



**FirstService**  
RESIDENTIAL

# 7DCY GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

**RESIDENT PACKAGE - FRO**

For period ending April 30, 2026

*Confidential - For Management Use Only*



# RESIDENT PACKAGE - FRO

April 30, 2026

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### Disclosures:

1. Please note effective January 1, 2013 – for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

# Executive Summary

April 30, 2026

**TOTAL CASH**

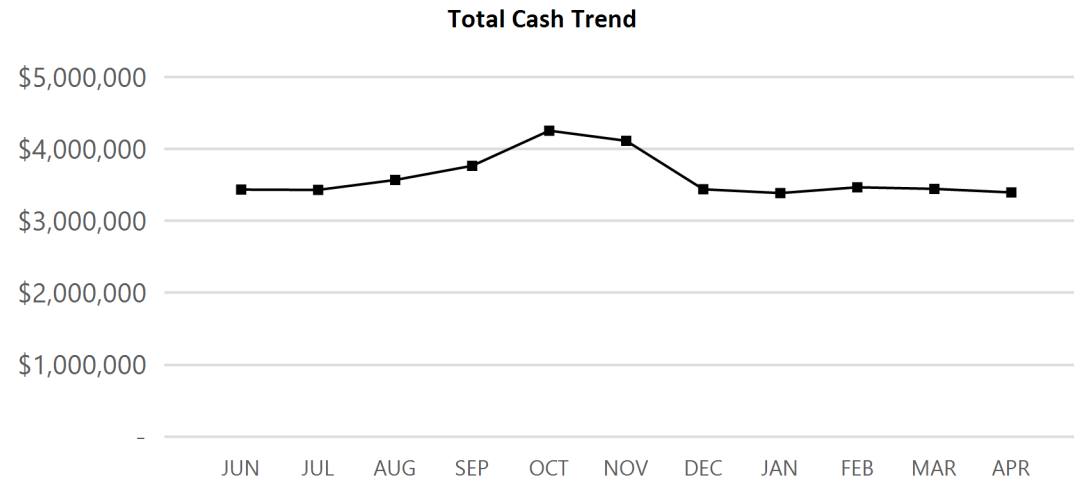
Operating	\$80,902
Other	-
Reserves	\$3,315,082
Security Deposits	-
Special Assessment	-
<b>Total Cash</b>	<b>\$3,395,984</b>

**OPERATING CASH**

Beginning Cash	\$10,317
Change in Cash	\$70,585
Ending Cash	\$80,902
<i>Less: Accruals</i>	\$140,821
<i>Less: Current Accounts Payable</i>	\$6,557)
<b>Adjusted Operating Cash</b>	<b>(\$88,465)</b>

**ACCOUNTS RECEIVABLE SUMMARY**

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AF Attorney Fees	-	-	-	\$1,500	\$1,500
BC Return Check Fees	\$60	-	-	-	\$60
II Interest Income	\$1,249	\$753	\$705	\$2,670	\$5,377
LF Late Fees	\$652	\$267	\$159	\$252	\$1,330
MI Miscellaneous	-	-	-	\$150	\$150
MM Maintenance Fees	(\$6,357)	(\$1,264)	(\$8,159)	\$36,627	\$20,847
SM Special Assessment	-	-	-	\$16,610	\$16,610
UA Annual Storage Fee	-	-	-	\$1,807	\$1,806
UD Demand/30 Day Collection Notice	\$480	\$180	-	-	\$660
UF Reminder Collection Cost	\$44	-	\$11	-	\$55



# Executive Summary

April 30, 2026

**ACCOUNTS RECEIVABLE SUMMARY**

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
UP ATP Collection Cost	-	\$750	-	-	\$750
<b>TOTAL</b>	<b>(\$3,872)</b>	<b>\$685</b>	<b>(\$7,284)</b>	<b>\$59,615</b>	<b>\$49,145</b>

