



FirstService
RESIDENTIAL

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

For period ending September 30, 2025

Confidential - For Management Use Only



RESIDENT PACKAGE - FRO

September 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

September 30, 2025

TOTAL CASH

Operating	\$516,236
Other	-
Reserves	\$3,250,723
Security Deposits	-
Special Assessment	-
Total Cash	\$3,766,958



OPERATING CASH

Beginning Cash	\$517,919
Change in Cash	(\$1,683)
Ending Cash	\$516,236
<i>Less: Accruals</i>	\$205,506
<i>Less: Current Accounts Payable</i>	\$12,517
Adjusted Operating Cash	\$298,213

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AF Attorney Fees	\$250	-	-	-	\$250
BC Return Check Fees	\$10	-	-	-	\$10
II Interest Income	-	-	-	\$3,278	\$3,278
MI Miscellaneous	-	-	-	\$400	\$400
MM Maintenance Fees	(\$28,052)	(\$9,675)	\$8,248	\$52,686	\$23,207
SM Special Assessment	(\$274,604)	(\$5,345)	-	-	(\$279,949)
UA Annual Storage Fee	(\$217)	(\$1,920)	-	\$1,620	(\$517)
TOTAL	(\$302,613)	(\$16,940)	\$8,248	\$57,984	(\$253,321)

Executive Summary

September 30, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$353,887	\$337,575	\$16,312	\$3,263,449	\$3,038,175	\$225,274	\$4,050,894	(\$787,445)
TOTAL EXPENSES	\$400,348	\$337,288	(\$63,060)	\$3,255,004	\$3,035,592	(\$219,412)	\$4,047,442	\$792,438
NET INCOME/(LOSS)	(\$46,461)	\$287	(\$46,748)	\$8,446	\$2,583	\$5,863	\$3,452	\$4,994

Expense Summary

Account	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$35,093	\$23,845	(\$11,248)	\$201,329	\$214,605	\$13,276	\$286,125	\$84,796
PROPERTY INSURANCE	\$72,821	\$72,486	(\$335)	\$657,810	\$652,374	(\$5,436)	\$869,831	\$212,021
UTILITIES	\$41,234	\$38,251	(\$2,983)	\$402,630	\$344,259	(\$58,371)	\$459,014	\$56,384
CONTRACTS	\$100,365	\$93,702	(\$6,663)	\$872,045	\$843,318	(\$28,727)	\$1,124,432	\$252,387
OPERATING SALARIES & BENEFITS	\$27,791	\$11,170	(\$16,621)	\$139,875	\$100,530	(\$39,345)	\$134,035	(\$5,840)
REPAIRS/MAINTENANCE	\$54,156	\$32,784	(\$21,372)	\$309,492	\$295,056	(\$14,436)	\$393,405	\$83,913
SPECIAL ASSESSMENT	-	-	-	\$15,718	-	(\$15,718)	-	(\$15,718)
RESERVE TRANSFERS	\$68,889	\$65,050	(\$3,839)	\$656,104	\$585,450	(\$70,654)	\$780,600	\$124,496



Executive Summary

September 30, 2025

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR2 - FIRST CITIZENS BANK OPR CKG	OPERATING CHECKING - FIRST CITIZENS BANK OPR CKG	-	-	\$233	(\$233)
OPR3 - SERVIS1st BANK OPR MM - INSURANCE ACCT	OPERATING MONEY MARKET - SERVIS1st BANK OPR MM - INSURANCE ACCT	\$7	-	-	\$7
OPR4 - SERVIS1st BANK OPR CK	OPERATING CHECKING - SERVIS1st BANK OPR CK	\$388,848	\$49,286	-	\$438,134
OPR1 - VALLEY BANK OPR CHG CLICK	CHECKING PRIMARY OPERATING LOCKBOX - VALLEY BANK OPR CHG CLICK	\$129,064	\$639,080	\$689,816	\$78,328
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
Total Operating		\$517,919	\$688,366	\$690,049	\$516,236
Reserves					
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	\$195,150	\$195,150	-
RSV1 - VALLEY BANK MM RSV	MONEY MARKET RESERVES - VALLEY BANK MM RSV	\$1,383	\$195,519	-	\$196,902
RSV3 - SERVIS1st BANK RSV MM	RESERVES MONEY MARKET - SERVIS1st BANK RSV MM	\$3,050,350	\$3,470	-	\$3,053,820
Total Reserves		\$3,051,734	\$394,139	\$195,150	\$3,250,723
Total Cash		\$3,569,653	\$1,082,505	\$885,199	\$3,766,958



