

Financial Report Analysis – January 31, 2026

Income:

- Dues \$78,001
- Special Assessment \$11,171
- Other Sources \$15,795
- Event Group \$35
- Parks/Rec Income \$290
- Marina Income \$90
- WWTP/Sewer Income \$42,350
- Water System Income \$19,640
 - **Total Income \$167,372**

Accounts Receivable:

- 30 Day Aging: \$0
- 60 Day Aging: \$45,747
- 90 Day Aging: \$186,198

January Expenses Covered by Unrestricted/Restricted Capital:

- Dock Repairs - \$3,275

Current Bank Loan – Well Project

- \$386,942

Current Funds – Balance Sheet Items

- Marina Fund \$20,639
- Sewer Fund \$21,251
- Water Fund -\$53,766

January Bank Balances:

- General Checking \$21,003
- Events Group \$4,252
- Maint Debit Card \$3,321
- Unrestricted Cap Fund \$323,535
- Restricted Cap Fund \$296,098
 - Total Cash Assets \$648,209

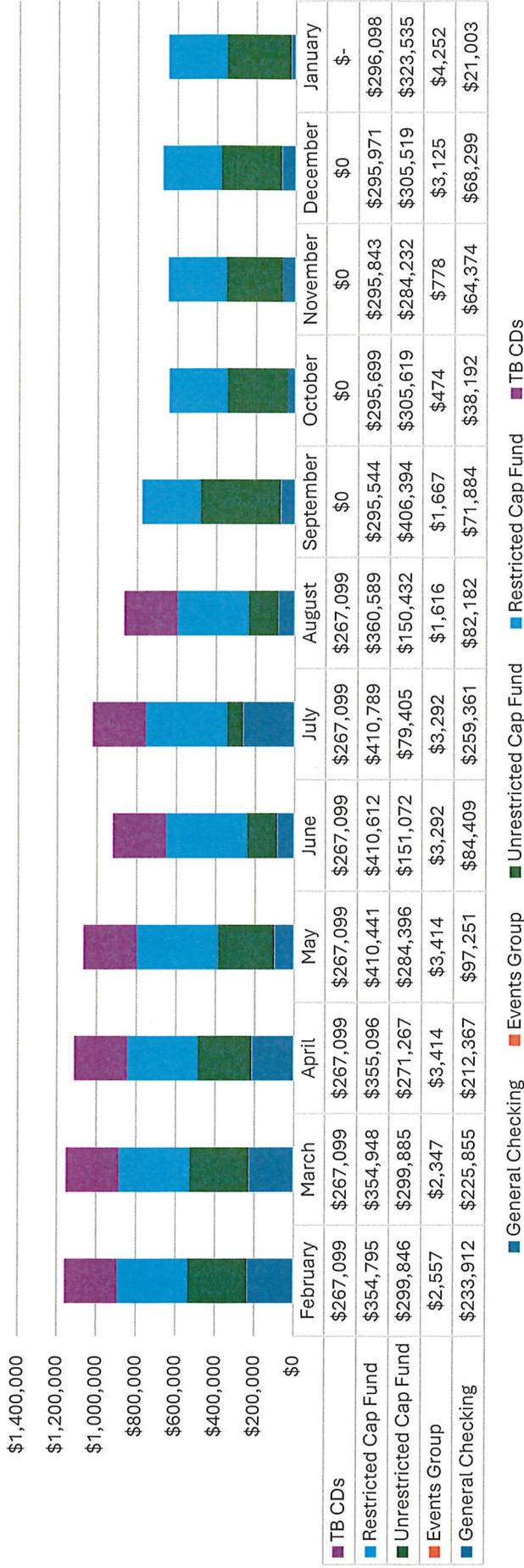
January 31, 2026 Actual vs Budget Totals

