MONTHLY FINANCIAL PACKAGE

Hollywood Station Condominium Association

FOR PERIOD ENDING February 28, 2026

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Hollywood Station Condominium Association
Period ending February 28, 2026

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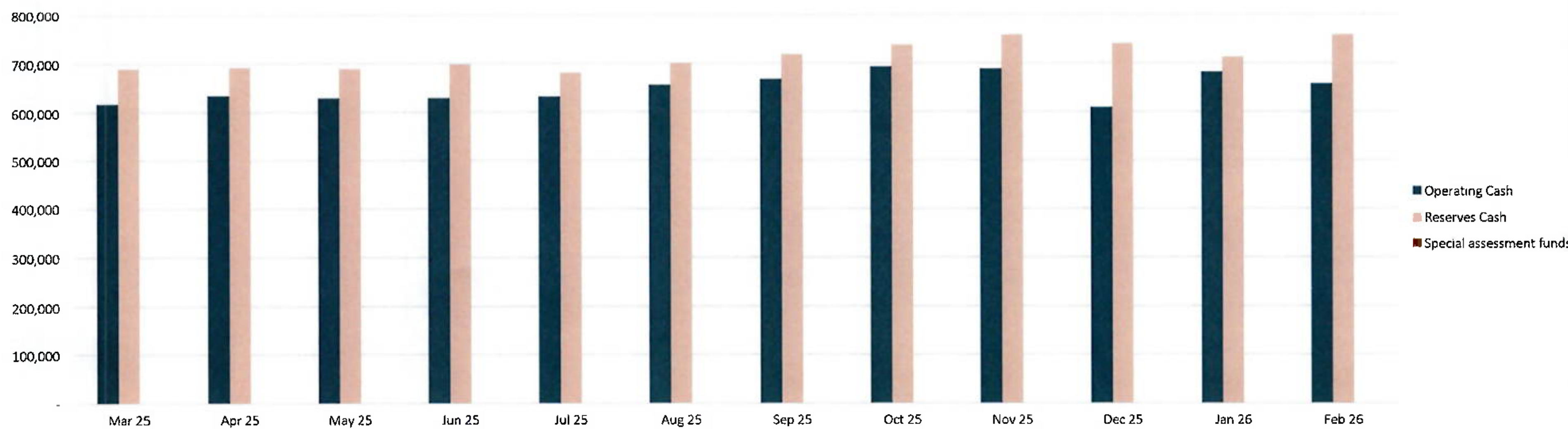
Executive Summary

Hollywood Station Condominium Association
February 28, 2026

Total Cash by Fund



Account	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26
Operating Cash	618,042	634,581	629,511	629,519	632,192	656,245	668,367	693,748	689,104	609,775	682,768	657,989
Reserves Cash	690,886	693,268	690,606	699,575	682,589	702,443	719,434	739,267	759,114	741,457	713,982	759,747
Special assessment funds	-	-	-	-	-	-	-	-	-	-	-	-
Total	**1,308,928**	**1,327,849**	**1,320,117**	**1,329,094**	**1,314,781**	**1,358,688**	**1,387,802**	**1,433,015**	**1,448,218**	**1,351,233**	**1,396,750**	**1,417,736**

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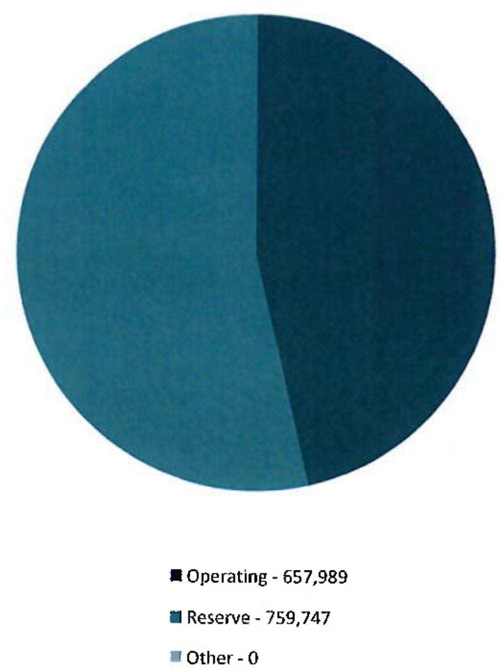
Executive Summary

