



FirstService
RESIDENTIAL

7DCY GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

RESIDENT PACKAGE - FRO

For period ending March 31, 2026

Confidential - For Management Use Only



RESIDENT PACKAGE - FRO

March 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

March 31, 2026

TOTAL CASH

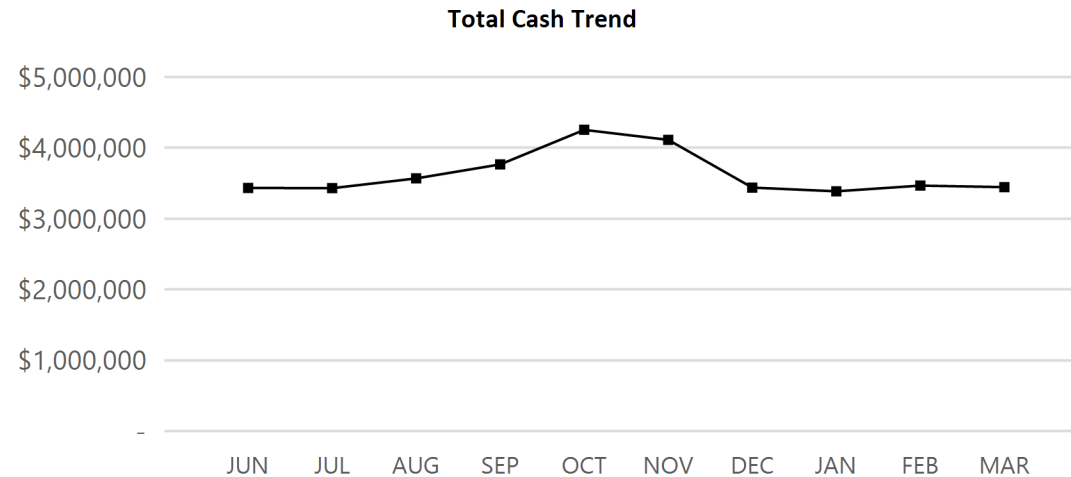
Operating	\$10,317
Other	-
Reserves	\$3,435,566
Security Deposits	-
Special Assessment	-
Total Cash	\$3,445,883

OPERATING CASH

Beginning Cash	\$62,581
Change in Cash	(\$52,264)
Ending Cash	\$10,317
<i>Less: Accruals</i>	\$125,451
<i>Less: Current Accounts Payable</i>	\$2,215
Adjusted Operating Cash	(\$117,349)

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	\$20	-	-	-	\$20
II Interest Income	\$888	\$814	\$838	\$2,073	\$4,612
LF Late Fees	\$504	\$246	\$210	\$168	\$1,128
MI Miscellaneous	-	-	-	\$200	\$200
MM Maintenance Fees	(\$12,368)	(\$9,007)	\$865	\$38,360	\$17,849
SM Special Assessment	-	-	-	\$21,955	\$21,955
UA Annual Storage Fee	-	-	\$3,127	(\$780)	\$2,346
UD Demand/30 Day Collection Notice	\$360	\$120	\$120	-	\$600
UF Reminder Collection Cost	(\$11)	\$22	-	\$11	\$22



Executive Summary

March 31, 2026

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
UP ATP Collection Cost	\$1,119	-	-	-	\$1,119
TOTAL	(\$9,489)	(\$7,805)	\$5,159	\$63,486	\$51,352

Executive Summary

March 31, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$296,014	\$346,653	(\$50,639)	\$909,560	\$1,039,959	(\$130,399)	\$4,159,823	(\$3,250,263)
TOTAL EXPENSES	\$373,980	\$346,655	(\$27,325)	\$1,103,192	\$1,039,965	(\$63,227)	\$4,159,823	\$3,056,631
NET INCOME/(LOSS)	(\$77,966)	(\$2)	(\$77,964)	(\$193,632)	(\$6)	(\$193,626)	-	(\$193,632)