# Executive Summary

April 30, 2026

## INCOME STATEMENT SUMMARY

### Income Recap

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$402,861	\$346,653	\$56,208	\$1,312,421	\$1,386,612	(\$74,191)	\$4,159,823	(\$2,847,402)
TOTAL EXPENSES	\$381,410	\$346,655	(\$34,755)	\$1,484,602	\$1,386,620	(\$97,982)	\$4,159,823	\$2,675,221
NET INCOME/(LOSS)	\$21,451	(\$2)	\$21,453	(\$172,181)	(\$8)	(\$172,173)	-	(\$172,181)

### Expense Summary

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$24,749	\$14,055	(\$10,694)	\$53,351	\$56,220	\$2,869	\$168,653	\$115,302
PROPERTY INSURANCE	\$54,870	\$62,267	\$7,397	\$219,479	\$249,068	\$29,589	\$747,208	\$527,729
UTILITIES	\$40,944	\$40,291	(\$653)	\$182,338	\$161,164	(\$21,174)	\$483,485	\$301,147
CONTRACTS	\$76,179	\$76,418	\$239	\$323,309	\$305,672	(\$17,637)	\$916,996	\$593,687
OPERATING SALARIES & BENEFITS	\$43,856	\$45,915	\$2,059	\$148,484	\$183,660	\$35,176	\$550,981	\$402,497
REPAIRS/MAINTENANCE	\$45,507	\$36,959	(\$8,548)	\$198,067	\$147,836	(\$50,231)	\$443,500	\$245,433
PRIOR YEAR ACTIVITY	-	-	-	\$40,564	-	(\$40,564)	-	(\$40,564)
RESERVE TRANSFERS	\$95,304	\$70,750	(\$24,554)	\$319,009	\$283,000	(\$36,009)	\$849,000	\$529,991

# Executive Summary

April 30, 2026

**CASH SUMMARY**

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
<b>Operating</b>					
OPR1 - VALLEY BANK OPR CHG CLICK	CHECKING PRIMARY OPERATING LOCKBOX - VALLEY BANK OPR CHG CLICK	\$10,317	\$419,254	\$348,670	\$80,902
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
<b>Total Operating</b>		<b>\$10,317</b>	<b>\$419,254</b>	<b>\$348,670</b>	<b>\$80,902</b>
<b>Reserves</b>					
RSV4 - METROPOLITAN COMMERCIAL BANK RSV MM ULTRA-INSURED-MLA	RESERVES MONEY MARKET ULTRA-INSURED-MLA - METROPOLITAN COMMERCIAL BANK RSV MM ULTRA-INSURED-MLA	\$1,434,833	\$80,404	\$221,488	\$1,293,749
RSV5 - FNC BANK BROKERAGE RSV - SIRS RESERVE	BROKERAGE RESERVES - FNC BANK BROKERAGE RSV - SIRS RESERVE	\$2,000,733	\$20,600	-	\$2,021,333
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	-	-	-
<b>Total Reserves</b>		<b>\$3,435,566</b>	<b>\$101,004</b>	<b>\$221,488</b>	<b>\$3,315,082</b>
<b>Total Cash</b>		<b>\$3,445,883</b>	<b>\$520,259</b>	<b>\$570,158</b>	<b>\$3,395,984</b>



