



**FirstService**  
RESIDENTIAL

**7DCY GRAND PANAMA BEACH RESORT CONDOMINIUM  
ASSOCIATION INC**  
**RESIDENT PACKAGE - FRO**

For period ending November 30, 2025

*Confidential - For Management Use Only*



# RESIDENT PACKAGE - FRO

November 30, 2025

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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

November 30, 2025

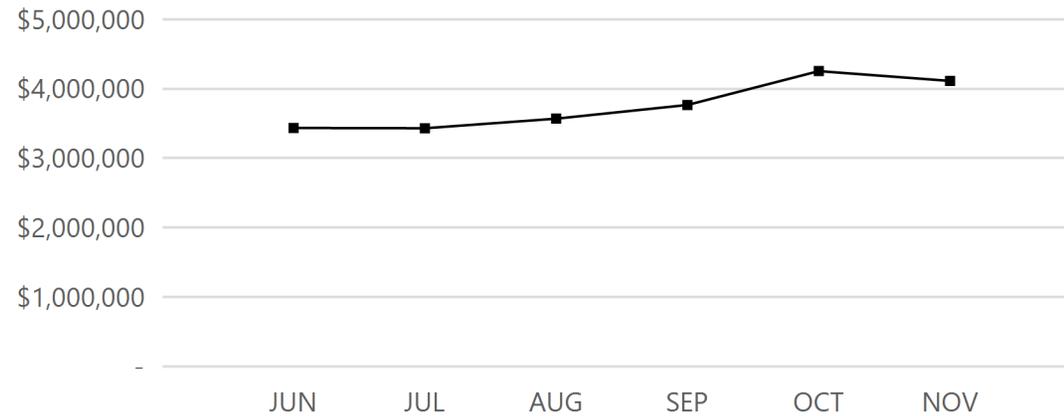
**TOTAL CASH**

Operating	\$765,615
Other	-
Reserves	\$3,348,296
Security Deposits	-
Special Assessment	-
<b>Total Cash</b>	<b>\$4,113,911</b>

**OPERATING CASH**

Beginning Cash	\$980,301
Change in Cash	(\$214,686)
Ending Cash	\$765,615
Less: Accruals	\$135,308
Less: Current Accounts Payable	-
<b>Adjusted Operating Cash</b>	<b>\$630,307</b>

Total Cash Trend



**ACCOUNTS RECEIVABLE SUMMARY**

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AF Attorney Fees	-	\$3,000	-	-	\$3,000
BC Return Check Fees	\$90	-	-	-	\$90
HC House Chgs/Work Ordr	-	-	-	\$319	\$319
II Interest Income	-	-	-	\$2,046	\$2,046
MI Miscellaneous	-	-	-	\$300	\$300
MM Maintenance Fees	\$1,654	\$7,462	\$8,827	\$45,521	\$63,464
SM Special Assessment	(\$3,817)	\$78,624	(\$150)	-	\$74,658
UA Annual Storage Fee	(\$489)	(\$2,112)	(\$12)	(\$3)	(\$2,616)
<b>TOTAL</b>	<b>(\$2,561)</b>	<b>\$86,974</b>	<b>\$8,665</b>	<b>\$48,182</b>	<b>\$141,260</b>

# Executive Summary

November 30, 2025

## INCOME STATEMENT SUMMARY

### Income Recap

Account	Nov Actual	Nov Budget	Nov Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$309,453	\$337,575	(\$28,122)	\$4,860,136	\$3,713,325	\$1,146,811	\$4,050,894	\$809,242
TOTAL EXPENSES	\$313,263	\$337,288	\$24,025	\$3,915,727	\$3,710,168	(\$205,559)	\$4,047,442	\$131,715
NET INCOME/(LOSS)	(\$3,810)	\$287	(\$4,097)	\$944,409	\$3,157	\$941,252	\$3,452	\$940,957