Expense Summary

Account	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$7,452	\$14,055	\$6,603	\$28,602	\$42,165	\$13,563	\$168,653	\$140,051
PROPERTY INSURANCE	\$56,699	\$62,267	\$5,568	\$164,609	\$186,801	\$22,192	\$747,208	\$582,599
UTILITIES	\$44,026	\$40,291	(\$3,735)	\$141,394	\$120,873	(\$20,521)	\$483,485	\$342,091
CONTRACTS	\$78,504	\$76,418	(\$2,086)	\$247,130	\$229,254	(\$17,876)	\$916,996	\$669,866
OPERATING SALARIES & BENEFITS	\$41,629	\$45,915	\$4,286	\$104,628	\$137,745	\$33,117	\$550,981	\$446,353
REPAIRS/MAINTENANCE	\$51,788	\$36,959	(\$14,829)	\$152,560	\$110,877	(\$41,683)	\$443,500	\$290,940
PRIOR YEAR ACTIVITY	\$19,065	-	(\$19,065)	\$40,564	-	(\$40,564)	-	(\$40,564)
RESERVE TRANSFERS	\$74,818	\$70,750	(\$4,068)	\$223,705	\$212,250	(\$11,455)	\$849,000	\$625,295

Executive Summary

March 31, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
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	\$62,581	\$325,690	\$377,954	\$10,317
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	-	-	-	-
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
Total Operating		\$62,581	\$325,690	\$377,954	\$10,317
Reserves					
RSV3 - SERVIS1st BANK RSV MM	RESERVES MONEY MARKET - SERVIS1st BANK RSV MM	-	-	-	-
RSV4 - METROPOLITAN COMMERCIAL BANK RSV MM ULTRA-INSURED-MLA	RESERVES MONEY MARKET ULTRA-INSURED-MLA - METROPOLITAN COMMERCIAL BANK RSV MM ULTRA-INSURED-MLA	\$1,404,474	\$69,118	\$38,759	\$1,434,833
RSV5 - FNC BANK BROKERAGE RSV	BROKERAGE RESERVES - FNC BANK BROKERAGE RSV	\$2,000,733	-	-	\$2,000,733
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	-	-	-
Total Reserves		\$3,405,208	\$69,118	\$38,759	\$3,435,566
Total Cash		\$3,467,789	\$394,808	\$416,714	\$3,445,883



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of March 31, 2026

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 229	Cash-Operating - 229 Valley National	10,317	62,581	(52,264)	10,317	0	10,317
10200	Due (To)/From Reserves	(540,832)	(535,132)	(5,700)	(540,832)	0	(540,832)
10300	Accounts Receivable	76,757	95,091	(18,334)	76,757	0	76,757
10310	Special Assessment Receivable	21,955	31,761	(9,806)	21,955	0	21,955
10330 85	Other Receivables - 85 Vendors	4,015	0	4,015	4,015	0	4,015
10390 00	Allowance for Bad Debt - 00	(13,921)	(13,921)	0	(13,921)	0	(13,921)
10500	Prepaid Insurance	319,811	376,510	(56,699)	319,811	0	319,811
10505	Prepaid Expenses	593	0	593	593	0	593
10549	A/P Clearing	25,297	20,468	4,830	25,297	0	25,297
10550	A/R Clearing	960	960	0	960	0	960
10560	NSF in Transit	780	780	0	780	0	780
**TOTAL CURRENT ASSETS		(\$94,267)	\$39,098	(\$133,365)	(\$94,267)	\$0	(\$94,267)
**RESTRICTED FUNDS							
12010 245	Cash-Reserves - 245 Financial Northeastern	2,000,733	2,000,733	0	2,000,733	0	2,000,733
12010 599	Cash-Reserves - 599 Metropolitan Bank	1,434,833	1,404,474	30,358	1,434,833	0	1,434,833
12045	Due (To)/From Operating	540,832	535,132	5,700	540,832	0	540,832
**TOTAL RESTRICTED FUNDS		\$3,976,398	\$3,940,340	\$36,058	\$3,976,398	\$0	\$3,976,398
**OTHER ASSETS							
19010	Utility Deposits	9,980	9,980	0	9,980	0	9,980
**TOTAL OTHER ASSETS		\$9,980	\$9,980	\$0	\$9,980	\$0	\$9,980