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of September 30, 2025

Account	Description	Current Month September	Prior Month August	Month Inc / (Dec)	Current Year September	Prior Year September	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 10	Cash-Operating - 10 Operating - New	438,134	388,848	49,286	438,134	0	438,134
10010 229	Cash-Operating - 229 Valley National	78,328	129,064	(50,736)	78,328	0	78,328
10010 612A	Cash-Operating - 612A Servis First Bank	7	7	0	7	0	7
10010 660	Cash-Operating - 660 First Citizens Bank	(233)	0	(233)	(233)	0	(233)
10200	Due (To)/From Reserves	(490,330)	(620,430)	130,100	(490,330)	0	(490,330)
10300	Accounts Receivable	108,868	140,373	(31,505)	108,868	0	108,868
10310	Special Assessment Receivable	2,368	2,368	0	2,368	0	2,368
10330 00	Other Receivables - 00	233	0	233	233	0	233
10390 00	Allowance for Bad Debt - 00	(13,921)	(15,000)	1,079	(13,921)	0	(13,921)
10500	Prepaid Insurance	325,607	398,413	(72,806)	325,607	0	325,607
10505	Prepaid Expenses	0	130	(130)	0	0	0
10549	A/P Clearing	13,033	6,741	6,292	13,033	0	13,033
10550	A/R Clearing	0	(324)	324	0	0	0
**TOTAL CURRENT ASSETS		\$462,095	\$430,190	\$31,905	\$462,095	\$0	\$462,095
**RESTRICTED FUNDS							
12010 100	Cash-Reserves - 100	3,053,820	3,050,350	3,470	3,053,820	0	3,053,820
12010 229a	Cash-Reserves - 229a Valley National	196,902	1,383	195,519	196,902	0	196,902
12045	Due (To)/From Operating	490,330	620,430	(130,100)	490,330	0	490,330
**TOTAL RESTRICTED FUNDS		\$3,741,053	\$3,672,164	\$68,889	\$3,741,053	\$0	\$3,741,053
**OTHER ASSETS							
10800	Unbilled Special Assessment	938,536	936,777	1,759	938,536	0	938,536
19010	Utility Deposits	9,980	9,980	0	9,980	0	9,980



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of September 30, 2025

Account	Description	Current Month September	Prior Month August	Month Inc / (Dec)	Current Year September	Prior Year September	Year Inc / (Dec)
**TOTAL OTHER ASSETS		\$948,516	\$946,757	\$1,759	\$948,516	\$0	\$948,516
**FIXED ASSETS							
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)
**TOTAL FIXED ASSETS		\$2,064,102	\$2,064,102	\$0	\$2,064,102	\$0	\$2,064,102
**TOTAL ASSETS		\$7,215,765	\$7,113,213	\$102,553	\$7,215,765	\$0	\$7,215,765
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	12,517	0	12,517	12,517	0	12,517
20005	Guest Registration Fees	2,670	2,670	0	2,670	0	2,670
20010	Accrued Expenses	205,506	250,782	(45,275)	205,506	0	205,506
20030	Insurance Payable	49,595	99,190	(49,595)	49,595	0	49,595
20100	Prepaid Assessments	82,240	72,678	9,563	82,240	0	82,240
20110	Prepaid Special Assessment	282,317	7,713	274,604	282,317	0	282,317
20150	Deferred Assessments	16,365	21,820	(5,455)	16,365	0	16,365
20156 00	Prepaid Rent - 00 General	18,750	25,000	(6,250)	18,750	0	18,750
**TOTAL CURRENT LIABILITIES		\$669,960	\$479,852	\$190,108	\$669,960	\$0	\$669,960
**OTHER LIABILITIES							
24003	Loan Payable	861,875	970,640	(108,765)	861,875	0	861,875
**TOTAL OTHER LIABILITIES		\$861,875	\$970,640	(\$108,765)	\$861,875	\$0	\$861,875