Expense Category	Total YTD Expense	Budget Remaining
General Employment	\$83,380	\$63,746
Corporate Costs	\$110,894	\$114,866
Utilities	\$45,305	\$30,931
Fees/Insurance/Taxes	\$150,985	\$-27,535
Marina Expenses	\$30,251	\$17,575
Water System Expenses	\$202,623	\$-38,051
CBHA Office Expenses	\$60,105	\$44,463
WWTP/Sewer Expenses	\$221,092	\$126,950
Parks & Rec Expenses	\$11,711	\$-5,733
Roads/Stormwater Exp	\$25,396	\$77,528
Maintenance Expenses	\$53,011	\$66,651
Events Group	\$1,334	\$2,398
Bank Loan Interest	\$18,261	\$102,939
<u>Net Expenses</u>	<u>\$1,014,346</u>	<u>\$576,730</u>

Analysis of Critical Infrastructure:

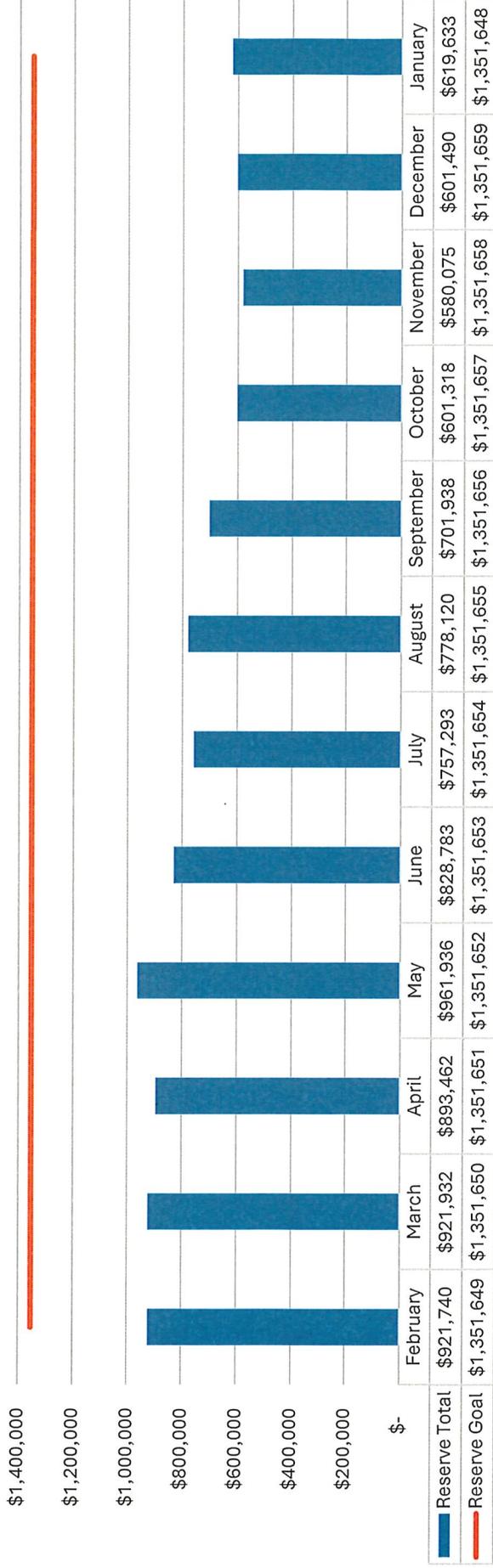
Category	YTD Income	YTD Ops	YTD Rsrv	Variance
Marina	\$37,677	\$30,251	\$218,090	-\$210,664
Water	\$158,960	\$202,623	\$31,851	-\$75,514
Sewer	\$244,596	\$221,092	\$65,201	-\$41,697
Roads (Gen)	\$78,001	\$25,396	\$0	\$52,605

Bank Balances (Rolling 12 Months)



There have been continued marina repair costs that were not budgeted as part of the 2025-2026 budget cycle. The Board moved the Timberland CD Funds to Unrestricted Reserves to help cover ongoing marina repair costs. Unbudgeted operating costs stemming from CBHA's insurance being declined and having to seek new coverage at much higher rates really impacted the bank balances over the last few months. The Bank accounts have been starting to trend back upwards from Board savings implementations but continued failing infrastructure is mounting up unplanned expenses.