Hollywood Station Condominium Association
February 28, 2026

Bank Balances by Fund and Bank Account

Bank	Operating	Reserves	Other
BU Reserves #2592-GL10802-001 - 2592	-	35,468	-
Capital One Res MM #5899 - 5899	-	83,795	-
CapOne Oper #5872_GL10051-001 - 5872	215,766	-	-
Pop Loan Proc#7237-GL10304-000 - 7237	41,788	-	-
Pop reserve #3277 GL#10705-001 - 3277	-	181,764	-
Pop Rvr SIRS #3178 GL10831-005 - 3178	-	458,721	-
Pop Sec Dep #7286-GL13001-021 - 7286	400,435	-	-
	657,989	**759,747**	-



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Hollywood Station Condominium Association
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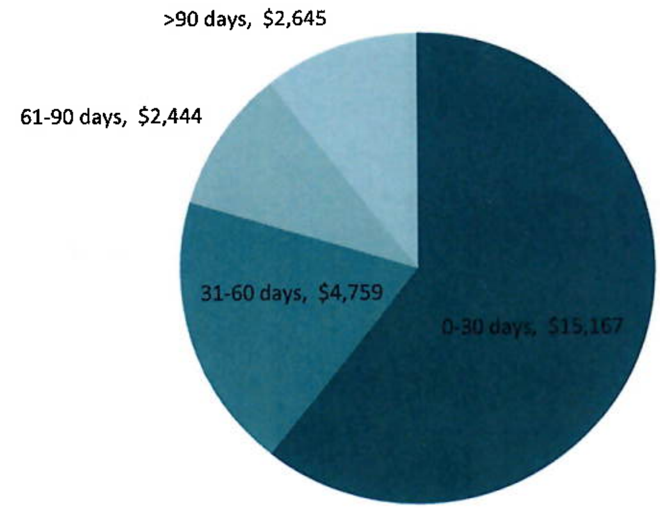
Aged Account Receivables

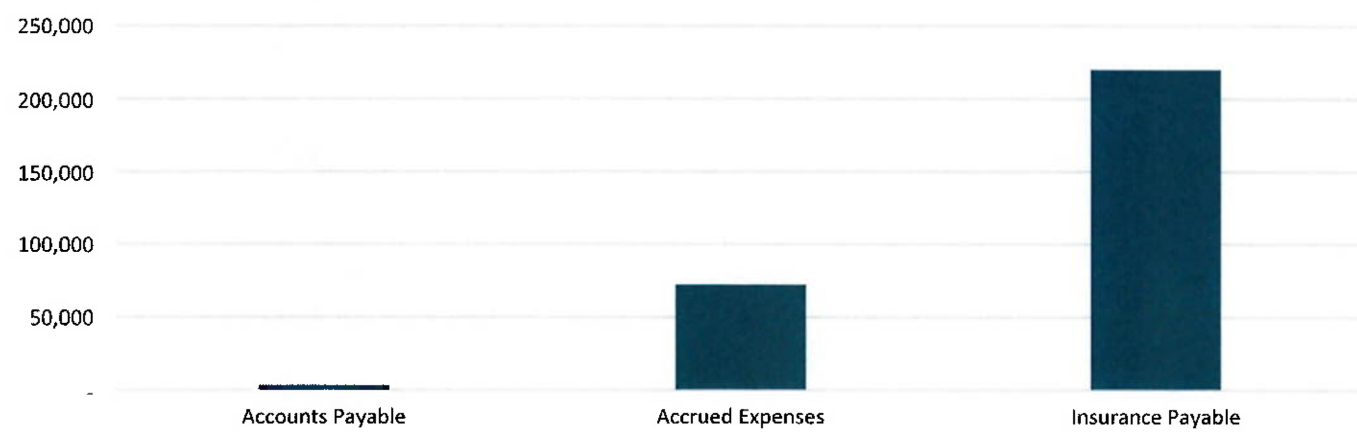


	Total Owed		0-30 days		31-60 days		61-90 days		>90 days
$	25,016	$	15,167	$	4,759	$	2,444	$	2,645

Executive Summary

Hollywood Station Condominium Association
February 28, 2026

Operating Accounts Payable and Accrued Expenses



Description	Amount
Accounts Payable	$ 3,863
Accrued Expenses	$ 72,367
Insurance Payable	$ 220,234

