

Monthly Financial Report

Cape Malibu Property Owners Association
For the period ended December 31, 2026

Prepared by

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Prepared on

June 10, 2026

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Balance Sheet

As of May 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
Checking	3,693.03
Checking (New as of 1/23/2026)	85.00
Savings	88,773.70
Savings - Bulkhead	26,000.00
Savings - Contingency	31,883.83
Savings - Pool	15,000.00
Savings - Road Assessment	59,782.97
Total Savings	221,440.50
Total Bank Accounts	225,218.53
Accounts Receivable	
Accounts Receivable	11,133.93
Total Accounts Receivable	11,133.93
Other Current Assets	
Deferred Income	-9,049.23
Total Other Current Assets	-9,049.23
Total Current Assets	227,303.23
TOTAL ASSETS	\$227,303.23
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	-2.87
Total Accounts Payable	-2.87
Credit Cards	
Visa Business Cash Preferred Card	247.39
Total Credit Cards	247.39
Total Current Liabilities	244.52
Long-Term Liabilities	
Key Deposits	3,625.00
Total Long-Term Liabilities	3,625.00
Total Liabilities	3,869.52
Equity	
Fund Balance	216,178.94
Retained Earnings	-83,716.59
Net Income	90,971.36
Total Equity	223,433.71
TOTAL LIABILITIES AND EQUITY	\$227,303.23

Profit and Loss

July 2025 - May 2026

	Total
INCOME	
Fees	2,675.00
Construction Deposit	2,000.00
Maintenance Fee	126,652.96
Total Fees	131,327.96
Finance Charges	1,216.07
Interest Income	2,237.50
Uncategorized Income	0.60
Total Income	134,782.13
GROSS PROFIT	
	134,782.13
EXPENSES	
Bank Service Charges	109.78
Digital Committee	554.87
Licenses and Permits	267.52
Maintenance & repairs	
Entrance Grounds	622.44
Lands End Grounds	595.38
Pool	4,161.39
Pool Service/Materials/Supplies	3,153.43
Total Pool	7,314.82
Restrooms	1,272.98
Supplies	360.00
Total Lands End Grounds	9,543.18
Mowing and Clearing	13,554.14
Mulching & Fertilizer	540.00
Total Mowing and Clearing	14,094.14
Streets and Drainage	1,402.88
Tree Cutting/Stump Grinding	2,525.00
Total Maintenance & repairs	28,187.64
Merchant deposit fees	-41.40
Office Supplies	129.46
Postage and Delivery	1.44
Professional Fees	
Accounting	7,863.29
Legal Fees	690.00
Total Professional Fees	8,553.29
Taxes	
Federal	663.93
Property	170.49
Total Taxes	834.42
Utilities	

	Total
Electric	3,409.27
Water	1,733.48
Total Utilities	5,142.75
Total Expenses	43,739.77
NET OPERATING INCOME	91,042.36
OTHER EXPENSES	
Late Fee	71.00
Total Other Expenses	71.00
NET OTHER INCOME	-71.00
NET INCOME	\$90,971.36

Budget vs. Actuals Report FY26 YTD

July, 2025-May, 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Income				
Fees	\$1,950.00	\$0.00	\$1,950.00	
Construction Deposit	1,625.00		1,625.00	
Maintenance Fee	125,991.67	128,205.46	-2,213.79	98.27 %
Total for Fees	\$129,566.67	\$128,205.46	\$1,361.21	101.06 %
Finance Charges	320.85	0.00	320.85	
Interest Income	2,237.50	0.00	2,237.50	
Unapplied Cash Payment Income	632.45		632.45	
Uncategorized Income	0.60		0.60	
Cash Basis Adjustment		0.00	0.00	
Total for Income	\$132,758.07	\$128,205.46	\$4,552.61	103.55 %
Cost of Goods Sold				
Gross Profit	\$132,758.07	\$128,205.46	\$4,552.61	103.55 %
Expenses				
Bank Service Charges	109.78	4.17	105.61	2632.61 %
Digital Committee	554.87	83.33	471.54	665.87 %
Licenses and Permits	267.52	90.00	177.52	297.24 %
Maintenance & repairs		\$0.00	\$0.00	
Entrance Grounds	622.44		622.44	
Lands End Grounds	\$595.38	\$0.00	\$595.38	
Pool	\$4,161.39	\$1,852.84	\$2,308.55	224.6 %
Pool	3,153.43	833.33	2,320.10	378.41 %
Service/Materials/Supplies				
Resurfacing		1,250.00	-1,250.00	0.0 %
Total for Pool	\$7,314.82	\$3,936.17	\$3,378.65	185.84 %
Restrooms	1,272.98	120.00	1,152.98	1060.82 %
Supplies	360.00	1.67	358.33	21556.89 %
Total for Lands End Grounds	\$9,543.18	\$4,057.84	\$5,485.34	235.18 %
Mowing and Clearing	\$13,554.14	\$1,416.67	\$12,137.47	956.76 %
Mulching & Fertilizer	540.00	116.67	423.33	462.84 %
Total for Mowing and Clearing	\$14,094.14	\$1,533.34	\$12,560.80	919.18 %
Streets and Drainage	1,402.88	500.00	902.88	280.58 %
Tree Cutting/Stump Grinding	2,525.00	666.67	1,858.33	378.75 %
Bulkhead		2,166.67	-2,166.67	0.0 %
Total for Maintenance & repairs	\$28,187.64	\$8,924.52	\$19,263.12	315.84 %
Merchant deposit fees	-41.40		-41.40	
Office Supplies	129.46	4.17	125.29	3104.56 %
Postage and Delivery	62.08	8.33	53.75	745.26 %

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Professional Fees		\$0.00	\$0.00	
Accounting	7,863.29	583.33	7,279.96	1348.0 %
Legal Fees	690.00	250.00	440.00	276.0 %
Total for Professional Fees	\$8,553.29	\$833.33	\$7,719.96	1026.4 %
Taxes		\$0.00	\$0.00	
Federal	663.93	100.00	563.93	663.93 %
Property	170.49	16.67	153.82	1022.74 %
Total for Taxes	\$834.42	\$116.67	\$717.75	715.2 %
Utilities		\$0.00	\$0.00	
Electric	3,409.27	291.67	3,117.60	1168.88 %
Water	1,736.35	250.00	1,486.35	694.54 %
Total for Utilities	\$5,145.62	\$541.67	\$4,603.95	949.95 %
Insurance		0.00	0.00	
Miscellaneous		16.67	-16.67	0.0 %
Total for Expenses	\$43,803.28	\$10,622.86	\$33,180.42	412.35 %
Net Operating Income	\$88,954.79	\$117,582.60	-\$28,627.81	75.65 %
Other Income				
Other Expenses				
Late Fee	71.00		71.00	
Total for Other Expenses	\$71.00		\$71.00	
Net Other Income	-\$71.00		-\$71.00	
Net Income	\$88,883.79	\$117,582.60	-\$28,698.81	75.59 %