Reserve Progress (Rolling 12 Months)



The community was making steady progress in saving towards our reserve goal of \$1,351,647 in 2025. The spend in June/July was planned from the Unrestricted Cap Fund for the marina repairs. This will be replenished by transfer funds from the Timberland CDs upon maturity. CBHA transfers \$43,157 a month into the reserve accounts. We estimate we are 2-3 years away from completing our reserve goal at the 2024 Reserve Study estimate. Additional costs with the marina have been uncovered as well as needing to start installing the first phase of water meters.

	.....MONTH TO DATE DATA.....		.....ACTUAL vs BUDGET.		.....FISCAL YEAR TO DATE DATA.....		.....ACTUAL vs BUDGET.		.....CURR BUDGET TOTALS...	
	Jan 26	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
INCOME										
4010 ASSOCIATION DUES	78,001	87,534	-9,533	-10.9	646,683	612,738	33,945	5.5	1,050,408	403,725
4015 SPECIAL ASSMT	11,171	11,786	-615	-5.2	92,127	82,502	9,625	11.7	141,432	49,305
4050 COLLECTION CHGS	10,765	3,500	7,265	207.6	22,415	24,500	-2,085	-8.5	42,000	19,585
4060 VIOLATION CHGS	0	200	-200	-100.0	8,450	1,400	7,050	503.6	2,400	-6,050
4080 LATE CHARGES	1,850	1,775	75	4.2	10,224	12,425	-2,201	-17.7	21,300	11,076
4120 ARCH PERMITS	2,072	100	1,972	1972.0	3,469	300	3,169	1056.3	400	-3,069
4130 TITLE TRANSFR FEE	800	1,200	-400	-33.3	7,600	8,400	-800	-9.5	14,400	6,800
4150 INTEREST	2	925	-923	-99.8	3,432	6,475	-3,043	-47.0	11,100	7,668
4290 OTHER INCOME	113	300	-187	-62.4	2,758	2,100	658	31.4	3,600	842
	104,774	107,320	-2,546	-2.4	797,160	750,840	46,320	6.2	1,287,040	489,880
RESERVE INCOME										
4850 RESTR CAP INT	127	130	-3	-2.0	1,075	910	165	18.1	1,560	485
4851 UNREST CAP INT	66	68	-2	-2.7	370	476	-106	-22.3	816	446
	194	198	-4	-2.2	1,445	1,386	59	4.3	2,376	931
PARKS/REC INCOME										
4140 CLBHSE RENTALS	100	150	-50	-33.3	1,490	1,050	440	41.9	1,800	310
4182 RACK LEASE	0	0	0	N/A	9,726	9,500	226	2.4	9,500	-226
4185 KEY INCOME	-100	550	-650	-118.2	1,487	3,850	-2,363	-61.4	6,600	5,113
4186 DOG PARK INCOME	280	0	280	N/A	1,140	0	1,140	N/A	0	-1,140
4187 PKG PERMIT FEES	10	10	0	0.0	110	70	40	57.1	120	10
4189 SILENT AUCTION	0	0	0	N/A	730	0	730	N/A	0	-730
	290	710	-420	-59.2	14,683	14,470	213	1.5	18,020	3,337
EVENTS/EVENT GROUP										
4280 DONATIONS	0	395	-395	-100.0	5	2,765	-2,760	-99.8	4,740	4,735
4281 T SHIRTS	0	0	0	N/A	75	0	75	N/A	0	-75
4282 SWEATSHIRTS	35	0	35	N/A	325	0	325	N/A	0	-325
4283 COOKBOOKS	0	0	0	N/A	90	0	90	N/A	0	-90
4285 TABLES	0	0	0	N/A	100	0	100	N/A	0	-100
4287 CRAFT/BAKE SALE	0	0	0	N/A	149	0	149	N/A	0	-149
4288 MISC INCOME	0	0	0	N/A	190	0	190	N/A	0	-190

