0TZE OPERA TOWER CONDOMINIUM ASSOCIATION INC

RESIDENT PACKAGE

For period ending February 28, 2026

Confidential - For Management Use Only

OPERA TOWER CONDOMINIUM ASSOCIATION INC

RESIDENT PACKAGE

February 28, 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.

OPERA TOWER CONDOMINIUM ASSOCIATION INC

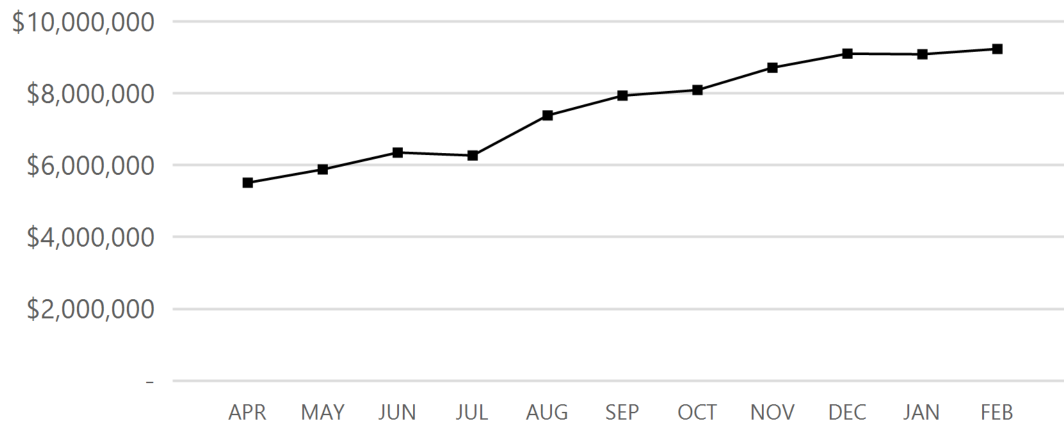
Executive Summary

February 28, 2026

TOTAL CASH

Operating	$4,308,592
Other	-
Reserves	$4,928,193
Security Deposits	-
Special Assessment	-
Total Cash	$9,236,784

Total Cash Trend



OPERATING CASH

Beginning Cash	$4,161,521
Change in Cash	$147,071
Ending Cash	$4,308,592
Less: Accruals	$540,253
Less: Current Accounts Payable	$8,567
Adjusted Operating Cash	$3,759,771

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	$120	$30	$30	$60	$240
II Interest Income	$4,881	$4,128	$3,773	$11,536	$24,317
LF Late Fees	$2,304	$1,518	$2,029	$9,085	$14,936
MM Maintenance Fees	$22,245	($6,621)	$47,864	$302,071	$365,558
UD Demand/30 Day Collection Notice	$420	$175	$70	$490	$1,155
UF Reminder Collection Cost	$110	$30	-	$150	$290
UP ATP Collection Cost	-	-	$350	$2,450	$2,800
VF Violation Fees	-	$200	-	$300	$500
TOTAL	**$30,080**	**($540)**	**$54,115**	**$326,142**	**$409,797**

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Executive Summary

February 28, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	$686,094	$673,459	$12,635	$1,374,343	$1,346,918	$27,425	$8,081,514	($6,707,171)
TOTAL EXPENSES	$644,306	$673,456	$29,150	$1,489,276	$1,346,912	($142,364)	$8,081,514	$6,592,238
NET INCOME/(LOSS)	$41,788	$3	$41,785	($114,933)	$6	($114,939)	-	($114,933)

Expense Summary

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	$6,958	$24,643	$17,685	$49,979	$49,286	($693)	$295,725	$245,746
PROPERTY INSURANCE	$91,226	$96,615	$5,389	$192,226	$193,230	$1,004	$1,159,389	$967,163
UTILITIES	$71,416	$81,083	$9,667	$116,494	$162,166	$45,672	$973,000	$856,506
CONTRACTS	$103,347	$115,854	$12,507	$203,509	$231,708	$28,199	$1,390,250	$1,186,741
OPERATING SALARIES & BENEFITS	$170,483	$177,083	$6,600	$360,296	$354,166	($6,130)	$2,125,000	$1,764,704
F&B INDIRECT COSTS	-	$417	$417	-	$834	$834	$5,000	$5,000
REPAIRS/MAINTENANCE	$58,023	$47,103	($10,920)	$283,517	$94,206	($189,311)	$565,250	$281,733
RESERVE TRANSFERS	$142,853	$130,658	($12,195)	$283,254	$261,316	($21,938)	$1,567,900	$1,284,646

