FirstService RESIDENTIAL

0TB3 PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

RESIDENT PACKAGE - FR0 TIER SUB ENTITIES ONLY

For period ending May 31, 2026

Confidential - For Management Use Only

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

RESIDENT PACKAGE - FR0 TIER SUB ENTITIES ONLY

May 31, 2026

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is $250,000 per depositor at FDIC insured institution.
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. "

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

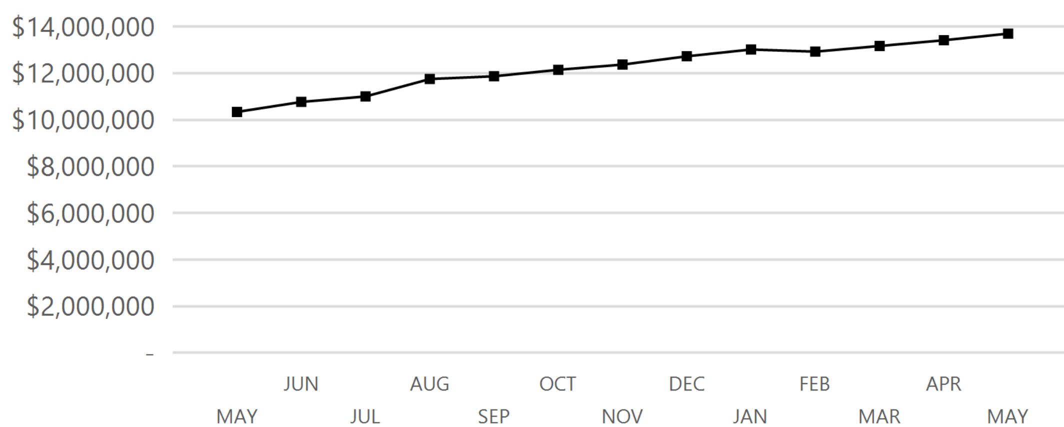
Executive Summary

May 31, 2026

TOTAL CASH

Operating	$1,840,475
Other	-
Reserves	$10,674,101
Security Deposits	$1,180,191
Special Assessment	-
Total Cash	$13,694,767

Total Cash Trend



OPERATING CASH

Beginning Cash	$1,732,986
Change in Cash	$107,490
Ending Cash	$1,840,475
Less: Accruals	$583,747
Less: Current Accounts Payable	-
Adjusted Operating Cash	$1,256,728

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	$90	-	-	-	$90
LF Late Fees	$1,823	$779	$519	$2,946	$6,067
MM Maintenance Fees	($33,334)	$10,493	$7,538	$23,702	$8,400
UD Demand/30 Day Collection Notice	$216	$72	$36	$432	$756
UF Reminder Collection Cost	$77	$11	-	$33	$121
UP ATP Collection Cost	-	-	$200	$200	$400
TOTAL	**($31,128)**	**$11,355**	**$8,294**	**$27,313**	**$15,834**

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Executive Summary

May 31, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
TOTAL REVENUE	$944,022	$918,223	$25,799	$4,707,078	$4,591,115	$115,963	$11,018,683	$6,311,605
TOTAL EXPENSES	$895,116	$918,229	$23,113	$4,656,454	$4,591,145	($65,309)	$11,018,683	$6,362,229
NET INCOME/(LOSS)	$48,906	($6)	$48,912	$50,624	($30)	$50,654	-	($50,624)

Expense Summary

Account	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
ADMINISTRATIVE	$15,355	$40,518	$25,163	$186,975	$202,590	$15,615	$486,212	$299,237
PROPERTY INSURANCE	$114,593	$132,427	$17,834	$669,194	$662,135	($7,059)	$1,589,119	$919,925
UTILITIES	$86,003	$80,099	($5,904)	$357,064	$400,495	$43,431	$961,170	$604,106
CONTRACTS	$198,903	$197,167	($1,736)	$1,013,108	$985,835	($27,273)	$2,365,991	$1,352,883
OPERATING SALARIES & BENEFITS	$203,713	$197,627	($6,086)	$983,012	$988,135	$5,123	$2,371,527	$1,388,515
REPAIRS/MAINTENANCE	$77,495	$46,461	($31,034)	$181,274	$232,305	$51,031	$557,512	$376,238
PRIOR YEAR ACTIVITY	-	$41,667	$41,667	$241,923	$208,335	($33,588)	$500,000	$258,077
RESERVE TRANSFERS	$199,054	$182,263	($16,791)	$1,023,905	$911,315	($112,590)	$2,187,152	$1,163,247

Executive Summary

May 31, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
CIT1 - Cash In Transit - Operating	- Cash In Transit - Operating	-	-	-	-
OPR3 - CITIBANK OPR EMPLOYEE HOLIDAY	OPERATING EMPLOYEE HOLIDAY ACCOUNT - CITIBANK OPR EMPLOYEE HOLIDAY	$2,720	-	$15	$2,705
OPR4 - CITIBANK -MERCHANT OPR	OPERATING MERCHANT ACCOUN - CITIBANK - MERCHANT OPR	$189,516	$26,585	-	$216,101
MM01 - METROPOLITAN COMMERCIAL BANK OPR MM-SETTLEMENT FUNDS- ULTRA INSURED-	OPR MM - METROPOLITAN COMMERCIAL BANK OPR MM- SETTLEMENT FUNDS- ULTRA INSURED-	$54,698	$142	-	$54,840
MM02 - METROPOLITAN COMMERCIAL BANK OPR MM ULTRA INSURED	OPERATING MONEY MARKET 'ULTRA INSURED' - METROPOLITAN COMMERCIAL BANK OPR MM ULTRA INSURED	$166,520	$431	-	$166,952
OPR8 - CITY NATIONAL BANK OPR CLICK ICS	OPERATING CHECKING ACCOUNT ICS - CITY NATIONAL BANK OPR CLICK ICS	$1,319,530	$916,458	$836,111	$1,399,877
Total Operating		**$1,732,986**	**$943,616**	**$836,126**	**$1,840,475**
Other					
CIT5 - Cash In Transit - Working Capital	- Cash In Transit - Working Capital	-	-	-	-
Total Other		**-**	**-**	**-**	**-**
Reserves					
RS10 - METROPOLITAN COMMERCIAL BANK RSVMM- ULTRA INSURED-	RSV MM - METROPOLITAN COMMERCIAL BANK RSVMM- ULTRA INSURED-	$5,930,295	$198,032	$27,943	$6,100,385
RS11 - MORGAN STANLEY RSV MM	RESERVES MONEY MARKET - MORGAN STANLEY RSV MM	$4,572,695	$1,021	-	$4,573,716
CIT3 - Cash In Transit - Reserve	- Cash In Transit - Reserve	-	-	-	-
Total Reserves		**$10,502,990**	**$199,054**	**$27,943**	**$10,674,101**
Security Deposits					
CIT2 - Cash In Transit - Security Deposit	- Cash In Transit - Security Deposit	-	-	-	-

SEC2 - CITY NATIONAL BANK SEC DEP CHK ICS	SECURITY DEPOSIT CHECKING ICS - CITY NATIONAL BANK SEC DEP CHK ICS	$1,175,691	$4,500	-	$1,180,191
Total Security Deposits		**$1,175,691**	**$4,500**	**-**	**$1,180,191**
Special Assessment					
CIT4 - Cash In Transit - Special Assessment	- Cash In Transit - Special Assessment	-	-	-	-
Total Special Assessment		-	-	-	-
Total Cash		**$13,411,666**	**$1,147,169**	**$864,069**	**$13,694,767**