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
<b>ASSETS</b>							
<b>**CURRENT ASSETS</b>							
10010 229	Cash-Operating - 229 Valley National	80,902	10,317	70,585	80,902	0	80,902
10200	Due (To)/From Reserves	(532,132)	(540,832)	8,700	(532,132)	0	(532,132)
10300	Accounts Receivable	76,287	76,757	(470)	76,287	0	76,287
10310	Special Assessment Receivable	16,610	21,955	(5,345)	16,610	0	16,610
10330 85	Other Receivables - 85 Vendors	912	4,015	(3,104)	912	0	912
10390 00	Allowance for Bad Debt - 00	(13,916)	(13,921)	5	(13,916)	0	(13,916)
10500	Prepaid Insurance	264,942	319,811	(54,870)	264,942	0	264,942
10505	Prepaid Expenses	9,194	593	8,602	9,194	0	9,194
10549	A/P Clearing	34,374	25,297	9,077	34,374	0	34,374
10550	A/R Clearing	960	960	0	960	0	960
10560	NSF in Transit	0	780	(780)	0	0	0
<b>**TOTAL CURRENT ASSETS</b>		<b>(\$61,868)</b>	<b>(\$94,267)</b>	<b>\$32,400</b>	<b>(\$61,868)</b>	<b>\$0</b>	<b>(\$61,868)</b>
<b>**RESTRICTED FUNDS</b>							
12010 245	Cash-Reserves - 245 Financial Northeastern	2,021,333	2,000,733	20,600	2,021,333	0	2,021,333
12010 599	Cash-Reserves - 599 Metropolitan Bank	1,293,749	1,434,833	(141,084)	1,293,749	0	1,293,749
12045	Due (To)/From Operating	532,132	540,832	(8,700)	532,132	0	532,132
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$3,847,214</b>	<b>\$3,976,398</b>	<b>(\$129,184)</b>	<b>\$3,847,214</b>	<b>\$0</b>	<b>\$3,847,214</b>
<b>**OTHER ASSETS</b>							
19010	Utility Deposits	9,980	9,980	0	9,980	0	9,980
<b>**TOTAL OTHER ASSETS</b>		<b>\$9,980</b>	<b>\$9,980</b>	<b>\$0</b>	<b>\$9,980</b>	<b>\$0</b>	<b>\$9,980</b>

**\*\*FIXED ASSETS**

Entity: 7DCY  
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Balance Sheet  
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GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
16014	Property and Equipment	2,349,820	2,349,820	0	2,349,820	0	2,349,820
16090 00	Accumulated Depr - 00	(285,718)	(285,718)	0	(285,718)	0	(285,718)
<b>**TOTAL FIXED ASSETS</b>		<b>\$2,064,102</b>	<b>\$2,064,102</b>	<b>\$0</b>	<b>\$2,064,102</b>	<b>\$0</b>	<b>\$2,064,102</b>
<b>**TOTAL ASSETS</b>		<b>\$5,859,429</b>	<b>\$5,956,212</b>	<b>(\$96,784)</b>	<b>\$5,859,429</b>	<b>\$0</b>	<b>\$5,859,429</b>

**LIABILITIES**

<b>**CURRENT LIABILITIES</b>							
20000	Accounts Payable	6,557	2,215	4,342	6,557	0	6,557
20005	Guest Registration Fees	2,670	2,670	0	2,670	0	2,670
20010	Accrued Expenses	140,821	125,451	15,370	140,821	0	140,821
20100	Prepaid Assessments	43,752	47,360	(3,608)	43,752	0	43,752
20150	Deferred Storage Income	41,240	46,395	(5,155)	41,240	0	41,240
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$235,040</b>	<b>\$224,092</b>	<b>\$10,948</b>	<b>\$235,040</b>	<b>\$0</b>	<b>\$235,040</b>

<b>**SPECIAL ASSESSMENT LIABILITIES</b>							
21000 00	S/A Liability-Billed - 00	1,903,572	1,903,572	0	1,903,572	0	1,903,572
21004	S/A Loan Principal Paid	(1,891,488)	(1,891,488)	0	(1,891,488)	0	(1,891,488)
21010 03	S/A Liability-Spent - 03 Bank Loan Costs	(7,467)	(7,467)	0	(7,467)	0	(7,467)
<b>**TOTAL SPECIAL ASSESSMENT LIABILITIES</b>		<b>\$4,617</b>	<b>\$4,617</b>	<b>\$0</b>	<b>\$4,617</b>	<b>\$0</b>	<b>\$4,617</b>

<b>**RESERVE LIABILITIES</b>							
30000 001	Reserves - 001 Pooled	3,717,172	3,704,172	13,000	3,717,172	0	3,717,172
30003 001	SIRS Reserves - 001 Pooled	(2,488)	164,250	(166,738)	(2,488)	0	(2,488)
30003 110	SIRS Reserves - 110 Interest	314	0	314	314	0	314
30080	Reserves - Interest	132,216	107,976	24,240	132,216	0	132,216