	.....MONTH TO DATE DATA.....		.....ACTUAL vs BUDGET.		.....FISCAL YEAR TO DATE DATA.....		.....ACTUAL vs BUDGET.		..CURR BUDGET TOTALS..	
	Jan 26	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
MARINA INCOME										
4180 GUEST MOORAGE	0	0	0	N/A	105	300	-195	-65.0	600	495
4510 MRNA SLIP LEASES	90	2,400	-2,310	-96.3	37,572	16,800	20,772	123.6	28,800	-8,772
	35	395	-360	-91.1	934	2,765	-1,831	-66.2	4,740	3,806
WMTP/SEWER INCOME										
4610 PUMPING CHARGES	90	2,400	-2,310	-96.3	37,677	17,100	20,577	120.3	29,400	-8,277
	42,350	37,100	5,250	14.2	244,596	259,700	-15,104	-5.8	445,200	200,604
WATER SYSTEM INCOME										
4695 WTR SYS MNT FEE	42,350	37,100	5,250	14.2	244,596	259,700	-15,104	-5.8	445,200	200,604
	19,640	23,840	-4,200	-17.6	158,960	166,880	-7,920	-4.8	286,080	127,120
TOTAL INCOME	167,372	171,963	-4,591	-2.7	1,255,455	1,213,141	42,314	3.5	2,072,856	817,401
EMPLOYMENT										
5010 WAGES	-27,173	0	27,173	N/A	0	0	0	N/A	0	0
5051 HOLIDAY PAY	6,524	1,076	-5,448	-506.3	8,657	7,532	-1,125	-14.9	12,912	4,255
5052 SICK PAY	865	866	1	0.1	6,396	6,062	-334	-5.5	10,392	3,996
5053 VACATION PAY	340	1,025	685	66.8	7,596	7,175	-421	-5.9	12,300	4,704
5054 MED/DENT/LIFE	4,526	4,334	-192	-4.4	30,041	30,338	297	1.0	52,008	21,967
5056 CLOTHES/BOOT	0	600	600	100.0	176	2,400	2,224	92.7	3,600	3,424
5057 TRAVEL/GAS	0	356	356	100.0	1,824	2,492	668	26.8	4,272	2,448
5058 EMPL BENEFITS	0	75	75	100.0	884	525	-359	-68.4	1,600	716
5059 PROF DEVELOPMENT	249	0	-249	N/A	678	370	-308	-83.3	370	-308
5060 PAYROLL TAXES	3,402	3,262	-140	-4.3	22,389	22,834	445	2.0	39,144	16,755
5070 WORKMAN'S COMP	649	794	145	18.3	4,739	5,558	819	14.7	9,528	4,789
5071 DRUG/ALC TESTING	0	250	250	100.0	0	750	750	100.0	1,000	1,000
	-10,617	12,638	23,255	184.0	83,380	86,036	2,656	3.1	147,126	63,746

