

# Oak Harbour Community

Run Date: 12/13/2025

Run Time: 04:05 PM

## FUND BALANCE SHEET

Consolidated

As of: 11/30/2025

### Assets

Account	Operating	Reserves	Total
01001 CENTENNIAL BANK OPERATING	\$48,672.42		\$48,672.42
01003 CENTENNIAL BANK RESERVES		\$76,224.62	\$76,224.62
01004 BANK OZK CD (6103) 11/16/2026 .1210%		\$55,699.76	\$55,699.76
01005 BANK OZK CD (6109) 06/16/2026 4.00%		\$33,587.00	\$33,587.00
01200 ASSESSMENTS RECEIVABLE	\$1,818.73		\$1,818.73
01225 UTILITY DEPOSIT	\$367.00		\$367.00
01230 DEFERRED EXPENSE	\$2,524.08		\$2,524.08
01250 PREPAID TAXES	\$843.00		\$843.00
01280 PREPAID INSURANCE	\$1,973.51		\$1,973.51
<b>Total Assets</b>	<b>\$56,198.74</b>	<b>\$165,511.38</b>	<b>\$221,710.12</b>

### Liabilities

Account	Operating	Reserves	Total
02150 ACCOUNTS PAYABLE	\$758.03		\$758.03
02180 PREPAID ASSESSMENTS	\$2,089.14		\$2,089.14
02200 DEFERRED REVENUE	\$8,120.00		\$8,120.00
02500 RESERVES- PAVILION ROOF		\$3,659.38	\$3,659.38
02510 RESERVES- PAVILION PAINTING		\$7,411.38	\$7,411.38
02520 RESERVES- STREET MAINTENANCE		\$123,297.94	\$123,297.94
02530 RESERVES- ENTRY FEATURES&GATE		\$5,417.44	\$5,417.44
02540 RESERVES- PERIMETER FENCE		\$8,562.31	\$8,562.31
02550 RESERVES- IRRIGATION PUMP		\$5,474.51	\$5,474.51
02560 RESERVES- POND EROSION		\$3,801.45	\$3,801.45
02570 RESERVES-DRAINAGE/SWALE MGMT		\$3,233.24	\$3,233.24
02600 RESERVES- INTEREST		\$4,653.73	\$4,653.73
<b>Total Liabilities</b>	<b>\$10,967.17</b>	<b>\$165,511.38</b>	<b>\$176,478.55</b>

### Equity

Account	Operating	Reserves	Total
02800 CAPITAL CONTRIBUTIONS	\$22,000.00		\$22,000.00
02890 FUNDS BALANCE- PRIOR YEAR	\$30,606.89		\$30,606.89
Current Year Net Income/(Loss)	(\$7,375.32)	\$0.00	(\$7,375.32)
<b>Total Equity</b>	<b>\$45,231.57</b>	<b>\$0.00</b>	<b>\$45,231.57</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$56,198.74</b>	<b>\$165,511.38</b>	<b>\$221,710.12</b>

# Oak Harbour Community

Run Date: 12/13/2025  
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## INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
<b>Income</b>							
03000 MAINTENANCE FEE REVENUE	8,120.00	8,118.58	1.42	89,320.00	89,304.38	15.62	97,423.00
03050 INTEREST REVENUE	2.14	0.00	2.14	24.92	0.00	24.92	0.00
03060 INTEREST INCOME-RESERVES	360.20	166.67	193.53	4,653.73	1,833.37	2,820.36	2,000.00
03100 LATE FEE / INTEREST INCOME	21.35	0.00	21.35	366.36	0.00	366.36	0.00
03200 MISC. INCOME	0.00	0.00	0.00	175.00	0.00	175.00	0.00
<b>Income Total</b>	<b>8,503.69</b>	<b>8,285.25</b>	<b>218.44</b>	<b>94,540.01</b>	<b>91,137.75</b>	<b>3,402.26</b>	<b>99,423.00</b>
<b>Total Income</b>	<b>8,503.69</b>	<b>8,285.25</b>	<b>218.44</b>	<b>94,540.01</b>	<b>91,137.75</b>	<b>3,402.26</b>	<b>99,423.00</b>

### Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
<b>Expense</b>							
04000 MANAGEMENT FEE	588.00	588.00	0.00	6,468.00	6,468.00	0.00	7,056.00
04010 STATE OF FL ANNUAL REPORT	0.00	10.25	10.25	61.25	112.75	51.50	123.00
04020 TAX RETURN PREP	0.00	20.83	20.83	250.00	229.13	(20.87)	250.00
04025 TAXES	0.00	50.00	50.00	1,125.00	550.00	(575.00)	600.00
04030 POSTAGE	68.82	25.00	(43.82)	169.39	275.00	105.61	300.00
04040 BANK FEES/COUPON BOOKS	0.00	8.33	8.33	13.50	91.63	78.13	100.00
04050 OFFICE EXPENSES	101.21	83.33	(17.88)	565.05	916.63	351.58	1,000.00
04060 LEGAL & PROFESSIONAL SERVICES	0.00	166.67	166.67	3,123.45	1,833.37	(1,290.08)	2,000.00
04070 ASSOCIATION WEBSITE	0.00	33.33	33.33	408.36	366.63	(41.73)	400.00
04100 INSURANCE	335.01	400.00	64.99	3,537.36	4,400.00	862.64	4,800.00
04200 CONTINGENCY/MISC EXPENSES	0.00	83.33	83.33	3,427.14	916.63	(2,510.51)	1,000.00
04500 CMMN GRD/PAV LANDSCAPE CONTRAC	1,230.00	1,308.33	78.33	13,790.00	14,391.63	601.63	15,700.00
04505 COMMON GROUND - GAZEBO MAINT	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
04510 COMMON AREA MULCH	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
04520 COMMON AREA IRRIGATION REPAIRS	0.00	250.00	250.00	525.00	2,750.00	2,225.00	3,000.00
04530 COMMON AREA LANDSCAPE REPLACE	0.00	250.00	250.00	15,445.27	2,750.00	(12,695.27)	3,000.00
04540 CMMN AREA PALM TREE TRIM/REMOV	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
04610 POND MAINTENANCE	200.00	210.00	10.00	2,200.00	2,310.00	110.00	2,520.00
04620 ENTRY GATE MAINT CONTRACT	95.24	184.17	88.93	2,539.62	2,025.87	(513.75)	2,210.00
04630 ENTRY GATE REPAIRS & MAINT	0.00	208.33	208.33	4,639.32	2,291.63	(2,347.69)	2,500.00
04660 COMMON AREA MAINT & REPAIRS	2,250.00	583.33	(1,666.67)	4,617.00	6,416.63	1,799.63	7,000.00
05000 ELECTRIC (STREET LIGHTS)	336.37	341.67	5.30	3,681.45	3,758.37	76.92	4,100.00
05010 ELECTRIC (ENTRY GATE)	149.59	57.08	(92.51)	1,114.02	627.88	(486.14)	685.00
05050 TELEPHONE (ENTRY GATE)	159.89	149.17	(10.72)	1,796.50	1,640.87	(155.63)	1,790.00
05500 RESERVES	2,524.09	2,524.08	(0.01)	27,764.92	27,764.88	(0.04)	30,289.00
05510 RESERVE INTEREST	360.20	166.67	(193.53)	4,653.73	1,833.37	(2,820.36)	2,000.00
<b>Expense Total</b>	<b>8,398.42</b>	<b>8,118.57</b>	<b>(279.85)</b>	<b>101,915.33</b>	<b>89,304.27</b>	<b>(12,611.06)</b>	<b>97,423.00</b>
<b>Total Expense</b>	<b>8,398.42</b>	<b>8,118.57</b>	<b>(279.85)</b>	<b>101,915.33</b>	<b>89,304.27</b>	<b>(12,611.06)</b>	<b>97,423.00</b>
<b>Net Income</b>	<b>105.27</b>	<b>166.68</b>	<b>(61.41)</b>	<b>(7,375.32)</b>	<b>1,833.48</b>	<b>(9,208.80)</b>	<b>2,000.00</b>