****FIXED ASSETS**

Entity: 7DCY
Executed: 04/24/2026 06:31 PM

Balance Sheet
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GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of March 31, 2026

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	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)
**TOTAL FIXED ASSETS		\$2,064,102	\$2,064,102	\$0	\$2,064,102	\$0	\$2,064,102
**TOTAL ASSETS		\$5,956,212	\$6,053,519	(\$97,307)	\$5,956,212	\$0	\$5,956,212
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	2,215	0	2,215	2,215	0	2,215
20005	Guest Registration Fees	2,670	2,670	0	2,670	0	2,670
20010	Accrued Expenses	125,451	182,421	(56,970)	125,451	0	125,451
20100	Prepaid Assessments	47,360	42,730	4,630	47,360	0	47,360
20150	Deferred Storage Income	46,395	51,550	(5,155)	46,395	0	46,395
**TOTAL CURRENT LIABILITIES		\$224,092	\$279,371	(\$55,279)	\$224,092	\$0	\$224,092
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	1,903,572	1,903,692	(120)	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)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$4,617	\$4,737	(\$120)	\$4,617	\$0	\$4,617
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	3,704,172	3,726,931	(22,759)	3,704,172	0	3,704,172
30003 001	SIRS Reserves - 001 Pooled	164,250	109,500	54,750	164,250	0	164,250
30080	Reserves - Interest	107,976	103,909	4,068	107,976	0	107,976



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of March 31, 2026

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
**TOTAL RESERVE LIABILITIES		\$3,976,398	\$3,940,340	\$36,058	\$3,976,398	\$0	\$3,976,398
**TOTAL LIABILITIES		\$4,205,107	\$4,224,448	(\$19,341)	\$4,205,107	\$0	\$4,205,107
**MEMBERS EQUITY							
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)	(193,632)	(115,666)	(77,966)	(193,632)	0	(193,632)
**TOTAL MEMBERS EQUITY		\$1,751,106	\$1,829,072	(\$77,966)	\$1,751,106	\$0	\$1,751,106
**TOTAL LIABILITIES & EQUITY		\$5,956,212	\$6,053,519	(\$97,307)	\$5,956,212	\$0	\$5,956,212

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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%	608,932	608,907	25	0.0%	2,435,623	1,826,691
40002	Reserve Income	16,000	16,000	0	0.0%	48,000	48,000	0	0.0%	192,000	144,000
40002	Reserve Income SIRS	54,750	54,750	0	0.0%	164,250	164,250	0	0.0%	657,000	492,750
40011	Late Fee Income	842	0	842	0.0%	2,802	0	2,802	0.0%	0	(2,802)
40025	Returned Check Fees	90	0	90	0.0%	150	0	150	0.0%	0	(150)
40033	Parking Income	0	0	0	0.0%	370	0	370	0.0%	0	(370)
40055	Vending Machine	46	0	46	0.0%	593	0	593	0.0%	0	(593)
40078	Late Fee Interest	896	0	896	0.0%	3,379	0	3,379	0.0%	0	(3,379)
40081	Reserve Interest	4,068	0	4,068	0.0%	11,455	0	11,455	0.0%	0	(11,455)
40115	Administrative Fee	1,823	0	1,823	0.0%	4,809	0	4,809	0.0%	0	(4,809)
41000	Rental Income	6,300	0	6,300	0.0%	21,825	0	21,825	0.0%	0	(21,825)
41005	Storage Income	5,155	4,167	988	23.7%	17,845	12,501	5,344	42.7%	50,000	32,155
42010	Beach Service Income	0	7,917	(7,917)	-100.0%	0	23,751	(23,751)	-100.0%	95,000	95,000
43605	Rent-Commercial	3,067	14,850	(11,783)	-79.3%	7,074	44,550	(37,476)	-84.1%	178,200	171,126
43665	Parking Rent/Fees	0	46,000	(46,000)	-100.0%	18,077	138,000	(119,923)	-86.9%	552,000	533,923
OPERATING REVENUE TOTAL:		\$296,014	\$346,653	(\$50,639)	-14.6%	\$909,560	\$1,039,959	(\$130,399)	-12.5%	\$4,159,823	\$3,250,263
TOTAL REVENUE:		\$296,014	\$346,653	(\$50,639)	-14.6%	\$909,560	\$1,039,959	(\$130,399)	-12.5%	\$4,159,823	\$3,250,263
EXPENSES											
ADMINISTRATIVE											
50008	Accounting Fees - Tax Prep & Financial Audit	0	833	833	100.0%	0	2,499	2,499	100.0%	10,000	10,000
50015	Bank Charges	25	0	(25)	0.0%	249	0	(249)	0.0%	0	(249)
50025	Copier Maint/Supply	0	100	100	100.0%	250	300	50	16.7%	1,200	950