	.....MONTH TO DATE DATA.....		ACTUAL vs BUDGET.		.....FISCAL YEAR TO DATE DATA.....		ACTUAL vs BUDGET.		..CURR BUDGET TOTALS..	
	Jan 26	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
CORPORATE COSTS										
5180 SUBSCRIPT & DUES	327	353	26	7.4	4,180	2,471	-1,709	-69.2	4,236	56
6200 MANAGEMENT FEES	7,038	7,268	230	3.2	51,826	50,876	-950	-1.9	87,216	35,390
6207 PROF SERVICES	154	0	-154	N/A	154	0	-154	N/A	0	-154
6225 CPA FEES	9,000	0	-9,000	N/A	9,000	0	-9,000	N/A	0	-9,000
6227 IT SERVICES	822	829	7	0.8	5,172	5,803	631	10.9	9,948	4,776
6230 LEGAL FEES	122	4,050	3,929	97.0	9,219	28,350	19,131	67.5	48,600	39,381
6231 LEGAL-COLLECTION	5,940	3,500	-2,440	-69.7	31,342	24,500	-6,842	-27.9	42,000	10,658
6235 RESERVE STUDY	0	0	0	N/A	0	4,600	4,600	100.0	4,600	4,600
6237 LAWSUIT COSTS	0	2,430	2,430	100.0	0	17,010	17,010	100.0	29,160	29,160
	23,403	18,430	-4,973	-27.0	110,894	133,610	22,716	17.0	225,760	114,866
UTILITIES										
6000 INTERNET/CABLE	1,190	1,366	176	12.9	8,839	9,562	723	7.6	16,392	7,553
6030 ELECTRIC	4,179	3,935	-244	-6.2	28,471	27,545	-926	-3.4	47,220	18,749
6045 PROPANE	1,040	515	-525	-101.9	4,979	3,605	-1,374	-38.1	6,180	1,201
6080 TRASH/RECYCLING	265	537	272	50.7	3,016	3,759	743	19.8	6,444	3,428
	6,673	6,353	-320	-5.0	45,305	44,471	-834	-1.9	76,236	30,931
FEES, INSUR & TAXES										
5150 BANK SERVICE CHG	0	30	30	100.0	85	210	125	59.5	360	275
5680 BAD DEBT EXPENSE	0	0	0	N/A	0	24,500	24,500	100.0	24,500	24,500
6210 GOVERNMENT FEES	0	150	150	100.0	0	450	450	100.0	600	600
6215 LICENSES	0	150	150	100.0	0	450	450	100.0	600	600
6250 INSURANCE	0	7,295	7,295	100.0	140,055	51,065	-88,990	-174.3	87,540	-52,515
6260 PROPERTY TAXES	0	0	0	N/A	2,379	1,975	-404	-20.4	3,950	1,571
6265 CORPORATE TAXES	0	0	0	N/A	2,231	0	-2,231	N/A	0	-2,231
6270 B&O TAXES	1,405	0	-1,405	N/A	4,380	2,700	-1,680	-62.2	5,400	1,020
6285 PENALTIES	0	0	0	N/A	63	0	-63	N/A	0	-63
6290 OTHER FEES/TAXES	232	150	-82	-54.7	1,792	350	-1,442	-412.1	500	-1,292
	1,637	7,775	6,138	78.9	150,985	81,700	-69,285	-84.8	123,450	-27,535

	.....MONTH TO DATE DATA.....		.....ACTUAL vs BUDGET.		.....FISCAL YEAR TO DATE DATA.....		.....ACTUAL vs BUDGET.		..CURR BUDGET TOTALS..	
	Jan 26	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
MARINA EXPENSES										
5012 MARINA WAGES	2,805	2,000	-805	-40.3	9,413	14,000	4,587	32.8	24,000	14,587
5201 DNR LEASES	0	0	0	N/A	9,264	1,500	-7,764	-517.6	1,500	-7,764
5240 MARINA SUPPLIES	1,017	714	-303	-42.4	2,635	4,998	2,363	47.3	8,568	5,933
5241 MARINA EQUIPMENT	0	884	884	100.0	3,093	6,188	3,095	50.0	10,608	7,515
5242 MARINA MAINT	0	500	500	100.0	5,847	2,000	-3,847	-192.4	3,000	-2,847
5243 MARINA PRMT/FEES	0	0	0	N/A	0	150	150	100.0	150	150
WATER SYSTEM EXPENSES										
5013 WATER SYS WAGES	3,822	4,098	276	6.7	30,251	28,836	-1,415	-4.9	47,826	17,575
5214 WTR SYS TESTING	265	1,500	1,235	82.3	898	10,500	9,602	91.5	18,000	17,102
5470 UTIL LINE LOCATE	817	521	-296	-56.8	7,274	3,647	-3,627	-99.5	6,252	-1,022
5930 WATER SUPPLIES	3	15	12	82.0	31	105	74	70.4	180	149
5931 WATER EQUIPMENT	0	1,102	1,102	100.0	1,571	7,714	6,143	79.6	13,224	11,653
5932 WATER SYS MAINT	0	25	25	100.0	861	175	-686	-392.0	300	-561
5933 WATER VEH RPRS	27,706	9,320	-18,386	-197.3	186,505	65,240	-121,265	-185.9	111,840	-74,665
5935 WTR PERMIT/FEES	0	0	0	N/A	10	0	-10	N/A	0	-10
5936 WELL REPR/MAINT	714	1,148	434	37.8	3,280	8,036	4,756	59.2	13,776	10,496
5938 WTR TOWER MAINT	0	0	0	N/A	2,193	0	-2,193	N/A	0	-2,193
CBHA OFFICE EXPENSES										
5014 OFFICE WAGES	29,504	13,631	-15,873	-116.5	202,623	96,167	-106,456	-110.7	164,572	-38,051
5090 PRINTING	6,685	5,540	-1,145	-20.7	31,623	38,780	7,157	18.5	66,480	34,857
5095 POSTAGE	933	1,238	305	24.7	10,887	8,666	-2,221	-25.6	14,856	3,969
5301 OFFICE EQUIPMENT	583	666	83	12.4	4,389	4,662	273	5.9	7,992	3,603
5302 OFFICE SUPPLIES	265	233	-32	-13.8	3,315	1,631	-1,684	-103.2	2,796	-519
5305 OFFICE CLEANING	51	572	521	91.1	2,937	4,004	1,067	26.7	6,864	3,927
5306 ICE MACHINE	1,000	173	-827	-478.0	4,898	1,211	-3,687	-304.5	2,076	-2,822
	380	292	-88	-30.2	2,058	2,044	-14	-0.7	3,504	1,446
	9,897	8,714	-1,183	-13.6	60,105	60,998	893	1.5	104,568	44,463

