



FirstService
RESIDENTIAL

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

For period ending October 31, 2025

Confidential - For Management Use Only



RESIDENT PACKAGE - FRO

October 31, 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

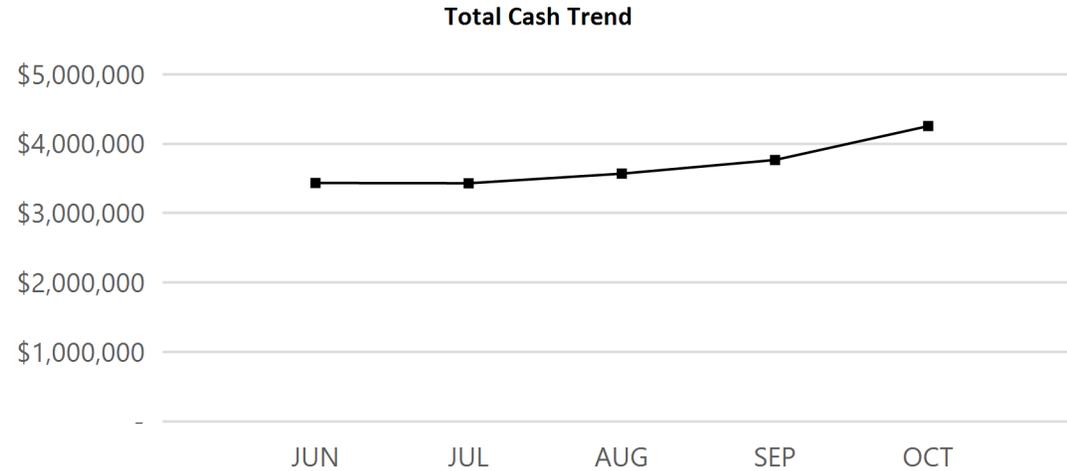
October 31, 2025

TOTAL CASH	
Operating	\$980,301
Other	-
Reserves	\$3,274,863
Security Deposits	-
Special Assessment	-
Total Cash	\$4,255,164

OPERATING CASH	
Beginning Cash	\$516,236
Change in Cash	\$464,065
Ending Cash	\$980,301
<i>Less: Accruals</i>	\$97,849
<i>Less: Current Accounts Payable</i>	\$313,534
Adjusted Operating Cash	\$568,917

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AF Attorney Fees	\$3,750	-	-	-	\$3,750
II Interest Income	(\$13)	-	-	\$2,437	\$2,425
MI Miscellaneous	-	-	-	\$325	\$325
MM Maintenance Fees	(\$5,395)	\$6,236	\$3,290	\$49,482	\$53,613
SM Special Assessment	\$107,613	(\$151)	-	-	\$107,462
UA Annual Storage Fee	(\$2,112)	(\$12)	(\$963)	\$960	(\$2,127)
TOTAL	\$103,843	\$6,073	\$2,327	\$53,204	\$165,447



Executive Summary

October 31, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$1,287,234	\$337,575	\$949,659	\$4,550,683	\$3,375,750	\$1,174,933	\$4,050,894	\$499,789
TOTAL EXPENSES	\$347,461	\$337,288	(\$10,173)	\$3,602,464	\$3,372,880	(\$229,584)	\$4,047,442	\$444,978
NET INCOME/(LOSS)	\$939,773	\$287	\$939,486	\$948,219	\$2,870	\$945,349	\$3,452	\$944,767

Expense Summary

Account	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$8,653	\$23,845	\$15,192	\$209,983	\$238,450	\$28,467	\$286,125	\$76,142
PROPERTY INSURANCE	\$75,248	\$72,486	(\$2,762)	\$733,057	\$724,860	(\$8,197)	\$869,831	\$136,774
UTILITIES	\$32,532	\$38,251	\$5,719	\$435,162	\$382,510	(\$52,652)	\$459,014	\$23,852
CONTRACTS	\$94,364	\$93,702	(\$662)	\$966,409	\$937,020	(\$29,389)	\$1,124,432	\$158,023
OPERATING SALARIES & BENEFITS	\$23,134	\$11,170	(\$11,964)	\$163,009	\$111,700	(\$51,309)	\$134,035	(\$28,974)
REPAIRS/MAINTENANCE	\$39,816	\$32,784	(\$7,032)	\$349,308	\$327,840	(\$21,468)	\$393,405	\$44,097
SPECIAL ASSESSMENT	-	-	-	\$15,718	-	(\$15,718)	-	(\$15,718)
RESERVE TRANSFERS	\$73,714	\$65,050	(\$8,664)	\$729,818	\$650,500	(\$79,318)	\$780,600	\$50,782