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Executive Summary

February 28, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR1 - VALLEY BANK OPR CLICK-CKG- ICS	OPERATING CLICK- CHECKING - VALLEY BANK OPR CLICK- CKG- ICS	$4,161,521	$801,085	$4,360,013	$602,592
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
OPR3 - METROPOLITAN COMMERCIAL BANK OPR MM-MLA	OPERATING MONEY MARKET-MLA - METROPOLITAN COMMERCIAL BANK OPR MM-MLA		$3,705,999	-	$3,705,999
Total Operating		**$4,161,521**	**$4,507,084**	**$4,360,013**	**$4,308,592**
Reserves					
RSV3 - METROPOLITAN COMMERCIAL BANK RSV MM-MLA	RESERVES MONEY MARKET-MLA - METROPOLITAN COMMERCIAL BANK RSV MM-MLA		$4,934,511	$11,385	$4,923,126
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	$63,383	$67,275	$130,658	-
RSV2 - VALLEY BANK RSV MM - ICS Closed 03/05/2026	RESERVES MONEY MARKET - VALLEY BANK RSV MM - ICS Closed 03/05/2026	$4,864,000	$3,768,450	$8,627,383	$5,067
Total Reserves		**$4,927,383**	**$8,770,236**	**$8,769,427**	**$4,928,193**
Total Cash		**$9,088,904**	**$13,277,320**	**$13,129,440**	**$9,236,784**

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 229	Cash-Operating - 229 Valley National	602,592	4,161,521	(3,558,928)	602,592	0	602,592
10010 599	Cash-Operating - 599 Metropolitan Bank	3,705,999	0	3,705,999	3,705,999	0	3,705,999
10200	Due (To)/From Reserves	(64,169)	73,274	(137,443)	(64,169)	0	(64,169)
10209	Due from Other	50,055	50,055	0	50,055	0	50,055
10300	Accounts Receivable	487,041	475,915	11,126	487,041	0	487,041
10330 85	Other Receivables - 85 Vendors	0	1,194	(1,194)	0	0	0
10390 00	Allowance/Bad Debts - 00	(73,956)	(68,956)	(5,000)	(73,956)	0	(73,956)
10500	Prepaid Insurance	79,673	170,899	(91,226)	79,673	0	79,673
10505	Prepaid Expenses	74,909	52,906	22,002	74,909	0	74,909
10549	A/P Clearing	7,490	9,507	(2,017)	7,490	0	7,490
10005	Petty Cash	500	500	0	500	0	500
****TOTAL CURRENT ASSETS**		**$4,870,134**	**$4,926,814**	**($56,681)**	**$4,870,134**	**$0**	**$4,870,134**
**RESTRICTED FUNDS							
12010 229	Cash-Reserves - 229 Valley National	5,067	4,864,000	(4,858,934)	5,067	0	5,067
12010 599	Cash-Reserves - 599 Metropolitan Bank	4,923,126	0	4,923,126	4,923,126	0	4,923,126
12031 00	Cash in Transit Reserves - 00	0	63,383	(63,383)	0	0	0
12045	Due (To)/From Operating	64,169	(73,274)	137,443	64,169	0	64,169
****TOTAL RESTRICTED FUNDS**		**$4,992,362**	**$4,854,109**	**$138,253**	**$4,992,362**	**$0**	**$4,992,362**
**OTHER ASSETS							
19010	Utility Deposits	71,497	71,497	0	71,497	0	71,497
****TOTAL OTHER ASSETS**		**$71,497**	**$71,497**	**$0**	**$71,497**	**$0**	**$71,497**