Executive Summary

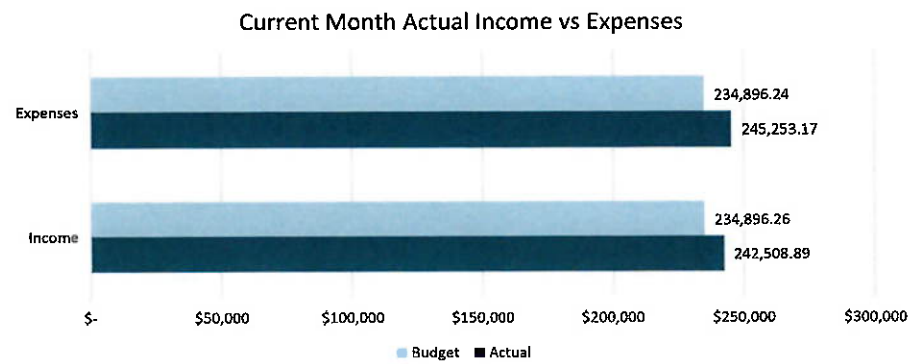
Hollywood Station Condominium Association
Period ending February 28, 2026

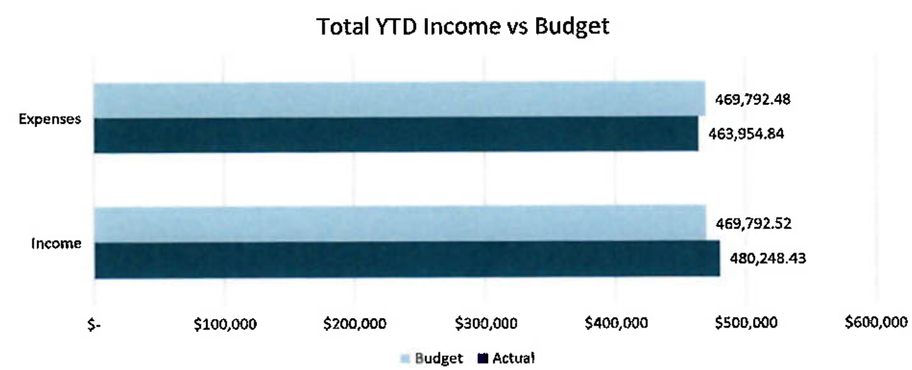
Current Month Actual Income vs Expenses

	Actual	Budget	Var
Income	$ 242,509	$ 234,896	$ 7,613
Expenses	$ 245,253	$ 234,896	$ (10,357)

YTD Actual Income vs Expenses

	Actual	Budget	Var
Income	$ 480,248	$ 469,793	$ 10,456
Expenses	$ 463,955	$ 469,792	$ 5,838





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Balance Sheet

Hollywood Station Condominium Association
As of February 28, 2026

Account		Operating	Reserve	Current Balance
10000-000	**ASSETS**			
10001-000	**CURRENT ASSETS**			
10002-000	**CASH & CASH EQUIVALENTS**			
10003-000	**OPERATING CASH**			
10051-001	Operating Account - Cap One	215,766	-	215,766
10304-000	Loan Proceeeds	41,788	-	41,788
13001-021	Security Deposit Account - Popular Bank	400,435	-	400,435
10699-999	**TOTAL OPERATING CASH**	**657,989**	-	**657,989**
10700-000	**SHORT TERM INVESTMENT**			
10705-001	Money Market Account - Popular Bank	-	181,764	181,764
10760-000	Reserves Money Market Account	-	83,795	83,795
10799-999	**TOTAL SHORT TERM INVESTMENT**	-	**265,558**	**265,558**
10800-000	**RESTRICTED CASH**			
10802-001	Reserve Account - BU	-	35,468	35,468
10831-005	Reserve SIRS Account	-	458,721	458,721
10899-999	**TOTAL RESTRICTED CASH**	-	**494,189**	**494,189**

