONS			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
61057 PROPERTY TAX					2,400	(2,400)		2,400	(2,400)	0	2,400	(2,400)
62026 LICENSES AND FEES				4,843	200	4,643	4,843	200	4,643	4,843	200	4,643
Total 66040 BUSINESS TAXES				9,356	8,919	436	9,356	8,919	436	9,356	8,919	436
66050 REGULATORY COMPLIANCE										0	0	0
61000.1 AUDIT & TAX PREP EXPENSE					6,000	(6,000)		6,000	(6,000)	0	6,000	(6,000)
61000.5 HR EXPENSE				3,578	9,000	(5,423)	3,578	9,000	(5,423)	3,578	9,000	(5,423)
Total 66050 REGULATORY COMPLIANCE				3,578	15,000	(11,423)	3,578	15,000	(11,423)	3,578	15,000	(11,423)
66060 CCRs & MANDATES										0	0	0
50000 COST OF SALES GATE CARDS				550		550	550		550	550	0	550
61000.2 ACCOUNTING EXPENSE (CPA)				22,540	24,658	(2,118)	22,540	24,658	(2,118)	22,540	24,658	(2,118)
65020.1 COMMUNITY MEETING EXPENSE					4,500	(4,500)		4,500	(4,500)	0	4,500	(4,500)
Total 66060 CCRs & MANDATES				23,090	29,158	(6,068)	23,090	29,158	(6,068)	23,090	29,158	(6,068)
Total Expenses	0	0	0	181,667	239,980	(58,313)	181,667	239,980	(58,313)	181,667	239,980	(58,313)
NET OPERATING INCOME	0	0	0	(181,667)	(239,980)	58,313	(181,667)	(239,980)	58,313	(181,667)	(239,980)	58,313
NET INCOME	$0	$0	$0	$ (181,667)	$ (239,980)	$58,313	$ (181,667)	$ (239,980)	$58,313	$ (181,667)	$ (239,980)	$58,313