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
****TOTAL ASSETS**		**$9,933,993**	**$9,852,421**	**$81,572**	**$9,933,993**	**$0**	**$9,933,993**
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	8,567	0	8,567	8,567	0	8,567
20010	Accrued Expenses	540,253	523,014	17,239	540,253	0	540,253
20013	Accrued Exp - Resrve	12,747	12,747	0	12,747	0	12,747
20030	Insurance Payable	0	107,981	(107,981)	0	0	0
20100	PrePaid Assessments	77,244	81,937	(4,694)	77,244	0	77,244
****TOTAL CURRENT LIABILITIES**		**$638,811**	**$725,680**	**($86,868)**	**$638,811**	**$0**	**$638,811**
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	3,673,696	3,611,021	62,675	3,673,696	0	3,673,696
30003 001	SIRS Reserves - 001 Pooled	1,026,166	962,783	63,383	1,026,166	0	1,026,166
30080	Reserve-Interest	279,752	267,558	12,194	279,752	0	279,752
****TOTAL RESERVE LIABILITIES**		**$4,979,615**	**$4,841,362**	**$138,253**	**$4,979,615**	**$0**	**$4,979,615**
****TOTAL LIABILITIES**		**$5,618,426**	**$5,567,042**	**$51,384**	**$5,618,426**	**$0**	**$5,618,426**
**MEMBERS EQUITY							
38010	Capital Contribution	570,981	570,981	0	570,981	0	570,981
38020 00	Prior Year Adjustment - 00	(23,375)	(11,775)	(11,601)	(23,375)	0	(23,375)
38880	Fund Balance	3,882,894	3,882,894	0	3,882,894	0	3,882,894
Current Year Net Income/ (Loss)		(114,933)	(156,721)	41,788	(114,933)	0	(114,933)
****TOTAL MEMBERS EQUITY**		**$4,315,566**	**$4,285,379**	**$30,188**	**$4,315,566**	**$0**	**$4,315,566**

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
****TOTAL LIABILITIES & EQUITY**		**$9,933,993**	**$9,852,421**	**$81,572**	**$9,933,993**	**$0**	**$9,933,993**

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	511,907	511,906	1	0.0%	1,023,814	1,023,812	2	0.0%	6,142,874	5,119,061
40002	Reserve Income	67,275	67,275	0	0.0%	134,550	134,550	0	0.0%	807,300	672,750
40002	Reserve Income SIRS	63,383	63,383	0	0.0%	126,767	126,766	1	0.0%	760,600	633,833
40011	Late Fee Income	3,342	1,667	1,675	>100%	6,559	3,334	3,225	96.7%	20,000	13,441
40014	Legal Fee Income	500	0	500	0.0%	2,334	0	2,334	0.0%	0	(2,334)
40025	Returned Check Fees	120	70	50	71.4%	300	140	160	>100%	840	540
40030	Screening Fees	3,626	4,333	(707)	-16.3%	17,226	8,666	8,560	98.8%	52,000	34,774
40033	Parking Income	193	3,750	(3,557)	-94.8%	512	7,500	(6,988)	-93.2%	45,000	44,488
40035	Moving Fees	824	1,833	(1,009)	-55.1%	8,938	3,666	5,272	>100%	22,000	13,062
40065	Violation Fees	865	1,250	(385)	-30.8%	2,497	2,500	(3)	-0.1%	15,000	12,503
40066	Transmitter Income	1,807	250	1,557	>100%	1,807	500	1,307	>100%	3,000	1,193
40068	Key Fob Income	246	350	(104)	-29.7%	810	700	110	15.7%	4,200	3,390
40070	Auto Decals	0	0	0	0.0%	30	0	30	0.0%	0	(30)
40078	Late Fee Interest	4,935	600	4,335	>100%	9,541	1,200	8,341	>100%	7,200	(2,341)
40080	Interest Income	5,999	12,500	(6,501)	-52.0%	5,999	25,000	(19,001)	-76.0%	150,000	144,001
40081	Reserve Interest	12,194	0	12,194	0.0%	21,937	0	21,937	0.0%	0	(21,937)
40090	Miscellaneous Income	7,947	1,750	6,197	>100%	8,796	3,500	5,296	>100%	21,000	12,204
40115	Administrative Fee	930	542	388	71.6%	1,925	1,084	841	77.6%	6,500	4,575
42040	Valet Income	0	2,000	(2,000)	-100.0%	0	4,000	(4,000)	-100.0%	24,000	24,000
	OPERATING REVENUE TOTAL:	**$686,094**	**$673,459**	**$12,635**	**1.9%**	**$1,374,343**	**$1,346,918**	**$27,425**	**2.0%**	**$8,081,514**	**$6,707,171**
	TOTAL REVENUE:	**$686,094**	**$673,459**	**$12,635**	**1.9%**	**$1,374,343**	**$1,346,918**	**$27,425**	**2.0%**	**$8,081,514**	**$6,707,171**
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
50008	Audit & Tax Returns	833	833	0	0.0%	1,666	1,666	0	0.0%	10,000	8,334