****SPECIAL ASSESSMENT LIABILITIES**



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of September 30, 2025

Account	Description	Current Month September	Prior Month August	Month Inc / (Dec)	Current Year September	Prior Year September	Year Inc / (Dec)
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)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$975,377	\$975,377	\$0	\$975,377	\$0	\$975,377
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	3,670,399	3,605,349	65,050	3,670,399	0	3,670,399
30080	Reserves - Interest	70,654	66,815	3,839	70,654	0	70,654
**TOTAL RESERVE LIABILITIES		\$3,741,053	\$3,672,164	\$68,889	\$3,741,053	\$0	\$3,741,053
**TOTAL LIABILITIES		\$6,248,264	\$6,098,032	\$150,232	\$6,248,264	\$0	\$6,248,264
**MEMBERS EQUITY							
38880	Fund Balance	(10,367)	(10,367)	0	(10,367)	0	(10,367)
38888	Fund Balance - Loan	969,422	970,640	(1,218)	969,422	0	969,422
Current Year Net Income/ (Loss)		8,446	54,907	(46,461)	8,446	0	8,446
**TOTAL MEMBERS EQUITY		\$967,501	\$1,015,180	(\$47,679)	\$967,501	\$0	\$967,501
**TOTAL LIABILITIES & EQUITY		\$7,215,765	\$7,113,213	\$102,553	\$7,215,765	\$0	\$7,215,765

Income Statement

September 30, 2025

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep 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%	1,879,403	1,879,407	(4)	0.0%	2,505,874	626,471
40002	Reserve Income	65,050	65,050	0	0.0%	585,450	585,450	0	0.0%	780,600	195,150
40004	Special Assessment Transfer	0	0	0	0.0%	15,718	0	15,718	0.0%	0	(15,718)
40014	Legal Fee Income	250	0	250	0.0%	250	0	250	0.0%	0	(250)
40025	Returned Check Fees	30	0	30	0.0%	260	0	260	0.0%	0	(260)
40055	Vending Machine	0	0	0	0.0%	1,336	0	1,336	0.0%	0	(1,336)
40058	Security Service	51,680	35,417	16,263	45.9%	420,226	318,753	101,473	31.8%	425,000	4,774
40078	Late Fee Interest	0	0	0	0.0%	6,868	0	6,868	0.0%	0	(6,868)
40080	Operating Interest	0	0	0	0.0%	2,755	0	2,755	0.0%	0	(2,755)
40081	Reserve Interest	3,839	0	3,839	0.0%	70,654	0	70,654	0.0%	0	(70,654)
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	18,210	14,850	3,360	22.6%	192,609	133,650	58,959	44.1%	178,200	(14,409)
41005	Storage Income	6,005	5,935	70	1.2%	47,335	53,415	(6,080)	-11.4%	71,220	23,885
41010	Maintenance Chargeback	0	0	0	0.0%	319	0	319	0.0%	0	(319)
42000	Estoppel Income	0	0	0	0.0%	150	0	150	0.0%	0	(150)
42010	Beach Service Income	0	7,500	(7,500)	-100.0%	22,500	67,500	(45,000)	-66.7%	90,000	67,500
OPERATING REVENUE TOTAL:		\$353,887	\$337,575	\$16,312	4.8%	\$3,263,449	\$3,038,175	\$225,274	7.4%	\$4,050,894	\$787,445
TOTAL REVENUE:		\$353,887	\$337,575	\$16,312	4.8%	\$3,263,449	\$3,038,175	\$225,274	7.4%	\$4,050,894	\$787,445
EXPENSES											
ADMINISTRATIVE											
50008	Accounting Fees - CPA	0	833	833	100.0%	8,500	7,497	(1,003)	-13.4%	10,000	1,500

