



Balance Sheet
As of January 31, 2026

ASSETS	<u>TOTAL</u>
Current Assets	
Bank Accounts	
Compliance Fee Account	17,950.00
Operating Cash & Equivalent	143,536.23
Reserve Cash	<u>537,171.46</u>
Total Bank Accounts	\$ 698,657.69
Accounts Receivable	9,465.82
Other Current Assets	
Allowance for Bad Debts	- 754.00
Prepaid Expenses	
Insurance	3,085.00
Water Co-Op	<u>3,329.86</u>
Total Prepaid Expenses	\$ 6,414.86
QuickBooks Tax Holding Acct	2,584.36
Undeposited Funds	<u>0.00</u>
Total Other Current Assets	<u>\$ 8,245.22</u>
Total Current Assets	\$ 716,368.73
Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>\$ 716,368.73</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	0.00
Other Current Liabilities	
Accrued Expenses	2,851.03
Compliance Fee Deposits	17,950.00
Unearned Insurance	8,274.75
Unearned Assessments	<u>146,025.00</u>
Total Other Current Liabilities	<u>\$ 175,100.78</u>
Total Current Liabilities	<u>\$ 175,100.78</u>
Total Liabilities	\$ 175,100.78
Equity	
Reserve Fund - POPA	5,067.74
Reserve Fund - Unallocated	332,032.09
C/Y Reserve Expenditures	0.00
C/Y Reserve Fund Contributions	736.61
Transfer from Retained Earnings	<u>24,513.97</u>
Total Reserve Fund - Unallocated	<u>\$ 357,282.67</u>
Reserve Fund – Water Initiative	174,821.05
Retained Earnings	24,513.97
Transfer to Reserve Fund	-24,513.97
Net Income	<u>4,096.49</u>
Total Equity	<u>\$ 541,267.95</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 716,368.73</u>

Profit and Loss
January 1 – January 31, 2026

Income	TOTAL
Annual Insurance Fee	752.25
Annual Membership Assessments	13,275.00
Billable Expense Reimbursement	0.00
Enforcement Trust Fund Fees	200.00
Interest Income	1,212.15
Late Fee Income	1,400.00
Miscellaneous Income	28.00
ACC Submittal Fee Income	0.00
Advertising Income	0.00
Ownership Transfer Fee	1,000.00
Status Letter Fee	500.00
Violations and fines	<u>0.00</u>
Total Miscellaneous Income	<u>\$ 1,528.00</u>
Total Income	\$ 18,367.40
Expenses	
Administrative	9,947.11
Advertising/Promotional	0.00
Federal Income Tax	266.67
Insurance	617.00
Maintenance	
Common Area Maintenance Contract	0.00
Entrances	575.00
Miscellaneous Maintenance	0.00
Playground / Sports field	110.35
Pond Maintenance	0.00
Trails	<u>0.00</u>
Total Maintenance	<u>\$ 685.35</u>
Professional Fees	
Accountant/Audit	450.00
Legal Counsel	250.00
Other Professional Fees	<u>0.00</u>
Total Professional Fees	<u>\$ 700.00</u>
Utilities – Electric for Subdivision	799.00
Water Co-Op	<u>302.71</u>
Total Expenses	<u>\$ 13,317.84</u>
Net Operating Income	\$ 5,049.56
Other Expenses	
Reserve Allocations	
Reserves - POPA	0.00
Reserves - Unallocated	736.61
Reserves – Water Initiative	216.46
Total Reserve Allocations	<u>\$ 953.07</u>
Total Other Expenses	<u>\$ 953.07</u>
Net Other Income	<u>\$ - 953.07</u>
Net Income	<u>\$ 4,096.49</u>