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50012	Bad Debts	5,000	5,000	0	0.0%	10,000	10,000	0	0.0%	60,000	50,000
50015	Bank Charges	198	83	(115)	<-100%	355	166	(189)	<-100%	1,000	645
50022	Information Technology Svc	0	833	833	100.0%	55	1,666	1,611	96.7%	10,000	9,945
50026	Credit Card Fees	0	42	42	100.0%	158	84	(74)	-88.4%	500	342
50038	Uniforms	0	1,667	1,667	100.0%	0	3,334	3,334	100.0%	20,000	20,000
50045	Legal Fees	0	5,000	5,000	100.0%	34,455	10,000	(24,455)	<-100%	60,000	25,545
50045	Legal Fees - Legal Settlement	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
50045	Legal Fees - Litigation	0	2,083	2,083	100.0%	0	4,166	4,166	100.0%	25,000	25,000
50045	Legal Fees - Collections	0	3,000	3,000	100.0%	0	6,000	6,000	100.0%	36,000	36,000
50047	Smart Application	545	750	205	27.3%	600	1,500	900	60.0%	9,000	8,400
50048	Annual DBPR Condo Dues	212	217	5	2.5%	423	434	11	2.5%	2,600	2,177
50050	License,Taxes,Permit	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
50053	Corporate Annual Rep	0	10	10	100.0%	61	20	(41)	<-100%	125	64
50054	Administrative Collection Fee	0	625	625	100.0%	995	1,250	255	20.4%	7,500	6,505
50059	Social Events	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
50061	Signs	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
50075	Office Supplies	171	583	412	70.7%	1,185	1,166	(19)	-1.6%	7,000	5,815
50080	Postage	0	583	583	100.0%	0	1,166	1,166	100.0%	7,000	7,000
50095	Bi-Directional Amplifier	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
50110	Miscellaneous	0	833	833	100.0%	25	1,666	1,641	98.5%	10,000	9,975
	ADMINISTRATIVE TOTAL:	**$6,958**	**$24,643**	**$17,685**	**71.8%**	**$49,979**	**$49,286**	**($693)**	**-1.4%**	**$295,725**	**$245,746**
PROPERTY INSURANCE											
52028	Liability	11,078	13,705	2,627	19.2%	23,343	27,410	4,067	14.8%	164,462	141,119
52031	Property	67,841	66,327	(1,514)	-2.3%	142,952	132,654	(10,298)	-7.8%	795,921	652,969