Income Statement

September 30, 2025

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
50015	Bank Charges	0	0	0	0.0%	415	0	(415)	0.0%	0	(415)
50025	Copier Maint/Supply	0	56	56	100.0%	4,447	504	(3,943)	<-100%	674	(3,773)
50045	Legal Fees Association Matters	13,607	417	(13,190)	<-100%	29,516	3,753	(25,763)	<-100%	5,000	(24,516)
50048	Annual Condo Fees	0	100	100	100.0%	0	900	900	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	342	342	100.0%	450	450
50050	License, Taxes, Permit Pool/Spa	0	177	177	100.0%	2,125	1,593	(532)	-33.4%	2,125	0
50050	License, Taxes, Permit Other	750	54	(696)	<-100%	1,946	486	(1,460)	<-100%	645	(1,301)
50053	Corporate Annual Report	0	5	5	100.0%	170	45	(125)	<-100%	61	(109)
50055	Meeting Expenses	0	54	54	100.0%	230	486	256	52.7%	650	420
50075	Office Supplies	237	500	263	52.7%	8,571	4,500	(4,071)	-90.5%	6,000	(2,571)
50081	Printing And Postage	0	181	181	100.0%	979	1,629	650	39.9%	2,170	1,191
50102	Bank Loan Fees	0	5,535	5,535	100.0%	0	49,815	49,815	100.0%	66,415	66,415
50103	Loan Principal/Int.	3,552	5,204	1,652	31.7%	44,719	46,836	2,117	4.5%	62,444	17,725
50105	Property Taxes	0	548	548	100.0%	0	4,932	4,932	100.0%	6,579	6,579
50110	Miscellaneous Expenses	(2,881)	0	2,881	0.0%	2,434	0	(2,434)	0.0%	0	(2,434)
50111	Wristbands	2,670	333	(2,337)	<-100%	5,267	2,997	(2,270)	-75.7%	4,000	(1,267)
50125	Web Page/Internet	125	308	183	59.4%	6,828	2,772	(4,056)	<-100%	3,700	(3,128)
50126	Parking Expense	0	0	0	0.0%	3,787	0	(3,787)	0.0%	0	(3,787)
50130	Maintenance Fee Exp	5,514	5,401	(113)	-2.1%	49,629	48,609	(1,020)	-2.1%	64,807	15,178
50131	Uniforms	0	167	167	100.0%	2,756	1,503	(1,253)	-83.3%	2,000	(756)
51044	Sales & Use Tax	11,518	3,934	(7,584)	<-100%	29,011	35,406	6,395	18.1%	47,209	18,198
ADMINISTRATIVE TOTAL:		\$35,093	\$23,845	(\$11,248)	-47.2%	\$201,329	\$214,605	\$13,276	6.2%	\$286,125	\$84,796

PROPERTY INSURANCE

Income Statement

September 30, 2025

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
52030	Multiperil Insurance	72,821	72,486	(335)	-0.5%	657,810	652,374	(5,436)	-0.8%	869,831	212,021
	PROPERTY INSURANCE TOTAL:	\$72,821	\$72,486	(\$335)	-0.5%	\$657,810	\$652,374	(\$5,436)	-0.8%	\$869,831	\$212,021
UTILITIES											
54050	Electricity	11,653	12,132	479	3.9%	119,305	109,188	(10,117)	-9.3%	145,590	26,285
54070	Water & Sewer	21,037	15,436	(5,601)	-36.3%	202,883	138,924	(63,959)	-46.0%	185,231	(17,652)
54075	Streaming Radio	(47)	0	47	0.0%	828	0	(828)	0.0%	0	(828)
54080	Gas/Fuel Oil	1,832	4,233	2,401	56.7%	37,653	38,097	444	1.2%	50,799	13,146
54095	Trash	6,374	6,000	(374)	-6.2%	38,726	54,000	15,274	28.3%	72,000	33,274
54100	Telephone	386	450	64	14.3%	3,236	4,050	814	20.1%	5,394	2,158
	UTILITIES TOTAL:	\$41,234	\$38,251	(\$2,983)	-7.8%	\$402,630	\$344,259	(\$58,371)	-17.0%	\$459,014	\$56,384
CONTRACTS											
60013	Cable Television	7,559	7,559	0	0.0%	60,552	68,031	7,479	11.0%	90,710	30,158
60021	Contracts	0	121	121	100.0%	0	1,089	1,089	100.0%	1,449	1,449
60029	Contract Labor General	28,207	31,294	3,087	9.9%	284,519	281,646	(2,873)	-1.0%	375,534	91,015
60035	Elevator Contract	14,263	2,442	(11,821)	<-100%	34,080	21,978	(12,102)	-55.1%	29,304	(4,776)
60040	Elevator Inspection	0	167	167	100.0%	0	1,503	1,503	100.0%	2,000	2,000
60050	Fire Extinguisher Inspection	0	102	102	100.0%	9,771	918	(8,853)	<-100%	1,225	(8,546)
60051	Fire Alarm Inspection	0	518	518	100.0%	10,194	4,662	(5,532)	<-100%	6,217	(3,977)
60054	Fire Sprinkler & Backflow Inspection	7,315	588	(6,727)	<-100%	16,138	5,292	(10,846)	<-100%	7,057	(9,081)
60055	Fire Alarm Monitoring	0	0	0	0.0%	1,769	0	(1,769)	0.0%	0	(1,769)
60073	Irrigation Contract	0	0	0	0.0%	5,470	0	(5,470)	0.0%	0	(5,470)
60079	Landscape Extras	4,515	0	(4,515)	0.0%	27,154	0	(27,154)	0.0%	0	(27,154)
60082	Internet Access	9,149	10,448	1,300	12.4%	93,859	94,032	173	0.2%	125,382	31,523
60090	Lawn Maintenance	1,200	2,449	1,249	51.0%	12,000	22,041	10,041	45.6%	29,386	17,386