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Balance Sheet

As of May 31, 2026

Account	Description	Current Month May	Prior Month April	Month Inc / (Dec)	Current Year May	Prior Year May	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 19	Cash-Operating - 19 Citibank	2,705	2,720	(15)	2,705	3,225	(520)
10010 19a	Cash-Operating - 19a CitiBank	216,101	189,516	26,585	216,101	26,691	189,411
10010 22	Cash-Operating - 22 City National Bank	1,399,877	1,319,530	80,347	1,399,877	636,772	763,105
10014 599	Cash-Money Market - 599 Metropolitan Bank	54,840	54,698	142	54,840	53,019	1,821
10014 599a	Cash-Money Market - 599a Metropolitan Bank	166,952	166,520	431	166,952	161,425	5,526
10200	Due (To)/From Reserves	38,788	38,788	0	38,788	18,631	20,157
10207	Due (To)/From Security	6,128	6,128	0	6,128	238	5,890
10300	Accounts Receivable	144,797	118,580	26,217	144,797	149,438	(4,641)
10390 00	Allowance/Bad Debts - 00	(7,757)	(7,757)	0	(7,757)	(7,757)	0
10500	Prepaid Insurance	778,172	232,364	545,809	778,172	1,424,901	(646,729)
10505	Prepaid Expenses	27,425	18,699	8,726	27,425	52,050	(24,625)
10549	A/P Clearing	61,062	45,426	15,636	61,062	34,471	26,591
10005	Petty Cash	1,000	1,000	0	1,000	1,000	0
12090 22	Cash-Deposits - 22 City National	1,180,191	1,175,691	4,500	1,180,191	1,110,653	69,538
12091	Due (To)/From Oper	(6,128)	(6,128)	0	(6,128)	(238)	(5,890)
TOTAL CURRENT ASSETS		**$4,064,153**	**$3,355,776**	**$708,377**	**$4,064,153**	**$3,664,517**	**$399,635**
**RESTRICTED FUNDS							
12010 30a	Cash-Reserves - 30a Morgan Stanley	4,573,716	4,572,695	1,021	4,573,716	4,383,563	190,153
12010 599	Cash-Reserves - 599 Metropolitan Bank	6,100,385	5,930,295	170,090	6,100,385	3,961,682	2,138,703
12045	Due (To)/From Operating	(38,788)	(38,788)	0	(38,788)	(18,631)	(20,157)
TOTAL RESTRICTED FUNDS		**$10,635,313**	**$10,464,202**	**$171,111**	**$10,635,313**	**$8,326,613**	**$2,308,700**
**OTHER ASSETS							
19010	Utility Deposits	60,800	60,800	0	60,800	60,800	0

Balance Sheet

As of May 31, 2026

Account	Description	Current Month May	Prior Month April	Month Inc / (Dec)	Current Year May	Prior Year May	Year Inc / (Dec)
TOTAL OTHER ASSETS		**$60,800**	**$60,800**	**$0**	**$60,800**	**$60,800**	**$0**
**FIXED ASSETS							
16022 52	Other Fixed Assets - 52 Parking Space	2,100,000	2,100,000	0	2,100,000	2,100,000	0
TOTAL FIXED ASSETS		**$2,100,000**	**$2,100,000**	**$0**	**$2,100,000**	**$2,100,000**	**$0**
TOTAL ASSETS		**$16,860,265**	**$15,980,778**	**$879,488**	**$16,860,265**	**$14,151,931**	**$2,708,335**
LIABILITIES							
**CURRENT LIABILITIES							
20010	Accrued Expenses	583,747	544,974	38,774	583,747	325,815	257,932
20013	Accrued Exp - Reserves	7,668	0	7,668	7,668	0	7,668
20030	Insurance Payable	815,798	181,296	634,502	815,798	1,492,094	(676,296)
20080	Security Deposits	1,116,713	1,112,213	4,500	1,116,713	1,048,553	68,160
20082 14	Other Deposits - 14 Clubhouse	2,849	2,849	0	2,849	2,849	0
20082 24	Other Deposits - 24 Construction	54,500	54,500	0	54,500	59,000	(4,500)
20082 25	Other Deposits - 25 Holiday Fund	29,526	29,526	0	29,526	29,526	0
20100	PrePaid Assessments	128,963	145,826	(16,863)	128,963	110,468	18,495
20115 40	Other Current Liab - 40 Due to Owners	8,233	8,233	0	8,233	8,233	0
20150	Deferred Revenue - Cable	0	0	0	0	11,213	(11,213)
20159 00	Deferred Revenue - Cable - 00	141,283	142,725	(1,442)	141,283	158,583	(17,300)
TOTAL CURRENT LIABILITIES		**$2,889,281**	**$2,222,142**	**$667,139**	**$2,889,281**	**$3,246,334**	**($357,053)**
**INSURANCE CLAIMS							
23000	Ins Claim Liab-Rec'd	462,592	462,592	0	462,592	155,894	306,697
23010 00	Ins Claim Liab-Spent - 00	(437,001)	(437,001)	0	(437,001)	(175,863)	(261,139)

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Balance Sheet

As of May 31, 2026

Account	Description	Current Month May	Prior Month April	Month Inc / (Dec)	Current Year May	Prior Year May	Year Inc / (Dec)
****TOTAL INSURANCE CLAIMS**		**$25,590**	**$25,590**	**$0**	**$25,590**	**($19,968)**	**$45,558**
**RESERVE LIABILITIES							
30000 001	Reserves1 - 001 Pooled	2,870,064	2,773,832	96,232	2,870,064	5,876,105	(3,006,041)
30000 05a	Reserves1 - 05a Carpets	13,856	13,856	0	13,856	13,856	0
30000 105	Reserves1 - 105 Deductibles	514,407	514,407	0	514,407	514,407	0
30000 15d	Reserves1 - 15d Elevator Landings	2,730	2,730	0	2,730	2,730	0
30000 15f	Reserves1 - 15f Elevator Modernization	71,975	71,975	0	71,975	71,975	0
30000 15g	Reserves1 - 15g Elevator Cab	12,683	12,683	0	12,683	12,683	0
30000 210f	Reserves1 - 210f Domestic Water Pump	1,530	1,530	0	1,530	1,530	0
30000 22	Reserves1 - 22 Generator	5,831	5,831	0	5,831	5,831	0
30000 240	Reserves1 - 240 Amenities	327	327	0	327	327	0
30000 50a	Reserves1 - 50a Pavers	31,810	31,810	0	31,810	31,810	0
30000 635	Reserves1 - 635 Security	0	0	0	0	0	0
30000 69	Reserves1 - 69 Seawall	11,111	11,111	0	11,111	11,111	0
30000 74	Reserves1 - 74 Exhaust Fans Roof	1,861	1,861	0	1,861	1,861	0
30003 001	SIRS Reserves - 001 Pooled	5,327,552	5,277,132	50,420	5,327,552	380,291	4,947,261
30003 110	SIRS Reserves - 110 Interest	33,777	28,740	5,037	33,777	0	33,777
30013	Developer Settlement Received	3,951,500	3,951,500	0	3,951,500	3,951,500	0
30014	Developer Settlement Spent	(3,340,374)	(3,340,374)	0	(3,340,374)	(3,340,374)	0
30079	Change in Value	227,706	227,706	0	227,706	227,185	521
30080	Reserve-Interest	889,298	877,544	11,754	889,298	563,785	325,513
****TOTAL RESERVE LIABILITIES**		**$10,627,644**	**$10,464,202**	**$163,443**	**$10,627,644**	**$8,326,613**	**$2,301,031**
****TOTAL LIABILITIES**		**$13,542,516**	**$12,711,934**	**$830,582**	**$13,542,516**	**$11,552,979**	**$1,989,536**