### Expense Summary

Account	Nov Actual	Nov Budget	Nov Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$15,230	\$23,845	\$8,615	\$225,213	\$262,295	\$37,082	\$286,125	\$60,912
PROPERTY INSURANCE	\$72,807	\$72,486	(\$321)	\$805,865	\$797,346	(\$8,519)	\$869,831	\$63,966
UTILITIES	\$33,225	\$38,251	\$5,026	\$468,387	\$420,761	(\$47,626)	\$459,014	(\$9,373)
CONTRACTS	\$88,848	\$93,702	\$4,854	\$1,055,257	\$1,030,722	(\$24,535)	\$1,124,432	\$69,175
OPERATING SALARIES & BENEFITS	\$21,562	\$11,170	(\$10,392)	\$184,571	\$122,870	(\$61,701)	\$134,035	(\$50,536)
REPAIRS/MAINTENANCE	\$8,158	\$32,784	\$24,626	\$357,466	\$360,624	\$3,158	\$393,405	\$35,939
SPECIAL ASSESSMENT	-	-	-	\$15,718	-	(\$15,718)	-	(\$15,718)
RESERVE TRANSFERS	\$73,433	\$65,050	(\$8,383)	\$803,251	\$715,550	(\$87,701)	\$780,600	(\$22,651)

# Executive Summary

November 30, 2025

**CASH SUMMARY**

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
<b>Operating</b>					
OPR2 - FIRST CITIZENS BANK OPR CKG	OPERATING CHECKING - FIRST CITIZENS BANK OPR CKG	-	-	-	-
OPR3 - SERVIS1st BANK OPR MM - INSURANCE ACCT	OPERATING MONEY MARKET - SERVIS1st BANK OPR MM - INSURANCE ACCT	-	-	-	-
OPR4 - SERVIS1st BANK OPR CK	OPERATING CHECKING - SERVIS1st BANK OPR CK	-	-	-	-
OPR1 - VALLEY BANK OPR CHG CLICK	CHECKING PRIMARY OPERATING LOCKBOX - VALLEY BANK OPR CHG CLICK	\$980,301	\$366,353	\$581,039	\$765,615
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
<b>Total Operating</b>		<b>\$980,301</b>	<b>\$366,353</b>	<b>\$581,039</b>	<b>\$765,615</b>
<b>Reserves</b>					
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	\$65,050	\$65,050	-
RSV1 - VALLEY BANK MM RSV	MONEY MARKET RESERVES - VALLEY BANK MM RSV	\$3,274,863	\$73,433	-	\$3,348,296
RSV3 - SERVIS1st BANK RSV MM	RESERVES MONEY MARKET - SERVIS1st BANK RSV MM	-	-	-	-
<b>Total Reserves</b>		<b>\$3,274,863</b>	<b>\$138,483</b>	<b>\$65,050</b>	<b>\$3,348,296</b>
<b>Total Cash</b>		<b>\$4,255,164</b>	<b>\$504,837</b>	<b>\$646,089</b>	<b>\$4,113,911</b>