Income Statement

September 30, 2025

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
61000	Management Services	3,407	12,485	9,078	72.7%	97,487	112,365	14,878	13.2%	149,820	52,333
61010	Pest Control	345	325	(20)	-6.0%	3,426	2,925	(501)	-17.1%	3,900	475
61045	Security Services	21,634	21,516	(118)	-0.6%	190,686	193,644	2,958	1.5%	258,192	67,506
61045	Security Services Equipment	2,771	2,771	0	0.0%	24,942	24,939	(3)	0.0%	33,256	8,314
61052	Balcony Inspection	0	625	625	100.0%	0	5,625	5,625	100.0%	7,500	7,500
61053	Walkover Inspection	0	167	167	100.0%	0	1,503	1,503	100.0%	2,000	2,000
61054	Insurance Appraisal	0	125	125	100.0%	0	1,125	1,125	100.0%	1,500	1,500
CONTRACTS TOTAL:		\$100,365	\$93,702	(\$6,663)	-7.1%	\$872,045	\$843,318	(\$28,727)	-3.4%	\$1,124,432	\$252,387
OPERATING SALARIES & BENEFITS											
65000	Salaries Maintenance Person	5,010	5,075	65	1.3%	27,059	45,675	18,616	40.8%	60,902	33,843
65000	Salaries Manager	7,341	3,307	(4,034)	<-100%	59,180	29,763	(29,417)	-98.8%	39,682	(19,498)
65000	Salaries Overtime	7,696	600	(7,096)	<-100%	10,332	5,400	(4,932)	-91.3%	7,200	(3,132)
65040	Medical Insurance	2,364	0	(2,364)	0.0%	4,728	0	(4,728)	0.0%	0	(4,728)
65058	Bonuses	0	167	167	100.0%	0	1,503	1,503	100.0%	2,000	2,000
65070	Payroll Burden	5,380	2,021	(3,359)	<-100%	38,576	18,189	(20,387)	<-100%	24,251	(14,325)
OPERATING SALARIES & BENEFITS TOTAL:		\$27,791	\$11,170	(\$16,621)	<-100%	\$139,875	\$100,530	(\$39,345)	-39.1%	\$134,035	(\$5,840)
REPAIRS/MAINTENANCE											
70005	R&M Air Conditioning	0	0	0	0.0%	805	0	(805)	0.0%	0	(805)
70025	R&M-Building	16,652	12,562	(4,090)	-32.6%	23,713	113,058	89,345	79.0%	150,750	127,037
70040	R&M-Elevator	0	0	0	0.0%	20,303	0	(20,303)	0.0%	0	(20,303)
70043	Repairs/Maintenance Miscellaneous	0	0	0	0.0%	995	0	(995)	0.0%	0	(995)
70045	R&M-Electrical	0	0	0	0.0%	9,408	0	(9,408)	0.0%	0	(9,408)
70048	R&M Equipment	22,146	6,417	(15,729)	<-100%	51,684	57,753	6,069	10.5%	77,000	25,316
70051	Fitness Equipment	0	0	0	0.0%	260	0	(260)	0.0%	0	(260)