CCA:Budget vs. Actuals- Maintenance

January - June, 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					250	(250)		250	(250)	0	250	(250)
65016 LEASE/RENT EXPENSE				1,357	1,412	(54)	1,357	1,412	(54)	1,357	1,412	(54)
Total 60007 ADMINISTRATION EXPENSES				1,357	1,662	(304)	1,357	1,662	(304)	1,357	1,662	(304)
61020 UTILITIES EXPENSE										0	0	0
61020.1 ELECTRICITY EXPENSE				3,209	5,978	(2,768)	3,209	5,978	(2,768)	3,209	5,978	(2,768)
61020.2 TELEPHONE/INTERNET EXPENSE				493	529	(36)	493	529	(36)	493	529	(36)
61020.3 WATER UTILITY EXPENSE					1,796	(1,796)		1,796	(1,796)	0	1,796	(1,796)
61020.4 PROPANE EXPENSE				239	3,045	(2,805)	239	3,045	(2,805)	239	3,045	(2,805)
61020.5 REFUSE EXPENSE				1,962		1,962	1,962		1,962	1,962	0	1,962
Total 61020 UTILITIES EXPENSE				5,904	11,347	(5,443)	5,904	11,347	(5,443)	5,904	11,347	(5,443)
61050 SUPPLIES										0	0	0
61050.2 CUSTODIAL SUPPLIES				616	2,673	(2,057)	616	2,673	(2,057)	616	2,673	(2,057)
61050.3 SAFETY GEAR & CLOTHING				201	2,349	(2,148)	201	2,349	(2,148)	201	2,349	(2,148)
62015 FUEL EXPENSE				7,866	7,297	569	7,866	7,297	569	7,866	7,297	569
62046 SMALL TOOLS & EQUIPMENT				1,641	2,730	(1,089)	1,641	2,730	(1,089)	1,641	2,730	(1,089)
Total 61050 SUPPLIES				10,323	15,048	(4,725)	10,323	15,048	(4,725)	10,323	15,048	(4,725)
61055 PAYROLL EXPENSE				102,437	125,072	(22,634)	102,437	125,072	(22,634)	102,437	125,072	(22,634)
61025 EMPLOYEE BENEFITS				23,686	17,918	5,768	23,686	17,918	5,768	23,686	17,918	5,768
61056 PAYROLL TAXES				7,468	15,993	(8,525)	7,468	15,993	(8,525)	7,468	15,993	(8,525)
Total 61055 PAYROLL EXPENSE				133,591	158,983	(25,392)	133,591	158,983	(25,392)	133,591	158,983	(25,392)
62020 REPAIRS, MAINTENANCE, & GROUNDS				89		89	89		89	89	0	89
50001 COST OF SALES MAILBOXES				706	1,334	(628)	706	1,334	(628)	706	1,334	(628)
61021.2 SNOW REMOVAL					3,522	(3,522)		3,522	(3,522)	0	3,522	(3,522)
61021.3 MAINT EQUIPMENT RENTAL					1,828	(1,828)		1,828	(1,828)	0	1,828	(1,828)
62020.1 GROUNDS EXPENSE				3,688	7,439	(3,751)	3,688	7,439	(3,751)	3,688	7,439	(3,751)
62020.2 TREE/DEBRIS REMOVAL				4,251	13,338	(9,088)	4,251	13,338	(9,088)	4,251	13,338	(9,088)
62020.4 ROAD EXPENSES					1,190	(1,190)		1,190	(1,190)	0	1,190	(1,190)
62020.5 GATE EXPENSES				6,669	3,090	3,579	6,669	3,090	3,579	6,669	3,090	3,579
62020.6 STRUCTURAL				6,132	3,546	2,587	6,132	3,546	2,587	6,132	3,546	2,587
62020.7 EQUIPMENT				9,078	8,007	1,071	9,078	8,007	1,071	9,078	8,007	1,071
62020.8 LAKES				11,031	5,748	5,283	11,031	5,748	5,283	11,031	5,748	5,283
62020.9 VANDALISM				542	2,575	(2,033)	542	2,575	(2,033)	542	2,575	(2,033)
62021 OUTSIDE MECHANIC					8,066	(8,066)		8,066	(8,066)	0	8,066	(8,066)
62021.2 JUNK HAULING				4,543	10,000	(5,457)	4,543	10,000	(5,457)	4,543	10,000	(5,457)
62022 SAND & GRAVEL				154	5,067	(4,913)	154	5,067	(4,913)	154	5,067	(4,913)
62024 SEPTIC MAINTENANCE				677	4,619	(3,942)	677	4,619	(3,942)	677	4,619	(3,942)
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS				47,560	79,369	(31,809)	47,560	79,369	(31,809)	47,560	79,369	(31,809)
66040 BUSINESS TAXES										0	0	0
62026 LICENSES AND FEES				1,124	623	501	1,124	623	501	1,124	623	501

			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				1,124	623	501	1,124	623	501	1,124	623	501
66060 CCRs & MANDATES										0	0	0
50000 COST OF SALES GATE CARDS				6,628	3,754	2,874	6,628	3,754	2,874	6,628	3,754	2,874
63020 SECURITY SYSTEM				1,845	10,893	(9,048)	1,845	10,893	(9,048)	1,845	10,893	(9,048)
Total 66060 CCRs & MANDATES				8,473	14,647	(6,174)	8,473	14,647	(6,174)	8,473	14,647	(6,174)
Total Expenses	0	0	0	208,332	281,679	(73,346)	208,332	281,679	(73,346)	208,332	281,679	(73,346)
NET OPERATING INCOME	0	0	0	(208,332)	(281,679)	73,346	(208,332)	(281,679)	73,346	(208,332)	(281,679)	73,346
NET INCOME	$0	$0	$0	$ (208,332)	$ (281,679)	$73,346	$ (208,332)	$ (281,679)	$73,346	$ (208,332)	$ (281,679)	$73,346