Entity: 7DCY  
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Balance Sheet  
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GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$3,847,214</b>	<b>\$3,976,398</b>	<b>(\$129,184)</b>	<b>\$3,847,214</b>	<b>\$0</b>	<b>\$3,847,214</b>
<b>**TOTAL LIABILITIES</b>		<b>\$4,086,871</b>	<b>\$4,205,107</b>	<b>(\$118,235)</b>	<b>\$4,086,871</b>	<b>\$0</b>	<b>\$4,086,871</b>
<b>**MEMBERS EQUITY</b>							
38880	Fund Balance	(6,122)	(6,122)	0	(6,122)	0	(6,122)
38888	Fund Balance - Loan	1,950,859	1,950,859	0	1,950,859	0	1,950,859
	Current Year Net Income/ (Loss)	(172,181)	(193,632)	21,451	(172,181)	0	(172,181)
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$1,772,557</b>	<b>\$1,751,106</b>	<b>\$21,451</b>	<b>\$1,772,557</b>	<b>\$0</b>	<b>\$1,772,557</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$5,859,429</b>	<b>\$5,956,212</b>	<b>(\$96,784)</b>	<b>\$5,859,429</b>	<b>\$0</b>	<b>\$5,859,429</b>

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	202,977	202,969	8	0.0%	811,910	811,876	34	0.0%	2,435,623	1,623,713
40002	Reserve Income	16,000	16,000	0	0.0%	64,000	64,000	0	0.0%	192,000	128,000
40002	Reserve Income SIRS	54,750	54,750	0	0.0%	219,000	219,000	0	0.0%	657,000	438,000
40011	Late Fee Income	907	0	907	0.0%	3,709	0	3,709	0.0%	0	(3,709)
40025	Returned Check Fees	60	0	60	0.0%	210	0	210	0.0%	0	(210)
40033	Parking Income	21,480	0	21,480	0.0%	21,850	0	21,850	0.0%	0	(21,850)
40055	Vending Machine	0	0	0	0.0%	593	0	593	0.0%	0	(593)
40058	Security Service	(25)	0	(25)	0.0%	(25)	0	(25)	0.0%	0	25
40078	Late Fee Interest	1,299	0	1,299	0.0%	4,678	0	4,678	0.0%	0	(4,678)
40081	Reserve Interest	24,554	0	24,554	0.0%	36,009	0	36,009	0.0%	0	(36,009)
40115	Administrative Fee	558	0	558	0.0%	5,367	0	5,367	0.0%	0	(5,367)
41000	Rental Income	6,300	0	6,300	0.0%	28,125	0	28,125	0.0%	0	(28,125)
41005	Storage Income	3,595	4,167	(572)	-13.7%	21,440	16,668	4,772	28.6%	50,000	28,560
42010	Beach Service Income	0	7,917	(7,917)	-100.0%	0	31,668	(31,668)	-100.0%	95,000	95,000
43605	Rent-Commercial	3,067	14,850	(11,783)	-79.3%	10,140	59,400	(49,260)	-82.9%	178,200	168,060
43665	Parking Rent/Fees	67,338	46,000	21,338	46.4%	85,415	184,000	(98,585)	-53.6%	552,000	466,585
<b>OPERATING REVENUE TOTAL:</b>		<b>\$402,861</b>	<b>\$346,653</b>	<b>\$56,208</b>	<b>16.2%</b>	<b>\$1,312,421</b>	<b>\$1,386,612</b>	<b>(\$74,191)</b>	<b>-5.4%</b>	<b>\$4,159,823</b>	<b>\$2,847,402</b>
<b>TOTAL REVENUE:</b>		<b>\$402,861</b>	<b>\$346,653</b>	<b>\$56,208</b>	<b>16.2%</b>	<b>\$1,312,421</b>	<b>\$1,386,612</b>	<b>(\$74,191)</b>	<b>-5.4%</b>	<b>\$4,159,823</b>	<b>\$2,847,402</b>

EXPENSES											
ADMINISTRATIVE											
50008	Accounting Fees - Tax Prep & Financial Audit	8,750	833	(7,917)	<-100%	8,750	3,332	(5,418)	<-100%	10,000	1,250
50015	Bank Charges	100	0	(100)	0.0%	349	0	(349)	0.0%	0	(349)
50025	Copier Maint/Supply	0	100	100	100.0%	250	400	150	37.5%	1,200	950

