

## Financial Report Analysis – November 30, 2025

### Income:

- Dues \$78,327
- Special Assessment \$12,364
- Other Sources \$15,455
- Events Group \$364
- Parks/Rec Income \$210
- Marina Income \$78
- WWTP/Sewer Income \$31,745
- Water System Income \$19,560
  - **Total Income \$158,103**

### Accounts Receivable:

- 30 Day Aging: \$40,810
- 60 Day Aging: \$12,311
- 90 Day Aging: \$182,713

### November Expenses Covered by Unrestricted/Restricted Capital:

- Marina Repairs - \$7,236

### Current Bank Loan – Well Project

- \$408,109

### Current Funds – Balance Sheet Items

- Marina Fund \$27,476
- Sewer Fund \$28,428
- Water Fund -\$11,339

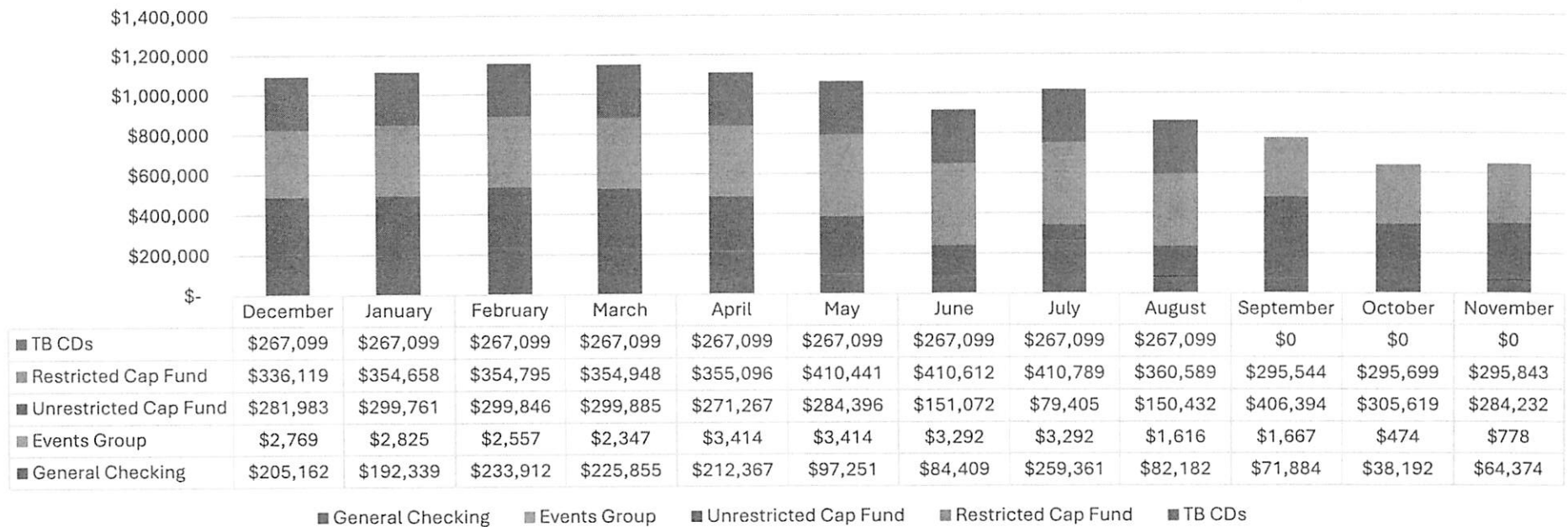
### November Bank Balances:

- General Checking \$64,374
- Events Group \$778
- Maint Debit Card \$2,950
- Unrestricted Cap Fund \$284,232
- Restricted Cap Fund \$295,843
  - **Total Cash Assets \$648,177**

**November 30, 2025 Actual vs Budget Totals**

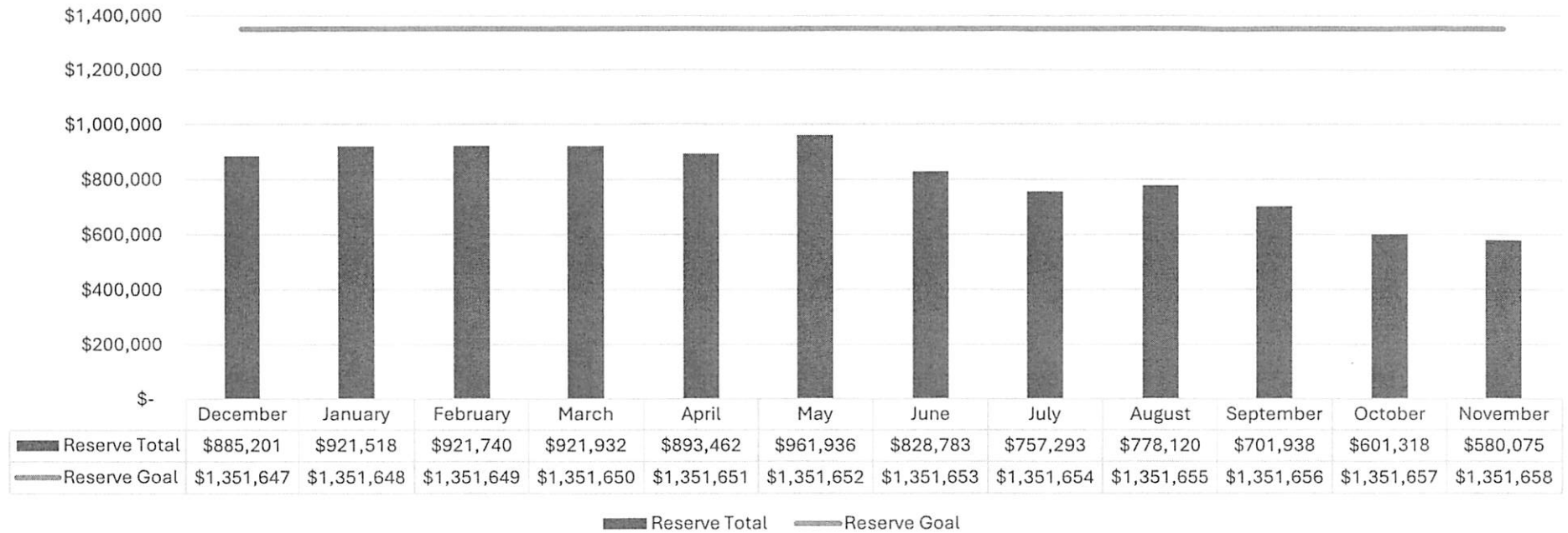
<b>Expense Category</b>	<b>Total YTD Expense</b>	<b>Budget Remaining</b>
General Employment	\$56,668	\$90,458
Corporate Costs	\$72,800	\$152,960
Utilities	\$29,178	\$47,058
Fees/Insurance/Taxes	\$150,045	\$-26,595
Marina Expenses	\$24,290	\$23,536
Water System Expenses	\$127,990	\$36,582
CBHA Office Expenses	\$43,594	\$60,974
WWTP/Sewer Expenses	\$154,602	\$193,440
Parks & Rec Expenses	\$11,428	\$-5,450
Roads/Stormwater Exp	\$22,982	\$79,942
Maintenance Expenses	\$34,836	\$84,826
Events Group	\$1,222	\$2,510
Bank Loan Interest	\$12,832	\$108,368
<b><u>Net Expenses</u></b>	<b><u>\$742,468</u></b>	<b><u>\$848,608</u></b>

## 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 two months. Funds to move to Restricted Reserves are pending which should increase our values over the next month or two.

## 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.