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Balance Sheet

Hollywood Station Condominium Association
As of February 28, 2026

Account		Operating	Reserve	Current Balance
10900-000	**INTERFUND BALANCES**			
10902-000	Due To/From Reserve	0	(0)	-
10903-000	Due To/From Oper - Security Acct	(10)	-	(10)
10904-000	Due To/From Security Acct - Oper	10	-	10
10998-999	**TOTAL INTERFUND BALANCES**	**0**	**(0)**	-
10999-999	**TOTAL CASH AND CASH EQUIVALENTS**	**657,989**	**759,747**	**1,417,736**
11000-000	**ACCOUNTS RECEIVABLE**			
11001-000	Accounts Receivable	25,016	-	25,016
11201-000	Allowance For Doubtful Accts	(2,645)	-	(2,645)
11999-999	**TOTAL ACCOUNTS RECEIVABLE**	**22,371**	-	**22,371**
13000-000	**OTHER CURRENT ASSETS**			
13201-000	Prepaid Expenses	4,967	-	4,967
13202-000	Prepaid Insurance	232,523	-	232,523
13404-000	AR Clearing Account	2,782	-	2,782
13998-999	**TOTAL OTHER CURRENT ASSETS**	**240,271**	-	**240,271**
13999-999	**TOTAL CURRENT ASSETS**	**920,631**	**759,747**	**1,680,378**

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Balance Sheet

Hollywood Station Condominium Association
As of February 28, 2026

Account		Operating	Reserve	Current Balance
19999-999	**TOTAL ASSETS**	**920,631**	**759,747**	**1,680,378**
20000-000	**LIABILITIES & EQUITY**			
20000-001	**LIABILITIES**			
20001-000	**CURRENT LIABILITIES**			
20003-000	Accounts Payable	3,863	-	3,863
20011-000	Insurance Payable	220,234	-	220,234
20020-000	Holiday Fund Payable	1,936	-	1,936
20101-000	Accrued Expenses	72,367	-	72,367
20212-000	Prepaid Revenue	48,735	-	48,735
20301-000	Security Deposits	397,845	-	397,845
20312-000	Security Clearing Account	2,600	-	2,600
20899-999	**TOTAL CURRENT LIABILITIES**	**747,581**	-	**747,581**
20900-000	**LONG TERM LIABILITIES**			
20700-000	**RESERVE LIABILITIES**			

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Balance Sheet

Hollywood Station Condominium Association
As of February 28, 2026

Account		Operating	Reserve	Current Balance
20750-000	**NON-SIRS RESERVE LIABILITIES**			
20750-001	Reserves - Pooled	-	286,905	286,905
20750-002	Reserves - Interest	-	14,121	14,121
20750-999	**TOTAL NON-SIRS RESERVE LIABILITIES**	**-**	**301,026**	**301,026**
28000-000	**SIRS RESERVE LIABILITIES**			
20850-001	Reserves - Pooled SIRS	-	458,225	458,225
20850-002	Reserves - Interest SIRS	-	496	496
20850-999	**TOTAL SIRS RESERVE LIABILITIES**	**-**	**458,721**	**458,721**
20898-999	**TOTAL RESERVE LIABILITIES**	**-**	**759,747**	**759,747**
20901-000	**LONG TERM LOANS**			
20908-000	Loan Payable	202,662	-	202,662
20949-999	**TOTAL LONG TERM LOANS**	**202,662**	**-**	**202,662**
20999-999	**TOTAL LONG TERM LIABILITIES**	**202,662**	**759,747**	**962,409**
39999-998	**TOTAL LIABILITIES**	**950,243**	**759,747**	**1,709,989**

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Balance Sheet

Hollywood Station Condominium Association
As of February 28, 2026

Account		Operating	Reserve	Current Balance
30000-000	**EQUITY**			
30011-000	**FUND BALANCE**			
31500-000	Fund Balance	(52,571)	-	(52,571)
32000-000	Prior Years Surplus/ Deficit	6,667	-	6,667
39000-000	Current Year Profit/(Loss)	16,294	-	16,294
38016-100	**TOTAL FUND BALANCE**	**(29,611)**	-	**(29,611)**
39998-999	**TOTAL EQUITY**	**(29,611)**	-	**(29,611)**
39999-999	**TOTAL LIABILITES & EQUITY**	**920,631**	**759,747**	**1,680,378**

