Statement of Financial Position 2026

June 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
SouthState Checking (9114)	66,511.11
Total for Bank Accounts	**$66,511.11**
Accounts Receivable	
Accounts Receivable (A/R)	1,075.00
Total for Accounts Receivable	**$1,075.00**
Other Current Assets	
Prepaid Insurance	7,049.02
Total for Other Current Assets	**$7,049.02**
Total for Current Assets	**$74,635.13**
Total for Assets	**$74,635.13**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	619.67
Total for Accounts Payable	**$619.67**
Other Current Liabilities	
Unearned Assessments	30,420.00
Total for Other Current Liabilities	**$30,420.00**
Total for Current Liabilities	**$31,039.67**
Total for Liabilities	**$31,039.67**
Equity	
Capital Contribution	8,000.00
Retained Earnings	45,235.50
Net Income	-9,640.04
Total for Equity	**$43,595.46**
Total for Liabilities and Equity	**$74,635.13**

Budget vs. Actuals Last Month 2026

June 2026

	TOTAL		
	ACTUAL	BUDGET	MONEY REMAINING
Revenue			
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 Revenue	**$5,070.00**	**$5,954.16**	**$884.16**
Cost of Goods Sold			
Gross Profit	**$5,070.00**	**$5,954.16**	**$884.16**
Expenditures			
Administrative			
Accounting/Bookkeeping	262.00		-262.00
Insurance	860.89	825.00	-35.89
Legal Fees	253.00	500.00	247.00
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
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	**$1,375.89**	**$1,647.92**	**$272.03**
Pool Expenses			
Cabana Cleaning Service	225.00	316.67	91.67
CDD Cabana Internet	328.10	258.33	-69.77
Pool Contract-Monthly	600.00	625.00	25.00
Cabana Special Cleaning		83.33	83.33
Cabana supplies		250.00	250.00
Pool Leak Water Reserves		158.33	158.33
Total for Pool Expenses	**$1,153.10**	**$1,691.66**	**$538.56**
Repairs and Maintenance			
Pest Control	145.00	70.83	-74.17
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	342.67	750.00	407.33
Water & Sewer	112.46	233.33	120.87
Total for Utilities	**$455.13**	**$983.33**	**$528.20**
Other Expenses			

	TOTAL		
	ACTUAL	BUDGET	MONEY REMAINING
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 Expenditures	**$3,129.12**	**$5,947.91**	**$2,818.79**
Net Operating Revenue	**$1,940.88**	**$6.25**	**-$1,934.63**
Other Revenue			
Other Expenditures			
Net Other Revenue			
Net Revenue	**$1,940.88**	**$6.25**	**-$1,934.63**

Budget vs. Actuals Cumulative 2026

January 1-June 30, 2026

	TOTAL		
	ACTUAL	BUDGET	MONEY REMAINING
Revenue			
Application Fee Income	1,000.00	1,500.00	500.00
Assessment Income	30,420.00	30,420.00	0.00
Background Check Income	1,350.00	499.98	-850.02
Misc Income	2,341.00	3,304.98	963.98
Total for Revenue	**$35,111.00**	**$35,724.96**	**$613.96**
Cost of Goods Sold			
Gross Profit	**$35,111.00**	**$35,724.96**	**$613.96**
Expenditures			
Administrative			
Accounting/Bookkeeping	1,572.00		-1,572.00
Annual Corporate Fee	61.25	75.00	13.75
Background Checks	139.65	375.00	235.35
Bank Fees & Service Charges	10.00		-10.00
Insurance	3,281.62	4,950.00	1,668.38
Legal Fees	946.25	3,000.00	2,053.75
Office Supplies & Expenses	53.37	175.02	121.65
Website	1,450.00	150.00	-1,300.00
Annual Fire Inspection		60.00	60.00
Applications paperwork		75.00	75.00
Postage - Communication		100.02	100.02
St Lucie Health Dept		177.48	177.48
Volunteer Appreciation		750.00	750.00
Welcome & Orientation Committee		75.00	75.00
Total for Administrative	**$7,514.14**	**$9,962.52**	**$2,448.38**
Other Expenses			
Holiday decorations	42.74	450.00	407.26
Appropriations Committee Purchase		2,725.02	2,725.02
Social parties, bingo, supplies		250.02	250.02
Trees - projector lights		750.00	750.00
Volunteer Refreshments		250.02	250.02
Total for Other Expenses	**$42.74**	**$4,425.06**	**$4,382.32**
Pool Expenses			
Cabana Cleaning Service	1,425.00	1,900.02	475.02
Cabana supplies	1,385.88	1,500.00	114.12
CDD Cabana Internet	1,717.23	1,549.98	-167.25
Pool Contract-Monthly	3,600.00	3,750.00	150.00
Pool Repairs & Maintenance	13,039.67		-13,039.67
Cabana Special Cleaning		499.98	499.98
Pool Leak Water Reserves		949.98	949.98
Total for Pool Expenses	**$21,167.78**	**$10,149.96**	**-$11,017.82**
Repairs and Maintenance			

	TOTAL		
	ACTUAL	BUDGET	MONEY REMAINING
Pest Control	525.00	424.98	-100.02
Power Wash Sidewalks	460.00	3,649.98	3,189.98
Repairs & Maintenance	9,805.87	1,249.98	-8,555.89
Total for Repairs and Maintenance	**$10,790.87**	**$5,324.94**	**-$5,465.93**
Utilities			
Electricity	4,257.04	4,500.00	242.96
Water & Sewer	978.47	1,399.98	421.51
Total for Utilities	**$5,235.51**	**$5,899.98**	**$664.47**
Total for Expenditures	**$44,751.04**	**$35,762.46**	**-$8,988.58**
Net Operating Revenue	**-$9,640.04**	**-$37.50**	**$9,602.54**
Other Revenue			
Other Expenditures			
Net Other Revenue			
Net Revenue	**-$9,640.04**	**-$37.50**	**$9,602.54**

Statement of Cash Flows

January 1-June 30, 2026

ACCOUNT NAME	TOTAL
OPERATING ACTIVITIES	
Net Revenue	-9,640.04
Adjustments to reconcile Net Revenue to Net Cash provided by operations:	
Accounts Payable (A/P)	-2,083.66
Accounts Receivable (A/R)	-32,755.00
Prepaid Insurance	-7,049.02
Suspense	0.00
Unearned Assessments	30,420.00
Total for Adjustments to reconcile Net Revenue to Net Cash provided by operations:	**-$11,467.68**
Net cash provided by operating activities	**-$21,107.72**
NET CASH INCREASE FOR PERIOD	**-$21,107.72**
Cash at beginning of period	**$87,618.83**
CASH AT END OF PERIOD	**$66,511.11**