Executive Summary

October 31, 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	\$438,134	\$17	\$438,151	-
OPR1 - VALLEY BANK OPR CHG CLICK	CHECKING PRIMARY OPERATING LOCKBOX - VALLEY BANK OPR CHG CLICK	\$78,328	\$1,368,422	\$466,449	\$980,301
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
Total Operating		\$516,236	\$1,368,672	\$904,607	\$980,301
Reserves					
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	\$3,118,980	\$3,118,980	-
RSV1 - VALLEY BANK MM RSV	MONEY MARKET RESERVES - VALLEY BANK MM RSV	\$196,902	\$3,127,534	\$49,574	\$3,274,863
RSV3 - SERVIS1st BANK RSV MM	RESERVES MONEY MARKET - SERVIS1st BANK RSV MM	\$3,053,820	\$109	\$3,053,930	-
Total Reserves		\$3,250,723	\$6,246,623	\$6,222,483	\$3,274,863
Total Cash		\$3,766,958	\$7,615,295	\$7,127,090	\$4,255,164



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of October 31, 2025

Account	Description	Current Month October	Prior Month September	Month Inc / (Dec)	Current Year October	Prior Year October	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 10	Cash-Operating - 10 Operating - New	0	438,134	(438,134)	0	0	0
10010 229	Cash-Operating - 229 Valley National	980,301	78,328	901,973	980,301	0	980,301
10010 612A	Cash-Operating - 612A Servis First Bank	0	7	(7)	0	0	0
10010 660	Cash-Operating - 660 First Citizens Bank	0	(233)	233	0	0	0
10200	Due (To)/From Reserves	(523,051)	(490,330)	(32,721)	(523,051)	0	(523,051)
10300	Accounts Receivable	103,298	108,868	(5,570)	103,298	0	103,298
10310	Special Assessment Receivable	116,965	2,368	114,597	116,965	0	116,965
10330 00	Other Receivables - 00	0	233	(233)	0	0	0
10390 00	Allowance for Bad Debt - 00	(13,921)	(13,921)	0	(13,921)	0	(13,921)
10500	Prepaid Insurance	250,375	325,607	(75,233)	250,375	0	250,375
10549	A/P Clearing	10,741	13,033	(2,293)	10,741	0	10,741
10550	A/R Clearing	(520)	0	(520)	(520)	0	(520)
**TOTAL CURRENT ASSETS		\$924,188	\$462,095	\$462,093	\$924,188	\$0	\$924,188
**RESTRICTED FUNDS							
12010 100	Cash-Reserves - 100	0	3,053,820	(3,053,820)	0	0	0
12010 229a	Cash-Reserves - 229a Valley National	3,274,863	196,902	3,077,961	3,274,863	0	3,274,863
12045	Due (To)/From Operating	523,051	490,330	32,721	523,051	0	523,051
**TOTAL RESTRICTED FUNDS		\$3,797,914	\$3,741,053	\$56,861	\$3,797,914	\$0	\$3,797,914
**OTHER ASSETS							
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
**TOTAL OTHER ASSETS		\$948,516	\$948,516	\$0	\$948,516	\$0	\$948,516



