



**FirstService**  
RESIDENTIAL

# 7DCY GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

**RESIDENT PACKAGE - FRO**

For period ending January 31, 2026

*Confidential - For Management Use Only*



# RESIDENT PACKAGE - FRO

January 31, 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

January 31, 2026

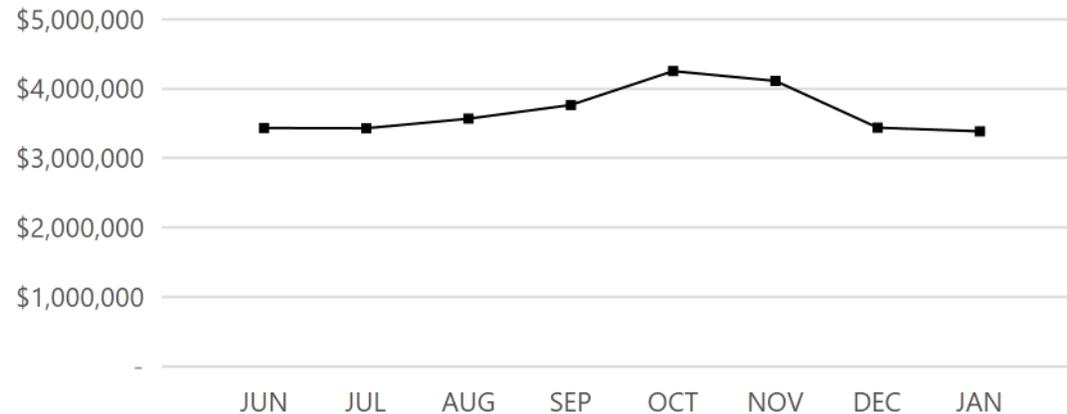
**TOTAL CASH**

Operating	\$107,461
Other	-
Reserves	\$3,279,773
Security Deposits	-
Special Assessment	-
<b>Total Cash</b>	<b>\$3,387,234</b>

**OPERATING CASH**

Beginning Cash	\$66,220
Change in Cash	\$41,241
Ending Cash	\$107,461
Less: Accruals	\$186,545
Less: Current Accounts Payable	-
<b>Adjusted Operating Cash</b>	<b>(\$79,085)</b>

Total Cash Trend



**ACCOUNTS RECEIVABLE SUMMARY**

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AF Attorney Fees	-	-	-	\$2,250	\$2,250
BC Return Check Fees	\$30	-	-	-	\$30
II Interest Income	\$1,262	\$862	-	\$1,243	\$3,367
LF Late Fees	\$917	\$440	-	-	\$1,357
MI Miscellaneous	-	-	-	\$250	\$250
MM Maintenance Fees	(\$7,809)	\$8,099	\$6,748	\$35,956	\$42,994
SM Special Assessment	(\$973)	-	-	\$39,046	\$38,073
UA Annual Storage Fee	\$9,695	(\$780)	-	\$960	\$9,875
UD Demand/30 Day Collection Notice	\$1,500	-	-	-	\$1,500
UF Reminder Collection Cost	\$110	\$88	-	-	\$198
<b>TOTAL</b>	<b>\$4,733</b>	<b>\$8,709</b>	<b>\$6,748</b>	<b>\$79,704</b>	<b>\$99,893</b>

# Executive Summary

January 31, 2026

## INCOME STATEMENT SUMMARY

### Income Recap

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$309,610	\$346,653	(\$37,043)	\$309,610	\$346,653	(\$37,043)	\$4,159,823	(\$3,850,213)
TOTAL EXPENSES	\$323,822	\$346,655	\$22,833	\$323,822	\$346,655	\$22,833	\$4,159,823	\$3,836,001
NET INCOME/(LOSS)	(\$14,212)	(\$2)	(\$14,210)	(\$14,212)	(\$2)	(\$14,210)	-	(\$14,212)

