



Balance Sheet
As of August 31, 2026

ASSETS	<u>TOTAL</u>
Current Assets	
Bank Accounts	
Compliance Fee Account	29,450.00
Operating Cash & Equivalent	63,037.81
Reserve Cash	<u>513,534.87</u>
Total Bank Accounts	\$ 602,022.68
Accounts Receivable	792.00
Other Current Assets	
Allowance for Bad Debts	- 754.00
Prepaid Expenses	
Insurance	2,503.67
Water Co-Op	<u>1,210.89</u>
Total Prepaid Expenses	\$ 3,714.56
QuickBooks Tax Holding Acct	2,970.68
Undeposited Funds	<u>0.00</u>
Total Other Current Assets	<u>\$ 5,931.24</u>
Total Current Assets	\$ 612,745.92
TOTAL ASSETS	<u>\$ 612,745.92</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	0.00
Other Current Liabilities	
Accrued Expenses	4,104.03
Compliance Fee Deposits	29,450.00
Unearned Insurance	3,009.00
Unearned Assessments	<u>53,100.00</u>
Total Other Current Liabilities	<u>\$ 89,663.03</u>
Total Current Liabilities	<u>\$ 89,663.03</u>
Total Liabilities	\$ 89,663.03
Equity	
Reserve Fund - POPA	5,085.85
Reserve Fund - Unallocated	332,032.09
C/Y Reserve Expenditures	-36,981.15
C/Y Reserve Fund Contributions	9,137.36
Transfer from Retained Earnings	<u>24,513.97</u>
Total Reserve Fund - Unallocated	\$ 328,702.27
Reserve Fund – Water Initiative	179,746.75
Retained Earnings	24,513.97
Transfer to Reserve Fund	-24,513.97
Net Income	<u>9,548.02</u>
Total Equity	<u>\$ 523,082.89</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 612,745.92</u>

Profit and Loss
January 1 – August 31, 2026

Income	TOTAL
Annual Insurance Fee	6,018.00
Annual Membership Assessments	106,200.00
Billable Expense Reimbursement	119.14
Enforcement Trust Fund Fees	2,700.00
Interest Income	13,734.70
Late Fee Income	1,664.00
Miscellaneous Income	28.00
ACC Submittal Fee Income	2,900.00
Advertising Income	35.00
Ownership Transfer Fee	11,500.00
Status Letter Fee	6,700.00
Violations and fines	950.00
Total Miscellaneous Income	<u>\$ 24,163.00</u>
Water Right Sales Fees	<u>1,600.00</u>
Total Income	\$ 156,198.84
Expenses	
Administrative	76,597.01
Advertising/Promotional	137.14
Federal Income Tax	7,821.35
Insurance	4,953.83
Maintenance	
Common Area Maintenance Contract	16,770.00
Entrances	4,810.30
Miscellaneous Maintenance	871.08
Playground / Sports field	1,155.36
Pond Maintenance	0.00
Trails	<u>0.00</u>
Total Maintenance	\$ 25,115.38
Professional Fees	
Accountant/Audit	3,900.00
Legal Counsel	4,403.00
Other Professional Fees	<u>526.00</u>
Total Professional Fees	\$ 8,829.00
Social Committee	-100.00
Utilities – Electric for Subdivision	6,661.00
Water Co-Op	<u>2,421.68</u>
Total Expenses	<u>\$ 132,436.39</u>
Net Operating Income	\$ 23,762.45
Other Expenses	
Reserve Allocations	
Reserves - POPA	0.00
Reserves - Unallocated	9,137.36
Reserves – Water Initiative	5,160.27
Total Reserve Allocations	<u>\$ 14,297.63</u>
Securities (Gain) or Loss on Sale	<u>-83.20</u>
Total Other Expenses	<u>\$ 14,214.43</u>
Net Other Income	<u>\$ - 14,214.43</u>
Net Income	<u>\$ 9,548.02</u>