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50045	Legal Fees Association Matters	5,987	417	(5,570)	<-100%	7,754	1,668	(6,086)	<-100%	5,000	(2,754)
50045	Legal Fees Unit Matters	0	167	167	100.0%	0	668	668	100.0%	2,000	2,000
50045	Legal Fees Collections	500	83	(417)	<-100%	1,250	332	(918)	<-100%	1,000	(250)
50045	Legal Fees Litigation	0	167	167	100.0%	1,119	668	(451)	-67.5%	2,000	881
50048	Annual Condo Fees	0	100	100	100.0%	0	400	400	100.0%	1,196	1,196
50050	License, Taxes, Permit Elevators	0	38	38	100.0%	0	152	152	100.0%	450	450
50050	License, Taxes, Permit Pool/Spa	0	177	177	100.0%	0	708	708	100.0%	2,125	2,125
50053	Corporate Annual Report	0	5	5	100.0%	0	20	20	100.0%	62	62
50054	Management Collected Fees	0	0	0	0.0%	1,785	0	(1,785)	0.0%	0	(1,785)
50055	Meeting Costs / Electronic Voting	0	104	104	100.0%	2,243	416	(1,827)	<-100%	1,250	(993)
50064	Administrative	387	0	(387)	0.0%	1,094	0	(1,094)	0.0%	0	(1,094)
50075	Office Supplies	0	458	458	100.0%	1,249	1,832	583	31.8%	5,500	4,251
50081	Printing And Postage	1,502	181	(1,321)	<-100%	1,652	724	(928)	<-100%	2,170	518
50105	Property Taxes	397	583	186	32.0%	397	2,332	1,935	83.0%	7,000	6,603
50111	Wristbands	469	333	(136)	-40.8%	660	1,332	672	50.4%	4,000	3,340
50120	Assessment Expense	0	5,417	5,417	100.0%	0	21,668	21,668	100.0%	65,000	65,000
50125	Web Page/Internet	925	308	(617)	<-100%	2,321	1,232	(1,089)	-88.4%	3,700	1,379
50126	Parking Expense	0	292	292	100.0%	0	1,168	1,168	100.0%	3,500	3,500
50130	Maintenance Fee Exp	5,511	0	(5,511)	0.0%	22,045	0	(22,045)	0.0%	0	(22,045)
50131	Uniforms	222	125	(97)	-77.2%	434	500	66	13.2%	1,500	1,066
51044	Sales & Use Tax	0	4,167	4,167	100.0%	0	16,668	16,668	100.0%	50,000	50,000
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$24,749</b>	<b>\$14,055</b>	<b>(\$10,694)</b>	<b>-76.1%</b>	<b>\$53,351</b>	<b>\$56,220</b>	<b>\$2,869</b>	<b>5.1%</b>	<b>\$168,653</b>	<b>\$115,302</b>

