Statement of Financial Position 2026

February 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
SouthState Checking (9114)	101,390.87
Total for Bank Accounts	**$101,390.87**
Accounts Receivable	
Accounts Receivable (A/R)	1,747.50
Total for Accounts Receivable	**$1,747.50**
Other Current Assets	
Prepaid Insurance	1,943.24
Total for Other Current Assets	**$1,943.24**
Total for Current Assets	**$105,081.61**
Total for Assets	**$105,081.61**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	7,119.62
Total for Accounts Payable	**$7,119.62**
Other Current Liabilities	
Suspense	100.00
Unearned Assessments	50,700.00
Total for Other Current Liabilities	**$50,800.00**
Total for Current Liabilities	**$57,919.62**
Total for Liabilities	**$57,919.62**
Equity	
Capital Contribution	8,000.00
Retained Earnings	44,977.94
Net Income	-5,815.95
Total for Equity	**$47,161.99**
Total for Liabilities and Equity	**$105,081.61**

Budget vs. Actuals Last Month 2026

February 2026

DISTRIBUTION ACCOUNT	TOTAL		
	ACTUAL	BUDGET	MONEY REMAINING
Income			
Assessment Income	5,070.00	5,070.00	0.00
Application Fee Income		250.00	250.00
Background Check Income		83.33	83.33
Misc Income		550.83	550.83
Total for Income	**$5,070.00**	**$5,954.16**	**$884.16**
Cost of Goods Sold			
Gross Profit	**$5,070.00**	**$5,954.16**	**$884.16**
Expenses			
Administrative			
Accounting/Bookkeeping	262.00		-262.00
Legal Fees	693.25	500.00	-193.25
Annual Corporate Fee		0.00	0.00
Annual Fire Inspection		10.00	10.00
Applications paperwork		12.50	12.50
Background Checks		62.50	62.50
Insurance		825.00	825.00
Office Supplies & Expenses		29.17	29.17
Postage - Communication		16.67	16.67
St Lucie Health Dept		29.58	29.58
Volunteer Appreciation		125.00	125.00
Website		25.00	25.00
Welcome & Orientation Committee		12.50	12.50
Total for Administrative	**$955.25**	**$1,647.92**	**$692.67**
Pool Expenses			
Cabana Cleaning Service	225.00	316.67	91.67
Cabana supplies	31.67	250.00	218.33
CDD Cabana Internet	247.43	258.33	10.90
Pool Contract-Monthly	600.00	625.00	25.00
Pool Repairs & Maintenance	3,250.00		-3,250.00
Cabana Special Cleaning		83.33	83.33
Pool Leak Water Reserves		158.33	158.33
Total for Pool Expenses	**$4,354.10**	**$1,691.66**	**-$2,662.44**
Repairs and Maintenance			
Pest Control	145.00	70.83	-74.17

DISTRIBUTION ACCOUNT		TOTAL	
	ACTUAL	BUDGET	MONEY REMAINING
Power Wash Sidewalks		608.33	608.33
Repairs & Maintenance		208.33	208.33
Total for Repairs and Maintenance	**$145.00**	**$887.49**	**$742.49**
Utilities			
Electricity	1,057.08	750.00	-307.08
Water & Sewer	139.46	233.33	93.87
Total for Utilities	**$1,196.54**	**$983.33**	**-$213.21**
Other Expenses			
Appropriations Committee Purchase		454.17	454.17
Holiday decorations		75.00	75.00
Social parties, bingo, supplies		41.67	41.67
Trees - projector lights		125.00	125.00
Volunteer Refreshments		41.67	41.67
Total for Other Expenses		**$737.51**	**$737.51**
Total for Expenses	**$6,650.89**	**$5,947.91**	**-$702.98**
Net Operating Income	**-$1,580.89**	**$6.25**	**$1,587.14**
Other Income			
Other Expenses			
Net Other Income			
Net Income	**-$1,580.89**	**$6.25**	**$1,587.14**