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
52032	Umbrella Insurance	6,139	9,604	3,465	36.1%	12,936	19,208	6,272	32.7%	115,249	102,313
52034	Flood Insurance	1,176	1,493	317	21.2%	2,479	2,986	507	17.0%	17,915	15,436
52035	Directors & Officers	666	770	104	13.5%	1,404	1,540	136	8.9%	9,241	7,837
52036	Crime	104	119	15	12.7%	219	238	19	8.0%	1,431	1,212
52038	Boiler	739	883	144	16.3%	1,558	1,766	208	11.8%	10,601	9,043
52040	Ins Finance Charge	3,482	3,714	232	6.2%	7,337	7,428	91	1.2%	44,569	37,232
	PROPERTY INSURANCE TOTAL:	**$91,226**	**$96,615**	**$5,389**	**5.6%**	**$192,226**	**$193,230**	**$1,004**	**0.5%**	**$1,159,389**	**$967,163**
UTILITIES											
54050	Electricity	21,666	31,417	9,751	31.0%	46,752	62,834	16,082	25.6%	377,000	330,248
54070	Water & Sewer	44,116	43,583	(533)	-1.2%	62,417	87,166	24,749	28.4%	523,000	460,583
54080	Gas/Fuel Oil	5,609	4,833	(776)	-16.1%	7,301	9,666	2,365	24.5%	58,000	50,699
54100	Telephone	0	1,250	1,250	100.0%	0	2,500	2,500	100.0%	15,000	15,000
54100	Telephone - Cellular	25	0	(25)	0.0%	25	0	(25)	0.0%	0	(25)
	UTILITIES TOTAL:	**$71,416**	**$81,083**	**$9,667**	**11.9%**	**$116,494**	**$162,166**	**$45,672**	**28.2%**	**$973,000**	**$856,506**
CONTRACTS											
60005	Air Conditioning	1,463	3,750	2,287	61.0%	1,463	7,500	6,037	80.5%	45,000	43,537
60013	Cable / Internet	51,277	50,833	(444)	-0.9%	102,050	101,666	(384)	-0.4%	610,000	507,950
60030	Copier Lease	265	200	(65)	-32.3%	265	400	135	33.8%	2,400	2,135
60035	Elevator Contract	5,198	7,000	1,802	25.7%	10,397	14,000	3,603	25.7%	84,000	73,603
60040	Elevator Inspection	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
60050	Fire Alarm, Monitoring & Service	1,885	1,300	(585)	-45.0%	3,121	2,600	(521)	-20.0%	15,600	12,479
60090	Lawn and Landscaping	281	583	302	51.8%	562	1,166	604	51.8%	7,000	6,438
61000	Management Services	7,885	7,896	11	0.1%	15,770	15,792	22	0.1%	94,750	78,980
61008	Odor Control	849	708	(141)	-19.9%	1,091	1,416	325	23.0%	8,500	7,409
61010	Pest Control	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
61020	Pool/Spa Contract	0	2,500	2,500	100.0%	0	5,000	5,000	100.0%	30,000	30,000

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
61036	Roof Contract	0	292	292	100.0%	0	584	584	100.0%	3,500	3,500
61055	Trash Removal	19,874	20,000	126	0.6%	39,423	40,000	577	1.4%	240,000	200,577
61063	Trash Removal	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
61065	Valet Service	13,748	19,000	5,252	27.6%	28,745	38,000	9,255	24.4%	228,000	199,255
61070	Water Treatment	623	708	85	11.9%	623	1,416	793	56.0%	8,500	7,877
	CONTRACTS TOTAL:	**$103,347**	**$115,854**	**$12,507**	**10.8%**	**$203,509**	**$231,708**	**$28,199**	**12.2%**	**$1,390,250**	**$1,186,741**
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	162,707	165,000	2,293	1.4%	344,744	330,000	(14,744)	-4.5%	1,980,000	1,635,256
65057	Health Benefits	7,776	12,083	4,307	35.6%	15,552	24,166	8,614	35.6%	145,000	129,448
	OPERATING SALARIES & BENEFITS TOTAL:	**$170,483**	**$177,083**	**$6,600**	**3.7%**	**$360,296**	**$354,166**	**($6,130)**	**-1.7%**	**$2,125,000**	**$1,764,704**
F&B INDIRECT COSTS											
55053	Decorations	0	417	417	100.0%	0	834	834	100.0%	5,000	5,000
	F&B INDIRECT COSTS TOTAL:	**$0**	**$417**	**$417**	**100.0%**	**$0**	**$834**	**$834**	**100.0%**	**$5,000**	**$5,000**
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	1,144	6,250	5,106	81.7%	9,847	12,500	2,653	21.2%	75,000	65,153
70014	R&M - Backflow Prevention	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
70040	R&M-Elevator	1,463	8,333	6,871	82.4%	13,335	16,666	3,331	20.0%	100,000	86,665
70043	R&M Equipment	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70043	R&M Cooling Tower	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70045	R&M-Electrical	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70048	R&M Equip - Radio/Pager	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
70048	R&M Equip - Safety	474	833	359	43.2%	474	1,666	1,192	71.6%	10,000	9,526
70048	R&M Equip - Pool/Spa Repairs	0	500	500	100.0%	0	1,000	1,000	100.0%	6,000	6,000
70048	R&M Equip - Security Cameras	740	1,250	510	40.8%	740	2,500	1,760	70.4%	15,000	14,260