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50045	Legal Fees Association Matters	0	417	417	100.0%	1,767	1,251	(516)	-41.2%	5,000	3,233
50045	Legal Fees Unit Matters	0	167	167	100.0%	0	501	501	100.0%	2,000	2,000
50045	Legal Fees Collections	0	83	83	100.0%	750	249	(501)	<-100%	1,000	250
50045	Legal Fees Litigation	0	167	167	100.0%	1,119	501	(618)	<-100%	2,000	881
50048	Annual Condo Fees	0	100	100	100.0%	0	300	300	100.0%	1,196	1,196
50050	License, Taxes, Permit Elevators	0	38	38	100.0%	0	114	114	100.0%	450	450
50050	License, Taxes, Permit Pool/Spa	0	177	177	100.0%	0	531	531	100.0%	2,125	2,125
50053	Corporate Annual Report	0	5	5	100.0%	0	15	15	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	312	(1,931)	<-100%	1,250	(993)
50064	Administrative	706	0	(706)	0.0%	706	0	(706)	0.0%	0	(706)
50075	Office Supplies	399	458	59	12.9%	1,249	1,374	125	9.1%	5,500	4,251
50081	Printing And Postage	150	181	31	17.1%	150	543	393	72.4%	2,170	2,020
50105	Property Taxes	0	583	583	100.0%	0	1,749	1,749	100.0%	7,000	7,000
50111	Wristbands	192	333	141	42.5%	192	999	807	80.8%	4,000	3,808
50120	Assessment Expense	0	5,417	5,417	100.0%	0	16,251	16,251	100.0%	65,000	65,000
50125	Web Page/Internet	256	308	52	16.9%	1,396	924	(472)	-51.1%	3,700	2,304
50126	Parking Expense	0	292	292	100.0%	0	876	876	100.0%	3,500	3,500
50130	Maintenance Fee Exp	5,511	0	(5,511)	0.0%	16,534	0	(16,534)	0.0%	0	(16,534)
50131	Uniforms	213	125	(88)	-70.0%	213	375	163	43.3%	1,500	1,288
51044	Sales & Use Tax	0	4,167	4,167	100.0%	0	12,501	12,501	100.0%	50,000	50,000
ADMINISTRATIVE TOTAL:		\$7,452	\$14,055	\$6,603	47.0%	\$28,602	\$42,165	\$13,563	32.2%	\$168,653	\$140,051

