

	31-Dec-2020	31-Dec-2021	31-Dec-2022	31-Dec-2023	31-Dec-2024	05-Jul-2025	31-Dec-2025
Assets	Actual	Actual	Actual	Actual	Actual	Actual	Projected **
Cash and Cash Equivalents	\$ 11,615.63	\$ 16,273.86	\$ 27,283.33	\$ 33,482.20	\$ 101,011.47	\$ 128,651.41	\$ 102,005.14
Term Investments	\$ 103,826.75	\$ 105,201.89	\$ 92,840.94	\$ 95,651.75	\$ 100,382.60	\$ 152,766.11	\$ 152,532.94
Prepaid Expenses (Insurance)	\$ 2,637.00	\$ 20,874.94	\$ 25,648.53	\$ 44,244.95	\$ 61,030.47	\$ 26,421.73	\$ 85,680.00
Receivables (Delinquent Dues)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,070.00	\$ -
Receivables (Delinquent Trash Fees)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53.00	\$ -
Receivables (Heat Tape Assessments)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31.36	\$ -
Total Assets	\$ 118,079.38	\$ 142,350.69	\$ 145,772.80	\$ 173,378.90	\$ 262,424.54	\$ 325,993.61	\$ 340,218.08
Liabilities							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prepaid Dues	\$ -	\$ 6,625.00	\$ -	\$ -	\$ -	\$ 12,510.00	\$ -
Prepaid Trash Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95.00	\$ -
Total Liabilities	\$ -	\$ 6,625.00	\$ -	\$ -	\$ -	\$ 12,605.00	\$ -
ASSETS - LIABILITIES	\$ 118,079.38	\$ 135,725.69	\$ 145,772.80	\$ 173,378.90	\$ 262,424.54	\$ 313,388.61	\$ 340,218.08
Reserve Funds							
	31-Dec-2020	31-Dec-2021	31-Dec-2022	31-Dec-2023	31-Dec-2024	05-Jul-2025	31-Dec-2025
	Actual	Actual	Actual	Actual	Actual	Actual	Projected **
Maintenance Reserve	\$ 11,615.63	\$ 9,648.86	\$ 13,555.93	\$ 8,194.11	\$ 15,859.01	\$ 115,089.80	\$ 15,929.34
Toward Tree Removal at #26 in 2028	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -
Toward Road Sealcoat in 2024	\$ -	\$ -	\$ -	\$ 6,600.00	\$ -	\$ -	\$ -
Replacement Reserve	\$ 86,791.56	\$ 87,915.10	\$ 89,095.04	\$ 95,244.78	\$ 166,887.20	\$ 152,995.01	\$ 219,498.53
Insurance Reserve	\$ 17,035.19	\$ 17,286.79	\$ 17,473.30	\$ 18,095.06	\$ 18,647.86	\$ 18,882.07	\$ 19,110.21
Prepaid Expenses (Insurance)	\$ 2,637.00	\$ 20,874.94	\$ 25,648.53	\$ 44,244.95	\$ 61,030.47	\$ 26,421.73	\$ 85,680.00
Total Reserve Funds	\$ 118,079.38	\$ 135,725.69	\$ 145,772.80	\$ 173,378.90	\$ 262,424.54	\$ 313,388.61	\$ 340,218.08

** From Dec2024