

Oak Harbour Community

Run Date: 05/17/2026

Run Time: 07:08 AM

FUND BALANCE SHEET

Consolidated

As of: 04/30/2026

Assets

Account	Operating	Reserves	Total
01001 CENTENNIAL BANK OPERATING	\$59,714.62		\$59,714.62
01003 CENTENNIAL BANK RESERVES		\$41,112.73	\$41,112.73
01005 BANK OZK CD (6109) 06/16/2026 4.00%		\$34,022.42	\$34,022.42
01006 Bank OZK 7 Months CD (4264) 4.00% 9/2/26		\$50,150.50	\$50,150.50
01007 Bank OZK CD (7556) 7 months at 4.00% 11/01/2...		\$55,696.99	\$55,696.99
01200 ASSESSMENTS RECEIVABLE	\$5,487.25		\$5,487.25
01225 UTILITY DEPOSIT	\$367.00		\$367.00
01230 DEFERRED EXPENSE	\$4,836.83		\$4,836.83
01250 PREPAID TAXES	\$343.00		\$343.00
01280 PREPAID INSURANCE	\$3,728.15		\$3,728.15
Total Assets	\$74,476.85	\$180,982.64	\$255,459.49

Liabilities

Account	Operating	Reserves	Total
02150 ACCOUNTS PAYABLE	\$1,740.51		\$1,740.51
02180 PREPAID ASSESSMENTS	\$3,325.25		\$3,325.25
02200 DEFERRED REVENUE	\$16,240.00		\$16,240.00
02500 RESERVES- PAVILION ROOF		\$3,976.38	\$3,976.38
02510 RESERVES- PAVILION PAINTING		\$7,411.38	\$7,411.38
02520 RESERVES- STREET MAINTENANCE		\$134,826.94	\$134,826.94
02530 RESERVES- ENTRY FEATURES&GATE		\$6,810.94	\$6,810.94
02540 RESERVES- PERIMETER FENCE		\$9,151.31	\$9,151.31
02550 RESERVES- IRRIGATION PUMP		\$5,474.51	\$5,474.51
02560 RESERVES- POND EROSION		\$3,956.45	\$3,956.45
02570 RESERVES-DRAINAGE/SWALE MGMT		\$3,760.24	\$3,760.24
02600 RESERVES- INTEREST		\$5,614.49	\$5,614.49
Total Liabilities	\$21,305.76	\$180,982.64	\$202,288.40

Equity

Account	Operating	Reserves	Total
02800 CAPITAL CONTRIBUTIONS	\$22,000.00		\$22,000.00
02890 FUNDS BALANCE- PRIOR YEAR	\$26,030.90		\$26,030.90
Current Year Net Income/(Loss)	\$5,140.19	\$0.00	\$5,140.19
Total Equity	\$53,171.09	\$0.00	\$53,171.09
Total Liabilities & Equity	\$74,476.85	\$180,982.64	\$255,459.49

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INCOME STATEMENT

Start: 04/01/2026 | End: 04/30/2026

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
03000 MAINTENANCE FEE REVENUE	8,120.00	7,955.75	164.25	32,480.00	31,823.00	657.00	95,469.00
03050 INTEREST REVENUE	2.53	0.00	2.53	9.80	0.00	9.80	0.00
03060 INTEREST INCOME-RESERVES	49.14	166.67	(117.53)	741.91	666.68	75.23	2,000.00
03100 LATE FEE / INTEREST INCOME	65.06	0.00	65.06	172.28	0.00	172.28	0.00
03200 MISC. INCOME	25.00	0.00	25.00	80.00	0.00	80.00	0.00
Income Total	8,261.73	8,122.42	139.31	33,483.99	32,489.68	994.31	97,469.00
Total Income	8,261.73	8,122.42	139.31	33,483.99	32,489.68	994.31	97,469.00

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Expense							
04000 MANAGEMENT FEE	608.00	608.00	0.00	2,432.00	2,432.00	0.00	7,296.00
04010 STATE OF FL ANNUAL REPORT	0.00	10.25	10.25	61.25	41.00	(20.25)	123.00
04020 TAX RETURN PREP	0.00	20.83	20.83	250.00	83.32	(166.68)	250.00
04025 TAXES	0.00	83.33	83.33	1,042.00	333.32	(708.68)	1,000.00
04030 POSTAGE	2.96	20.83	17.87	20.06	83.32	63.26	250.00
04040 BANK FEES/COUPON BOOKS	0.00	8.33	8.33	78.00	33.32	(44.68)	100.00
04050 OFFICE EXPENSES	29.55	83.33	53.78	173.98	333.32	159.34	1,000.00
04060 LEGAL & PROFESSIONAL SERVICES	0.00	166.67	166.67	2,186.36	666.68	(1,519.68)	2,000.00
04070 ASSOCIATION WEBSITE	0.00	35.42	35.42	0.00	141.68	141.68	425.00
04100 INSURANCE	327.80	383.33	55.53	1,332.83	1,533.32	200.49	4,600.00
04200 CONTINGENCY/MISC EXPENSES	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
04500 CMMN GRD/PAV LANDSCAPE CONTRAC	1,230.00	1,230.00	0.00	4,920.00	4,920.00	0.00	14,760.00
04505 COMMON GROUND - GAZEBO MAINT	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
04510 COMMON AREA MULCH	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
04520 COMMON AREA IRRIGATION REPAIRS	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
04530 COMMON AREA LANDSCAPE REPLACE	0.00	541.67	541.67	390.00	2,166.68	1,776.68	6,500.00
04540 CMMN AREA PALM TREE TRIM/REMOV	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
04610 POND MAINTENANCE	220.00	210.00	(10.00)	880.00	840.00	(40.00)	2,520.00
04620 ENTRY GATE MAINT CONTRACT	54.28	105.00	50.72	217.12	420.00	202.88	1,260.00
04630 ENTRY GATE REPAIRS & MAINT	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
04660 COMMON AREA MAINT & REPAIRS	1,100.00	458.33	(641.67)	1,100.00	1,833.32	733.32	5,500.00
05000 ELECTRIC (STREET LIGHTS)	401.06	354.00	(47.06)	1,605.76	1,416.00	(189.76)	4,248.00
05010 ELECTRIC (ENTRY GATE)	154.33	93.00	(61.33)	599.76	372.00	(227.76)	1,116.00
05050 TELEPHONE (ENTRY GATE)	159.70	166.67	6.97	639.10	666.68	27.58	2,000.00
05500 RESERVES	2,418.42	2,418.42	0.00	9,673.67	9,673.68	0.01	29,021.00
05510 RESERVE INTEREST	49.14	166.67	117.53	741.91	666.68	(75.23)	2,000.00
Expense Total	6,755.24	8,122.41	1,367.17	28,343.80	32,489.64	4,145.84	97,469.00
Total Expense	6,755.24	8,122.41	1,367.17	28,343.80	32,489.64	4,145.84	97,469.00
Net Income	1,506.49	0.01	1,506.48	5,140.19	0.04	5,140.15	0.00