

September 2026

Notes to the Financial

COA#	Description	Comments	Date
September 2026			
1010	ENTERPRISE BK/TR - CKG/ICS - PRIMARY	LAST RECONCILED ON 09/30/2026	10/02/2026
1011	ENTERPRISE BK/TR - CKG/ICS - RESERVE	LAST RECONCILED ON 09/30/2026	10/02/2026
1012	ENTERPRISE BK/TR - CKG - ESCROW	LAST RECONCILED ON 09/30/2026	10/08/2026
1065	SMARTSTREET-BOC - MM/ICS - RESERVE	LAST RECONCILED ON 09/30/2026	10/05/2026
1067	FIRST CITIZENS BANK - MM - RESERVE	LAST RECONCILED ON 09/30/2026	10/05/2026
1070	FIRST HORIZON - PC/DC - DARRELL FRANK	LAST RECONCILED ON 09/30/2026	10/02/2026
1106	POPULAR BK - CD 5/1/27 3.90%	LAST RECONCILED ON 09/30/2026	10/02/2026
8190	MISCELLANEOUS	NEGATIVE DUE TO CORECODE ENTRY	09/30/2026
		We are nearly at the year's end. This is the 2nd to last financial of the year. If you would like F/R to make any adjustments, please let your Financial Reporting Bookkeeper know as soon as you can, the earlier the better. Thanks for your assistance!	

September 2026

Balance Sheet

	OPERATING	RESERVE	TOTAL
September 2026			
CURRENT ASSETS			
1010 ENTERPRISE BK/TR - CKG/ICS - PRIMARY	124,150.10		124,150.10
1012 ENTERPRISE BK/TR - CKG - ESCROW	2,300.00		2,300.00
1065 SMARTSTREET-BOC - MM/ICS - RESERVE		216,072.84	216,072.84
1067 FIRST CITIZENS BANK - MM - RESERVE		8,223.95	8,223.95
1070 FIRST HORIZON - PC/DC - DARRELL FRANK	3,244.53		3,244.53
1105 FIRST CITIZENS BK - CD 12/22/26 3.67%		61,482.47	61,482.47
1106 POPULAR BK - CD 5/1/27 3.90%		63,286.80	63,286.80
	129,694.63	349,066.06	478,760.69
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	4,263.65		4,263.65
1220 PIER 4 ASSESSMENTS	160.00		160.00
1230 PET ASSESSMENTS	115.00		115.00
	4,538.65	0.00	4,538.65
PREPAID ASSETS			
	0.00	0.00	0.00
TOTAL ASSETS	134,233.28	349,066.06	483,299.34
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CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	11,497.68		11,497.68

September 2026

Balance Sheet

	OPERATING	RESERVE	TOTAL
2020 ACCRUED ESTIMATED EXPENSES	14,000.01		14,000.01
2118 SECURITY DEPOSITS	1,888.00		1,888.00
2130 PREPAID ASSESSMENTS	14,314.14		14,314.14
	41,699.83	0.00	41,699.83
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		5,584.30	5,584.30
2270 RESERVES - REPLACEMENT		446,784.76	446,784.76
SPENT FROM RESERVES			
2470 RESERVES - REPLACEMENT		(45,375.00)	(45,375.00)
2569 RESERVES - CONCRETE REPAIRS		(57,928.00)	(57,928.00)
	0.00	349,066.06	349,066.06
OPERATING EQUITY			
2640 TRANSFER RESTRICTED RSV EQUITY TO OPER	50,000.00		50,000.00
2650 PRIOR YEAR SURPLUS (DEFICIT)	40,627.85		40,627.85
2670 CURRENT YEAR SURPLUS (DEFICIT)	1,905.60		1,905.60
	92,533.45	0.00	92,533.45
TOTAL LIABILITIES & EQUITY	134,233.28	349,066.06	483,299.34
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September 2026

Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	11 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
September 2026							
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	47,275.00	47,275.00	0.00	520,025.00	520,025.00	0.00	567,300
4060 LATE CHARGES	62.01	166.67	-104.66	2,284.84	1,833.33	451.51	2,000
4080 CLOSING FEES*	0.00	203.33	-203.33	3,660.00	2,236.67	1,423.33	2,440
4135 PET FEES	100.00	57.50	42.50	1,080.00	632.50	447.50	690
4139 PIER 4 TRANSFER ASSMT	800.00	700.00	100.00	7,400.00	7,700.00	-300.00	8,400
4180 CLUBHOUSE USAGE FEES	0.00	16.67	-16.67	310.00	183.33	126.67	200
4188 PARKING LOT	105.00	166.67	-61.67	1,540.00	1,833.33	-293.33	2,000
4292 COVENANT VIOLATION FINES	200.00	41.67	158.33	2,950.00	458.33	2,491.67	500
4293 LEGAL/COLLECTION	0.00	0.00	0.00	1,335.68	0.00	1,335.68	0
4340 INTEREST - RESERVES	496.72	500.00	-3.28	5,584.30	5,500.00	84.30	6,000
4350 INTEREST ALLOC TO RESERVES	-496.72	0.00	-496.72	-5,584.30	0.00	-5,584.30	0
4625 ELECTRIC REIMBURSEMENT	0.00	100.00	-100.00	2,400.00	1,100.00	1,300.00	1,200
	_____	_____	_____	_____	_____	_____	_____
4970	48,542.01	49,227.51	-685.50	542,985.52	541,502.49	1,483.03	590,730
	_____	_____	_____	_____	_____	_____	_____
4980 TOTAL INCOME	48,542.01	49,227.51	-685.50	542,985.52	541,502.49	1,483.03	590,730
	_____	_____	_____	_____	_____	_____	_____
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	0.00	1,333.33	-1,333.33	9,631.59	14,666.67	-5,035.08	16,000
5013 CHIMNEY MAINTENANCE	0.00	166.67	-166.67	294.00	1,833.33	-1,539.33	2,000
5020 ROOF REPAIRS	625.00	250.00	375.00	9,507.77	2,750.00	6,757.77	3,000
5030 BUILDING SUPPLIES	230.43	83.33	147.10	2,459.38	916.67	1,542.71	1,000
5060 PLUMBING REPAIRS	1,102.13	916.67	185.46	4,760.73	10,083.33	-5,322.60	11,000

Revenue & Expense Budget Comparison Report

	Current Period	Monthly Budget	Monthly Variance	11 Month Period	Y-T-D Budget	Y-T-D Variance	Annual Budget
5073 FOUNDATION REPAIR	0.00	833.33	-833.33	0.00	9,166.67	-9,166.67	10,000
5080 ELECTRICAL REPAIRS	0.00	283.33	-283.33	629.05	3,116.67	-2,487.62	3,400
5105 BUILDING PAINTING	0.00	750.00	-750.00	2,016.83	8,250.00	-6,233.17	9,000
5112 FIREPLACE MAINTENANCE	455.73	125.00	330.73	989.68	1,375.00	-385.32	1,500
5186 EXTERMINATING	0.00	41.67	-41.67	0.00	458.33	-458.33	500
5188 ANIMAL CONTROL	0.00	208.33	-208.33	2,235.71	2,291.67	-55.96	2,500
5220 SIGN MAINTENANCE	0.00	83.33	-83.33	174.28	916.67	-742.39	1,000
	_____	_____	_____	_____	_____	_____	_____
5799	2,413.29	5,074.99	-2,661.70	32,699.02	55,825.01	-23,125.99	60,900
	_____	_____	_____	_____	_____	_____	_____
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	8,727.92	4,347.50	4,380.42	43,639.60	47,822.50	-4,182.90	52,170
6043 LANDSCAPE IMPROVEMENTS	4,468.94	1,266.67	3,202.27	14,008.62	13,933.33	75.29	15,200
6239 BEACH MAINTENANCE	0.00	125.00	-125.00	506.95	1,375.00	-868.05	1,500
6240 TREE TRIM & REMOVAL	319.26	1,708.33	-1,389.07	12,921.48	18,791.67	-5,870.19	20,500
6340 LAKE/WATERWAY MAINTENANCE	11,387.68	1,842.25	9,545.43	26,105.81	20,264.75	5,841.06	22,107
6353 SNOW SERVICES	0.00	5,014.17	-5,014.17	60,170.00	55,155.83	5,014.17	60,170
	_____	_____	_____	_____	_____	_____	_____
6599	24,903.80	14,303.92	10,599.88	157,352.46	157,343.08	9.38	171,647
	_____	_____	_____	_____	_____	_____	_____
UTILITIES							
7910 ELECTRIC	977.39	583.33	394.06	6,881.02	6,416.67	464.35	7,000
7920 WATER/SEWER	4,666.67	4,666.67	0.00	50,790.30	51,333.33	-543.03	56,000
	_____	_____	_____	_____	_____	_____	_____
7999	5,644.06	5,250.00	394.06	57,671.32	57,750.00	-78.68	63,000
	_____	_____	_____	_____	_____	_____	_____
ADMINISTRATIVE							

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Revenue & Expense Budget Comparison Report

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