

WESTLAND SOUTH CONDOMINIUM, INC.
INCOME STATEMENT AS OF 03/31/26
(UNAUDITED)

----- YEAR TO DATE -----				-----DESCRIPTION-----	----- THIS Month -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE (FAVORABLE) UNFAVORABLE
REVENUES								
<u>EXEMPT FUNCTION INCOME</u>								
134,012	134,012	134,012	0	MAINTENANCE FEES	44,671	44,671	44,671	0
90,945	183,779	0	(183,779)	SPECIAL ASSESSMENT	95,890	48,136	0	(48,136)
600	300	0	(300)	MOVE IN & OUT FEE	150	0	0	0
70	330	0	(330)	KEYS	0	30	0	(30)
0	290	0	(290)	PARKING	35	110	0	(110)
100	0	300	300	MISCELLANEOUS	0	0	100	100
225,728	318,711	134,312	(184,399)	TOTAL EXEMPT FUNCTION INCOME	140,746	92,946	44,771	(48,176)
<u>NON-EXEMPT FUNCTION INCOME</u>								
5	7	0	(7)	INTEREST	2	3	0	(3)
5,184	3,013	3,600	587	LAUNDRY INCOME	729	1,982	1,200	(782)
5,190	3,020	3,600	580	TOTAL NON-EXEMPT FUNCTION INCOME	731	1,985	1,200	(785)
230,918	321,732	137,912	(183,819)	TOTAL REVENUES	141,477	94,931	45,971	(48,960)
EXPENSES								
<u>ADMINISTRATIVE EXPENSES</u>								
1,090	1,090	375	715	ACCOUNTANT	595	0	125	(125)
0	0	900	(900)	LEGAL FEES	0	0	300	(300)
771	750	627	123	PRINTING & POSTAGE	267	239	209	30
0	0	1,500	(1,500)	ENGINEER	0	0	500	(500)
2,930	6,404	0	6,404	INTEREST ON LOAN	1,159	1,627	0	1,627
0	385	0	385	MISCELLANEOUS EXPENSES	385	0	0	0
0	0	1,350	(1,350)	CONTINGENCY TRANSFER	0	0	450	(450)
637	390	294	95	MISCELLANEOUS	(4)	(57)	98	(155)
5,428	9,018	5,046	3,972	TOTAL ADMINISTRATIVE EXPENSES	2,402	1,809	1,682	127
<u>TAXES, LICENSES & PERMITS</u>								
169	171	204	(34)	LICENSES & PERMITS	0	0	68	(68)
477	0	104	(104)	FLORIDA RECORDING FEE	0	0	35	(35)
0	61	15	46	FLORIDA CORP. ANNUAL REPORT	0	0	5	(5)
0	0	75	(75)	ELEVATOR PERMIT(S)	0	0	25	(25)
0	0	45	(45)	POOL PERMIT	0	0	15	(15)
646	232	443	(212)	TOTAL TAXES, LICENSES & PERMITS	0	0	148	(148)
<u>INSURANCES</u>								
37,209	8,941	48,750	(39,809)	MULTI-PERIL INSURANCE	2,980	2,980	16,250	(13,270)
222	418	465	(47)	WORKERS' COMP	102	222	155	67
37,431	9,359	49,215	(39,856)	TOTAL INSURANCES	3,082	3,202	16,405	(13,203)

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				CONTRACT SERVICES				
2,250	2,250	2,250	0	FINANCIAL SERVICES	750	750	750	0
2,400	2,400	1,800	600	LAWN SERVICE	600	600	600	0
0	1,170	1,200	(30)	ELEVATOR MAINTENANCE	390	390	400	(10)
900	600	900	(300)	POOL MAINTENANCE	300	0	300	(300)
19,534	19,476	18,000	1,476	WASTE REMOVAL	6,697	6,404	6,000	404
642	642	642	0	PEST CONTROL	214	214	214	0
0	0	402	(402)	FIRE ALARM MONITORING	0	0	134	(134)
25,726	26,538	25,194	1,344	TOTAL CONTRACT SERVICES	8,951	8,358	8,398	(40)
				UTILITY EXPENSES				
4,568	4,731	4,800	(69)	ELECTRICITY	1,574	1,603	1,600	3
25,577	24,583	24,000	583	WATER & SEWER	8,588	7,943	8,000	(57)
510	1,050	360	690	PHONE LINES	0	510	120	390
30,655	30,364	29,160	1,204	TOTAL UTILITY EXPENSES	10,162	10,056	9,720	336
				REPAIRS & MAINTENANCE				
250	0	651	(651)	ELECTRICAL REPAIRS	0	0	217	(217)
545	1,318	2,415	(1,098)	PLUMBING REPAIRS	355	420	805	(385)
0	0	450	(450)	POOL REPAIRS	0	0	150	(150)
0	0	2,085	(2,085)	ELEVATOR REPAIRS	0	0	695	(695)
0	100	600	(500)	GATE REPAIRS	0	100	200	(100)
0	0	420	(420)	CARPET CLEANING	0	0	140	(140)
0	0	1,200	(1,200)	ROOFING REPAIRS	0	0	400	(400)
11,336	11,496	11,556	(60)	JANITORIAL & MAINTENANCE SER	3,568	3,568	3,852	(284)
600	600	375	225	FIRE INSPECTION & MAINTENANC	600	0	125	(125)
81,898	177,375	0	177,375	SPECIAL ASSESSMENT PROJECT	94,731	46,509	0	46,509
647	1,848	2,100	(252)	PETTY CASH-SUPPLIES	0	1,148	700	448
3,004	235	4,002	(3,767)	MISCELLANEOUS REPAIRS	235	0	1,334	(1,334)
98,279	192,972	25,854	167,118	TOTAL REPAIRS & MAINTENANCE	99,490	51,744	8,618	43,126
				RESERVES				
3,000	3,000	3,000	0	RESERVE	1,000	1,000	1,000	0
201,166	271,483	137,912	133,571	TOTAL EXPENSES	125,088	76,170	45,971	30,199
50,248				Y-T-D SURPLUS	18,761			

WESTLAND SOUTH CONDOMINIUM, INC.

BALANCE SHEET AS OF 03/31/26
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

TRUIST -OPERATING	17,920.57
PETTY CASH	400.00
TRUIST -CONTINGENCY	90,450.74
TRUIST -SPECIAL ASSESSMENT	100,000.82
TRUIST- RESERVES	92,002.23
TOTAL CASH IN BANK	300,774.36

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	20,371.38
A/R ADJ IN TRANSIT	(1,443.04)
UNBILLED S.A.	282,159.20
TOTAL ACCOUNTS RECEIVABLE	301,087.54

PREPAID EXPENSES

TOTAL CURRENT ASSETS	601,861.90
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LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	8,842.71
MAINT PAID IN ADVANCE	18,288.46
ACCRUED EXPENSES	1,352.55
LOAN PAYABLE -00008	183,711.87
LOAN PAYABLE -00010	143,461.35
DEFERRED S.A. REVENUE	34,466.89
TOTAL CURRENT LIABILITIES	390,123.83

RESERVES

RESERVES	87,000.00
TOTAL RESERVES	87,000.00

TOTAL LIABILITIES	477,123.83
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FUND BALANCE

BEGINNING FUND BALANCE	74,489.82
YEAR TO DATE SURPLUS	50,248.25
TOTAL FUND BALANCE	124,738.07
TOTAL LIABILITIES & FUND BALANCE	601,861.90

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