

# Oak Harbour Community

Run Date: 01/25/2025

Run Time: 03:46 PM

## FUND BALANCE SHEET

As of: 11/30/2024

### Assets

| Account                                   | Operating          | Reserves            | Total               |
|---|--------------------|---------------------|---------------------|
| 01001 CENTENNIAL BANK OPERATING           | \$51,513.98        |                     | \$51,513.98         |
| 01003 CENTENNIAL BANK RESERVES            |                    | \$54,178.85         | \$54,178.85         |
| 01004 BANK OZK CD (6103) 10/16/2025 4.70% |                    | \$52,998.49         | \$52,998.49         |
| 01005 BANK OZK CD (6109) 4/16/25 5.10%    |                    | \$31,799.09         | \$31,799.09         |
| 01200 ASSESSMENTS RECEIVABLE              | \$5,828.53         |                     | \$5,828.53          |
| 01225 UTILITY DEPOSIT                     | \$367.00           |                     | \$367.00            |
| 01230 DEFERRED EXPENSE                    | \$2,931.25         |                     | \$2,931.25          |
| 01280 PREPAID INSURANCE                   | \$2,348.01         |                     | \$2,348.01          |
| 01290 PREPAID EXPENSE                     | \$174.80           |                     | \$174.80            |
| <b>Total Assets</b>                       | <b>\$63,163.57</b> | <b>\$138,976.43</b> | <b>\$202,140.00</b> |

### Liabilities

| Account                             | Operating          | Reserves            | Total               |
|-------------------------------------|--------------------|---------------------|---------------------|
| 02100 ACCRUED EXPENSE               | \$83.33            |                     | \$83.33             |
| 02150 ACCOUNTS PAYABLE              | \$575.00           |                     | \$575.00            |
| 02180 PREPAID ASSESSMENTS           | \$1,334.34         |                     | \$1,334.34          |
| 02200 DEFERRED REVENUE              | \$8,120.00         |                     | \$8,120.00          |
| 02500 RESERVES- PAVILION ROOF       |                    | \$2,904.59          | \$2,904.59          |
| 02510 RESERVES- PAVILION PAINTING   |                    | \$7,139.07          | \$7,139.07          |
| 02520 RESERVES- STREET MAINTENANCE  |                    | \$96,261.21         | \$96,261.21         |
| 02530 RESERVES- ENTRY FEATURES&GATE |                    | \$11,637.54         | \$11,637.54         |
| 02540 RESERVES- PERIMETER FENCE     |                    | \$7,091.80          | \$7,091.80          |
| 02550 RESERVES- IRRIGATION PUMP     |                    | \$4,441.11          | \$4,441.11          |
| 02560 RESERVES- POND EROSION        |                    | \$3,357.39          | \$3,357.39          |
| 02570 RESERVES-DRAINAGE/SWALE MGMT  |                    | \$2,089.54          | \$2,089.54          |
| 02600 RESERVES- INTEREST            |                    | \$4,054.18          | \$4,054.18          |
| <b>Total Liabilities</b>            | <b>\$10,112.67</b> | <b>\$138,976.43</b> | <b>\$149,089.10</b> |

### Equity

| Account                               | Operating          | Reserves            | Total               |
|---------------------------------------|--------------------|---------------------|---------------------|
| 02800 CAPITAL CONTRIBUTIONS           | \$22,000.00        |                     | \$22,000.00         |
| 02890 FUNDS BALANCE- PRIOR YEAR       | \$36,779.02        |                     | \$36,779.02         |
| Current Year Net Income/(Loss)        | (\$5,728.12)       | \$0.00              | (\$5,728.12)        |
| <b>Total Equity</b>                   | <b>\$53,050.90</b> | <b>\$0.00</b>       | <b>\$53,050.90</b>  |
| <b>Total Liabilities &amp; Equity</b> | <b>\$63,163.57</b> | <b>\$138,976.43</b> | <b>\$202,140.00</b> |

# Oak Harbour Community

## INCOME STATEMENT

Start: 11/01/2024 | End: 11/30/2024

### Income

Run Date: 01/25/2025  
Run Time: 03:48 PM

| Account                          | Current         |                 |                 | Year to Date     |                  |                   | Yearly            |
|----------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|-------------------|
|                                  | Actual          | Budget          | Variance        | Actual           | Budget           | Variance          | Budget            |
| <b>Income</b>                    |                 |                 |                 |                  |                  |                   |                   |
| 03000 MAINTENANCE FEE REVENUE    | 8,120.00        | 8,332.00        | (212.00)        | 89,320.00        | 91,652.00        | (2,332.00)        | 99,984.00         |
| 03050 INTEREST REVENUE           | 6.90            | 0.00            | 6.90            | 115.92           | 0.00             | 115.92            | 0.00              |
| 03060 INTEREST INCOME-RESERVES   | 85.80           | 0.00            | 85.80           | 4,054.18         | 0.00             | 4,054.18          | 0.00              |
| 03100 LATE FEE / INTEREST INCOME | 69.91           | 0.00            | 69.91           | 698.89           | 0.00             | 698.89            | 0.00              |
| 03200 MISC. INCOME               | 35.00           | 0.00            | 35.00           | 285.00           | 0.00             | 285.00            | 0.00              |
| 03300 CARRY OVER SURPLUS         | 0.00            | 500.67          | (500.67)        | 0.00             | 5,507.37         | (5,507.37)        | 6,008.00          |
| <b>Income Total</b>              | <b>8,317.61</b> | <b>8,832.67</b> | <b>(515.06)</b> | <b>94,473.99</b> | <b>97,159.37</b> | <b>(2,685.38)</b> | <b>105,992.00</b> |
| <b>Total Income</b>              | <b>8,317.61</b> | <b>8,832.67</b> | <b>(515.06)</b> | <b>94,473.99</b> | <b>97,159.37</b> | <b>(2,685.38)</b> | <b>105,992.00</b> |