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of November 30, 2025

Account	Description	Current Month November	Prior Month October	Month Inc / (Dec)	Current Year November	Prior Year November	Year Inc / (Dec)
<b>ASSETS</b>							
<b>**CURRENT ASSETS</b>							
10010 229	Cash-Operating - 229 Valley National	765,615	980,301	(214,686)	765,615	0	765,615
10200	Due (To)/From Reserves	(523,051)	(523,051)	0	(523,051)	0	(523,051)
10300	Accounts Receivable	100,271	103,298	(3,027)	100,271	0	100,271
10310	Special Assessment Receivable	78,879	116,965	(38,087)	78,879	0	78,879
10390 00	Allowance for Bad Debt - 00	(13,921)	(13,921)	0	(13,921)	0	(13,921)
10500	Prepaid Insurance	177,567	250,375	(72,807)	177,567	0	177,567
10549	A/P Clearing	19,553	10,741	8,812	19,553	0	19,553
10550	A/R Clearing	(520)	(520)	0	(520)	0	(520)
<b>**TOTAL CURRENT ASSETS</b>		<b>\$604,393</b>	<b>\$924,188</b>	<b>(\$319,795)</b>	<b>\$604,393</b>	<b>\$0</b>	<b>\$604,393</b>
<b>**RESTRICTED FUNDS</b>							
12010 229a	Cash-Reserves - 229a Valley National	3,348,296	3,274,863	73,433	3,348,296	0	3,348,296
12045	Due (To)/From Operating	523,051	523,051	0	523,051	0	523,051
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$3,871,347</b>	<b>\$3,797,914</b>	<b>\$73,433</b>	<b>\$3,871,347</b>	<b>\$0</b>	<b>\$3,871,347</b>
<b>**OTHER ASSETS</b>							
10800	Unbilled Special Assessment	938,536	938,536	0	938,536	0	938,536
19010	Utility Deposits	9,980	9,980	0	9,980	0	9,980
<b>**TOTAL OTHER ASSETS</b>		<b>\$948,516</b>	<b>\$948,516</b>	<b>\$0</b>	<b>\$948,516</b>	<b>\$0</b>	<b>\$948,516</b>
<b>**FIXED ASSETS</b>							
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)



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of November 30, 2025

Account	Description	Current Month November	Prior Month October	Month Inc / (Dec)	Current Year November	Prior Year November	Year Inc / (Dec)
<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>\$7,488,358</b>	<b>\$7,734,719</b>	<b>(\$246,362)</b>	<b>\$7,488,358</b>	<b>\$0</b>	<b>\$7,488,358</b>
<b>LIABILITIES</b>							
<b>**CURRENT LIABILITIES</b>							
20000	Accounts Payable	0	313,534	(313,534)	0	0	0
20005	Guest Registration Fees	2,670	2,670	0	2,670	0	2,670
20010	Accrued Expenses	135,308	97,849	37,458	135,308	0	135,308
20100	Prepaid Assessments	33,668	45,313	(11,645)	33,668	0	33,668
20110	Prepaid Special Assessment	4,221	9,503	(5,282)	4,221	0	4,221
20150	Deferred Assessments	5,455	10,910	(5,455)	5,455	0	5,455
20156 00	Prepaid Rent - 00 General	6,250	12,500	(6,250)	6,250	0	6,250
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$187,572</b>	<b>\$492,279</b>	<b>(\$304,707)</b>	<b>\$187,572</b>	<b>\$0</b>	<b>\$187,572</b>
<b>**OTHER LIABILITIES</b>							
24003	Loan Payable	550,597	561,875	(11,278)	550,597	0	550,597
<b>**TOTAL OTHER LIABILITIES</b>		<b>\$550,597</b>	<b>\$561,875</b>	<b>(\$11,278)</b>	<b>\$550,597</b>	<b>\$0</b>	<b>\$550,597</b>
<b>**SPECIAL ASSESSMENT LIABILITIES</b>							
21000 00	S/A Liability-Billed - 00	1,903,692	1,903,692	0	1,903,692	0	1,903,692
21004	S/A Loan Principal Paid	(920,848)	(920,848)	0	(920,848)	0	(920,848)
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>\$975,377</b>	<b>\$975,377</b>	<b>\$0</b>	<b>\$975,377</b>	<b>\$0</b>	<b>\$975,377</b>