PROPERTY INSURANCE

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
52031	Property & Liability Insurance	29,881	43,583	13,702	31.4%	119,524	174,332	54,808	31.4%	523,000	403,476
52034	Flood Insurance	9,942	6,833	(3,109)	-45.5%	39,767	27,332	(12,435)	-45.5%	82,000	42,233
52035	Directors & Officers Insurance	1,075	1,247	172	13.8%	4,300	4,988	688	13.8%	14,963	10,663
52061	Insurance - Commercial - General Liability	6,861	5,167	(1,694)	-32.8%	27,444	20,668	(6,776)	-32.8%	62,000	34,556
52061	Insurance - Commercial - Umbrella	6,832	5,167	(1,665)	-32.2%	27,328	20,668	(6,660)	-32.2%	62,000	34,672
52061	Insurance - Commercial - Flood (Garage)	110	120	10	8.3%	440	480	40	8.3%	1,445	1,005
52062	Insurance - Other Crime	169	150	(19)	-12.8%	677	600	(77)	-12.8%	1,800	1,123
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$54,870</b>	<b>\$62,267</b>	<b>\$7,397</b>	<b>11.9%</b>	<b>\$219,479</b>	<b>\$249,068</b>	<b>\$29,589</b>	<b>11.9%</b>	<b>\$747,208</b>	<b>\$527,729</b>
<b>UTILITIES</b>											
54050	Electricity	15,256	12,739	(2,517)	-19.8%	40,403	50,956	10,553	20.7%	152,869	112,466
54070	Water & Sewer	5,028	16,250	11,222	69.1%	66,236	65,000	(1,236)	-1.9%	195,000	128,764
54075	Streaming Radio	0	90	90	100.0%	0	360	360	100.0%	1,080	1,080
54080	Gas/Fuel Oil	10,926	6,085	(4,841)	-79.6%	45,485	24,340	(21,145)	-86.9%	73,017	27,532
54095	Trash	9,129	4,452	(4,677)	<-100%	25,556	17,808	(7,748)	-43.5%	53,419	27,863
54100	Telephone	12	117	105	89.7%	2,623	468	(2,155)	<-100%	1,400	(1,223)
54100	Telephone Elevator Phone Monitor	593	558	(35)	-6.2%	2,035	2,232	197	8.8%	6,700	4,665
<b>UTILITIES TOTAL:</b>		<b>\$40,944</b>	<b>\$40,291</b>	<b>(\$653)</b>	<b>-1.6%</b>	<b>\$182,338</b>	<b>\$161,164</b>	<b>(\$21,174)</b>	<b>-13.1%</b>	<b>\$483,485</b>	<b>\$301,147</b>
<b>CONTRACTS</b>											
60013	Cable Television	(10,217)	10,267	20,484	>100%	49,578	41,068	(8,510)	-20.7%	123,200	73,622
60021	Contracts	90	101	11	11.0%	90	404	314	77.8%	1,210	1,120
60029	Contract Labor General	31,119	18,333	(12,786)	-69.7%	64,362	73,332	8,970	12.2%	220,000	155,638
60035	Elevator Contract	0	2,442	2,442	100.0%	7,416	9,768	2,352	24.1%	29,304	21,888

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
60040	Elevator Inspection	0	167	167	100.0%	0	668	668	100.0%	2,000	2,000
60050	Fire Extinguisher Inspection	815	68	(747)	<-100%	5,165	272	(4,893)	<-100%	815	(4,350)
60051	Fire Alarm Inspection	1,340	439	(901)	<-100%	5,360	1,756	(3,604)	<-100%	5,270	(90)
60054	Fire Sprinkler & Backflow Inspection	2,005	679	(1,326)	<-100%	6,690	2,716	(3,974)	<-100%	8,145	1,455
60055	Fire Alarm Monitoring	0	216	216	100.0%	1,200	864	(336)	-38.9%	2,590	1,390
60079	Landscape Extras	0	1,667	1,667	100.0%	0	6,668	6,668	100.0%	20,000	20,000
60082	Internet Access	9,149	9,467	319	3.4%	40,792	37,868	(2,924)	-7.7%	113,600	72,808
60090	Lawn Maintenance	1,868	1,868	1	0.0%	7,470	7,472	2	0.0%	22,410	14,940
61000	Management Services	1,255	3,100	1,845	59.5%	11,603	12,400	797	6.4%	37,200	25,597
61010	Pest Control	882	1,083	201	18.6%	3,644	4,332	688	15.9%	13,000	9,356
61045	Security Services	35,103	22,917	(12,186)	-53.2%	108,854	91,668	(17,186)	-18.7%	275,000	166,146
61045	Security Services Surveillance System	2,771	2,771	0	0.0%	11,085	11,084	(1)	0.0%	33,252	22,167
61052	Balcony Inspection	0	625	625	100.0%	0	2,500	2,500	100.0%	7,500	7,500
61053	Walkover Inspection	0	208	208	100.0%	0	832	832	100.0%	2,500	2,500
<b>CONTRACTS TOTAL:</b>		<b>\$76,179</b>	<b>\$76,418</b>	<b>\$239</b>	<b>0.3%</b>	<b>\$323,309</b>	<b>\$305,672</b>	<b>(\$17,637)</b>	<b>-5.8%</b>	<b>\$916,996</b>	<b>\$593,687</b>
<b>OPERATING SALARIES &amp; BENEFITS</b>											
65000	Salaries Maintenance Person	11,789	9,456	(2,333)	-24.7%	32,044	37,824	5,780	15.3%	113,474	81,430
65000	Salaries Manager	8,042	8,713	671	7.7%	33,458	34,852	1,394	4.0%	104,550	71,092
65000	Salaries Maint Supv	8,446	6,434	(2,012)	-31.3%	21,616	25,736	4,120	16.0%	77,209	55,593
65000	Salaries Janitorial	15,579	18,912	3,333	17.6%	54,454	75,648	21,194	28.0%	226,948	172,494
65040	Medical Insurance	0	2,400	2,400	100.0%	6,912	9,600	2,688	28.0%	28,800	21,888
<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>		<b>\$43,856</b>	<b>\$45,915</b>	<b>\$2,059</b>	<b>4.5%</b>	<b>\$148,484</b>	<b>\$183,660</b>	<b>\$35,176</b>	<b>19.2%</b>	<b>\$550,981</b>	<b>\$402,497</b>
<b>REPAIRS/MAINTENANCE</b>											