### Expense Summary

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$7,110	\$14,055	\$6,945	\$7,110	\$14,055	\$6,945	\$168,653	\$161,543
PROPERTY INSURANCE	\$56,699	\$62,267	\$5,568	\$56,699	\$62,267	\$5,568	\$747,208	\$690,509
UTILITIES	\$50,061	\$40,291	(\$9,770)	\$50,061	\$40,291	(\$9,770)	\$483,485	\$433,424
CONTRACTS	\$61,371	\$76,418	\$15,047	\$61,371	\$76,418	\$15,047	\$916,996	\$855,625
OPERATING SALARIES & BENEFITS	\$41,815	\$45,915	\$4,100	\$41,815	\$45,915	\$4,100	\$550,981	\$509,166
REPAIRS/MAINTENANCE	\$45,531	\$36,959	(\$8,572)	\$45,531	\$36,959	(\$8,572)	\$443,500	\$397,969
PRIOR YEAR ACTIVITY	(\$13,349)	-	\$13,349	(\$13,349)	-	\$13,349	-	\$13,349
RESERVE TRANSFERS	\$74,585	\$70,750	(\$3,835)	\$74,585	\$70,750	(\$3,835)	\$849,000	\$774,415

# Executive Summary

January 31, 2026

**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	-	-	-	-
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
OPR1 - VALLEY BANK OPR CHG CLICK	CHECKING PRIMARY OPERATING LOCKBOX - VALLEY BANK OPR CHG CLICK	\$66,220	\$387,212	\$345,972	\$107,461
<b>Total Operating</b>		<b>\$66,220</b>	<b>\$387,212</b>	<b>\$345,972</b>	<b>\$107,461</b>
<b>Reserves</b>					
RSV1 - VALLEY BANK MM RSV Closed 1/08/2025	MONEY MARKET RESERVES - VALLEY BANK MM RSV Closed 1/08/2025	\$3,373,635	-	\$3,373,635	-
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	\$65,050	\$65,050	-
RSV4 - METROPOLITAN COMMERCIAL BANK RSV MM ULTRA-INSURED-MLA	RESERVES MONEY MARKET ULTRA-INSURED-MLA - METROPOLITAN COMMERCIAL BANK RSV MM ULTRA-INSURED-MLA		\$1,441,786	\$162,746	\$1,279,040
RSV5 - FNC BANK BROKERAGE RSV	BROKERAGE RESERVES - FNC BANK BROKERAGE RSV		\$2,000,733	-	\$2,000,733
RSV3 - SERVIS1st BANK RSV MM	RESERVES MONEY MARKET - SERVIS1st BANK RSV MM	-	-	-	-
<b>Total Reserves</b>		<b>\$3,373,635</b>	<b>\$3,507,569</b>	<b>\$3,601,431</b>	<b>\$3,279,773</b>
<b>Total Cash</b>		<b>\$3,439,855</b>	<b>\$3,894,782</b>	<b>\$3,947,403</b>	<b>\$3,387,234</b>



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
<b>ASSETS</b>							
<b>**CURRENT ASSETS</b>							
10010 229	Cash-Operating - 229 Valley National	107,461	66,220	41,241	107,461	0	107,461
10200	Due (To)/From Reserves	(529,432)	(523,051)	(6,381)	(529,432)	0	(529,432)
10300	Accounts Receivable	99,756	80,104	19,652	99,756	0	99,756
10310	Special Assessment Receivable	39,046	54,968	(15,923)	39,046	0	39,046
10390 00	Allowance for Bad Debt - 00	(13,921)	(13,921)	0	(13,921)	0	(13,921)
10500	Prepaid Insurance	427,722	484,420	(56,699)	427,722	0	427,722
10549	A/P Clearing	13,639	25,554	(11,916)	13,639	0	13,639
10550	A/R Clearing	960	(670)	1,630	960	0	960
10560	NSF in Transit	780	0	780	780	0	780
<b>**TOTAL CURRENT ASSETS</b>		<b>\$146,009</b>	<b>\$173,625</b>	<b>(\$27,616)</b>	<b>\$146,009</b>	<b>\$0</b>	<b>\$146,009</b>
<b>**RESTRICTED FUNDS</b>							
12010 229a	Cash-Reserves - 229a Valley National	0	3,373,635	(3,373,635)	0	0	0
12010 245	Cash-Reserves - 245 Financial Northeastern	2,000,733	0	2,000,733	2,000,733	0	2,000,733
12010 599	Cash-Reserves - 599 Metropolitan Bank	1,279,040	0	1,279,040	1,279,040	0	1,279,040
12045	Due (To)/From Operating	529,432	523,051	6,381	529,432	0	529,432
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$3,809,205</b>	<b>\$3,896,686</b>	<b>(\$87,480)</b>	<b>\$3,809,205</b>	<b>\$0</b>	<b>\$3,809,205</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>
<b>**FIXED ASSETS</b>							
16014	Property and Equipment	2,349,820	2,349,820	0	2,349,820	0	2,349,820