**\*\*RESERVE LIABILITIES**

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

# Balance Sheet

As of November 30, 2025

Account	Description	Current Month November	Prior Month October	Month Inc / (Dec)	Current Year November	Prior Year November	Year Inc / (Dec)
30000 00	Reserves - 00	0	(16,853)	16,853	0	0	0
30000 001	Reserves - 001 Pooled	3,783,646	3,735,449	48,198	3,783,646	0	3,783,646
30080	Reserves - Interest	87,701	79,318	8,383	87,701	0	87,701
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$3,871,347</b>	<b>\$3,797,914</b>	<b>\$73,433</b>	<b>\$3,871,347</b>	<b>\$0</b>	<b>\$3,871,347</b>
<b>**TOTAL LIABILITIES</b>		<b>\$5,584,893</b>	<b>\$5,827,445</b>	<b>(\$242,551)</b>	<b>\$5,584,893</b>	<b>\$0</b>	<b>\$5,584,893</b>
<b>**MEMBERS EQUITY</b>							
38880	Fund Balance	(10,367)	(10,367)	0	(10,367)	0	(10,367)
38888	Fund Balance - Loan	969,422	969,422	0	969,422	0	969,422
Current Year Net Income/ (Loss)		944,409	948,219	(3,810)	944,409	0	944,409
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$1,903,464</b>	<b>\$1,907,274</b>	<b>(\$3,810)</b>	<b>\$1,903,464</b>	<b>\$0</b>	<b>\$1,903,464</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$7,488,358</b>	<b>\$7,734,719</b>	<b>(\$246,362)</b>	<b>\$7,488,358</b>	<b>\$0</b>	<b>\$7,488,358</b>

# Income Statement

November 30, 2025

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	208,823	208,823	0	0.0%	2,297,048	2,297,053	(5)	0.0%	2,505,874	208,826
40002	Reserve Income	65,050	65,050	0	0.0%	715,550	715,550	0	0.0%	780,600	65,050
40003	Special Assessment	0	0	0	0.0%	938,536	0	938,536	0.0%	0	(938,536)
40004	Special Assessment Transfer	0	0	0	0.0%	15,718	0	15,718	0.0%	0	(15,718)
40014	Legal Fee Income	0	0	0	0.0%	4,000	0	4,000	0.0%	0	(4,000)
40025	Returned Check Fees	90	0	90	0.0%	410	0	410	0.0%	0	(410)
40055	Vending Machine	0	0	0	0.0%	1,336	0	1,336	0.0%	0	(1,336)
40058	Security Service	12,301	35,417	(23,116)	-65.3%	479,302	389,587	89,715	23.0%	425,000	(54,302)
40078	Late Fee Interest	0	0	0	0.0%	6,780	0	6,780	0.0%	0	(6,780)
40080	Operating Interest	0	0	0	0.0%	2,755	0	2,755	0.0%	0	(2,755)
40081	Reserve Interest	8,383	0	8,383	0.0%	87,701	0	87,701	0.0%	0	(87,701)
40090	Miscellaneous Income	0	0	0	0.0%	16,466	0	16,466	0.0%	0	(16,466)
40093	Capital Contribution	0	0	0	0.0%	150	0	150	0.0%	0	(150)
40115	Administrative Fee	0	0	0	0.0%	1,000	0	1,000	0.0%	0	(1,000)
41000	Rental Income	9,351	14,850	(5,499)	-37.0%	212,213	163,350	48,863	29.9%	178,200	(34,013)
41005	Storage Income	5,455	5,935	(480)	-8.1%	57,970	65,285	(7,315)	-11.2%	71,220	13,250
41010	Maintenance Chargeback	0	0	0	0.0%	319	0	319	0.0%	0	(319)
42000	Estoppel Income	0	0	0	0.0%	382	0	382	0.0%	0	(382)
42010	Beach Service Income	0	7,500	(7,500)	-100.0%	22,500	82,500	(60,000)	-72.7%	90,000	67,500
<b>OPERATING REVENUE TOTAL:</b>		<b>\$309,453</b>	<b>\$337,575</b>	<b>(\$28,122)</b>	<b>-8.3%</b>	<b>\$4,860,136</b>	<b>\$3,713,325</b>	<b>\$1,146,811</b>	<b>30.9%</b>	<b>\$4,050,894</b>	<b>(\$809,242)</b>
<b>TOTAL REVENUE:</b>		<b>\$309,453</b>	<b>\$337,575</b>	<b>(\$28,122)</b>	<b>-8.3%</b>	<b>\$4,860,136</b>	<b>\$3,713,325</b>	<b>\$1,146,811</b>	<b>30.9%</b>	<b>\$4,050,894</b>	<b>(\$809,242)</b>
EXPENSES											
ADMINISTRATIVE											