**MEMBERS EQUITY

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Balance Sheet

As of May 31, 2026

Account	Description	Current Month May	Prior Month April	Month Inc / (Dec)	Current Year May	Prior Year May	Year Inc / (Dec)
38005	Developer Settlement	2,100,000	2,100,000	0	2,100,000	2,100,000	0
38880	Fund Balance	1,167,126	1,167,126	0	1,167,126	136,786	1,030,340
Current Year Net Income/ (Loss)		50,624	1,718	48,906	50,624	362,165	(311,541)
****TOTAL MEMBERS EQUITY**		**$3,317,750**	**$3,268,844**	**$48,906**	**$3,317,750**	**$2,598,951**	**$718,798**
****TOTAL LIABILITIES & EQUITY**		**$16,860,265**	**$15,980,778**	**$879,488**	**$16,860,265**	**$14,151,931**	**$2,708,335**

FirstService RESIDENTIAL

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
Entity: 0TB3-PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY											
REVENUE											
OPERATING REVENUE											
40000	Assessments	668,064	668,063	1	0.0%	3,340,317	3,340,315	2	0.0%	8,016,764	4,676,447
40002	Reserve Income	131,843	131,843	0	0.0%	659,214	659,215	(1)	0.0%	1,582,113	922,899
40002	Reserve Income SIRS	50,420	50,420	0	0.0%	252,100	252,100	0	0.0%	605,039	352,939
40011	Late Fees	2,096	1,000	1,096	>100%	7,258	5,000	2,258	45.2%	12,000	4,742
40025	NSF Fees	90	170	(80)	-47.1%	300	850	(550)	-64.7%	2,040	1,740
40030	Screening Fees	600	1,200	(600)	-50.0%	2,150	6,000	(3,850)	-64.2%	14,400	12,250
40033	Parking Income	24,443	26,250	(1,807)	-6.9%	126,211	131,250	(5,039)	-3.8%	315,000	188,789
40035	Moving Fees	0	192	(192)	-100.0%	0	960	(960)	-100.0%	2,300	2,300
40054	ATM Income	0	250	(250)	-100.0%	374	1,250	(877)	-70.1%	3,000	2,627
40060	Key Fobs/Cards	0	500	(500)	-100.0%	0	2,500	(2,500)	-100.0%	6,000	6,000
40065	Violation Fees	0	250	(250)	-100.0%	100	1,250	(1,150)	-92.0%	3,000	2,900
40068	Key Fees	0	42	(42)	-100.0%	0	210	(210)	-100.0%	500	500
40070	Auto Decals	0	29	(29)	-100.0%	0	145	(145)	-100.0%	350	350
40075	Construction Impact Fees	0	300	(300)	-100.0%	5,000	1,500	3,500	>100%	3,600	(1,400)
40078	Interest - Homeowners	510	833	(323)	-38.8%	833	4,165	(3,332)	-80.0%	10,000	9,167
40080	Interest - Financial	573	0	573	0.0%	2,779	0	2,779	0.0%	0	(2,779)
40081	Interest - Reserves	16,791	0	16,791	0.0%	112,591	0	112,591	0.0%	0	(112,591)
40090	Other Revenue	19,927	8,333	11,594	>100%	53,838	41,665	12,173	29.2%	100,000	46,162
40115	Administrative Fee	326	150	176	>100%	2,014	750	1,264	>100%	1,800	(214)
41055	Club Room Income	0	1,500	(1,500)	-100.0%	300	7,500	(7,200)	-96.0%	18,000	17,700
42020	Internet, Cable, Virtual Concierge	28,340	26,898	1,442	5.4%	141,698	134,490	7,208	5.4%	322,777	181,079
	OPERATING REVENUE TOTAL:	**$944,022**	**$918,223**	**$25,799**	**2.8%**	**$4,707,078**	**$4,591,115**	**$115,963**	**2.5%**	**$11,018,683**	**$6,311,605**
	TOTAL REVENUE:	**$944,022**	**$918,223**	**$25,799**	**2.8%**	**$4,707,078**	**$4,591,115**	**$115,963**	**2.5%**	**$11,018,683**	**$6,311,605**

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
EXPENSES											
ADMINISTRATIVE											
50005	Audit & Tax Service	833	833	0	0.0%	4,165	4,165	0	0.0%	10,000	5,835
50015	Bank Charges	40	142	102	71.8%	305	710	405	57.0%	1,700	1,395
50024	Computer Spplies & Repairs	519	833	314	37.7%	3,127	4,165	1,038	24.9%	10,000	6,873
50026	Unrecorded Credit Card Statement	(19,887)	0	19,887	0.0%	0	0	0	0.0%	0	0
50035	Dues & Subscriptions	3,821	917	(2,904)	<-100%	5,087	4,585	(502)	-11.0%	11,000	5,913
50045	Legal Fees	88	9,975	9,888	99.1%	19,141	49,875	30,734	61.6%	119,700	100,559
50048	Annual Condo Registration Fees	160	100	(60)	-60.4%	802	500	(302)	-60.4%	1,200	398
50050	Fees & Permits	122	117	(5)	-4.5%	751	585	(166)	-28.4%	1,400	649
50050	Fees & Permits - Elevators	184	250	66	26.6%	918	1,250	332	26.6%	3,000	2,082
50050	Fees & Permits - Pool/Spa	64	63	(1)	-1.6%	320	315	(5)	-1.6%	750	430
50050	Fees & Permits - Backflow Cert.	(37)	200	237	>100%	517	1,000	483	48.3%	2,400	1,883
50053	Corporate Annual Report	0	5	5	100.0%	0	25	25	100.0%	62	62
50054	Administrative Collection Fee	0	400	400	100.0%	1,090	2,000	910	45.5%	4,800	3,710
50059	Social Events	6,861	5,000	(1,861)	-37.2%	27,136	25,000	(2,136)	-8.5%	60,000	32,864
50075	Office Supplies	758	1,000	242	24.2%	1,270	5,000	3,730	74.6%	12,000	10,730
50077	Coffee & Water Service	6,657	3,600	(3,057)	-84.9%	21,492	18,000	(3,492)	-19.4%	43,200	21,708
50080	Postage	277	666	389	58.4%	3,454	3,330	(124)	-3.7%	8,000	4,546
50090	Consulting/Professi onal Service	12,628	13,500	872	6.5%	86,464	67,500	(18,964)	-28.1%	162,000	75,536
50100	Screening Fees	600	1,250	650	52.0%	2,600	6,250	3,650	58.4%	15,000	12,400
50108	Income Tax	1,667	1,667	0	0.0%	8,335	8,335	0	0.0%	20,000	11,665
	ADMINISTRATIVE TOTAL:	**$15,355**	**$40,518**	**$25,163**	**62.1%**	**$186,975**	**$202,590**	**$15,615**	**7.7%**	**$486,212**	**$299,237**