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

# Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
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>\$6,029,297</b>	<b>\$6,144,393</b>	<b>(\$115,096)</b>	<b>\$6,029,297</b>	<b>\$0</b>	<b>\$6,029,297</b>
<b>LIABILITIES</b>							
<b>**CURRENT LIABILITIES</b>							
20005	Guest Registration Fees	2,670	2,670	0	2,670	0	2,670
20010	Accrued Expenses	186,545	252,231	(65,686)	186,545	0	186,545
20100	Prepaid Assessments	37,936	43,331	(5,396)	37,936	0	37,936
20110	Prepaid Special Assessment	973	0	973	973	0	973
20150	Deferred Storage Income	56,705	0	56,705	56,705	0	56,705
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$284,829</b>	<b>\$298,233</b>	<b>(\$13,404)</b>	<b>\$284,829</b>	<b>\$0</b>	<b>\$284,829</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>
<b>**RESERVE LIABILITIES</b>							
30000 001	Reserves - 001 Pooled	3,654,099	3,800,164	(146,065)	3,654,099	0	3,654,099
30003 001	SIRS Reserves - 001 Pooled	54,750	0	54,750	54,750	0	54,750
30080	Reserves - Interest	100,356	96,521	3,835	100,356	0	100,356
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$3,809,205</b>	<b>\$3,896,686</b>	<b>(\$87,480)</b>	<b>\$3,809,205</b>	<b>\$0</b>	<b>\$3,809,205</b>



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of January 31, 2026

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
<b>**TOTAL LIABILITIES</b>		<b>\$5,069,411</b>	<b>\$5,170,295</b>	<b>(\$100,884)</b>	<b>\$5,069,411</b>	<b>\$0</b>	<b>\$5,069,411</b>
<b>**MEMBERS EQUITY</b>							
38880	Fund Balance	(6,122)	(6,122)	0	(6,122)	0	(6,122)
38888	Fund Balance - Loan	980,219	980,219	0	980,219	0	980,219
	Current Year Net Income/ (Loss)	(14,212)	0	(14,212)	(14,212)	0	(14,212)
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$959,886</b>	<b>\$974,098</b>	<b>(\$14,212)</b>	<b>\$959,886</b>	<b>\$0</b>	<b>\$959,886</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$6,029,297</b>	<b>\$6,144,393</b>	<b>(\$115,096)</b>	<b>\$6,029,297</b>	<b>\$0</b>	<b>\$6,029,297</b>

# Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan 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%	202,977	202,969	8	0.0%	2,435,623	2,232,646
40002	Reserve Income	16,000	16,000	0	0.0%	16,000	16,000	0	0.0%	192,000	176,000
40002	Reserve Income SIRS	54,750	54,750	0	0.0%	54,750	54,750	0	0.0%	657,000	602,250
40011	Late Fee Income	1,049	0	1,049	0.0%	1,049	0	1,049	0.0%	0	(1,049)
40025	Returned Check Fees	30	0	30	0.0%	30	0	30	0.0%	0	(30)
40033	Parking Income	370	0	370	0.0%	370	0	370	0.0%	0	(370)
40078	Late Fee Interest	1,247	0	1,247	0.0%	1,247	0	1,247	0.0%	0	(1,247)
40081	Reserve Interest	3,835	0	3,835	0.0%	3,835	0	3,835	0.0%	0	(3,835)
40115	Administrative Fee	1,763	0	1,763	0.0%	1,763	0	1,763	0.0%	0	(1,763)
41000	Rental Income	9,225	0	9,225	0.0%	9,225	0	9,225	0.0%	0	(9,225)
41005	Storage Income	6,455	4,167	2,288	54.9%	6,455	4,167	2,288	54.9%	50,000	43,545
42010	Beach Service Income	0	7,917	(7,917)	-100.0%	0	7,917	(7,917)	-100.0%	95,000	95,000
43605	Rent-Commercial	0	14,850	(14,850)	-100.0%	0	14,850	(14,850)	-100.0%	178,200	178,200
43665	Parking Rent/Fees	11,910	46,000	(34,090)	-74.1%	11,910	46,000	(34,090)	-74.1%	552,000	540,090
<b>OPERATING REVENUE TOTAL:</b>		<b>\$309,610</b>	<b>\$346,653</b>	<b>(\$37,043)</b>	<b>-10.7%</b>	<b>\$309,610</b>	<b>\$346,653</b>	<b>(\$37,043)</b>	<b>-10.7%</b>	<b>\$4,159,823</b>	<b>\$3,850,213</b>
<b>TOTAL REVENUE:</b>		<b>\$309,610</b>	<b>\$346,653</b>	<b>(\$37,043)</b>	<b>-10.7%</b>	<b>\$309,610</b>	<b>\$346,653</b>	<b>(\$37,043)</b>	<b>-10.7%</b>	<b>\$4,159,823</b>	<b>\$3,850,213</b>
EXPENSES											
ADMINISTRATIVE											
50008	Accounting Fees - Tax Prep & Financial Audit	833	833	0	0.0%	833	833	0	0.0%	10,000	9,167
50015	Bank Charges	50	0	(50)	0.0%	50	0	(50)	0.0%	0	(50)
50025	Copier Maint/Supply	0	100	100	100.0%	0	100	100	100.0%	1,200	1,200
50045	Legal Fees Association Matters	325	417	92	22.1%	325	417	92	22.1%	5,000	4,675

# Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50045	Legal Fees Unit Matters	0	167	167	100.0%	0	167	167	100.0%	2,000	2,000
50045	Legal Fees Collections	0	83	83	100.0%	0	83	83	100.0%	1,000	1,000
50045	Legal Fees Litigation	0	167	167	100.0%	0	167	167	100.0%	2,000	2,000
50048	Annual Condo Fees	0	100	100	100.0%	0	100	100	100.0%	1,196	1,196
50050	License, Taxes, Permit Elevators	0	38	38	100.0%	0	38	38	100.0%	450	450
50050	License, Taxes, Permit Pool/Spa	0	177	177	100.0%	0	177	177	100.0%	2,125	2,125
50053	Corporate Annual Report	0	5	5	100.0%	0	5	5	100.0%	62	62
50055	Meeting Costs / Electronic Voting	0	104	104	100.0%	0	104	104	100.0%	1,250	1,250
50075	Office Supplies	0	458	458	100.0%	0	458	458	100.0%	5,500	5,500
50081	Printing And Postage	0	181	181	100.0%	0	181	181	100.0%	2,170	2,170
50105	Property Taxes	0	583	583	100.0%	0	583	583	100.0%	7,000	7,000
50111	Wristbands	0	333	333	100.0%	0	333	333	100.0%	4,000	4,000
50120	Assessment Expense	0	5,417	5,417	100.0%	0	5,417	5,417	100.0%	65,000	65,000
50125	Web Page/Internet	390	308	(82)	-26.6%	390	308	(82)	-26.6%	3,700	3,310
50126	Parking Expense	0	292	292	100.0%	0	292	292	100.0%	3,500	3,500
50130	Maintenance Fee Exp	5,511	0	(5,511)	0.0%	5,511	0	(5,511)	0.0%	0	(5,511)
50131	Uniforms	0	125	125	100.0%	0	125	125	100.0%	1,500	1,500
51044	Sales & Use Tax	0	4,167	4,167	100.0%	0	4,167	4,167	100.0%	50,000	50,000
	<b>ADMINISTRATIVE TOTAL:</b>	<b>\$7,110</b>	<b>\$14,055</b>	<b>\$6,945</b>	<b>49.4%</b>	<b>\$7,110</b>	<b>\$14,055</b>	<b>\$6,945</b>	<b>49.4%</b>	<b>\$168,653</b>	<b>\$161,543</b>
<b>PROPERTY INSURANCE</b>											
52031	Property & Liability Insurance	30,877	43,583	12,706	29.2%	30,877	43,583	12,706	29.2%	523,000	492,123
52034	Flood Insurance	10,273	6,833	(3,440)	-50.3%	10,273	6,833	(3,440)	-50.3%	82,000	71,727
52035	Directors & Officers Insurance	1,111	1,247	136	10.9%	1,111	1,247	136	10.9%	14,963	13,852

# Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
52061	Insurance - Commercial - General Liability	7,090	5,167	(1,923)	-37.2%	7,090	5,167	(1,923)	-37.2%	62,000	54,910
52061	Insurance - Commercial - Umbrella	7,060	5,167	(1,893)	-36.6%	7,060	5,167	(1,893)	-36.6%	62,000	54,940
52061	Insurance - Commercial - Flood (Garage)	114	120	6	5.2%	114	120	6	5.2%	1,445	1,331
52062	Insurance - Other Crime	175	150	(25)	-16.6%	175	150	(25)	-16.6%	1,800	1,625
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$56,699</b>	<b>\$62,267</b>	<b>\$5,568</b>	<b>8.9%</b>	<b>\$56,699</b>	<b>\$62,267</b>	<b>\$5,568</b>	<b>8.9%</b>	<b>\$747,208</b>	<b>\$690,509</b>
<b>UTILITIES</b>											
54050	Electricity	8,671	12,739	4,068	31.9%	8,671	12,739	4,068	31.9%	152,869	144,198
54070	Water & Sewer	19,799	16,250	(3,549)	-21.8%	19,799	16,250	(3,549)	-21.8%	195,000	175,201
54075	Streaming Radio	0	90	90	100.0%	0	90	90	100.0%	1,080	1,080
54080	Gas/Fuel Oil	13,749	6,085	(7,664)	<-100%	13,749	6,085	(7,664)	<-100%	73,017	59,268
54095	Trash	5,233	4,452	(781)	-17.5%	5,233	4,452	(781)	-17.5%	53,419	48,186
54100	Telephone	2,610	117	(2,493)	<-100%	2,610	117	(2,493)	<-100%	1,400	(1,210)
54100	Telephone Elevator Phone Monitor	0	558	558	100.0%	0	558	558	100.0%	6,700	6,700
<b>UTILITIES TOTAL:</b>		<b>\$50,061</b>	<b>\$40,291</b>	<b>(\$9,770)</b>	<b>-24.2%</b>	<b>\$50,061</b>	<b>\$40,291</b>	<b>(\$9,770)</b>	<b>-24.2%</b>	<b>\$483,485</b>	<b>\$433,424</b>
<b>CONTRACTS</b>											
60013	Cable Television	7,862	10,267	2,405	23.4%	7,862	10,267	2,405	23.4%	123,200	115,338
60021	Contracts	0	101	101	100.0%	0	101	101	100.0%	1,210	1,210
60029	Contract Labor General	9,734	18,333	8,599	46.9%	9,734	18,333	8,599	46.9%	220,000	210,266
60035	Elevator Contract	2,472	2,442	(30)	-1.2%	2,472	2,442	(30)	-1.2%	29,304	26,832
60040	Elevator Inspection	0	167	167	100.0%	0	167	167	100.0%	2,000	2,000
60050	Fire Extinguisher Inspection	0	68	68	100.0%	0	68	68	100.0%	815	815
60051	Fire Alarm Inspection	0	439	439	100.0%	0	439	439	100.0%	5,270	5,270

# Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
60054	Fire Sprinkler & Backflow Inspection	0	679	679	100.0%	0	679	679	100.0%	8,145	8,145
60055	Fire Alarm Monitoring	0	216	216	100.0%	0	216	216	100.0%	2,590	2,590
60079	Landscape Extras	0	1,667	1,667	100.0%	0	1,667	1,667	100.0%	20,000	20,000
60082	Internet Access	11,749	9,467	(2,282)	-24.1%	11,749	9,467	(2,282)	-24.1%	113,600	101,852
60090	Lawn Maintenance	1,868	1,868	0	0.0%	1,868	1,868	0	0.0%	22,410	20,542
61000	Management Services	3,565	3,100	(465)	-15.0%	3,565	3,100	(465)	-15.0%	37,200	33,635
61010	Pest Control	998	1,083	85	7.9%	998	1,083	85	7.9%	13,000	12,002
61045	Security Services	20,352	22,917	2,565	11.2%	20,352	22,917	2,565	11.2%	275,000	254,648
61045	Security Services Surveillance System	2,771	2,771	0	0.0%	2,771	2,771	0	0.0%	33,252	30,481
61052	Balcony Inspection	0	625	625	100.0%	0	625	625	100.0%	7,500	7,500
61053	Walkover Inspection	0	208	208	100.0%	0	208	208	100.0%	2,500	2,500
<b>CONTRACTS TOTAL:</b>		<b>\$61,371</b>	<b>\$76,418</b>	<b>\$15,047</b>	<b>19.7%</b>	<b>\$61,371</b>	<b>\$76,418</b>	<b>\$15,047</b>	<b>19.7%</b>	<b>\$916,996</b>	<b>\$855,625</b>
<b>OPERATING SALARIES &amp; BENEFITS</b>											
65000	Salaries Maintenance Person	10,277	9,456	(821)	-8.7%	10,277	9,456	(821)	-8.7%	113,474	103,197
65000	Salaries Manager	7,239	8,713	1,474	16.9%	7,239	8,713	1,474	16.9%	104,550	97,311
65000	Salaries Maint Supv	1,616	6,434	4,818	74.9%	1,616	6,434	4,818	74.9%	77,209	75,593
65000	Salaries Janitorial	13,047	18,912	5,865	31.0%	13,047	18,912	5,865	31.0%	226,948	213,901
65040	Medical Insurance	3,456	2,400	(1,056)	-44.0%	3,456	2,400	(1,056)	-44.0%	28,800	25,344
65070	Payroll Burden	6,180	0	(6,180)	0.0%	6,180	0	(6,180)	0.0%	0	(6,180)
<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>		<b>\$41,815</b>	<b>\$45,915</b>	<b>\$4,100</b>	<b>8.9%</b>	<b>\$41,815</b>	<b>\$45,915</b>	<b>\$4,100</b>	<b>8.9%</b>	<b>\$550,981</b>	<b>\$509,166</b>
<b>REPAIRS/MAINTENANCE</b>											
70005	R&M Air Conditioning	2,340	1,250	(1,090)	-87.2%	2,340	1,250	(1,090)	-87.2%	15,000	12,660
70037	R&M-Doors	0	375	375	100.0%	0	375	375	100.0%	4,500	4,500
70039	R&M-Exterior	428	833	405	48.6%	428	833	405	48.6%	10,000	9,572

# Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
70040	R&M-Elevator	0	1,250	1,250	100.0%	0	1,250	1,250	100.0%	15,000	15,000
70043	Repairs/Maintenance Miscellaneous	404	625	221	35.4%	404	625	221	35.4%	7,500	7,096
70043	Repairs/Maintenance	0	0	0	0.0%	0	0	0	0.0%	0	0
70045	R&M-Electrical	0	417	417	100.0%	0	417	417	100.0%	5,000	5,000
70048	R&M Equipment	0	1,250	1,250	100.0%	0	1,250	1,250	100.0%	15,000	15,000
70048	R&M Equipment Pool	2,719	1,667	(1,052)	-63.1%	2,719	1,667	(1,052)	-63.1%	20,000	17,281
70048	R&M Equipment Irrigation	0	417	417	100.0%	0	417	417	100.0%	5,000	5,000
70048	R&M Equipment Garage	0	417	417	100.0%	0	417	417	100.0%	5,000	5,000
70048	R&M Equipment Locks	10	208	198	95.3%	10	208	198	95.3%	2,500	2,490
70048	R&M Equipment Supplies	0	1,250	1,250	100.0%	0	1,250	1,250	100.0%	15,000	15,000
70048	R&M Equipment Paint/Patch Supplies	0	42	42	100.0%	0	42	42	100.0%	500	500
70048	R&M Equipment Plumbing Repairs	0	1,250	1,250	100.0%	0	1,250	1,250	100.0%	15,000	15,000
70048	R&M Equipment Pool/Fence	0	167	167	100.0%	0	167	167	100.0%	2,000	2,000
70048	R&M Equipment Security Cameras	0	375	375	100.0%	0	375	375	100.0%	4,500	4,500
70048	R&M Equipment Small Equip/Tools	0	417	417	100.0%	0	417	417	100.0%	5,000	5,000
70048	R&M Equipment Pool Equipment Fence	0	125	125	100.0%	0	125	125	100.0%	1,500	1,500
70048	R&M Equipment Exercise Room	0	83	83	100.0%	0	83	83	100.0%	1,000	1,000
70048	R&M Equipment Fire Alarm Testing	495	1,667	1,172	70.3%	495	1,667	1,172	70.3%	20,000	19,505
70051	Fitness Equipment	681	333	(348)	<-100%	681	333	(348)	<-100%	4,000	3,319
70058	Grounds - Other	0	1,667	1,667	100.0%	0	1,667	1,667	100.0%	20,000	20,000
70063	R&M-Generator	1,094	417	(677)	<-100%	1,094	417	(677)	<-100%	5,000	3,906

# Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
70067	R&M-Interior	0	833	833	100.0%	0	833	833	100.0%	10,000	10,000
70068	R&M Lighting	0	1,250	1,250	100.0%	0	1,250	1,250	100.0%	15,000	15,000
70076	Maintenance Supplies	1,922	833	(1,089)	<-100%	1,922	833	(1,089)	<-100%	10,000	8,078
70077	Cleaning & Janitorial	3,034	3,750	716	19.1%	3,034	3,750	716	19.1%	45,000	41,966
70084	R&M Fire Sprinkler & Backflow	0	1,250	1,250	100.0%	0	1,250	1,250	100.0%	15,000	15,000
70094	Pool Chemicals	2,491	3,333	842	25.3%	2,491	3,333	842	25.3%	40,000	37,509
70095	R&M-Pool/Spa/Fountain	0	292	292	100.0%	0	292	292	100.0%	3,500	3,500
70100	R&M-Pool Furn/Equip	0	625	625	100.0%	0	625	625	100.0%	7,500	7,500
70101	Pool Plumbing	0	625	625	100.0%	0	625	625	100.0%	7,500	7,500
70102	Pool Miscellaneous	0	83	83	100.0%	0	83	83	100.0%	1,000	1,000
70103	Pool Supplies	0	417	417	100.0%	0	417	417	100.0%	5,000	5,000
70110	R&M-Roof	0	708	708	100.0%	0	708	708	100.0%	8,500	8,500
70125	R&M-Signage	616	208	(408)	<-100%	616	208	(408)	<-100%	2,500	1,884
70289	Contingency	29,298	6,250	(23,048)	<-100%	29,298	6,250	(23,048)	<-100%	75,000	45,702
<b>REPAIRS/MAINTENANCE TOTAL:</b>		<b>\$45,531</b>	<b>\$36,959</b>	<b>(\$8,572)</b>	<b>-23.2%</b>	<b>\$45,531</b>	<b>\$36,959</b>	<b>(\$8,572)</b>	<b>-23.2%</b>	<b>\$443,500</b>	<b>\$397,969</b>
<b>PRIOR YEAR ACTIVITY</b>											
70298	Prior Year Expense	(13,349)	0	13,349	0.0%	(13,349)	0	13,349	0.0%	0	13,349
<b>PRIOR YEAR ACTIVITY TOTAL:</b>		<b>(\$13,349)</b>	<b>\$0</b>	<b>\$13,349</b>	<b>0.0%</b>	<b>(\$13,349)</b>	<b>\$0</b>	<b>\$13,349</b>	<b>0.0%</b>	<b>\$0</b>	<b>\$13,349</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers	16,000	16,000	0	0.0%	16,000	16,000	0	0.0%	192,000	176,000
80001	Reserve Interest	3,835	0	(3,835)	0.0%	3,835	0	(3,835)	0.0%	0	(3,835)
80004	SIRS Reserve Transfer	54,750	54,750	0	0.0%	54,750	54,750	0	0.0%	657,000	602,250
<b>RESERVE TRANSFERS TOTAL:</b>		<b>\$74,585</b>	<b>\$70,750</b>	<b>(\$3,835)</b>	<b>-5.4%</b>	<b>\$74,585</b>	<b>\$70,750</b>	<b>(\$3,835)</b>	<b>-5.4%</b>	<b>\$849,000</b>	<b>\$774,415</b>
<b>TOTAL EXPENSES:</b>		<b>\$323,822</b>	<b>\$346,655</b>	<b>\$22,833</b>	<b>6.6%</b>	<b>\$323,822</b>	<b>\$346,655</b>	<b>\$22,833</b>	<b>6.6%</b>	<b>\$4,159,823</b>	<b>\$3,836,001</b>

# Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
	NET INCOME/ (LOSS):	(14,212)	(2)	(\$14,210)	>100%	(14,212)	(2)	(14,210)	100%	0	14,212