# Income Statement

November 30, 2025

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50008	Accounting Fees - Tax Prep & Financial Audit	0	833	833	100.0%	8,540	9,163	623	6.8%	10,000	1,460
50015	Bank Charges	50	0	(50)	0.0%	580	0	(580)	0.0%	0	(580)
50025	Copier Maint/Supply	0	56	56	100.0%	4,672	616	(4,056)	<-100%	674	(3,998)
50045	Legal Fees Association Matters	1,740	417	(1,323)	<-100%	31,256	4,587	(26,669)	<-100%	5,000	(26,256)
50048	Annual Condo Fees	0	100	100	100.0%	0	1,100	1,100	100.0%	1,196	1,196
50050	License, Taxes, Permit	0	0	0	0.0%	0	0	0	0.0%	0	0
50050	License, Taxes, Permit Elevators	0	38	38	100.0%	0	418	418	100.0%	450	450
50050	License, Taxes, Permit Pool/Spa	0	177	177	100.0%	2,125	1,947	(178)	-9.1%	2,125	0
50050	License, Taxes, Permit Other	0	54	54	100.0%	1,946	594	(1,352)	<-100%	645	(1,301)
50053	Corporate Annual Report	0	5	5	100.0%	170	55	(115)	<-100%	61	(109)
50055	Meeting Costs / Electronic Voting	0	54	54	100.0%	230	594	364	61.3%	650	420
50075	Office Supplies	0	500	500	100.0%	9,310	5,500	(3,810)	-69.3%	6,000	(3,310)
50081	Printing And Postage	0	181	181	100.0%	1,198	1,991	793	39.8%	2,170	972
50102	Bank Loan Fees	0	5,535	5,535	100.0%	0	60,885	60,885	100.0%	66,415	66,415
50103	Loan Principal/Int.	2,308	5,204	2,896	55.7%	50,066	57,244	7,178	12.5%	62,444	12,378
50105	Property Taxes	0	548	548	100.0%	0	6,028	6,028	100.0%	6,579	6,579
50110	Miscellaneous Expenses	0	0	0	0.0%	(121)	0	121	0.0%	0	121
50111	Wristbands	0	333	333	100.0%	5,267	3,663	(1,604)	-43.8%	4,000	(1,267)
50125	Web Page/Internet	960	308	(652)	<-100%	8,353	3,388	(4,965)	<-100%	3,700	(4,653)
50126	Parking Expense	0	0	0	0.0%	4,537	0	(4,537)	0.0%	0	(4,537)
50130	Maintenance Fee Exp	5,514	5,401	(113)	-2.1%	60,658	59,411	(1,247)	-2.1%	64,807	4,149
50131	Uniforms	0	167	167	100.0%	2,756	1,837	(919)	-50.0%	2,000	(756)
51044	Sales & Use Tax	4,658	3,934	(724)	-18.4%	33,669	43,274	9,605	22.2%	47,209	13,540