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Income Statement

Hollywood Station Condominium Association
Period ending February 28, 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
40000-000	**REVENUE**							
40000-000	**OPERATING INCOME**							
40003-000	Reg Assessment Income	197,912.69	197,912.92	(0.23)	395,825.38	395,825.84	(0.46)	2,374,955.00
40009-002	Reserve Assessment - SIRS	22,525.00	22,525.00	-	45,050.00	45,050.00	-	270,300.00
41030-000	Late Fee Income	914.59	83.33	831.26	2,105.14	166.66	1,938.48	1,000.00
42030-000	Parking Income	9,599.73	9,850.00	(250.27)	19,449.73	19,700.00	(250.27)	118,200.00
42034-000	Pet Fees	-	83.33	(83.33)	-	166.66	(166.66)	1,000.00
42040-000	Application Fee Income	6,750.00	416.67	6,333.33	7,250.00	833.34	6,416.66	5,000.00
42041-000	Bad Debt Recovery	-	416.67	(416.67)	-	833.34	(833.34)	5,000.00
42046-000	Key Fob Income	1,513.44	500.00	1,013.44	1,713.44	1,000.00	713.44	6,000.00
42047-000	Screening Fees	-	500.00	(500.00)	-	1,000.00	(1,000.00)	6,000.00
42048-000	Miscellaneous Income	2,490.00	416.67	2,073.33	4,090.00	833.34	3,256.66	5,000.00
42050-000	Valet Income	-	1,250.00	(1,250.00)	1,836.42	2,500.00	(663.58)	15,000.00
42054-000	Storage Fee	400.00	900.00	(500.00)	1,500.00	1,800.00	(300.00)	10,800.00
42077-000	Owner Interest Income	198.44	-	198.44	303.32	-	303.32	-
42503-000	Admin Fee	180.00	-	180.00	1,050.00	-	1,050.00	-
42605-000	NSF Income	25.00	41.67	(16.67)	75.00	83.34	(8.34)	500.00
48999-999	**TOTAL OPERATING INCOME**	**242,508.89**	**234,896.26**	**7,612.63**	**480,248.43**	**469,792.52**	**10,455.91**	**2,818,755.00**
49999-999	**TOTAL REVENUE**	**242,508.89**	**234,896.26**	**7,612.63**	**480,248.43**	**469,792.52**	**10,455.91**	**2,818,755.00**
50000-000	**EXPENSES**							
55000-000	**COMPENSATION / PAYROLL**							
55015-000	Payroll - Combined	50,722.17	57,278.25	6,556.08	115,766.02	114,556.50	(1,209.52)	687,339.00
55016-000	Holiday Bonus	967.92	967.92	-	1,935.84	1,935.84	-	11,615.00
55599-999	**TOTAL COMPENSATION / PAYROLL**	**51,690.09**	**58,246.17**	**6,556.08**	**117,701.86**	**116,492.34**	**(1,209.52)**	**698,954.00**
61007-000	**UTILITIES**							
61051-000	Electricity	5,187.95	7,500.00	2,312.05	10,054.03	15,000.00	4,945.97	90,000.00
61052-000	Natural Gas	5,072.42	3,333.33	(1,739.09)	10,332.46	6,666.66	(3,665.80)	40,000.00
61054-000	Water And Sewer	40,047.14	28,250.00	(11,797.14)	64,162.12	56,500.00	(7,662.12)	339,000.00
65016-000	Telephone	542.85	566.67	23.82	1,085.70	1,133.34	47.64	6,800.00