PROPERTY INSURANCE

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
52031	Property & Liability Insurance	30,877	43,583	12,706	29.2%	89,643	130,749	41,106	31.4%	523,000	433,357
52034	Flood Insurance	10,273	6,833	(3,440)	-50.3%	29,825	20,499	(9,326)	-45.5%	82,000	52,175
52035	Directors & Officers Insurance	1,111	1,247	136	10.9%	3,225	3,741	516	13.8%	14,963	11,738
52061	Insurance - Commercial - General Liability	7,090	5,167	(1,923)	-37.2%	20,583	15,501	(5,082)	-32.8%	62,000	41,417
52061	Insurance - Commercial - Umbrella	7,060	5,167	(1,893)	-36.6%	20,496	15,501	(4,995)	-32.2%	62,000	41,504
52061	Insurance - Commercial - Flood (Garage)	114	120	6	5.2%	330	360	30	8.3%	1,445	1,115
52062	Insurance - Other Crime	175	150	(25)	-16.6%	508	450	(58)	-12.8%	1,800	1,292
PROPERTY INSURANCE TOTAL:		\$56,699	\$62,267	\$5,568	8.9%	\$164,609	\$186,801	\$22,192	11.9%	\$747,208	\$582,599
UTILITIES											
54050	Electricity	8,438	12,739	4,301	33.8%	25,147	38,217	13,070	34.2%	152,869	127,722
54070	Water & Sewer	15,830	16,250	420	2.6%	61,208	48,750	(12,458)	-25.6%	195,000	133,792
54075	Streaming Radio	0	90	90	100.0%	0	270	270	100.0%	1,080	1,080
54080	Gas/Fuel Oil	16,000	6,085	(9,915)	<-100%	34,559	18,255	(16,304)	-89.3%	73,017	38,458
54095	Trash	3,214	4,452	1,238	27.8%	16,427	13,356	(3,071)	-23.0%	53,419	36,992
54100	Telephone	(49)	117	166	>100%	2,610	351	(2,259)	<-100%	1,400	(1,210)
54100	Telephone Elevator Phone Monitor	593	558	(35)	-6.2%	1,442	1,674	232	13.8%	6,700	5,258
UTILITIES TOTAL:		\$44,026	\$40,291	(\$3,735)	-9.3%	\$141,394	\$120,873	(\$20,521)	-17.0%	\$483,485	\$342,091
CONTRACTS											
60013	Cable Television	10,142	10,267	125	1.2%	59,795	30,801	(28,994)	-94.1%	123,200	63,405
60021	Contracts	0	101	101	100.0%	0	303	303	100.0%	1,210	1,210
60029	Contract Labor General	12,462	18,333	5,871	32.0%	33,243	54,999	21,756	39.6%	220,000	186,757
60035	Elevator Contract	0	2,442	2,442	100.0%	7,416	7,326	(90)	-1.2%	29,304	21,888

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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	501	501	100.0%	2,000	2,000
60050	Fire Extinguisher Inspection	3,535	68	(3,467)	<-100%	4,350	204	(4,146)	<-100%	815	(3,535)
60051	Fire Alarm Inspection	1,340	439	(901)	<-100%	4,020	1,317	(2,703)	<-100%	5,270	1,250
60054	Fire Sprinkler & Backflow Inspection	1,340	679	(661)	-97.3%	4,685	2,037	(2,648)	<-100%	8,145	3,460
60055	Fire Alarm Monitoring	0	216	216	100.0%	1,200	648	(552)	-85.2%	2,590	1,390
60079	Landscape Extras	0	1,667	1,667	100.0%	0	5,001	5,001	100.0%	20,000	20,000
60082	Internet Access	9,149	9,467	319	3.4%	31,644	28,401	(3,243)	-11.4%	113,600	81,956
60090	Lawn Maintenance	1,868	1,868	1	0.0%	5,603	5,604	1	0.0%	22,410	16,807
61000	Management Services	3,745	3,100	(645)	-20.8%	10,348	9,300	(1,048)	-11.3%	37,200	26,852
61010	Pest Control	882	1,083	201	18.6%	2,762	3,249	487	15.0%	13,000	10,238
61045	Security Services	31,270	22,917	(8,353)	-36.4%	73,752	68,751	(5,001)	-7.3%	275,000	201,248
61045	Security Services Surveillance System	2,771	2,771	0	0.0%	8,314	8,313	(1)	0.0%	33,252	24,938
61052	Balcony Inspection	0	625	625	100.0%	0	1,875	1,875	100.0%	7,500	7,500
61053	Walkover Inspection	0	208	208	100.0%	0	624	624	100.0%	2,500	2,500
CONTRACTS TOTAL:		\$78,504	\$76,418	(\$2,086)	-2.7%	\$247,130	\$229,254	(\$17,876)	-7.8%	\$916,996	\$669,866