Income Statement

September 30, 2025

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70058	Grounds - Other	0	4,875	4,875	100.0%	0	43,875	43,875	100.0%	58,500	58,500
70060	R&M General	139	0	(139)	0.0%	13,931	0	(13,931)	0.0%	0	(13,931)
70063	R&M-Generator	0	0	0	0.0%	12,640	0	(12,640)	0.0%	0	(12,640)
70067	R&M-Interior	0	0	0	0.0%	10,830	0	(10,830)	0.0%	0	(10,830)
70068	R&M Lighting	0	0	0	0.0%	4,435	0	(4,435)	0.0%	0	(4,435)
70076	Maintenance Supplies	0	0	0	0.0%	8,203	0	(8,203)	0.0%	0	(8,203)
70077	Cleaning & Janitorial	971	0	(971)	0.0%	32,451	0	(32,451)	0.0%	0	(32,451)
70080	Parking Lot	0	0	0	0.0%	2,500	0	(2,500)	0.0%	0	(2,500)
70084	R&M Fire Sprinkler & Backflow	0	0	0	0.0%	34,572	0	(34,572)	0.0%	0	(34,572)
70090	R&M-Plumbing	0	0	0	0.0%	11,278	0	(11,278)	0.0%	0	(11,278)
70094	Pool Chemicals	0	0	0	0.0%	19,912	0	(19,912)	0.0%	0	(19,912)
70095	R&M-Pool/Spa/Fountain	3,497	7,625	4,128	54.1%	14,755	68,625	53,870	78.5%	91,500	76,745
70100	R&M-Pool Furn/Equip	0	0	0	0.0%	18,750	0	(18,750)	0.0%	0	(18,750)
70101	Pool Plumbing	0	0	0	0.0%	4,650	0	(4,650)	0.0%	0	(4,650)
70102	Pool Miscellaneous	0	0	0	0.0%	327	0	(327)	0.0%	0	(327)
70103	Pool Supplies	0	0	0	0.0%	490	0	(490)	0.0%	0	(490)
70125	R&M-Signage	0	0	0	0.0%	1,550	0	(1,550)	0.0%	0	(1,550)
70289	Contingency	10,751	1,305	(9,446)	<-100%	11,051	11,745	694	5.9%	15,655	4,604
REPAIRS/MAINTENANCE TOTAL:		\$54,156	\$32,784	(\$21,372)	-65.2%	\$309,492	\$295,056	(\$14,436)	-4.9%	\$393,405	\$83,913
SPECIAL ASSESSMENT											
73000	Special Assessment Transfer	0	0	0	0.0%	15,718	0	(15,718)	0.0%	0	(15,718)
SPECIAL ASSESSMENT TOTAL:		\$0	\$0	\$0	0.0%	\$15,718	\$0	(\$15,718)	0.0%	\$0	(\$15,718)
RESERVE TRANSFERS											
80000	Reserve Transfers Pooled	65,050	65,050	0	0.0%	585,450	585,450	0	0.0%	780,600	195,150

Income Statement

September 30, 2025

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
80001	Reserve Interest	3,839	0	(3,839)	0.0%	70,654	0	(70,654)	0.0%	0	(70,654)
	RESERVE TRANSFERS TOTAL:	\$68,889	\$65,050	(\$3,839)	-5.9%	\$656,104	\$585,450	(\$70,654)	-12.1%	\$780,600	\$124,496
	TOTAL EXPENSES:	\$400,348	\$337,288	(\$63,060)	-18.7%	\$3,255,004	\$3,035,592	(\$219,412)	-7.2%	\$4,047,442	\$792,438
	NET INCOME/ (LOSS):	(46,461)	287	(\$46,748)	<-100%	8,446	2,583	5,863	100%	3,452	(4,994)