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Income Statement

Hollywood Station Condominium Association
Period ending February 28, 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
61999-999	**TOTAL UTILITIES**	**50,850.36**	**39,650.00**	**(11,200.36)**	**85,634.31**	**79,300.00**	**(6,334.31)**	**475,800.00**
64000-000	**REPAIRS AND MAINTENANCE**							
64001-000	General Repairs & Maintenance	170.08	416.67	246.59	170.08	833.34	663.26	5,000.00
64010-000	Electrical Repairs And Maintenance	4,766.81	750.00	(4,016.81)	4,891.81	1,500.00	(3,391.81)	9,000.00
64020-000	Elevator Repair	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
64032-000	Fitness Center/Gym Expense	2,175.42	500.00	(1,675.42)	2,175.42	1,000.00	(1,175.42)	6,000.00
64034-000	HVAC Service	-	416.67	416.67	-	833.34	833.34	5,000.00
64049-000	Landscape Extras	700.00	125.00	(575.00)	700.00	250.00	(450.00)	1,500.00
64063-000	Signage	-	83.33	83.33	-	166.66	166.66	1,000.00
64067-000	Fire Sprinkler	-	250.00	250.00	-	500.00	500.00	3,000.00
64070-000	Plumbing Repairs And Supplies	813.44	1,250.00	436.56	813.44	2,500.00	1,686.56	15,000.00
64072-000	Pool Repairs & Supplies	30.00	666.67	636.67	30.00	1,333.34	1,303.34	8,000.00
64083-000	Generator	-	375.00	375.00	-	750.00	750.00	4,500.00
64085-000	Odor Control	-	291.67	291.67	-	583.34	583.34	3,500.00
64087-000	Gate/Access Entry System	(160.00)	1,000.00	1,160.00	315.00	2,000.00	1,685.00	12,000.00
64150-006	Equipment -Fire Extinguish	-	333.33	333.33	-	666.66	666.66	4,000.00
64150-009	Equipment - Boiler/Maintenance	-	166.67	166.67	-	333.34	333.34	2,000.00
64150-012	Fire Safety Equipment	375.00	833.33	458.33	375.00	1,666.66	1,291.66	10,000.00
64198-000	Cooling Tower Maintenance	-	541.67	541.67	-	1,083.34	1,083.34	6,500.00
64299-999	**TOTAL REPAIRS AND MAINTENANCE**	**8,870.75**	**8,833.34**	**(37.41)**	**9,470.75**	**17,666.68**	**8,195.93**	**106,000.00**
57000-000	**CONTRACTS**							
57016-000	Boiler Contract	1,022.56	152.75	(869.81)	1,022.56	305.50	(717.06)	1,833.00
57030-000	Cable Contract	14,422.42	15,669.75	1,247.33	28,675.11	31,339.50	2,664.39	188,037.00
57070-000	Elevator Contract	2,154.74	1,736.25	(418.49)	4,309.48	3,472.50	(836.98)	20,835.00
57075-000	Equip Contract - Life Safety	409.13	488.17	79.04	818.94	976.34	157.40	5,858.00
57076-000	Equip Contract - Other	119.97	375.83	255.86	119.97	751.66	631.69	4,510.00
57080-003	Equipment Lease - Copier	503.04	327.25	(175.79)	758.64	654.50	(104.14)	3,927.00
57100-000	Fire Alarm System	74.08	1,167.33	1,093.25	148.16	2,334.66	2,186.50	14,008.00
57110-000	Fitness Club/Gym Contract	-	66.67	66.67	-	133.34	133.34	800.00
57135-000	Generator Contract	154.99	56.17	(98.82)	154.99	112.34	(42.65)	674.00
57160-000	HVAC System	-	721.33	721.33	-	1,442.66	1,442.66	8,656.00
57175-000	Interior Plants/Flowers	-	201.75	201.75	-	403.50	403.50	2,421.00

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Income Statement

Hollywood Station Condominium Association
Period ending February 28, 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
57195-000	Janitorial Contract	637.40	159.17	(478.23)	637.40	318.34	(319.06)	1,910.00
57210-000	Landscaping Services Contract	700.00	758.33	58.33	700.00	1,516.66	816.66	9,100.00
57255-000	Management Fees	6,143.27	5,975.00	(168.27)	12,286.54	11,950.00	(336.54)	71,700.00
57280-000	Odor Control	309.00	301.00	(8.00)	618.00	602.00	(16.00)	3,612.00
57300-000	Pest Control	461.17	363.92	(97.25)	730.81	727.84	(2.97)	4,367.00
57305-000	Pool / Spa Contract	550.00	626.00	76.00	1,176.00	1,252.00	76.00	7,512.00
57350-000	Security Services	780.36	1,050.00	269.64	1,830.36	2,100.00	269.64	12,600.00
57394-000	Trash Removal	3,907.16	4,600.00	692.84	7,815.54	9,200.00	1,384.46	55,200.00
57425-000	Valet Service	8,889.24	8,745.00	(144.24)	17,634.64	17,490.00	(144.64)	104,940.00
57450-000	Water Treatment	298.82	336.75	37.93	896.46	673.50	(222.96)	4,041.00
57460-000	Window Services Contract	375.00	783.33	408.33	750.00	1,566.66	816.66	9,400.00
57999--999	**TOTAL CONTRACTS**	**41,912.35**	**44,661.75**	**2,749.40**	**81,083.60**	**89,323.50**	**8,239.90**	**535,941.00**
64300-000	**SUPPLIES**							
64302-000	Building Equipment And Supplies	961.47	2,083.33	1,121.86	1,132.25	4,166.66	3,034.41	25,000.00
64307-000	Janitorial Supplies	503.03	1,000.00	496.97	721.04	2,000.00	1,278.96	12,000.00
64311-000	Painting Supplies	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
64312-000	Pet Supplies/Dna	-	250.00	250.00	-	500.00	500.00	3,000.00
64399-999	**TOTAL SUPPLIES**	**1,464.50**	**4,166.66**	**2,702.16**	**1,853.29**	**8,333.32**	**6,480.03**	**50,000.00**
65000-000	**ADMINISTRATIVE EXPENSES**							
55043-000	Screening Services	175.00	208.33	33.33	325.00	416.66	91.66	2,500.00
55045-000	Reserve Study	-	250.00	250.00	-	500.00	500.00	3,000.00
63012-000	Engineering Fees	27,562.00	2,500.00	(25,062.00)	27,562.00	5,000.00	(22,562.00)	30,000.00
63051-000	Legal Fees	2,282.50	2,500.00	217.50	7,272.37	5,000.00	(2,272.37)	30,000.00
63052-000	Legal Fees - Collections	-	166.67	166.67	510.00	333.34	(176.66)	2,000.00
63063-000	Audit Fees	433.33	433.33	-	866.66	866.66	-	5,200.00
65001-000	Bad Debt Expense	(7,461.76)	833.33	8,295.09	(2,910.37)	1,666.66	4,577.03	10,000.00
65002-000	Administrative Expenses	-	41.67	41.67	-	83.34	83.34	500.00
65011-000	Office Expenses	347.71	416.67	68.96	347.71	833.34	485.63	5,000.00
65013-000	Postage And Printing	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00
65018-000	Holiday Decorations	-	50.00	50.00	-	100.00	100.00	600.00
65034-000	License Fees And Permits	61.25	333.33	272.08	61.25	666.66	605.41	4,000.00
65052-000	Office Supplies	-	208.33	208.33	-	416.66	416.66	2,500.00