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of October 31, 2025

Account	Description	Current Month October	Prior Month September	Month Inc / (Dec)	Current Year October	Prior Year October	Year Inc / (Dec)
**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		\$7,734,719	\$7,215,765	\$518,954	\$7,734,719	\$0	\$7,734,719
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	313,534	12,517	301,017	313,534	0	313,534
20005	Guest Registration Fees	2,670	2,670	0	2,670	0	2,670
20010	Accrued Expenses	97,849	205,506	(107,657)	97,849	0	97,849
20030	Insurance Payable	0	49,595	(49,595)	0	0	0
20100	Prepaid Assessments	45,313	82,240	(36,927)	45,313	0	45,313
20110	Prepaid Special Assessment	9,503	282,317	(272,814)	9,503	0	9,503
20150	Deferred Assessments	10,910	16,365	(5,455)	10,910	0	10,910
20156 00	Prepaid Rent - 00 General	12,500	18,750	(6,250)	12,500	0	12,500
**TOTAL CURRENT LIABILITIES		\$492,279	\$669,960	(\$177,681)	\$492,279	\$0	\$492,279
**OTHER LIABILITIES							
24003	Loan Payable	561,875	861,875	(300,000)	561,875	0	561,875
**TOTAL OTHER LIABILITIES		\$561,875	\$861,875	(\$300,000)	\$561,875	\$0	\$561,875
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	1,903,692	1,903,692	0	1,903,692	0	1,903,692

Entity: 7DCY
Executed: 12/13/2025 09:10 AM

Balance Sheet
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GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of October 31, 2025

Account	Description	Current Month October	Prior Month September	Month Inc / (Dec)	Current Year October	Prior Year October	Year Inc / (Dec)
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 00	Reserves - 00	(16,853)	0	(16,853)	(16,853)	0	(16,853)
30000 001	Reserves - 001 Pooled	3,735,449	3,670,399	65,050	3,735,449	0	3,735,449
30080	Reserves - Interest	79,318	70,654	8,664	79,318	0	79,318
**TOTAL RESERVE LIABILITIES		\$3,797,914	\$3,741,053	\$56,861	\$3,797,914	\$0	\$3,797,914
**TOTAL LIABILITIES		\$5,827,445	\$6,248,264	(\$420,820)	\$5,827,445	\$0	\$5,827,445
**MEMBERS EQUITY							
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)		948,219	8,446	939,773	948,219	0	948,219
**TOTAL MEMBERS EQUITY		\$1,907,274	\$967,501	\$939,773	\$1,907,274	\$0	\$1,907,274
**TOTAL LIABILITIES & EQUITY		\$7,734,719	\$7,215,765	\$518,954	\$7,734,719	\$0	\$7,734,719

Income Statement

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct 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%	2,088,226	2,088,230	(4)	0.0%	2,505,874	417,648
40002	Reserve Income	65,050	65,050	0	0.0%	650,500	650,500	0	0.0%	780,600	130,100
40003	Special Assessment	938,536	0	938,536	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	3,750	0	3,750	0.0%	4,000	0	4,000	0.0%	0	(4,000)
40025	Returned Check Fees	60	0	60	0.0%	320	0	320	0.0%	0	(320)
40055	Vending Machine	0	0	0	0.0%	1,336	0	1,336	0.0%	0	(1,336)
40058	Security Service	46,776	35,417	11,359	32.1%	467,002	354,170	112,832	31.9%	425,000	(42,002)
40078	Late Fee Interest	(88)	0	(88)	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	8,664	0	8,664	0.0%	79,318	0	79,318	0.0%	0	(79,318)
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	10,252	14,850	(4,598)	-31.0%	202,861	148,500	54,361	36.6%	178,200	(24,661)
41005	Storage Income	5,180	5,935	(755)	-12.7%	52,515	59,350	(6,835)	-11.5%	71,220	18,705
41010	Maintenance Chargeback	0	0	0	0.0%	319	0	319	0.0%	0	(319)
42000	Estoppel Income	232	0	232	0.0%	382	0	382	0.0%	0	(382)
42010	Beach Service Income	0	7,500	(7,500)	-100.0%	22,500	75,000	(52,500)	-70.0%	90,000	67,500
OPERATING REVENUE TOTAL:		\$1,287,234	\$337,575	\$949,659	>100%	\$4,550,683	\$3,375,750	\$1,174,933	34.8%	\$4,050,894	(\$499,789)
TOTAL REVENUE:		\$1,287,234	\$337,575	\$949,659	>100%	\$4,550,683	\$3,375,750	\$1,174,933	34.8%	\$4,050,894	(\$499,789)
EXPENSES											
ADMINISTRATIVE											

