



**FirstService**  
RESIDENTIAL

**3W05 1300 S MIAMI AVENUE CONDOMINIUM  
ASSOCIATION INC**  
**RESIDENT PACKAGE - FRO**

For period ending July 31, 2026

*Confidential - For Management Use Only*



1300 S MIAMI AVENUE CONDOMINIUM ASSOCIATION INC

## RESIDENT PACKAGE - FRO

July 31, 2026

### Table Of Contents

|                              |          |
|------------------------------|----------|
| <b>1 . Executive Summary</b> | <b>1</b> |
| <b>2 . Balance Sheet</b>     | <b>4</b> |
| <b>3 . Income Statement</b>  | <b>7</b> |

#### Disclosures:

1. Please note that 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.

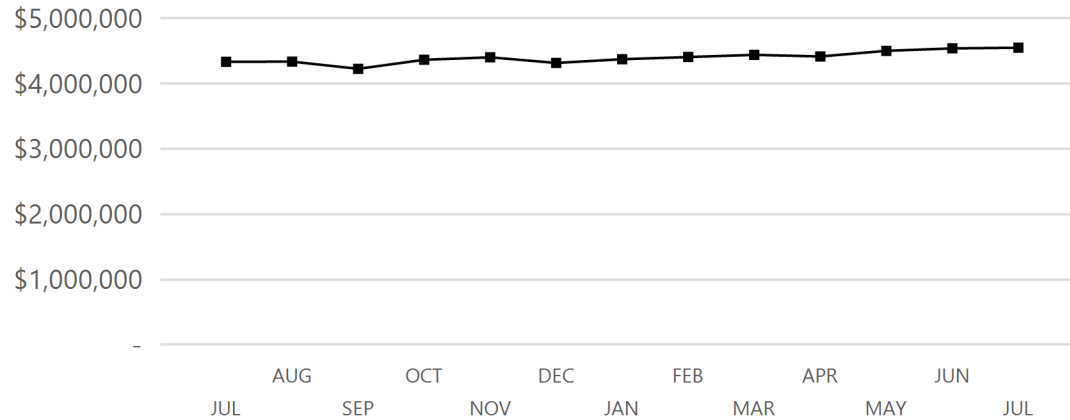
## Executive Summary

July 31, 2026

### TOTAL CASH

|                    |                    |
|--------------------|--------------------|
| Operating          | \$1,705,526        |
| Other              | \$190,098          |
| Reserves           | \$537,217          |
| Security Deposits  | \$2,113,964        |
| Special Assessment | -                  |
| <b>Total Cash</b>  | <b>\$4,546,805</b> |

### Total Cash Trend



### OPERATING CASH

|                                |                    |
|--------------------------------|--------------------|
| Beginning Cash                 | \$1,695,390        |
| Change in Cash                 | \$10,136           |
| Ending Cash                    | \$1,705,526        |
| Less: Accruals                 | \$147,154          |
| Less: Current Accounts Payable | \$67               |
| <b>Adjusted Operating Cash</b> | <b>\$1,558,305</b> |

### ACCOUNTS RECEIVABLE SUMMARY

| Receivable Type      | Current           | Over 30 Days     | Over 60 Days   | Over 90 Days      | Balance           |
|----------------------|-------------------|------------------|----------------|-------------------|-------------------|
| BC Return Check Fees | \$30              | -                | -              | -                 | \$30              |
| II Interest Income   | -                 | -                | -              | -                 | -                 |
| LF Late Fees         | \$175             | \$25             | \$25           | \$75              | \$300             |
| MM Maintenance Fees  | (\$10,854)        | (\$7,197)        | (\$611)        | (\$17,833)        | (\$36,495)        |
| <b>TOTAL</b>         | <b>(\$10,649)</b> | <b>(\$7,172)</b> | <b>(\$586)</b> | <b>(\$17,758)</b> | <b>(\$36,165)</b> |