| Account                              | Current           |                 |                   | Year to Date      |                  |                   | Yearly            |
|--------------------------------------|-------------------|-----------------|-------------------|-------------------|------------------|-------------------|-------------------|
|                                      | Actual            | Budget          | Variance          | Actual            | Budget           | Variance          | Budget            |
| <b>Expense</b>                       |                   |                 |                   |                   |                  |                   |                   |
| 04000 MANAGEMENT FEE                 | 572.00            | 572.00          | 0.00              | 6,292.00          | 6,292.00         | 0.00              | 6,864.00          |
| 04010 STATE OF FL ANNUAL REPORT      | 0.00              | 5.17            | 5.17              | 122.50            | 56.87            | (65.63)           | 62.00             |
| 04020 TAX RETURN PREP                | 0.00              | 20.83           | 20.83             | 250.00            | 229.13           | (20.87)           | 250.00            |
| 04025 TAXES                          | 0.00              | 0.00            | 0.00              | 427.00            | 0.00             | (427.00)          | 0.00              |
| 04030 POSTAGE                        | 62.49             | 12.50           | (49.99)           | 810.93            | 137.50           | (673.43)          | 150.00            |
| 04040 BANK FEES/COUPON BOOKS         | 0.00              | 12.50           | 12.50             | 42.00             | 137.50           | 95.50             | 150.00            |
| 04050 OFFICE EXPENSES                | 106.55            | 41.67           | (64.88)           | 2,376.22          | 458.37           | (1,917.85)        | 500.00            |
| 04060 LEGAL & PROFESSIONAL SERVICES  | 695.00            | 66.67           | (628.33)          | 3,442.00          | 733.37           | (2,708.63)        | 800.00            |
| 04070 ASSOCIATION WEBSITE            | 0.00              | 33.33           | 33.33             | 324.00            | 366.63           | 42.63             | 400.00            |
| 04100 INSURANCE                      | 0.00              | 350.00          | 350.00            | 2,556.24          | 3,850.00         | 1,293.76          | 4,200.00          |
| 04200 CONTINGENCY/MISC EXPENSES      | 0.00              | 83.33           | 83.33             | 7,254.87          | 916.63           | (6,338.24)        | 1,000.00          |
| 04500 CMMN GRD/PAV LANDSCAPE CONTRAC | 1,650.00          | 1,895.00        | 245.00            | 17,375.00         | 20,845.00        | 3,470.00          | 22,740.00         |
| 04505 COMMON GROUND - GAZEBO MAINT   | 0.00              | 208.33          | 208.33            | 0.00              | 2,291.63         | 2,291.63          | 2,500.00          |
| 04510 COMMON AREA MULCH              | 0.00              | 83.33           | 83.33             | 0.00              | 916.63           | 916.63            | 1,000.00          |
| 04520 COMMON AREA IRRIGATION REPAIRS | 120.00            | 41.67           | (78.33)           | 1,815.00          | 458.37           | (1,356.63)        | 500.00            |
| 04530 COMMON AREA LANDSCAPE REPLACE  | 5,746.10          | 625.00          | (5,121.10)        | 5,746.10          | 6,875.00         | 1,128.90          | 7,500.00          |
| 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            | 208.33          | 8.33              | 2,450.00          | 2,291.63         | (158.37)          | 2,500.00          |
| 04620 ENTRY GATE MAINT CONTRACT      | 174.80            | 158.33          | (16.47)           | 1,930.08          | 1,741.63         | (188.45)          | 1,900.00          |
| 04630 ENTRY GATE REPAIRS & MAINT     | 0.00              | 125.00          | 125.00            | 1,925.67          | 1,375.00         | (550.67)          | 1,500.00          |
| 04660 COMMON AREA MAINT & REPAIRS    | 0.00              | 416.67          | 416.67            | 3,058.98          | 4,583.37         | 1,524.39          | 5,000.00          |
| 05000 ELECTRIC (STREET LIGHTS)       | 329.86            | 354.75          | 24.89             | 3,577.16          | 3,902.25         | 325.09            | 4,257.00          |
| 05010 ELECTRIC (ENTRY GATE)          | 41.19             | 59.33           | 18.14             | 549.50            | 652.63           | 103.13            | 712.00            |
| 05050 TELEPHONE (ENTRY GATE)         | 144.30            | 147.50          | 3.20              | 1,578.93          | 1,622.50         | 43.57             | 1,770.00          |
| 05500 RESERVES                       | 2,931.25          | 2,931.25        | 0.00              | 32,243.75         | 32,243.75        | 0.00              | 35,175.00         |
| 05510 RESERVE INTEREST               | 85.80             | 166.67          | 80.87             | 4,054.18          | 1,833.37         | (2,220.81)        | 2,000.00          |
| <b>Expense Total</b>                 | <b>12,859.34</b>  | <b>8,785.83</b> | <b>(4,073.51)</b> | <b>100,202.11</b> | <b>96,644.13</b> | <b>(3,557.98)</b> | <b>105,430.00</b> |
| <b>Total Expense</b>                 | <b>12,859.34</b>  | <b>8,785.83</b> | <b>(4,073.51)</b> | <b>100,202.11</b> | <b>96,644.13</b> | <b>(3,557.98)</b> | <b>105,430.00</b> |
| <b>Net Income</b>                    | <b>(4,541.73)</b> | <b>46.84</b>    | <b>(4,588.57)</b> | <b>(5,728.12)</b> | <b>515.24</b>    | <b>(6,243.36)</b> | <b>562.00</b>     |