Income Statement

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50008	Accounting Fees - CPA	40	833	793	95.2%	8,540	8,330	(210)	-2.5%	10,000	1,460
50015	Bank Charges	115	0	(115)	0.0%	530	0	(530)	0.0%	0	(530)
50025	Copier Maint/Supply	226	56	(170)	<-100%	4,672	560	(4,112)	<-100%	674	(3,998)
50045	Legal Fees Association Matters	0	417	417	100.0%	29,516	4,170	(25,346)	<-100%	5,000	(24,516)
50048	Annual Condo Fees	0	100	100	100.0%	0	1,000	1,000	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	380	380	100.0%	450	450
50050	License, Taxes, Permit Pool/Spa	0	177	177	100.0%	2,125	1,770	(355)	-20.1%	2,125	0
50050	License, Taxes, Permit Other	0	54	54	100.0%	1,946	540	(1,406)	<-100%	645	(1,301)
50053	Corporate Annual Report	0	5	5	100.0%	170	50	(120)	<-100%	61	(109)
50055	Meeting Expenses	0	54	54	100.0%	230	540	310	57.4%	650	420
50075	Office Supplies	739	500	(239)	-47.7%	9,310	5,000	(4,310)	-86.2%	6,000	(3,310)
50081	Printing And Postage	219	181	(38)	-20.9%	1,198	1,810	612	33.8%	2,170	972
50102	Bank Loan Fees	0	5,535	5,535	100.0%	0	55,350	55,350	100.0%	66,415	66,415
50103	Loan Principal/Int.	3,040	5,204	2,164	41.6%	47,759	52,040	4,281	8.2%	62,444	14,685
50105	Property Taxes	0	548	548	100.0%	0	5,480	5,480	100.0%	6,579	6,579
50110	Miscellaneous Expenses	(2,555)	0	2,555	0.0%	(121)	0	121	0.0%	0	121
50111	Wristbands	0	333	333	100.0%	5,267	3,330	(1,937)	-58.2%	4,000	(1,267)
50125	Web Page/Internet	565	308	(257)	-83.5%	7,393	3,080	(4,313)	<-100%	3,700	(3,693)
50126	Parking Expense	751	0	(751)	0.0%	4,537	0	(4,537)	0.0%	0	(4,537)
50130	Maintenance Fee Exp	5,514	5,401	(113)	-2.1%	55,144	54,010	(1,134)	-2.1%	64,807	9,663
50131	Uniforms	0	167	167	100.0%	2,756	1,670	(1,086)	-65.0%	2,000	(756)
51044	Sales & Use Tax	0	3,934	3,934	100.0%	29,011	39,340	10,329	26.3%	47,209	18,198
ADMINISTRATIVE TOTAL:		\$8,653	\$23,845	\$15,192	63.7%	\$209,983	\$238,450	\$28,467	11.9%	\$286,125	\$76,142

