



Balance Sheet
As of February 28, 2026

ASSETS	<u>TOTAL</u>
Current Assets	
Bank Accounts	
Compliance Fee Account	19,950.00
Operating Cash & Equivalent	139,725.76
Reserve Cash	<u>538,156.22</u>
Total Bank Accounts	\$ 697,831.98
Accounts Receivable	4,121.82
Other Current Assets	
Allowance for Bad Debts	- 754.00
Prepaid Expenses	
Insurance	2,468.00
Water Co-Op	<u>3,027.15</u>
Total Prepaid Expenses	\$ 5,495.15
QuickBooks Tax Holding Acct	2,962.68
Undeposited Funds	<u>0.00</u>
Total Other Current Assets	<u>\$ 7,703.83</u>
Total Current Assets	\$ 709,657.63
TOTAL ASSETS	<u>\$ 709,657.63</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	0.00
Other Current Liabilities	
Accrued Expenses	3,496.02
Compliance Fee Deposits	19,950.00
Unearned Insurance	7,522.50
Unearned Assessments	<u>132,750.00</u>
Total Other Current Liabilities	<u>\$ 163,718.52</u>
Total Current Liabilities	<u>\$ 163,718.52</u>
Total Liabilities	\$ 163,718.52
Equity	
Reserve Fund - POPA	5,067.74
Reserve Fund - Unallocated	332,032.09
C/Y Reserve Expenditures	0.00
C/Y Reserve Fund Contributions	1,583.32
Transfer from Retained Earnings	<u>24,513.97</u>
Total Reserve Fund - Unallocated	\$ 358,129.38
Reserve Fund – Water Initiative	174,959.10
Retained Earnings	24,513.97
Transfer to Reserve Fund	-24,513.97
Net Income	<u>7,782.89</u>
Total Equity	<u>\$ 545,939.11</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 709,657.63</u>

Profit and Loss
January 1 – February 28, 2026

Income	TOTAL
Annual Insurance Fee	1,504.50
Annual Membership Assessments	26,550.00
Billable Expense Reimbursement	0.00
Enforcement Trust Fund Fees	400.00
Interest Income	2,207.66
Late Fee Income	1,450.00
Miscellaneous Income	28.00
ACC Submittal Fee Income	400.00
Advertising Income	0.00
Ownership Transfer Fee	2,000.00
Status Letter Fee	1,000.00
Violations and fines	<u>500.00</u>
Total Miscellaneous Income	<u>\$ 3,928.00</u>
Total Income	\$ 36,040.16
Expenses	
Administrative	19,086.53
Advertising/Promotional	0.00
Federal Income Tax	533.34
Insurance	1,234.00
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	900.00
Legal Counsel	1,703.00
Other Professional Fees	<u>0.00</u>
Total Professional Fees	<u>\$ 2,603.00</u>
Utilities – Electric for Subdivision	1,655.00
Water Co-Op	<u>605.42</u>
Total Expenses	<u>\$ 26,402.64</u>
Net Operating Income	\$ 9,637.52
Other Expenses	
Reserve Allocations	
Reserves - POPA	0.00
Reserves - Unallocated	1,583.32
Reserves – Water Initiative	354.51
Total Reserve Allocations	<u>\$ 1,937.83</u>
Securities (Gain) or Loss on Sale	<u>-83.20</u>
Total Other Expenses	<u>\$ 1,854.63</u>
Net Other Income	<u>\$ - 1,854.63</u>
Net Income	<u>\$ 7,782.89</u>