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
PROPERTY INSURANCE											
52030	Multiperil Insurance	96,480	116,667	20,187	17.3%	577,231	583,335	6,104	1.0%	1,400,000	822,769
52032	Umbrella Insurance	8,588	3,542	(5,046)	<-100%	41,832	17,710	(24,122)	<-100%	42,505	673
52034	Flood Insurance	3,954	4,353	399	9.2%	19,262	21,765	2,503	11.5%	52,239	32,977
52035	Directors & Officers	593	505	(88)	-17.4%	2,887	2,525	(362)	-14.3%	6,062	3,175
52036	Fidelity Bond	409	453	44	9.7%	1,993	2,265	272	12.0%	5,434	3,441
52038	Boiler	1,024	1,158	134	11.6%	4,986	5,790	804	13.9%	13,894	8,908
52040	Finance Charge	3,494	5,698	2,204	38.7%	20,755	28,490	7,735	27.2%	68,373	47,618
52063	Workers Comp Ins.	51	51	0	-0.3%	249	255	6	2.3%	612	363
	PROPERTY INSURANCE TOTAL:	**$114,593**	**$132,427**	**$17,834**	**13.5%**	**$669,194**	**$662,135**	**($7,059)**	**-1.1%**	**$1,589,119**	**$919,925**
UTILITIES											
54050	Electricity - Common Area	37,035	40,751	3,716	9.1%	157,619	203,755	46,136	22.6%	489,000	331,381
54070	Water & Sewer	39,617	30,417	(9,200)	-30.2%	142,694	152,085	9,391	6.2%	365,000	222,306
54080	Natural Gas	8,016	7,083	(933)	-13.2%	47,522	35,415	(12,107)	-34.2%	85,000	37,478
54100	Telephone	1,334	1,848	514	27.8%	9,229	9,240	11	0.1%	22,170	12,941
	UTILITIES TOTAL:	**$86,003**	**$80,099**	**($5,904)**	**-7.4%**	**$357,064**	**$400,495**	**$43,431**	**10.8%**	**$961,170**	**$604,106**
CONTRACTS											
60010	Alarm Services	1,034	4,167	3,133	75.2%	9,799	20,835	11,036	53.0%	50,000	40,201
60013	Cable Television	27,291	26,898	(393)	-1.5%	136,453	134,490	(1,963)	-1.5%	322,777	186,324
60023	Carpet Cleaning	403	833	430	51.6%	1,611	4,165	2,554	61.3%	10,000	8,389
60030	Lease - Copiers/Faxes	433	500	67	13.4%	2,490	2,500	10	0.4%	6,000	3,510
60035	Elevator Contract	10,173	15,000	4,827	32.2%	61,287	75,000	13,713	18.3%	180,000	118,713
60037	Equip.Lse - Keytrak Sys	0	250	250	100.0%	639	1,250	611	48.9%	3,000	2,361
60046	Equip.Cntr. - Safety	0	150	150	100.0%	2,657	750	(1,907)	<-100%	1,800	(857)
60046	Equip.Cntr. - Health Club	125	333	208	62.5%	2,802	1,665	(1,137)	-68.3%	4,000	1,198
60060	Floor Care	4,692	2,667	(2,025)	-75.9%	26,786	13,335	(13,451)	<-100%	32,000	5,214

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
60066	Health Benefits	14,265	15,333	1,068	7.0%	74,178	76,665	2,487	3.2%	184,000	109,822
60070	Generator	0	232	232	100.0%	0	1,160	1,160	100.0%	2,784	2,784
60072	Health Club Contract	11,273	9,250	(2,023)	-21.9%	56,364	46,250	(10,114)	-21.9%	111,000	54,636
60074	Hvac System	2,050	2,333	283	12.1%	9,250	11,665	2,415	20.7%	28,000	18,750
60078	Interior Plant	581	1,008	427	42.3%	3,521	5,040	1,519	30.1%	12,100	8,579
60090	Lawn Maintenance	3,550	3,012	(538)	-17.9%	15,773	15,060	(713)	-4.7%	36,144	20,372
61000	Management Services	5,806	4,441	(1,365)	-30.7%	29,031	22,205	(6,826)	-30.7%	53,286	24,256
61008	Odor Control	1,542	1,008	(534)	-53.0%	7,711	5,040	(2,671)	-53.0%	12,100	4,389
61010	Pest Control	1,010	1,417	407	28.7%	8,300	7,085	(1,215)	-17.1%	17,000	8,700
61020	Pool/Spa Contract	2,980	3,000	20	0.7%	14,900	15,000	100	0.7%	36,000	21,100
61025	Lease - Postage Meter	0	84	84	100.0%	0	420	420	100.0%	1,000	1,000
61045	Security Services	46,311	41,667	(4,644)	-11.1%	215,277	208,335	(6,942)	-3.3%	500,000	284,723
61055	Trash - Removal	13,664	10,000	(3,664)	-36.6%	67,325	50,000	(17,325)	-34.7%	120,000	52,675
61058	Trash Chute	542	542	0	0.0%	2,914	2,710	(204)	-7.5%	6,500	3,586
61060	Uniforms Contract	2,692	1,000	(1,692)	<-100%	7,998	5,000	(2,998)	-60.0%	12,000	4,002
61065	Valet Service	48,085	48,000	(85)	-0.2%	227,337	240,000	12,663	5.3%	576,000	348,663
61070	Water Treatment	401	375	(26)	-6.8%	4,253	1,875	(2,378)	<-100%	4,500	247
61075	Window Services	0	3,667	3,667	100.0%	24,452	18,335	(6,117)	-33.4%	44,000	19,548
	CONTRACTS TOTAL:	**$198,903**	**$197,167**	**($1,736)**	**-0.9%**	**$1,013,108**	**$985,835**	**($27,273)**	**-2.8%**	**$2,365,991**	**$1,352,883**
OPERATING SALARIES & BENEFITS											
65000	Salaries - Janitorial	29,442	27,820	(1,622)	-5.8%	140,003	139,100	(903)	-0.6%	333,840	193,837
65000	Salaries - Maintenance	48,801	44,512	(4,289)	-9.6%	236,364	222,560	(13,804)	-6.2%	534,145	297,781
65000	Salaries - Front Desk	29,698	30,602	904	3.0%	142,148	153,010	10,862	7.1%	367,224	225,076
65000	Salaries - Pool	20,672	17,767	(2,905)	-16.4%	93,714	88,835	(4,879)	-5.5%	213,200	119,486
65000	Salaries - Office	43,278	44,520	1,242	2.8%	209,271	222,600	13,329	6.0%	534,238	324,967
65000	Salaries - Grounds	9,760	10,920	1,160	10.6%	46,825	54,600	7,775	14.2%	131,040	84,215
65000	Salaries - Receiving	6,729	6,153	(576)	-9.4%	32,822	30,765	(2,057)	-6.7%	73,840	41,018

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
65058	Bonuses/Incentives	15,333	15,333	0	0.0%	81,865	76,665	(5,200)	-6.8%	184,000	102,135
	OPERATING SALARIES & BENEFITS TOTAL:	**$203,713**	**$197,627**	**($6,086)**	**-3.1%**	**$983,012**	**$988,135**	**$5,123**	**0.5%**	**$2,371,527**	**$1,388,515**
REPAIRS/MAINTENANCE											
70017	Site Communication	0	83	83	100.0%	0	415	415	100.0%	1,000	1,000
70025	R/M-Building	35,435	25,000	(10,435)	-41.7%	52,978	125,000	72,022	57.6%	300,000	247,022
70032	Common Area Maintenance	0	1,667	1,667	100.0%	9,596	8,335	(1,261)	-15.1%	20,000	10,404
70045	R/M-Electrical	10,433	1,667	(8,766)	<-100%	18,490	8,335	(10,155)	<-100%	20,000	1,510
70048	R/M Equip. - Rental	0	125	125	100.0%	0	625	625	100.0%	1,500	1,500
70063	R/M-Diesel, Fuel/Generator	0	334	334	100.0%	1,242	1,670	428	25.6%	4,008	2,766
70077	Repairs & Maintenance	2,645	1,667	(978)	-58.7%	10,066	8,335	(1,731)	-20.8%	20,000	9,935
70090	R/M-Plumbing	2,581	417	(2,164)	<-100%	14,869	2,085	(12,784)	<-100%	5,004	(9,865)
70095	R/M-Pool/Spa	3,073	1,667	(1,406)	-84.3%	8,599	8,335	(264)	-3.2%	20,000	11,401
70115	Security Supplies & Equipment	9,231	2,167	(7,064)	<-100%	10,427	10,835	408	3.8%	26,000	15,573
70125	Sign Maintenance	0	166	166	100.0%	0	830	830	100.0%	2,000	2,000
70134	L/S - Plant Maintenance	10,795	3,667	(7,128)	<-100%	35,155	18,335	(16,820)	-91.7%	44,000	8,845
70165	R/M - Holiday Decorations	0	1,000	1,000	100.0%	0	5,000	5,000	100.0%	12,000	12,000
70176	Janitorial Supplies	1,945	4,167	2,222	53.3%	12,869	20,835	7,966	38.2%	50,000	37,131
70180	R/M - Paint	1,358	1,667	309	18.5%	6,052	8,335	2,283	27.4%	20,000	13,948
70186	Towels	0	1,000	1,000	100.0%	931	5,000	4,069	81.4%	12,000	11,069
	REPAIRS/MAINTENANCE TOTAL:	**$77,495**	**$46,461**	**($31,034)**	**-66.8%**	**$181,274**	**$232,305**	**$51,031**	**22.0%**	**$557,512**	**$376,238**
PRIOR YEAR ACTIVITY											

