



Balance Sheet
As of October 31, 2025

ASSETS	<u>TOTAL</u>
Current Assets	
Bank Accounts	
Compliance Fee Account	18,950.00
Operating Cash & Equivalent	48,788.68
Reserve Cash	<u>506,886.93</u>
Total Bank Accounts	\$ 574,625.61
Accounts Receivable	830.66
Other Current Assets	
Allowance for Bad Debts	- 754.00
Prepaid Expenses	
Insurance	1,269.00
Water Co-Op	<u>602.59</u>
Total Prepaid Expenses	\$ 1,871.59
QuickBooks Tax Holding Acct	2,514.06
Undeposited Funds	<u>0.00</u>
Total Other Current Assets	<u>\$ 3,631.65</u>
Total Current Assets	\$ 579,087.92
Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>\$ 579,087.92</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	0.00
Other Current Liabilities	
Accrued Expenses	2,780.74
Compliance Fee Deposits	18,950.00
Unearned Insurance	1,605.34
Unearned Assessments	<u>26,550.00</u>
Total Other Current Liabilities	<u>\$ 49,886.08</u>
Total Current Liabilities	<u>\$ 49,886.08</u>
Total Liabilities	\$ 49,886.08
Equity	
Reserve Fund - POPA	4,060.10
Reserve Fund - Unallocated	322,496.28
C/Y Reserve Expenditures	-20,955.00
C/Y Reserve Fund Contributions	12,650.95
Transfer from Retained Earnings	<u>15,160.31</u>
Total Reserve Fund - Unallocated	\$ 329,352.54
Reserve Fund – Water Initiative	173,474.29
Retained Earnings	15,160.31
Transfer to Reserve Fund	-15,160.31
Net Income	<u>22,314.91</u>
Total Equity	<u>\$ 529,201.84</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 579,087.92</u>

Profit and Loss
January 1 – October 31, 2025

Income	TOTAL
Annual Insurance Fee	8,027.00
Annual Membership Assessments	132,750.00
Billable Expense Reimbursement	483.00
Enforcement Trust Fund Fees	2,400.00
Interest Income	21,358.73
Late Fee Income	1,000.00
Mailbox Sales	575.00
Miscellaneous Income	0.00
ACC Submittal Fee Income	1,100.00
Advertising Income	60.00
Ownership Transfer Fee	11,000.00
Status Letter Fee	4,750.00
Violations and fines	1,750.00
Total Miscellaneous Income	<u>\$ 18,660.00</u>
Total Income	\$ 185,253.73
Expenses	
Administrative	95,963.39
Advertising/Promotional	113.49
Bad Debts (- Recovery of Bad Debt)	0.80
Federal Income Tax	2,803.68
Insurance	6,248.02
Mailbox Expense	515.15
Maintenance	
Common Area Maintenance Contract	15,200.00
Entrances	464.18
Miscellaneous Maintenance	1,079.64
Playground / Sports field	382.36
Pond Maintenance	1,395.00
Trails	<u>25.98</u>
Total Maintenance	\$ 18,547.16
Professional Fees	
Accountant/Audit	4,500.00
Legal Counsel	4,099.00
Other Professional Fees	<u>39.00</u>
Total Professional Fees	\$ 8,638.00
Utilities – Electric for Subdivision	7,913.00
Water Co-Op	<u>3,012.90</u>
Total Expenses	<u>\$ 143,755.59</u>
Net Operating Income	\$ 41,498.14
Other Expenses	
Reserve Allocations	
Reserves - POPA	0.00
Reserves - Unallocated	12,650.95
Reserves – Water Initiative	6,518.36
Total Reserve Allocations	<u>\$ 19,169.31</u>
Total Other Expenses	<u>\$ 19,183.23</u>
Net Other Income	<u>\$ - 19,183.23</u>
Net Income	<u>\$ 22,314.91</u>