CCA:Budget vs. Actuals- Pool

January - June, 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				6,037	6,416	(379)	6,037	6,416	(379)	6,037	6,416	(379)
61020.2 TELEPHONE/INTERNET EXPENSE				244	264	(21)	244	264	(21)	244	264	(21)
61020.3 WATER UTILITY EXPENSE					7,322	(7,322)		7,322	(7,322)	0	7,322	(7,322)
61020.4 PROPANE EXPENSE				7,109		7,109	7,109		7,109	7,109	0	7,109
Total 61020 UTILITIES EXPENSE				13,390	14,002	(612)	13,390	14,002	(612)	13,390	14,002	(612)
61050 SUPPLIES										0	0	0
61050.2 CUSTODIAL SUPPLIES				1,583	267	1,316	1,583	267	1,316	1,583	267	1,316
61050.3 SAFETY GEAR & CLOTHING				1,845	1,765	80	1,845	1,765	80	1,845	1,765	80
61050.4 CHEMICAL SUPPLIES				2,893	3,063	(170)	2,893	3,063	(170)	2,893	3,063	(170)
62046 SMALL TOOLS & EQUIPMENT				46	1,744	(1,698)	46	1,744	(1,698)	46	1,744	(1,698)
Total 61050 SUPPLIES				6,368	6,839	(472)	6,368	6,839	(472)	6,368	6,839	(472)
61055 PAYROLL EXPENSE				7,717	26,267	(18,550)	7,717	26,267	(18,550)	7,717	26,267	(18,550)
61025 EMPLOYEE BENEFITS					414	(414)		414	(414)	0	414	(414)
61056 PAYROLL TAXES				718	3,254	(2,536)	718	3,254	(2,536)	718	3,254	(2,536)
Total 61055 PAYROLL EXPENSE				8,435	29,934	(21,499)	8,435	29,934	(21,499)	8,435	29,934	(21,499)
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	1,034	106	1,139	1,034	106	1,139	1,034	106
62020.7 EQUIPMENT					802	(802)		802	(802)	0	802	(802)
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS				2,201	1,836	366	2,201	1,836	366	2,201	1,836	366
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	343	429	772	343	429	772	343	429
Total 66060 CCRs & MANDATES				772	343	429	772	343	429	772	343	429
Total Expenses	0	0	0	33,605	56,665	(23,059)	33,605	56,665	(23,059)	33,605	56,665	(23,059)
NET OPERATING INCOME	0	0	0	(33,605)	(56,665)	23,059	(33,605)	(56,665)	23,059	(33,605)	(56,665)	23,059
NET INCOME	$0	$0	$0	$ (33,605)	$ (56,665)	$23,059	$ (33,605)	$ (56,665)	$23,059	$ (33,605)	$ (56,665)	$23,059

CCA:Budget vs. Actuals- Water System

January - June, 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	(42,519)	(20,663)	(21,856)	(42,519)	(20,663)	(21,856)
45925 WATER CONSUMPTION 2025	77	0	77	77	0	77
45926 WATER CONSUMPTION 2026	129,057	258,281	(129,224)	129,057	258,281	(129,224)
Total 45001 WATER CONSUMPTION RATE	**86,615**	**237,618**	**(151,003)**	**86,615**	**237,618**	**(151,003)**
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	**86,630**	**237,618**	**(150,988)**	**86,630**	**237,618**	**(150,988)**
GROSS PROFIT	**86,630**	**237,618**	**(150,988)**	**86,630**	**237,618**	**(150,988)**
EXPENSES						
60007 ADMINISTRATION EXPENSES				0	0	0
61015 DUES AND SUBSCRIPTIONS	3,862	1,392	2,470	3,862	1,392	2,470
61040 PRINTING & COPYING	2,955	1,250	1,705	2,955	1,250	1,705
61045 POSTAGE	2,437	1,900	537	2,437	1,900	537
61066 TRAINING EXPENSE		250	(250)	0	250	(250)
Total 60007 ADMINISTRATION EXPENSES	**9,253**	**4,792**	**4,461**	**9,253**	**4,792**	**4,461**
61000 PROFESSIONAL SERVICES				0	0	0
61000.6 COMMUNITY SUPPORT	4,828	4,600	228	4,828	4,600	228
Total 61000 PROFESSIONAL SERVICES	**4,828**	**4,600**	**228**	**4,828**	**4,600**	**228**
61020 UTILITIES EXPENSE				0	0	0
61020.1 ELECTRICITY EXPENSE	12,902	6,435	6,467	12,902	6,435	6,467
61020.4 PROPANE EXPENSE	556	2,424	(1,868)	556	2,424	(1,868)
Total 61020 UTILITIES EXPENSE	**13,458**	**8,859**	**4,600**	**13,458**	**8,859**	**4,600**
61031 BUSINESS INSURANCE EXPENSE	41,892	44,342	(2,449)	41,892	44,342	(2,449)
61050 SUPPLIES				0	0	0
61050.3 SAFETY GEAR & CLOTHING		386	(386)	0	386	(386)