	.....MONTH TO DATE DATA.....		.....ACTUAL vs BUDGET.		.....FISCAL YEAR TO DATE DATA.....		.....ACTUAL vs BUDGET.		.....CURR BUDGET TOTALS...	
	Jan 26	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
MAINTENANCE EXPENSES										
5018 MAINT WAGES	10,231	3,946	-6,285	-159.3	24,150	27,622	3,472	12.6	47,352	23,202
5213 SIGNS	0	84	84	100.0	0	588	588	100.0	1,008	1,008
5215 VEHICLE LIC FEES	0	25	25	100.0	0	70	70	100.0	70	70
5250 MAINT SUPPLIES	2,579	1,619	-960	-59.3	15,578	11,333	-4,245	-37.5	19,428	3,850
5251 MAINT EQUIPMENT	306	1,313	1,007	76.7	438	9,191	8,753	95.2	15,756	15,318
5252 HAZARDOUS TREES	0	1,000	1,000	100.0	0	7,000	7,000	100.0	12,000	12,000
5310 MISC REPAIRS	0	236	236	100.0	0	1,652	1,652	100.0	2,832	2,832
5350 CLBHS BLDG MAINT	0	1,014	1,014	100.0	10,580	7,098	-3,482	-49.1	12,168	1,588
5500 OTHER BLDG MAINT	0	654	654	100.0	2,264	4,578	2,314	50.6	7,848	5,584
5501 TREE MAINTENANCE	0	100	100	100.0	0	700	700	100.0	1,200	1,200
	13,116	9,991	-3,125	-31.3	53,011	69,832	16,821	24.1	119,662	66,651

EVENTS/EVENT GROUP EXP										
5110 DONATIONS	0	311	311	100.0	0	2,177	2,177	100.0	3,732	3,732
5111 T SHIRTS	0	0	0	N/A	130	0	-130	N/A	0	-130
5112 SWEATSHIRTS	0	0	0	N/A	882	0	-882	N/A	0	-882
5114 FOOD	0	0	0	N/A	26	0	-26	N/A	0	-26
5117 MISC EXPENSE	113	0	-113	N/A	296	0	-296	N/A	0	-296
	113	311	198	63.7	1,334	2,177	843	38.7	3,732	2,398