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70005	R&M Air Conditioning	164	1,250	1,086	86.8%	2,505	5,000	2,495	49.9%	15,000	12,495
70025	R&M-Building	0	0	0	0.0%	4,165	0	(4,165)	0.0%	0	(4,165)
70037	R&M-Doors	2,116	375	(1,741)	<-100%	2,286	1,500	(786)	-52.4%	4,500	2,214
70039	R&M-Exterior	0	833	833	100.0%	6,628	3,332	(3,296)	-98.9%	10,000	3,372
70040	R&M-Elevator	1,999	1,250	(749)	-59.9%	5,962	5,000	(962)	-19.2%	15,000	9,038
70043	Repairs/Maintenance Miscellaneous	595	625	30	4.8%	1,014	2,500	1,486	59.4%	7,500	6,486
70045	R&M-Electrical	158	417	259	62.2%	2,138	1,668	(470)	-28.2%	5,000	2,862
70048	R&M Equipment	40	1,250	1,210	96.8%	40	5,000	4,960	99.2%	15,000	14,960
70048	R&M Equipment Pool	0	1,667	1,667	100.0%	4,912	6,668	1,756	26.3%	20,000	15,088
70048	R&M Equipment Irrigation	0	417	417	100.0%	376	1,668	1,292	77.4%	5,000	4,624
70048	R&M Equipment Garage	0	417	417	100.0%	346	1,668	1,322	79.2%	5,000	4,654
70048	R&M Equipment Locks	0	208	208	100.0%	36	832	797	95.7%	2,500	2,465
70048	R&M Equipment Supplies	0	1,250	1,250	100.0%	922	5,000	4,078	81.6%	15,000	14,078
70048	R&M Equipment Paint/Patch Supplies	0	42	42	100.0%	271	168	(103)	-61.6%	500	229
70048	R&M Equipment Plumbing Repairs	275	1,250	975	78.0%	1,745	5,000	3,255	65.1%	15,000	13,255
70048	R&M Equipment Pool/Fence	0	167	167	100.0%	0	668	668	100.0%	2,000	2,000
70048	R&M Equipment Security Cameras	0	375	375	100.0%	0	1,500	1,500	100.0%	4,500	4,500
70048	R&M Equipment Small Equip/Tools	0	417	417	100.0%	0	1,668	1,668	100.0%	5,000	5,000
70048	R&M Equipment Pool Equipment Fence	0	125	125	100.0%	0	500	500	100.0%	1,500	1,500
70048	R&M Equipment Exercise Room	0	83	83	100.0%	0	332	332	100.0%	1,000	1,000
70048	R&M Equipment Fire Alarm Testing	0	1,667	1,667	100.0%	3,044	6,668	3,624	54.3%	20,000	16,956