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70048	R&M Equip - False Alarm Fee	0	688	688	100.0%	0	1,376	1,376	100.0%	8,250	8,250
70050	Entry / Security System	0	1,250	1,250	100.0%	0	2,500	2,500	100.0%	15,000	15,000
70051	Fitness Equipment	2,518	833	(1,685)	<-100%	2,518	1,666	(852)	-51.1%	10,000	7,482
70060	R&M-General	7	8,758	8,751	99.9%	3,248	17,516	14,268	81.5%	105,100	101,852
70066	Locks	0	250	250	100.0%	1,089	500	(589)	<-100%	3,000	1,911
70074	Radios	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
70080	Sidewalk Pavement Repairs & Maintenance	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70086	Parking Garage Maintenance	0	2,500	2,500	100.0%	0	5,000	5,000	100.0%	30,000	30,000
70090	R&M-Plumbing	0	1,250	1,250	100.0%	1,795	2,500	705	28.2%	15,000	13,205
70094	Pool & Structural Repairs	49,575	0	(49,575)	0.0%	238,468	0	(238,468)	0.0%	0	(238,468)
70119	R&M-Trash Chute	242	742	500	67.4%	793	1,484	691	46.6%	8,900	8,107
70126	Drywall Repairs	0	833	833	100.0%	0	1,666	1,666	100.0%	10,000	10,000
70160	Windows & Doors	0	833	833	100.0%	1,164	1,666	502	30.1%	10,000	8,836
70165	Painting & Decorating	1,339	1,000	(339)	-33.9%	1,545	2,000	455	22.7%	12,000	10,455
70191	Supplies	521	4,167	3,646	87.5%	8,501	8,334	(167)	-2.0%	50,000	41,499
70235	R&M-Facilities/Common Area	0	2,917	2,917	100.0%	0	5,834	5,834	100.0%	35,000	35,000
	REPAIRS/MAINTENANCE TOTAL:	**$58,023**	**$47,103**	**($10,920)**	**-23.2%**	**$283,517**	**$94,206**	**($189,311)**	**<-100**	**$565,250**	**$281,733**
RESERVE TRANSFERS											
80000	Reserve Transfers - Pooled	67,275	67,275	0	0.0%	134,550	134,550	0	0.0%	807,300	672,750
80001	Reserve Interest	12,194	0	(12,194)	0.0%	21,937	0	(21,937)	0.0%	0	(21,937)
80004	SIRS Reserve Transfer	63,383	63,383	0	0.0%	126,767	126,766	(1)	0.0%	760,600	633,833
	RESERVE TRANSFERS TOTAL:	**$142,853**	**$130,658**	**($12,195)**	**-9.3%**	**$283,254**	**$261,316**	**($21,938)**	**-8.4%**	**$1,567,900**	**$1,284,646**

OPERA TOWER CONDOMINIUM ASSOCIATION INC

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
	TOTAL EXPENSES:	**$644,306**	**$673,456**	**$29,150**	**4.3%**	**$1,489,276**	**$1,346,912**	**($142,364)**	**-10.6%**	**$8,081,514**	**$6,592,238**
	NET INCOME/ (LOSS):	**41,788**	**3**	**$41,785**	**>100%**	**(114,933)**	**6**	**(114,939)**	**<-100%**	**0**	**114,933**