Income Statement

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
PROPERTY INSURANCE											
52030	Multiperil Insurance	75,248	72,486	(2,762)	-3.8%	733,057	724,860	(8,197)	-1.1%	869,831	136,774
	PROPERTY INSURANCE TOTAL:	\$75,248	\$72,486	(\$2,762)	-3.8%	\$733,057	\$724,860	(\$8,197)	-1.1%	\$869,831	\$136,774
UTILITIES											
54050	Electricity	10,922	12,132	1,210	10.0%	130,226	121,320	(8,906)	-7.3%	145,590	15,364
54070	Water & Sewer	12,756	15,436	2,680	17.4%	215,639	154,360	(61,279)	-39.7%	185,231	(30,408)
54075	Streaming Radio	(828)	0	828	0.0%	0	0	0	0.0%	0	0
54080	Gas/Fuel Oil	627	4,233	3,606	85.2%	38,280	42,330	4,050	9.6%	50,799	12,519
54095	Trash	6,763	6,000	(763)	-12.7%	45,489	60,000	14,511	24.2%	72,000	26,511
54100	Telephone	2,292	450	(1,842)	<-100%	5,528	4,500	(1,028)	-22.8%	5,394	(134)
	UTILITIES TOTAL:	\$32,532	\$38,251	\$5,719	15.0%	\$435,162	\$382,510	(\$52,652)	-13.8%	\$459,014	\$23,852
CONTRACTS											
60013	Cable Television	15,138	7,559	(7,579)	<-100%	75,691	75,590	(101)	-0.1%	90,710	15,019
60021	Contracts	909	121	(788)	<-100%	909	1,210	301	24.9%	1,449	540
60029	Contract Labor General	40,117	31,294	(8,823)	-28.2%	324,637	312,940	(11,697)	-3.7%	375,534	50,897
60035	Elevator Contract	0	2,442	2,442	100.0%	34,080	24,420	(9,660)	-39.6%	29,304	(4,776)
60040	Elevator Inspection	0	167	167	100.0%	0	1,670	1,670	100.0%	2,000	2,000
60050	Fire Extinguisher Inspection	3,417	102	(3,315)	<-100%	13,188	1,020	(12,168)	<-100%	1,225	(11,963)
60051	Fire Alarm Inspection	0	518	518	100.0%	10,194	5,180	(5,014)	-96.8%	6,217	(3,977)
60054	Fire Sprinkler & Backflow Inspection	(1,974)	588	2,562	>100%	14,164	5,880	(8,284)	<-100%	7,057	(7,107)
60055	Fire Alarm Monitoring	(1,769)	0	1,769	0.0%	0	0	0	0.0%	0	0
60073	Irrigation Contract	(5,470)	0	5,470	0.0%	0	0	0	0.0%	0	0
60079	Landscape Extras	(27,154)	0	27,154	0.0%	0	0	0	0.0%	0	0
60082	Internet Access	13,112	10,448	(2,664)	-25.5%	106,971	104,480	(2,491)	-2.4%	125,382	18,411
60090	Lawn Maintenance	35,236	2,449	(32,787)	<-100%	47,236	24,490	(22,746)	-92.9%	29,386	(17,850)

Income Statement

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
61000	Management Services	2,988	12,485	9,497	76.1%	100,475	124,850	24,375	19.5%	149,820	49,345
61010	Pest Control	847	325	(522)	<-100%	4,272	3,250	(1,022)	-31.4%	3,900	(372)
61045	Security Services	18,966	21,516	2,550	11.9%	209,652	215,160	5,508	2.6%	258,192	48,540
61045	Security Services Equipment	0	2,771	2,771	100.0%	24,942	27,710	2,768	10.0%	33,256	8,314
61052	Balcony Inspection	0	625	625	100.0%	0	6,250	6,250	100.0%	7,500	7,500
61053	Walkover Inspection	0	167	167	100.0%	0	1,670	1,670	100.0%	2,000	2,000
61054	Insurance Appraisal	0	125	125	100.0%	0	1,250	1,250	100.0%	1,500	1,500
CONTRACTS TOTAL:		\$94,364	\$93,702	(\$662)	-0.7%	\$966,409	\$937,020	(\$29,389)	-3.1%	\$1,124,432	\$158,023
OPERATING SALARIES & BENEFITS											
65000	Salaries Maintenance Person	7,472	5,075	(2,397)	-47.2%	34,530	50,750	16,220	32.0%	60,902	26,372
65000	Salaries Manager	7,279	3,307	(3,972)	<-100%	66,460	33,070	(33,390)	<-100%	39,682	(26,778)
65000	Salaries Overtime	(2,522)	600	3,122	>100%	7,810	6,000	(1,810)	-30.2%	7,200	(610)
65040	Medical Insurance	2,364	0	(2,364)	0.0%	7,092	0	(7,092)	0.0%	0	(7,092)
65058	Bonuses	0	167	167	100.0%	0	1,670	1,670	100.0%	2,000	2,000
65070	Payroll Burden	8,541	2,021	(6,520)	<-100%	47,117	20,210	(26,907)	<-100%	24,251	(22,866)
OPERATING SALARIES & BENEFITS TOTAL:		\$23,134	\$11,170	(\$11,964)	<-100%	\$163,009	\$111,700	(\$51,309)	-45.9%	\$134,035	(\$28,974)
REPAIRS/MAINTENANCE											
70005	R&M Air Conditioning	(805)	0	805	0.0%	0	0	0	0.0%	0	0
70025	R&M-Building	123,635	12,562	(111,073)	<-100%	147,348	125,620	(21,728)	-17.3%	150,750	3,402
70040	R&M-Elevator	(20,303)	0	20,303	0.0%	0	0	0	0.0%	0	0
70043	Repairs/Maintenance Miscellaneous	(995)	0	995	0.0%	0	0	0	0.0%	0	0
70045	R&M-Electrical	(16,086)	0	16,086	0.0%	(6,678)	0	6,678	0.0%	0	6,678
70048	R&M Equipment	48,863	6,417	(42,446)	<-100%	100,546	64,170	(36,376)	-56.7%	77,000	(23,546)
70051	Fitness Equipment	(260)	0	260	0.0%	0	0	0	0.0%	0	0