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
70051	Fitness Equipment	0	333	333	100.0%	681	1,332	651	48.9%	4,000	3,319
70058	Grounds - Other	2,859	1,667	(1,192)	-71.5%	3,521	6,668	3,147	47.2%	20,000	16,479
70063	R&M-Generator	7,694	417	(7,277)	<-100%	7,670	1,668	(6,002)	<-100%	5,000	(2,670)
70067	R&M-Interior	0	833	833	100.0%	3,287	3,332	45	1.3%	10,000	6,713
70068	R&M Lighting	1,123	1,250	127	10.2%	2,395	5,000	2,605	52.1%	15,000	12,605
70076	Maintenance Supplies	1,942	833	(1,109)	<-100%	4,320	3,332	(988)	-29.6%	10,000	5,680
70077	Cleaning & Janitorial	3,992	3,750	(242)	-6.5%	11,128	15,000	3,872	25.8%	45,000	33,872
70084	R&M Fire Sprinkler & Backflow	1,769	1,250	(519)	-41.5%	36,814	5,000	(31,814)	<-100%	15,000	(21,814)
70094	Pool Chemicals	4,420	3,333	(1,087)	-32.6%	7,286	13,332	6,046	45.3%	40,000	32,714
70095	R&M-Pool/Spa/Fountain	0	292	292	100.0%	1,668	1,168	(500)	-42.8%	3,500	1,832
70100	R&M-Pool Furn/Equip	2,239	625	(1,614)	<-100%	2,617	2,500	(117)	-4.7%	7,500	4,883
70101	Pool Plumbing	0	625	625	100.0%	2,423	2,500	77	3.1%	7,500	5,077
70102	Pool Miscellaneous	129	83	(46)	-55.3%	129	332	203	61.2%	1,000	871
70103	Pool Supplies	624	417	(207)	-49.7%	758	1,668	910	54.6%	5,000	4,242
70110	R&M-Roof	0	708	708	100.0%	300	2,832	2,532	89.4%	8,500	8,200
70125	R&M-Signage	104	208	104	50.2%	719	832	113	13.5%	2,500	1,781
70289	Contingency	13,266	6,250	(7,016)	<-100%	75,963	25,000	(50,963)	<-100%	75,000	(963)
<b>REPAIRS/MAINTENANCE TOTAL:</b>		<b>\$45,507</b>	<b>\$36,959</b>	<b>(\$8,548)</b>	<b>-23.1%</b>	<b>\$198,067</b>	<b>\$147,836</b>	<b>(\$50,231)</b>	<b>-34.0%</b>	<b>\$443,500</b>	<b>\$245,433</b>
<b>PRIOR YEAR ACTIVITY</b>											
70298	Prior Year Expense	0	0	0	0.0%	40,564	0	(40,564)	0.0%	0	(40,564)
<b>PRIOR YEAR ACTIVITY TOTAL:</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$40,564</b>	<b>\$0</b>	<b>(\$40,564)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$40,564)</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers	16,000	16,000	0	0.0%	64,000	64,000	0	0.0%	192,000	128,000
80001	Reserve Interest	24,554	0	(24,554)	0.0%	36,009	0	(36,009)	0.0%	0	(36,009)

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
80004	SIRS Reserve Transfer	54,750	54,750	0	0.0%	219,000	219,000	0	0.0%	657,000	438,000
	<b>RESERVE TRANSFERS TOTAL:</b>	<b>\$95,304</b>	<b>\$70,750</b>	<b>(\$24,554)</b>	<b>-34.7%</b>	<b>\$319,009</b>	<b>\$283,000</b>	<b>(\$36,009)</b>	<b>-12.7%</b>	<b>\$849,000</b>	<b>\$529,991</b>
	<b>TOTAL EXPENSES:</b>	<b>\$381,410</b>	<b>\$346,655</b>	<b>(\$34,755)</b>	<b>-10.0%</b>	<b>\$1,484,602</b>	<b>\$1,386,620</b>	<b>(\$97,982)</b>	<b>-7.1%</b>	<b>\$4,159,823</b>	<b>\$2,675,221</b>
	<b>NET INCOME/ (LOSS):</b>	<b>21,451</b>	<b>(2)</b>	<b>\$21,453</b>	<b>&lt;-100%</b>	<b>(172,181)</b>	<b>(8)</b>	<b>(172,173)</b>	<b>100%</b>	<b>0</b>	<b>172,181</b>