# Income Statement

November 30, 2025

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$15,230</b>	<b>\$23,845</b>	<b>\$8,615</b>	<b>36.1%</b>	<b>\$225,213</b>	<b>\$262,295</b>	<b>\$37,082</b>	<b>14.1%</b>	<b>\$286,125</b>	<b>\$60,912</b>
<b>PROPERTY INSURANCE</b>											
52030	Multiperil Insurance	72,807	72,486	(321)	-0.4%	805,865	797,346	(8,519)	-1.1%	869,831	63,966
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$72,807</b>	<b>\$72,486</b>	<b>(\$321)</b>	<b>-0.4%</b>	<b>\$805,865</b>	<b>\$797,346</b>	<b>(\$8,519)</b>	<b>-1.1%</b>	<b>\$869,831</b>	<b>\$63,966</b>
<b>UTILITIES</b>											
54050	Electricity	10,744	12,132	1,388	11.4%	140,970	133,452	(7,518)	-5.6%	145,590	4,620
54070	Water & Sewer	15,125	15,436	311	2.0%	230,764	169,796	(60,968)	-35.9%	185,231	(45,533)
54080	Gas/Fuel Oil	1,221	4,233	3,012	71.2%	39,501	46,563	7,062	15.2%	50,799	11,298
54095	Trash	3,094	6,000	2,906	48.4%	48,583	66,000	17,417	26.4%	72,000	23,417
54100	Telephone	3,041	450	(2,591)	<-100%	8,569	4,950	(3,619)	-73.1%	5,394	(3,175)
<b>UTILITIES TOTAL:</b>		<b>\$33,225</b>	<b>\$38,251</b>	<b>\$5,026</b>	<b>13.1%</b>	<b>\$468,387</b>	<b>\$420,761</b>	<b>(\$47,626)</b>	<b>-11.3%</b>	<b>\$459,014</b>	<b>(\$9,373)</b>
<b>CONTRACTS</b>											
60013	Cable Television	5,293	7,559	2,266	30.0%	80,983	83,149	2,166	2.6%	90,710	9,727
60021	Contracts	0	121	121	100.0%	909	1,331	422	31.7%	1,449	540
60029	Contract Labor General	30,481	31,294	813	2.6%	355,117	344,234	(10,883)	-3.2%	375,534	20,417
60035	Elevator Contract	0	2,442	2,442	100.0%	34,080	26,862	(7,218)	-26.9%	29,304	(4,776)
60040	Elevator Inspection	0	167	167	100.0%	0	1,837	1,837	100.0%	2,000	2,000
60050	Fire Extinguisher Inspection	0	102	102	100.0%	13,188	1,122	(12,066)	<-100%	1,225	(11,963)
60051	Fire Alarm Inspection	2,140	518	(1,622)	<-100%	12,334	5,698	(6,636)	<-100%	6,217	(6,117)
60054	Fire Sprinkler & Backflow Inspection	0	588	588	100.0%	14,164	6,468	(7,696)	<-100%	7,057	(7,107)
60082	Internet Access	7,655	10,448	2,793	26.7%	114,626	114,928	302	0.3%	125,382	10,756
60090	Lawn Maintenance	1,868	2,449	581	23.7%	49,104	26,939	(22,165)	-82.3%	29,386	(19,718)
61000	Management Services	2,887	12,485	9,598	76.9%	103,362	137,335	33,973	24.7%	149,820	46,458
61010	Pest Control	1,151	325	(826)	<-100%	5,423	3,575	(1,848)	-51.7%	3,900	(1,523)
61045	Security Services	22,032	21,516	(516)	-2.4%	231,683	236,676	4,993	2.1%	258,192	26,509

# Income Statement

November 30, 2025

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
61045	Security Services Equipment	5,543	2,771	(2,772)	<-100%	30,484	30,481	(3)	0.0%	33,256	2,772
61052	Balcony Inspection	9,800	625	(9,175)	<-100%	9,800	6,875	(2,925)	-42.5%	7,500	(2,300)
61053	Walkover Inspection	0	167	167	100.0%	0	1,837	1,837	100.0%	2,000	2,000
61054	Insurance Appraisal	0	125	125	100.0%	0	1,375	1,375	100.0%	1,500	1,500
<b>CONTRACTS TOTAL:</b>		<b>\$88,848</b>	<b>\$93,702</b>	<b>\$4,854</b>	<b>5.2%</b>	<b>\$1,055,257</b>	<b>\$1,030,722</b>	<b>(\$24,535)</b>	<b>-2.4%</b>	<b>\$1,124,432</b>	<b>\$69,175</b>