INTEREST & DEPRECIATION										
6330 INTEREST-NOTES	2,714	10,100	7,386	73.1	18,261	70,700	52,439	74.2	121,200	102,939
	124,822	130,232	5,410	4.2	1,014,346	941,415	-72,931	-7.8	1,591,076	576,730
NET EXPENSES	42,551	41,731	820	2.0	241,109	271,726	-30,617	11.3	481,780	240,671

NET OPERATING INCOME	0	0	0	N/A	31,851	0	-31,851	N/A	0	-31,851
CAPITAL ASSETS										
6622 WELL PROJECT	0	0	0	N/A						

CARLYON BEACH HOA (#2200)
 INCOME STATEMENT FOR PERIOD ENDING: 31 Jan 2026

	.....MONTH TO DATE DATA.....ACTUAL vs BUDGET.		.....FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.		..CURR BUDGET TOTALS..					
	Jan 26	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
RESERVE EXPENSES										
6620 DOCK REPAIR	3,275	0	-3,275	N/A	218,090	0	-218,090	N/A	0	-218,090
6635 ASPH/SDWLK RES	0	0	0	N/A	131,043	0	-131,043	N/A	0	-131,043
6690 UNREST CAP EXP	0	0	0	N/A	31,463	0	-31,463	N/A	0	-31,463
6691 RSRV CAP EXPENSE	0	0	0	N/A	65,201	0	-65,201	N/A	0	-65,201
	3,275	0	-3,275	N/A	445,797	0	-445,797	N/A	0	-445,797
TOTAL EXPENSES	128,097	130,232	2,135	1.6	1,491,995	941,415	-550,580	-58.5	1,591,076	99,081
NET EARNINGS/LOSS	39,276	41,731	-2,455	5.9	-236,540	271,726	-508,266	187.1	481,780	718,320

A S S E T S

1000	GENERAL OPS	21,003.33
1010	EVENTS GROUP	4,251.62
1011	MAINT DEBIT CARD	3,320.51
1020	CIT LOAN FUNDS	7,691.14
1025	CIT UNRESTR CAP	323,535.26
1040	CAPITAL RSTR RSV	296,098.18
1050	MARINA DNR DEP	13,294.97
1051	SQUAX OUTFLL DEP	1,448.66
1052	DNR SAA ACCOUNT	23,005.36
1070	ACCTS RECEIVABLE	266,748.63
1071	REC HENDRICKSON	24,700.00

	TOTAL CURRENT ASSETS	985,097.66
1400	FIXED ASSETS	4,235,536.03
1405	ACCUM DEPR	3,250,719.73-

	TOTAL FIXED ASSETS	984,816.30

	TOTAL FIXED ASSETS - INTANGIBLE	0.00
1300	ALLW DBTFL ACCTS	31,382.95-

	TOTAL OTHER ASSETS	31,382.95-

	TOTAL ASSETS	1,938,531.01

L I A B I L I T I E S

2000	ACCOUNTS PAYABLE	7,077.01
2010	A/P - MGMT CO.	100.00
2020	A/P - PAYROLL	358.01
2040	DEPOSITS PAYABLE	601.00
2045	BLDG PERMIT DEP	10,675.00
2170	DEFERRED INCOME	34,934.72
2175	ACCRUED VAC/SICK	13,451.76

	TOTAL CURRENT LIABILITIES	67,197.50
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2410	BANK LOAN - WELL	386,941.58
2415	MARINA FUND	20,638.70
2420	SEWER FUND	21,250.73
2425	WATER FUND	53,766.30-

	TOTAL LONG-TERM LIABILITIES	375,064.71
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	TOTAL LIABILITIES	442,262.21
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O W N E R S E Q U I T Y

	TOTAL CAPITAL/OWNERS EQUITY	0.00
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3350	RETAIN. EARNINGS	1,496,268.80
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	TOTAL RETAINED EARNINGS	1,496,268.80
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	TOTAL OWNERS EQUITY	1,496,268.80
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	TOTAL LIABILITIES & OWNERS EQUITY	1,938,531.01
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NOTE: PREPARED WITHOUT AUDIT