	WATER SYSTEM			TOTAL		
	Actual	Budget	over Budget	Actual	Budget	over Budget
61050.4 CHEMICAL SUPPLIES	17,625	17,621	5	17,625	17,621	5
62046 SMALL TOOLS & EQUIPMENT	662	535	127	662	535	127
Total 61050 SUPPLIES	**18,287**	**18,541**	**(254)**	**18,287**	**18,541**	**(254)**
61055 PAYROLL EXPENSE	34,559	37,413	(2,854)	34,559	37,413	(2,854)
61025 EMPLOYEE BENEFITS	4,942	9,665	(4,723)	4,942	9,665	(4,723)
61056 PAYROLL TAXES	5,424	4,808	616	5,424	4,808	616
Total 61055 PAYROLL EXPENSE	**44,925**	**51,885**	**(6,960)**	**44,925**	**51,885**	**(6,960)**
61090 ALLOCATED EXPENSES	74,284	72,024	2,261	74,284	72,024	2,261
62020 REPAIRS, MAINTENANCE, & GROUNDS				0	0	0
62020.1 GROUNDS EXPENSE	386	3,979	(3,593)	386	3,979	(3,593)
62020.3 WATER SYSTEM	2,789	3,534	(745)	2,789	3,534	(745)
62020.7 EQUIPMENT	1,692		1,692	1,692	0	1,692
Total 62020 REPAIRS, MAINTENANCE, & GROUNDS	**4,867**	**7,513**	**(2,646)**	**4,867**	**7,513**	**(2,646)**
66040 BUSINESS TAXES	7,280	11,950	(4,670)	7,280	11,950	(4,670)
62026 LICENSES AND FEES	2,467	1,131	1,335	2,467	1,131	1,335
Total 66040 BUSINESS TAXES	**9,747**	**13,082**	**(3,335)**	**9,747**	**13,082**	**(3,335)**
66060 CCRs & MANDATES				0	0	0
61000.2 ACCOUNTING EXPENSE (CPA)	13,165	10,568	2,597	13,165	10,568	2,597
63020 SECURITY SYSTEM	1,299	1,414	(115)	1,299	1,414	(115)
Total 66060 CCRs & MANDATES	**14,464**	**11,982**	**2,482**	**14,464**	**11,982**	**2,482**
Total Expenses	**236,007**	**237,618**	**(1,611)**	**236,007**	**237,618**	**(1,611)**
NET OPERATING INCOME	(149,377)	(0)	(149,376)	(149,377)	(0)	(149,376)
NET INCOME	$ (149,377)	$ (0)	$ (149,376)	$ (149,377)	$ (0)	$ (149,376)

CCA:Budget vs. Actuals- Ops Contingency

January - June, 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	72,964		72,964	72,964	0	72,964
41000.2 PRIOR YEAR ASSESSMENTS	(3,778)		(3,778)	(3,778)	0	(3,778)
Total PRIOR YEAR ASSESSMENT INCOME	**69,185**		**69,185**	**69,185**	**0**	**69,185**
Total 40000 ASSESSMENT INCOME	**69,185**		**69,185**	**69,185**	**0**	**69,185**
41009 INTEREST INCOME	829		829	829	0	829
Total Income	**70,015**	**0**	**70,015**	**70,015**	**0**	**70,015**
GROSS PROFIT	**70,015**	**0**	**70,015**	**70,015**	**0**	**70,015**
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	31,607		31,607	31,607	0	31,607
61000.4 LEGAL FRAUD INVESTIGATION EXP	8,357		8,357	8,357	0	8,357
Total 61000 PROFESSIONAL SERVICES	**39,964**		**39,964**	**39,964**	**0**	**39,964**
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)**
Total Expenses	**39,964**	**13,200**	**26,764**	**39,964**	**13,200**	**26,764**
NET OPERATING INCOME	**30,051**	**(13,200)**	**43,251**	**30,051**	**(13,200)**	**43,251**
NET INCOME	**$30,051**	**$ (13,200)**	**$43,251**	**$30,051**	**$ (13,200)**	**$43,251**