

Statement of Financial Position 2026

January 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
SouthState Checking (9114)	102,615.89
Total for Bank Accounts	\$102,615.89
Accounts Receivable	
Accounts Receivable (A/R)	8,610.50
Total for Accounts Receivable	\$8,610.50
Total for Current Assets	\$111,226.39
Total for Assets	\$111,226.39
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	6,670.95
Total for Accounts Payable	\$6,670.95
Other Current Liabilities	
Unearned Assessments	55,770.00
Total for Other Current Liabilities	\$55,770.00
Total for Current Liabilities	\$62,440.95
Total for Liabilities	\$62,440.95
Equity	
Capital Contribution	8,000.00
Retained Earnings	45,235.50
Net Income	-4,450.06
Total for Equity	\$48,785.44
Total for Liabilities and Equity	\$111,226.39

Budget vs. Actuals Last Month 2026

January 2026

DISTRIBUTION ACCOUNT	TOTAL		
	ACTUAL	BUDGET	MONEY REMAINING
Income			
Assessment Income	5,070.00	5,070.00	0.00
Misc Income	933.00	550.83	-382.17
Application Fee Income		250.00	250.00
Background Check Income		83.33	83.33
Total for Income	\$6,003.00	\$5,954.16	-\$48.84
Cost of Goods Sold			
Gross Profit	\$6,003.00	\$5,954.16	-\$48.84
Expenses			
Administrative			
Accounting/Bookkeeping	262.00		-262.00
Annual Corporate Fee	61.25	0.00	-61.25
Bank Fees & Service Charges	10.00		-10.00
Office Supplies & Expenses	53.37	29.17	-24.20
Website	1,450.00	25.00	-1,425.00
Annual Fire Inspection		10.00	10.00
Applications paperwork		12.50	12.50
Background Checks		62.50	62.50
Insurance		825.00	825.00
Legal Fees		500.00	500.00
Postage - Communication		16.67	16.67
St Lucie Health Dept		29.58	29.58
Volunteer Appreciation		125.00	125.00
Welcome & Orientation Committee		12.50	12.50
Total for Administrative	\$1,836.62	\$1,647.92	-\$188.70
Other Expenses			
Holiday decorations	42.74	75.00	32.26
Appropriations Committee Purchase		454.17	454.17
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	\$42.74	\$737.51	\$694.77
Pool Expenses			
Cabana Cleaning Service	300.00	316.67	16.67
Cabana supplies	47.78	250.00	202.22

DISTRIBUTION ACCOUNT	TOTAL		
	ACTUAL	BUDGET	MONEY REMAINING
CDD Cabana Internet	262.43	258.33	-4.10
Pool Contract-Monthly	600.00	625.00	25.00
Pool Repairs & Maintenance	6,156.50		-6,156.50
Cabana Special Cleaning		83.33	83.33
Pool Leak Water Reserves		158.33	158.33
Total for Pool Expenses	\$7,366.71	\$1,691.66	-\$5,675.05
Repairs and Maintenance			
Repairs & Maintenance	138.20	208.33	70.13
Pest Control		70.83	70.83
Power Wash Sidewalks		608.33	608.33
Total for Repairs and Maintenance	\$138.20	\$887.49	\$749.29
Utilities			
Electricity	942.83	750.00	-192.83
Water & Sewer	125.96	233.33	107.37
Total for Utilities	\$1,068.79	\$983.33	-\$85.46
Total for Expenses	\$10,453.06	\$5,947.91	-\$4,505.15
Net Operating Income	-\$4,450.06	\$6.25	\$4,456.31
Other Income			
Other Expenses			
Net Other Income			
Net Income	-\$4,450.06	\$6.25	\$4,456.31