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70298	Prior Year Expense	0	41,667	41,667	100.0%	241,923	208,335	(33,588)	-16.1%	500,000	258,077
	PRIOR YEAR ACTIVITY TOTAL:	**$0**	**$41,667**	**$41,667**	**100.0%**	**$241,923**	**$208,335**	**($33,588)**	**-16.1%**	**$500,000**	**$258,077**
	RESERVE TRANSFERS										
80000	Reserve Transfers	131,843	131,843	0	0.0%	659,214	659,215	1	0.0%	1,582,113	922,899
80003	SIRS Reserve Interest	5,037	0	(5,037)	0.0%	33,777	0	(33,777)	0.0%	0	(33,777)
80001	Reserve Interest	11,754	0	(11,754)	0.0%	78,814	0	(78,814)	0.0%	0	(78,814)
80004	SIRS Reserve transfer	50,420	50,420	0	0.0%	252,100	252,100	0	0.0%	605,039	352,939
	RESERVE TRANSFERS TOTAL:	**$199,054**	**$182,263**	**($16,791)**	**-9.2%**	**$1,023,905**	**$911,315**	**($112,590)**	**-12.4%**	**$2,187,152**	**$1,163,247**
	TOTAL EXPENSES:	**$895,116**	**$918,229**	**$23,113**	**2.5%**	**$4,656,454**	**$4,591,145**	**($65,309)**	**-1.4%**	**$11,018,683**	**$6,362,229**
	NET INCOME/ (LOSS):	**48,906**	**(6)**	**$48,912**	**<-100%**	**50,624**	**(30)**	**50,654**	**<-100%**	**0**	**(50,624)**

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
Entity: CTB3-PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATON, INC COMMERCIAL LIMITED COMMON ELEMENT											
REVENUE											
OPERATING REVENUE											
40000	Assessments	4,451	4,451	0	0.0%	22,255	22,255	0	0.0%	53,417	31,162
40080	Interest - Financial	4	0	4	0.0%	19	0	19	0.0%	0	(19)
	OPERATING REVENUE TOTAL:	**$4,455**	**$4,451**	**$4**	**0.1%**	**$22,274**	**$22,255**	**$19**	**0.1%**	**$53,417**	**$31,143**
	TOTAL REVENUE:	**$4,455**	**$4,451**	**$4**	**0.1%**	**$22,274**	**$22,255**	**$19**	**0.1%**	**$53,417**	**$31,143**
EXPENSES											
ADMINISTRATIVE											
50045	Legal Fees	15	1,675	1,660	99.1%	3,254	8,375	5,121	61.1%	20,100	16,846
50050	Fees & Permits - Elevators	15	20	5	26.6%	73	100	27	26.6%	243	170
50080	Postage	5	13	8	58.1%	69	65	(4)	-6.1%	160	91
	ADMINISTRATIVE TOTAL:	**$35**	**$1,708**	**$1,673**	**98.0%**	**$3,396**	**$8,540**	**$5,144**	**60.2%**	**$20,503**	**$17,107**
CONTRACTS											
60030	Lease - Copiers/Faxes	65	75	10	13.4%	373	375	2	0.4%	900	527
60035	Elevator Contract	509	750	241	32.2%	3,064	3,750	686	18.3%	9,000	5,936
61025	Lease - Postage Meter	0	13	13	100.0%	0	65	65	100.0%	150	150
61060	Uniforms Contract	400	150	(250)	<-100%	1,196	750	(446)	-59.5%	1,800	604
61075	Window Services	0	880	880	100.0%	6,113	4,400	(1,713)	-38.9%	10,560	4,447
	CONTRACTS TOTAL:	**$974**	**$1,868**	**$894**	**47.9%**	**$10,747**	**$9,340**	**($1,407)**	**-15.1%**	**$22,410**	**$11,663**
REPAIRS/MAINTENANCE											
70045	R/M-Electrical	599	83	(516)	<-100%	924	415	(509)	<-100%	1,000	76
70077	Repairs & Maintenance	580	167	(413)	<-100%	1,778	835	(943)	<-100%	2,000	222
70090	R/M-Plumbing	258	42	(216)	<-100%	1,487	210	(1,277)	<-100%	504	(983)

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70176	Janitorial Supplies	195	417	222	53.4%	1,287	2,085	798	38.3%	5,000	3,713
70180	R/M - Paint	136	167	31	18.7%	605	835	230	27.5%	2,000	1,395
	REPAIRS/MAINTENANCE TOTAL:	**$1,767**	**$876**	**($891)**	**<-100%**	**$6,081**	**$4,380**	**($1,701)**	**-38.8%**	**$10,504**	**$4,423**
	TOTAL EXPENSES:	**$2,776**	**$4,452**	**$1,676**	**37.6%**	**$20,225**	**$22,260**	**$2,035**	**9.1%**	**$53,417**	**$33,192**
	NET INCOME/ (LOSS):	**1,679**	**(1)**	**$1,680**	**<-100%**	**2,049**	**(5)**	**2,054**	**<-100%**	**0**	**(2,049)**

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
Entity: GTB3-PARAMOUNT BAY CONDONIMIUM OWNERS ASSOCIATION, INC GENERAL COMMON ELEMENT											
REVENUE											
OPERATING REVENUE											
40000	Assessments	336,829	336,829	0	0.0%	1,684,145	1,684,145	0	0.0%	4,041,951	2,357,806
40002	Reserve Income	38,445	38,445	0	0.0%	192,225	192,225	0	0.0%	461,340	269,115
40002	Reserve Income SIRS	42,449	42,449	0	0.0%	212,244	212,245	(1)	0.0%	509,384	297,140
40033	Parking Income	24,443	26,250	(1,807)	-6.9%	126,211	131,250	(5,039)	-3.8%	315,000	188,789
40080	Interest - Financial	291	0	291	0.0%	1,400	0	1,400	0.0%	0	(1,400)
40081	Interest - Reserves	7,452	0	7,452	0.0%	49,971	0	49,971	0.0%	0	(49,971)
	OPERATING REVENUE TOTAL:	**$449,909**	**$443,973**	**$5,936**	**1.3%**	**$2,266,196**	**$2,219,865**	**$46,331**	**2.1%**	**$5,327,675**	**$3,061,479**
	TOTAL REVENUE:	**$449,909**	**$443,973**	**$5,936**	**1.3%**	**$2,266,196**	**$2,219,865**	**$46,331**	**2.1%**	**$5,327,675**	**$3,061,479**
EXPENSES											
ADMINISTRATIVE											
50005	Audit & Tax Service	833	833	0	0.0%	4,165	4,165	0	0.0%	10,000	5,835
50050	Fees & Permits - Elevators	162	8	(154)	<-100%	808	40	(768)	<-100%	91	(717)
50050	Fees & Permits - Backflow Cert.	(88)	100	188	>100%	258	500	242	48.3%	1,200	942
50053	Corporate Annual Report	0	5	5	100.0%	0	25	25	100.0%	62	62
50075	Office Supplies	311	410	99	24.2%	521	2,050	1,529	74.6%	4,920	4,399
50090	Consulting/Professi onal Service	6,152	6,750	598	8.9%	43,232	33,750	(9,482)	-28.1%	81,000	37,768
50108	Income Tax	1,667	1,667	0	0.0%	8,335	8,335	0	0.0%	20,000	11,665
	ADMINISTRATIVE TOTAL:	**$9,036**	**$9,773**	**$737**	**7.5%**	**$57,319**	**$48,865**	**($8,454)**	**-17.3%**	**$117,273**	**$59,954**
PROPERTY INSURANCE											
52030	Multiperil Insurance	96,480	116,667	20,187	17.3%	577,231	583,335	6,104	1.0%	1,400,000	822,769
52032	Umbrella Insurance	3,006	1,901	(1,105)	-58.1%	14,641	9,505	(5,136)	-54.0%	22,810	8,169