OPERATING SALARIES & BENEFITS											
65000	Salaries Maintenance Person	11,269	9,456	(1,813)	-19.2%	20,255	28,368	8,113	28.6%	113,474	93,219
65000	Salaries Manager	7,583	8,713	1,130	13.0%	25,416	26,139	723	2.8%	104,550	79,134
65000	Salaries Maint Supv	6,742	6,434	(308)	-4.8%	13,170	19,302	6,132	31.8%	77,209	64,039
65000	Salaries Janitorial	15,171	18,912	3,741	19.8%	38,875	56,736	17,861	31.5%	226,948	188,073
65040	Medical Insurance	864	2,400	1,536	64.0%	6,912	7,200	288	4.0%	28,800	21,888
OPERATING SALARIES & BENEFITS TOTAL:		\$41,629	\$45,915	\$4,286	9.3%	\$104,628	\$137,745	\$33,117	24.0%	\$550,981	\$446,353

REPAIRS/MAINTENANCE

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
70005	R&M Air Conditioning	0	1,250	1,250	100.0%	2,340	3,750	1,410	37.6%	15,000	12,660
70025	R&M-Building	3,700	0	(3,700)	0.0%	4,165	0	(4,165)	0.0%	0	(4,165)
70037	R&M-Doors	170	375	205	54.7%	170	1,125	955	84.9%	4,500	4,330
70039	R&M-Exterior	3,750	833	(2,917)	<-100%	6,628	2,499	(4,129)	<-100%	10,000	3,372
70040	R&M-Elevator	1,530	1,250	(280)	-22.4%	3,964	3,750	(214)	-5.7%	15,000	11,036
70043	Repairs/Maintenance Miscellaneous	15	625	610	97.6%	419	1,875	1,456	77.7%	7,500	7,081
70043	Repairs/Maintenance	0	0	0	0.0%	0	0	0	0.0%	0	0
70045	R&M-Electrical	1,980	417	(1,563)	<-100%	1,980	1,251	(729)	-58.3%	5,000	3,020
70048	R&M Equipment	0	1,250	1,250	100.0%	0	3,750	3,750	100.0%	15,000	15,000
70048	R&M Equipment Pool	1,750	1,667	(83)	-5.0%	4,912	5,001	89	1.8%	20,000	15,088
70048	R&M Equipment Irrigation	0	417	417	100.0%	376	1,251	875	69.9%	5,000	4,624
70048	R&M Equipment Garage	0	417	417	100.0%	346	1,251	905	72.3%	5,000	4,654
70048	R&M Equipment Locks	26	208	182	87.6%	36	624	589	94.3%	2,500	2,465
70048	R&M Equipment Supplies	922	1,250	328	26.3%	922	3,750	2,828	75.4%	15,000	14,078
70048	R&M Equipment Paint/Patch Supplies	271	42	(229)	<-100%	271	126	(145)	<-100%	500	229
70048	R&M Equipment Plumbing Repairs	0	1,250	1,250	100.0%	1,470	3,750	2,280	60.8%	15,000	13,530
70048	R&M Equipment Pool/Fence	0	167	167	100.0%	0	501	501	100.0%	2,000	2,000
70048	R&M Equipment Security Cameras	0	375	375	100.0%	0	1,125	1,125	100.0%	4,500	4,500
70048	R&M Equipment Small Equip/Tools	0	417	417	100.0%	0	1,251	1,251	100.0%	5,000	5,000
70048	R&M Equipment Pool Equipment Fence	0	125	125	100.0%	0	375	375	100.0%	1,500	1,500
70048	R&M Equipment Exercise Room	0	83	83	100.0%	0	249	249	100.0%	1,000	1,000