Income Statement

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70058	Grounds - Other	2,500	4,875	2,375	48.7%	2,500	48,750	46,250	94.9%	58,500	56,000
70060	R&M General	(1,713)	0	1,713	0.0%	12,218	0	(12,218)	0.0%	0	(12,218)
70063	R&M-Generator	(12,640)	0	12,640	0.0%	0	0	0	0.0%	0	0
70067	R&M-Interior	(10,830)	0	10,830	0.0%	0	0	0	0.0%	0	0
70068	R&M Lighting	(4,435)	0	4,435	0.0%	0	0	0	0.0%	0	0
70076	Maintenance Supplies	(8,203)	0	8,203	0.0%	0	0	0	0.0%	0	0
70077	Cleaning & Janitorial	(32,626)	0	32,626	0.0%	(175)	0	175	0.0%	0	175
70080	Parking Lot	(2,500)	0	2,500	0.0%	0	0	0	0.0%	0	0
70084	R&M Fire Sprinkler & Backflow	(34,572)	0	34,572	0.0%	0	0	0	0.0%	0	0
70090	R&M-Plumbing	(11,278)	0	11,278	0.0%	0	0	0	0.0%	0	0
70094	Pool Chemicals	(19,912)	0	19,912	0.0%	0	0	0	0.0%	0	0
70095	R&M-Pool/Spa/Fountain	51,125	7,625	(43,500)	<-100%	65,880	76,250	10,370	13.6%	91,500	25,620
70100	R&M-Pool Furn/Equip	(18,750)	0	18,750	0.0%	0	0	0	0.0%	0	0
70101	Pool Plumbing	(4,650)	0	4,650	0.0%	0	0	0	0.0%	0	0
70102	Pool Miscellaneous	(327)	0	327	0.0%	0	0	0	0.0%	0	0
70103	Pool Supplies	(490)	0	490	0.0%	0	0	0	0.0%	0	0
70125	R&M-Signage	(1,550)	0	1,550	0.0%	0	0	0	0.0%	0	0
70289	Contingency	16,618	1,305	(15,313)	<-100%	27,669	13,050	(14,619)	<-100%	15,655	(12,014)
	REPAIRS/MAINTENANCE TOTAL:	\$39,816	\$32,784	(\$7,032)	-21.4%	\$349,308	\$327,840	(\$21,468)	-6.5%	\$393,405	\$44,097
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%	650,500	650,500	0	0.0%	780,600	130,100

Income Statement

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
80001	Reserve Interest	8,664	0	(8,664)	0.0%	79,318	0	(79,318)	0.0%	0	(79,318)
	RESERVE TRANSFERS TOTAL:	\$73,714	\$65,050	(\$8,664)	-13.3%	\$729,818	\$650,500	(\$79,318)	-12.2%	\$780,600	\$50,782
	TOTAL EXPENSES:	\$347,461	\$337,288	(\$10,173)	-3.0%	\$3,602,464	\$3,372,880	(\$229,584)	-6.8%	\$4,047,442	\$444,978
	NET INCOME/ (LOSS):	939,773	287	\$939,486	>100%	948,219	2,870	945,349	100%	3,452	(944,767)