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
52034	Flood Insurance	3,954	4,353	399	9.2%	19,262	21,765	2,503	11.5%	52,239	32,977
52035	Directors & Officers	593	505	(88)	-17.4%	2,887	2,525	(362)	-14.3%	6,062	3,175
52036	Fidelity Bond	409	453	44	9.7%	1,993	2,265	272	12.0%	5,434	3,441
52038	Boiler	410	408	(2)	-0.4%	1,995	2,040	45	2.2%	4,894	2,899
52040	Finance Charge	3,494	5,698	2,204	38.7%	20,755	28,490	7,735	27.2%	68,373	47,618
52063	Workers Comp Ins.	51	51	0	-0.3%	249	255	6	2.3%	612	363
	PROPERTY INSURANCE TOTAL:	**$108,397**	**$130,036**	**$21,639**	**16.6%**	**$639,013**	**$650,180**	**$11,167**	**1.7%**	**$1,560,424**	**$921,411**
UTILITIES											
54050	Electricity - Common Area	5,508	6,113	605	9.9%	23,643	30,565	6,922	22.6%	73,350	49,707
54070	Water & Sewer	5,942	4,563	(1,379)	-30.2%	21,471	22,815	1,344	5.9%	54,750	33,279
54100	Telephone	200	275	75	27.2%	1,384	1,375	(9)	-0.7%	3,300	1,916
	UTILITIES TOTAL:	**$11,650**	**$10,951**	**($699)**	**-6.4%**	**$46,498**	**$54,755**	**$8,257**	**15.1%**	**$131,400**	**$84,902**
CONTRACTS											
60010	Alarm Services	1,034	4,167	3,133	75.2%	9,799	20,835	11,036	53.0%	50,000	40,201
60035	Elevator Contract	1,017	1,500	483	32.2%	6,129	7,500	1,371	18.3%	18,000	11,871
60037	Equip.Lse - Keytrak Sys	0	250	250	100.0%	639	1,250	611	48.9%	3,000	2,361
60066	Health Benefits	2,140	2,300	160	7.0%	11,127	11,500	373	3.2%	27,600	16,473
60070	Generator	0	232	232	100.0%	0	1,160	1,160	100.0%	2,784	2,784
60074	Hvac System	2,050	2,333	283	12.1%	9,250	11,665	2,415	20.7%	28,000	18,750
60090	Lawn Maintenance	3,550	3,012	(538)	-17.9%	15,773	15,060	(713)	-4.7%	36,144	20,372
61000	Management Services	5,806	4,441	(1,365)	-30.7%	29,031	22,205	(6,826)	-30.7%	53,286	24,256
61045	Security Services	46,311	41,667	(4,644)	-11.1%	215,277	208,335	(6,942)	-3.3%	500,000	284,723
61055	Trash - Removal	13,664	10,000	(3,664)	-36.6%	67,325	50,000	(17,325)	-34.7%	120,000	52,675
61065	Valet Service	48,085	48,000	(85)	-0.2%	227,337	240,000	12,663	5.3%	576,000	348,663
61070	Water Treatment	401	375	(26)	-6.8%	4,253	1,875	(2,378)	<-100%	4,500	247
	CONTRACTS TOTAL:	**$124,058**	**$118,277**	**($5,781)**	**-4.9%**	**$595,938**	**$591,385**	**($4,553)**	**-0.8%**	**$1,419,314**	**$823,376**

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
OPERATING SALARIES & BENEFITS											
65000	Salaries - Janitorial	4,404	4,173	(231)	-5.5%	20,988	20,865	(123)	-0.6%	50,076	29,088
65000	Salaries - Maintenance	7,320	6,677	(643)	-9.6%	35,455	33,385	(2,070)	-6.2%	80,122	44,667
65000	Salaries - Office	6,492	6,677	185	2.8%	31,694	33,385	1,691	5.1%	80,122	48,428
65000	Salaries - Grounds	9,760	10,920	1,160	10.6%	46,825	54,600	7,775	14.2%	131,040	84,215
65000	Salaries - Receiving	1,009	923	(86)	-9.4%	4,923	4,615	(308)	-6.7%	11,076	6,153
65058	Bonuses/Incentives	2,300	2,300	0	0.0%	12,280	11,500	(780)	-6.8%	27,600	15,320
	OPERATING SALARIES & BENEFITS TOTAL:	**$31,286**	**$31,670**	**$384**	**1.2%**	**$152,165**	**$158,350**	**$6,185**	**3.9%**	**$380,036**	**$227,871**
REPAIRS/MAINTENANCE											
70017	Site Communication	0	83	83	100.0%	0	415	415	100.0%	1,000	1,000
70025	R/M-Building	14,174	10,000	(4,174)	-41.7%	21,191	50,000	28,809	57.6%	120,000	98,809
70032	Common Area Maintenance	0	1,667	1,667	100.0%	9,596	8,335	(1,261)	-15.1%	20,000	10,404
70045	R/M-Electrical	4,791	667	(4,124)	<-100%	7,396	3,335	(4,061)	<-100%	8,000	604
70048	R/M Equip. - Rental	0	50	50	100.0%	0	250	250	100.0%	600	600
70063	R/M-Diesel, Fuel/Generator	0	167	167	100.0%	621	835	214	25.6%	2,004	1,383
70077	Repairs & Maintenance	346	417	71	17.0%	1,745	2,085	340	16.3%	5,000	3,255
70115	Security Supplies & Equipment	9,231	2,167	(7,064)	<-100%	10,427	10,835	408	3.8%	26,000	15,573
70125	Sign Maintenance	0	83	83	100.0%	0	415	415	100.0%	1,000	1,000
70134	L/S - Plant Maintenance	10,795	3,667	(7,128)	<-100%	35,155	18,335	(16,820)	-91.7%	44,000	8,845
70165	R/M - Holiday Decorations	0	700	700	100.0%	0	3,500	3,500	100.0%	8,400	8,400
70176	Janitorial Supplies	292	625	333	53.3%	1,930	3,125	1,195	38.2%	7,500	5,570
70180	R/M - Paint	340	417	77	18.6%	1,513	2,085	572	27.4%	5,000	3,487
	REPAIRS/MAINTENANCE TOTAL:	**$39,969**	**$20,710**	**($19,259)**	**-93.0%**	**$89,575**	**$103,550**	**$13,975**	**13.5%**	**$248,504**	**$158,929**
PRIOR YEAR ACTIVITY											