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
70048	R&M Equipment Fire Alarm Testing	1,889	1,667	(222)	-13.3%	3,044	5,001	1,957	39.1%	20,000	16,956
70051	Fitness Equipment	0	333	333	100.0%	681	999	318	31.8%	4,000	3,319
70058	Grounds - Other	167	1,667	1,500	90.0%	662	5,001	4,339	86.8%	20,000	19,338
70063	R&M-Generator	(1,118)	417	1,535	>100%	(24)	1,251	1,275	>100%	5,000	5,024
70067	R&M-Interior	62	833	771	92.6%	3,287	2,499	(788)	-31.5%	10,000	6,713
70068	R&M Lighting	0	1,250	1,250	100.0%	1,272	3,750	2,478	66.1%	15,000	13,728
70076	Maintenance Supplies	456	833	377	45.3%	2,378	2,499	121	4.8%	10,000	7,622
70077	Cleaning & Janitorial	2,395	3,750	1,355	36.1%	7,136	11,250	4,114	36.6%	45,000	37,864
70084	R&M Fire Sprinkler & Backflow	27,455	1,250	(26,205)	<-100%	35,045	3,750	(31,295)	<-100%	15,000	(20,045)
70094	Pool Chemicals	287	3,333	3,046	91.4%	2,866	9,999	7,133	71.3%	40,000	37,134
70095	R&M- Pool/Spa/Fountain	873	292	(581)	<-100%	1,668	876	(792)	-90.4%	3,500	1,832
70100	R&M-Pool Furn/Equip	378	625	247	39.5%	378	1,875	1,497	79.8%	7,500	7,122
70101	Pool Plumbing	0	625	625	100.0%	2,423	1,875	(548)	-29.2%	7,500	5,077
70102	Pool Miscellaneous	0	83	83	100.0%	0	249	249	100.0%	1,000	1,000
70103	Pool Supplies	0	417	417	100.0%	133	1,251	1,118	89.3%	5,000	4,867
70110	R&M-Roof	0	708	708	100.0%	300	2,124	1,824	85.9%	8,500	8,200
70125	R&M-Signage	0	208	208	100.0%	616	624	8	1.3%	2,500	1,884
70289	Contingency	4,830	6,250	1,420	22.7%	62,696	18,750	(43,946)	<-100%	75,000	12,304
	REPAIRS/MAINTENANCE TOTAL:	\$51,788	\$36,959	(\$14,829)	-40.1%	\$152,560	\$110,877	(\$41,683)	-37.6%	\$443,500	\$290,940
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	19,065	0	(19,065)	0.0%	40,564	0	(40,564)	0.0%	0	(40,564)
	PRIOR YEAR ACTIVITY TOTAL:	\$19,065	\$0	(\$19,065)	0.0%	\$40,564	\$0	(\$40,564)	0.0%	\$0	(\$40,564)
RESERVE TRANSFERS											
80000	Reserve Transfers	16,000	16,000	0	0.0%	48,000	48,000	0	0.0%	192,000	144,000
80001	Reserve Interest	4,068	0	(4,068)	0.0%	11,455	0	(11,455)	0.0%	0	(11,455)

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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%	164,250	164,250	0	0.0%	657,000	492,750
	RESERVE TRANSFERS TOTAL:	\$74,818	\$70,750	(\$4,068)	-5.7%	\$223,705	\$212,250	(\$11,455)	-5.4%	\$849,000	\$625,295
	TOTAL EXPENSES:	\$373,980	\$346,655	(\$27,325)	-7.9%	\$1,103,192	\$1,039,965	(\$63,227)	-6.1%	\$4,159,823	\$3,056,631
	NET INCOME/ (LOSS):	(77,966)	(2)	(\$77,964)	>100%	(193,632)	(6)	(193,626)	100%	0	193,632