## OPERATING SALARIES & BENEFITS

65000	Salaries Maintenance Person	5,962	5,075	(887)	-17.5%	40,492	55,825	15,333	27.5%	60,902	20,410
65000	Salaries Manager	7,046	3,307	(3,739)	<-100%	73,506	36,377	(37,129)	<-100%	39,682	(33,824)
65000	Salaries Overtime	0	600	600	100.0%	7,810	6,600	(1,210)	-18.3%	7,200	(610)
65040	Medical Insurance	2,364	0	(2,364)	0.0%	9,456	0	(9,456)	0.0%	0	(9,456)
65058	Bonuses	0	167	167	100.0%	0	1,837	1,837	100.0%	2,000	2,000
65070	Payroll Burden	6,189	2,021	(4,168)	<-100%	53,306	22,231	(31,075)	<-100%	24,251	(29,055)
<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>		<b>\$21,562</b>	<b>\$11,170</b>	<b>(\$10,392)</b>	<b>-93.0%</b>	<b>\$184,571</b>	<b>\$122,870</b>	<b>(\$61,701)</b>	<b>-50.2%</b>	<b>\$134,035</b>	<b>(\$50,536)</b>

## REPAIRS/MAINTENANCE

70025	R&M-Building	0	12,562	12,562	100.0%	147,348	138,182	(9,166)	-6.6%	150,750	3,402
70045	R&M-Electrical	0	0	0	0.0%	(6,678)	0	6,678	0.0%	0	6,678
70048	R&M Equipment	204	6,417	6,213	96.8%	100,750	70,587	(30,163)	-42.7%	77,000	(23,750)
70058	Grounds - Other	0	4,875	4,875	100.0%	2,500	53,625	51,125	95.3%	58,500	56,000
70060	R&M General	2,554	0	(2,554)	0.0%	14,771	0	(14,771)	0.0%	0	(14,771)
70077	Cleaning & Janitorial	0	0	0	0.0%	(175)	0	175	0.0%	0	175
70095	R&M-Pool/Spa/Fountain	1,200	7,625	6,425	84.3%	67,080	83,875	16,795	20.0%	91,500	24,420
70289	Contingency	4,201	1,305	(2,896)	<-100%	31,870	14,355	(17,515)	<-100%	15,655	(16,215)
<b>REPAIRS/MAINTENANCE TOTAL:</b>		<b>\$8,158</b>	<b>\$32,784</b>	<b>\$24,626</b>	<b>75.1%</b>	<b>\$357,466</b>	<b>\$360,624</b>	<b>\$3,158</b>	<b>0.9%</b>	<b>\$393,405</b>	<b>\$35,939</b>

## SPECIAL ASSESSMENT

# Income Statement

November 30, 2025

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
73000	Special Assessment Transfer	0	0	0	0.0%	15,718	0	(15,718)	0.0%	0	(15,718)
	<b>SPECIAL ASSESSMENT TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$15,718</b>	<b>\$0</b>	<b>(\$15,718)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$15,718)</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers Pooled	65,050	65,050	0	0.0%	715,550	715,550	0	0.0%	780,600	65,050
80001	Reserve Interest	8,383	0	(8,383)	0.0%	87,701	0	(87,701)	0.0%	0	(87,701)
	<b>RESERVE TRANSFERS TOTAL:</b>	<b>\$73,433</b>	<b>\$65,050</b>	<b>(\$8,383)</b>	<b>-12.9%</b>	<b>\$803,251</b>	<b>\$715,550</b>	<b>(\$87,701)</b>	<b>-12.3%</b>	<b>\$780,600</b>	<b>(\$22,651)</b>
	<b>TOTAL EXPENSES:</b>	<b>\$313,263</b>	<b>\$337,288</b>	<b>\$24,025</b>	<b>7.1%</b>	<b>\$3,915,727</b>	<b>\$3,710,168</b>	<b>(\$205,559)</b>	<b>-5.5%</b>	<b>\$4,047,442</b>	<b>\$131,715</b>
	<b>NET INCOME/ (LOSS):</b>	<b>(3,810)</b>	<b>287</b>	<b>(\$4,097)</b>	<b>&lt;-100%</b>	<b>944,409</b>	<b>3,157</b>	<b>941,252</b>	<b>100%</b>	<b>3,452</b>	<b>(940,957)</b>