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70298	Prior Year Expense	0	41,667	41,667	100.0%	241,923	208,335	(33,588)	-16.1%	500,000	258,077
	PRIOR YEAR ACTIVITY TOTAL:	**$0**	**$41,667**	**$41,667**	**100.0%**	**$241,923**	**$208,335**	**($33,588)**	**-16.1%**	**$500,000**	**$258,077**
RESERVE TRANSFERS											
80000	Reserve Transfers	38,445	38,445	0	0.0%	192,225	192,225	0	0.0%	461,340	269,115
80003	SIRS Reserve Interest	4,366	0	(4,366)	0.0%	29,274	0	(29,274)	0.0%	0	(29,274)
80001	Reserve Interest	4,030	0	(4,030)	0.0%	27,022	0	(27,022)	0.0%	0	(27,022)
80004	SIRS Reserve transfer	42,449	42,449	0	0.0%	212,244	212,245	1	0.0%	509,384	297,140
	RESERVE TRANSFERS TOTAL:	**$89,289**	**$80,894**	**($8,395)**	**-10.4%**	**$460,764**	**$404,470**	**($56,294)**	**-13.9%**	**$970,724**	**$509,960**
	TOTAL EXPENSES:	**$413,684**	**$443,978**	**$30,294**	**6.8%**	**$2,283,195**	**$2,219,890**	**($63,305)**	**-2.9%**	**$5,327,675**	**$3,044,480**
	NET INCOME/ (LOSS):	**36,225**	**(5)**	**$36,230**	**<-100%**	**(16,999)**	**(25)**	**(16,974)**	**100%**	**0**	**16,999**

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
Entity: RTB3-PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC RESIDENTIAL LIMITED COMMON ELEMENT											
REVENUE											
OPERATING REVENUE											
40000	Assessments	326,784	326,783	1	0.0%	1,633,917	1,633,915	2	0.0%	3,921,396	2,287,479
40002	Reserve Income	93,398	93,398	0	0.0%	466,989	466,990	(1)	0.0%	1,120,773	653,784
40002	Reserve Income SIRS	7,971	7,971	0	0.0%	39,856	39,855	1	0.0%	95,655	55,799
40011	Late Fees	2,096	1,000	1,096	>100%	7,258	5,000	2,258	45.2%	12,000	4,742
40025	NSF Fees	90	170	(80)	-47.1%	300	850	(550)	-64.7%	2,040	1,740
40030	Screening Fees	600	1,200	(600)	-50.0%	2,150	6,000	(3,850)	-64.2%	14,400	12,250
40035	Moving Fees	0	192	(192)	-100.0%	0	960	(960)	-100.0%	2,300	2,300
40054	ATM Income	0	250	(250)	-100.0%	374	1,250	(877)	-70.1%	3,000	2,627
40060	Key Fobs/Cards	0	500	(500)	-100.0%	0	2,500	(2,500)	-100.0%	6,000	6,000
40065	Violation Fees	0	250	(250)	-100.0%	100	1,250	(1,150)	-92.0%	3,000	2,900
40068	Key Fees	0	42	(42)	-100.0%	0	210	(210)	-100.0%	500	500
40070	Auto Decals	0	29	(29)	-100.0%	0	145	(145)	-100.0%	350	350
40075	Construction Impact Fees	0	300	(300)	-100.0%	5,000	1,500	3,500	>100%	3,600	(1,400)
40078	Interest - Homeowners	510	833	(323)	-38.8%	833	4,165	(3,332)	-80.0%	10,000	9,167
40080	Interest - Financial	278	0	278	0.0%	1,361	0	1,361	0.0%	0	(1,361)
40081	Interest - Reserves	9,339	0	9,339	0.0%	62,620	0	62,620	0.0%	0	(62,620)
40090	Other Revenue	19,927	8,333	11,594	>100%	53,838	41,665	12,173	29.2%	100,000	46,162
40115	Administrative Fee	326	150	176	>100%	2,014	750	1,264	>100%	1,800	(214)
41055	Club Room Income	0	1,500	(1,500)	-100.0%	300	7,500	(7,200)	-96.0%	18,000	17,700
42020	Internet, Cable, Virtual Concierge	28,340	26,898	1,442	5.4%	141,698	134,490	7,208	5.4%	322,777	181,079
	OPERATING REVENUE TOTAL:	**$489,658**	**$469,799**	**$19,859**	**4.2%**	**$2,418,608**	**$2,348,995**	**$69,613**	**3.0%**	**$5,637,591**	**$3,218,983**
	TOTAL REVENUE:	**$489,658**	**$469,799**	**$19,859**	**4.2%**	**$2,418,608**	**$2,348,995**	**$69,613**	**3.0%**	**$5,637,591**	**$3,218,983**
EXPENSES											

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
ADMINISTRATIVE											
50015	Bank Charges	40	142	102	71.8%	305	710	405	57.0%	1,700	1,395
50024	Computer Spplies & Repairs	519	833	314	37.7%	3,127	4,165	1,038	24.9%	10,000	6,873
50026	Unrecorded Credit Card Statement	(19,887)	0	19,887	0.0%	0	0	0	0.0%	0	0
50035	Dues & Subscriptions	3,821	917	(2,904)	<-100%	5,087	4,585	(502)	-11.0%	11,000	5,913
50045	Legal Fees	73	8,300	8,227	99.1%	15,887	41,500	25,613	61.7%	99,600	83,713
50048	Annual Condo Registration Fees	160	100	(60)	-60.4%	802	500	(302)	-60.4%	1,200	398
50050	Fees & Permits	122	117	(5)	-4.5%	751	585	(166)	-28.4%	1,400	649
50050	Fees & Permits - Elevators	7	222	215	96.7%	37	1,110	1,073	96.7%	2,666	2,629
50050	Fees & Permits - Pool/Spa	64	63	(1)	-1.6%	320	315	(5)	-1.6%	750	430
50050	Fees & Permits - Backflow Cert.	52	100	48	48.3%	258	500	242	48.3%	1,200	942
50054	Administrative Collection Fee	0	400	400	100.0%	1,090	2,000	910	45.5%	4,800	3,710
50059	Social Events	6,861	5,000	(1,861)	-37.2%	27,136	25,000	(2,136)	-8.5%	60,000	32,864
50075	Office Supplies	447	590	143	24.2%	749	2,950	2,201	74.6%	7,080	6,331
50077	Coffee & Water Service	6,657	3,600	(3,057)	-84.9%	21,492	18,000	(3,492)	-19.4%	43,200	21,708
50080	Postage	271	653	382	58.4%	3,385	3,265	(120)	-3.7%	7,840	4,455
50090	Consulting/Professi onal Service	6,477	6,750	273	4.0%	43,232	33,750	(9,482)	-28.1%	81,000	37,768
50100	Screening Fees	600	1,250	650	52.0%	2,600	6,250	3,650	58.4%	15,000	12,400
	ADMINISTRATIVE TOTAL:	**$6,285**	**$29,037**	**$22,752**	**78.4%**	**$126,260**	**$145,185**	**$18,925**	**13.0%**	**$348,436**	**$222,176**
PROPERTY INSURANCE											
52032	Umbrella Insurance	5,582	1,641	(3,941)	<-100%	27,191	8,205	(18,986)	<-100%	19,695	(7,496)
52038	Boiler	614	750	136	18.1%	2,991	3,750	759	20.2%	9,000	6,009
	PROPERTY INSURANCE TOTAL:	**$6,196**	**$2,391**	**($3,805)**	**<-100%**	**$30,182**	**$11,955**	**($18,227)**	**<-100**	**$28,695**	**($1,487)**