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Income Statement

Hollywood Station Condominium Association
Period ending February 28, 2026

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
68007-000	Loan Principal	780.48	2,762.33	1,981.85	1,597.19	5,524.66	3,927.47	33,148.00
68012-000	Bank Charges	50.00	41.67	(8.33)	110.00	83.34	(26.66)	500.00
65499-999	**TOTAL ADMINISTRATIVE EXPENSES**	**24,230.51**	**11,328.99**	**(12,901.52)**	**35,741.81**	**22,657.98**	**(13,083.83)**	**135,948.00**
77000-000	**PROJECTS & IMPROVEMENTS**							
77015-000	Boiler	-	166.67	166.67	-	333.34	333.34	2,000.00
77999-999	**TOTAL PROJECTS & IMPROVEMENTS**	**0.00**	**166.67**	**166.67**	**-**	**333.34**	**333.34**	**2,000.00**
65600-000	**OTHER EXPENSES**							
65037-000	Deficit Funding Expense	3,333.33	3,333.33	-	6,666.66	6,666.66	-	40,000.00
65626-000	Elevator Annual Inspection	-	458.33	458.33	-	916.66	916.66	5,500.00
65630-000	Other Operating Expenses	-	208.33	208.33	-	416.66	416.66	2,500.00
65899-999	**TOTAL OTHER EXPENSES**	**3,333.33**	**3,999.99**	**666.66**	**6,666.66**	**7,999.98**	**1,333.32**	**48,000.00**
65900-000	**INSURANCE**							
65919-000	Insurance Expense	40,376.28	41,317.67	941.39	80,752.56	82,635.34	1,882.78	495,812.00
65999-999	**TOTAL INSURANCE**	**40,376.28**	**41,317.67**	**941.39**	**80,752.56**	**82,635.34**	**1,882.78**	**495,812.00**
82999-999	**TRANSFERS**							
83002-002	Reserve Transfer - SIRS	22,525.00	22,525.00	-	45,050.00	45,050.00	-	270,300.00
83999-999	**TOTAL TRANSFERS**	**22,525.00**	**22,525.00**	**-**	**45,050.00**	**45,050.00**	**-**	**270,300.00**
89999-999	**TOTAL EXPENSES**	**245,253.17**	**234,896.24**	**(10,356.93)**	**463,954.84**	**469,792.48**	**5,837.64**	**2,818,755.00**
90000-000	**NET INCOME**	**(2,744.28)**	**0.02**	**(2,744.30)**	**16,293.59**	**0.04**	**16,293.55**	**-**