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
UTILITIES											
54050	Electricity - Common Area	31,528	34,638	3,110	9.0%	133,976	173,190	39,214	22.6%	415,650	281,674
54070	Water & Sewer	33,675	25,854	(7,821)	-30.3%	121,223	129,270	8,047	6.2%	310,250	189,027
54080	Natural Gas	8,016	7,083	(933)	-13.2%	47,522	35,415	(12,107)	-34.2%	85,000	37,478
54100	Telephone	1,134	1,573	439	27.9%	7,845	7,865	20	0.3%	18,870	11,025
	UTILITIES TOTAL:	**$74,353**	**$69,148**	**($5,205)**	**-7.5%**	**$310,566**	**$345,740**	**$35,174**	**10.2%**	**$829,770**	**$519,204**
CONTRACTS											
60013	Cable Television	27,291	26,898	(393)	-1.5%	136,453	134,490	(1,963)	-1.5%	322,777	186,324
60023	Carpet Cleaning	403	833	430	51.6%	1,611	4,165	2,554	61.3%	10,000	8,389
60030	Lease - Copiers/Faxes	368	425	57	13.4%	2,116	2,125	9	0.4%	5,100	2,984
60035	Elevator Contract	8,647	12,750	4,103	32.2%	52,094	63,750	11,656	18.3%	153,000	100,906
60046	Equip.Cntr. - Safety	0	150	150	100.0%	2,657	750	(1,907)	<-100%	1,800	(857)
60046	Equip.Cntr. - Health Club	125	333	208	62.5%	2,802	1,665	(1,137)	-68.3%	4,000	1,198
60060	Floor Care	4,692	2,667	(2,025)	-75.9%	26,786	13,335	(13,451)	<-100%	32,000	5,214
60066	Health Benefits	12,125	13,033	908	7.0%	63,051	65,165	2,114	3.2%	156,400	93,349
60072	Health Club Contract	11,273	9,250	(2,023)	-21.9%	56,364	46,250	(10,114)	-21.9%	111,000	54,636
60078	Interior Plant	581	1,008	427	42.3%	3,521	5,040	1,519	30.1%	12,100	8,579
61008	Odor Control	1,542	1,008	(534)	-53.0%	7,711	5,040	(2,671)	-53.0%	12,100	4,389
61010	Pest Control	1,010	1,417	407	28.7%	8,300	7,085	(1,215)	-17.1%	17,000	8,700
61020	Pool/Spa Contract	2,980	3,000	20	0.7%	14,900	15,000	100	0.7%	36,000	21,100
61025	Lease - Postage Meter	0	71	71	100.0%	0	355	355	100.0%	850	850
61058	Trash Chute	542	542	0	0.0%	2,914	2,710	(204)	-7.5%	6,500	3,586
61060	Uniforms Contract	2,291	850	(1,441)	<-100%	6,802	4,250	(2,552)	-60.0%	10,200	3,398
61075	Window Services	0	2,787	2,787	100.0%	18,339	13,935	(4,404)	-31.6%	33,440	15,101
	CONTRACTS TOTAL:	**$73,871**	**$77,022**	**$3,151**	**4.1%**	**$406,422**	**$385,110**	**($21,312)**	**-5.5%**	**$924,267**	**$517,845**
OPERATING SALARIES & BENEFITS											

PARAMOUNT BAY CONDOMINIUM OWNERS ASSOCIATION, INC. CONSOLIDATED ENTITY

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
65000	Salaries - Janitorial	25,038	23,647	(1,391)	-5.9%	119,015	118,235	(780)	-0.7%	283,764	164,749
65000	Salaries - Maintenance	41,481	37,835	(3,646)	-9.6%	200,910	189,175	(11,735)	-6.2%	454,023	253,113
65000	Salaries - Front Desk	29,698	30,602	904	3.0%	142,148	153,010	10,862	7.1%	367,224	225,076
65000	Salaries - Pool	20,672	17,767	(2,905)	-16.4%	93,714	88,835	(4,879)	-5.5%	213,200	119,486
65000	Salaries - Office	36,785	37,843	1,058	2.8%	177,577	189,215	11,638	6.2%	454,116	276,539
65000	Salaries - Receiving	5,720	5,230	(490)	-9.4%	27,898	26,150	(1,748)	-6.7%	62,764	34,866
65058	Bonuses/Incentives	13,033	13,033	0	0.0%	69,585	65,165	(4,420)	-6.8%	156,400	86,815
	OPERATING SALARIES & BENEFITS TOTAL:	**$172,427**	**$165,957**	**($6,470)**	**-3.9%**	**$830,847**	**$829,785**	**($1,062)**	**-0.1%**	**$1,991,491**	**$1,160,644**
REPAIRS/MAINTENANCE											
70025	R/M-Building	21,261	15,000	(6,261)	-41.7%	31,787	75,000	43,213	57.6%	180,000	148,213
70045	R/M-Electrical	5,043	917	(4,126)	<-100%	10,169	4,585	(5,584)	<-100%	11,000	831
70048	R/M Equip. - Rental	0	75	75	100.0%	0	375	375	100.0%	900	900
70063	R/M-Diesel, Fuel/Generator	0	167	167	100.0%	621	835	214	25.6%	2,004	1,383
70077	Repairs & Maintenance	1,719	1,083	(636)	-58.7%	6,543	5,415	(1,128)	-20.8%	13,000	6,457
70090	R/M-Plumbing	2,322	375	(1,947)	<-100%	13,382	1,875	(11,507)	<-100%	4,500	(8,882)
70095	R/M-Pool/Spa	3,073	1,667	(1,406)	-84.3%	8,599	8,335	(264)	-3.2%	20,000	11,401
70125	Sign Maintenance	0	83	83	100.0%	0	415	415	100.0%	1,000	1,000
70165	R/M - Holiday Decorations	0	300	300	100.0%	0	1,500	1,500	100.0%	3,600	3,600
70176	Janitorial Supplies	1,459	3,125	1,666	53.3%	9,652	15,625	5,973	38.2%	37,500	27,848
70180	R/M - Paint	883	1,083	200	18.5%	3,934	5,415	1,481	27.4%	13,000	9,066
70186	Towels	0	1,000	1,000	100.0%	931	5,000	4,069	81.4%	12,000	11,069
	REPAIRS/MAINTENANCE TOTAL:	**$35,760**	**$24,875**	**($10,885)**	**-43.8%**	**$85,618**	**$124,375**	**$38,757**	**31.2%**	**$298,504**	**$212,886**
RESERVE TRANSFERS											
80000	Reserve Transfers	93,398	93,398	0	0.0%	466,989	466,990	1	0.0%	1,120,773	653,784
80003	SIRS Reserve Interest	672	0	(672)	0.0%	4,504	0	(4,504)	0.0%	0	(4,504)

Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
80001	Reserve Interest	7,724	0	(7,724)	0.0%	51,792	0	(51,792)	0.0%	0	(51,792)
80004	SIRS Reserve transfer	7,971	7,971	0	0.0%	39,856	39,855	(1)	0.0%	95,655	55,799
	RESERVE TRANSFERS TOTAL:	**$109,764**	**$101,369**	**($8,395)**	**-8.3%**	**$563,140**	**$506,845**	**($56,295)**	**-11.1%**	**$1,216,428**	**$653,288**
	TOTAL EXPENSES:	**$478,656**	**$469,799**	**($8,857)**	**-1.9%**	**$2,353,034**	**$2,348,995**	**($4,039)**	**-0.2%**	**$5,637,591**	**$3,284,557**
	NET INCOME/ (LOSS):	**11,002**	**0**	**$11,002**	**0.0%**	**65,574**	**0**	**65,574**	**0.0%**	**0**	**(65,574)**