## Executive Summary

July 31, 2026

### INCOME STATEMENT SUMMARY

#### Income Recap

| Account           | Jul Actual | Jul Budget | Jul Variance | YTD Actual  | YTD Budget  | YTD Variance | 2026 Total Budget | 2026 Budget Remaining/(Over) |
|-------------------|------------|------------|--------------|-------------|-------------|--------------|-------------------|------------------------------|
| TOTAL REVENUE     | \$230,255  | \$225,887  | \$4,368      | \$1,590,368 | \$1,581,209 | \$9,159      | \$2,710,642       | \$1,120,274                  |
| TOTAL EXPENSES    | \$196,434  | \$225,884  | \$29,450     | \$1,564,753 | \$1,581,188 | \$16,435     | \$2,710,642       | \$1,145,889                  |
| NET INCOME/(LOSS) | \$33,821   | \$3        | \$33,818     | \$25,615    | \$21        | \$25,594     | -                 | (\$25,615)                   |

#### Expense Summary

| Account                       | Jul Actual | Jul Budget | Jul Variance | YTD Actual | YTD Budget | YTD Variance | 2026 Total Budget | 2026 Budget Remaining/(Over) |
|-------------------------------|------------|------------|--------------|------------|------------|--------------|-------------------|------------------------------|
| ADMINISTRATIVE                | \$1,095    | \$10,647   | \$9,552      | \$55,010   | \$74,529   | \$19,519     | \$127,772         | \$72,762                     |
| PROPERTY INSURANCE            | \$1,281    | \$1,233    | (\$48)       | \$8,761    | \$8,631    | (\$130)      | \$14,811          | \$6,050                      |
| UTILITIES                     | \$43       | \$56       | \$13         | \$601      | \$392      | (\$209)      | \$675             | \$74                         |
| CONTRACTS                     | \$59,073   | \$79,199   | \$20,127     | \$496,757  | \$554,393  | \$57,636     | \$950,392         | \$453,635                    |
| OPERATING SALARIES & BENEFITS | \$118,638  | \$114,204  | (\$4,434)    | \$794,126  | \$799,428  | \$5,302      | \$1,370,442       | \$576,316                    |
| REPAIRS/MAINTENANCE           | \$3,624    | \$8,045    | \$4,421      | \$73,807   | \$56,315   | (\$17,492)   | \$96,550          | \$22,743                     |
| PRIOR YEAR ACTIVITY           | -          | -          | -            | \$49,917   | -          | (\$49,917)   | -                 | (\$49,917)                   |
| RESERVE TRANSFERS             | \$12,680   | \$12,500   | (\$180)      | \$85,773   | \$87,500   | \$1,727      | \$150,000         | \$64,227                     |

# Executive Summary

July 31, 2026

## CASH SUMMARY

| Bank Code/Bank Name                                    | Account Description                                         | Beginning Balance  | Increases        | Decreases        | Ending Balance     |
|--------------------------------------------------------|-------------------------------------------------------------|--------------------|------------------|------------------|--------------------|
| <b>Operating</b>                                       |                                                             |                    |                  |                  |                    |
| OPR1 - CITY NATIONAL BANK OPR<br>CLICK-ICS             | OPERATING CLICK - CITY NATIONAL BANK OPR<br>CLICK-ICS       | \$1,178,680        | \$239,692        | \$230,665        | \$1,187,707        |
| OPR2 - CITY NATIONAL BANK OPR-<br>SETTLEMENT FUNDS-ICS | OPERATING - CITY NATIONAL BANK OPR-<br>SETTLEMENT FUNDS-ICS | \$516,710          | \$1,368          | \$259            | \$517,820          |
| Total Operating                                        |                                                             | <b>\$1,695,390</b> | <b>\$241,060</b> | <b>\$230,924</b> | <b>\$1,705,526</b> |
| <b>Other</b>                                           |                                                             |                    |                  |                  |                    |
| WC01 - CITY NATIONAL BANK WC-<br>ICS                   | WORKING CAPITAL CHECKING - CITY NATIONAL<br>BANK WC-ICS     | \$189,747          | \$355            | \$4              | \$190,098          |
| Total Other                                            |                                                             | <b>\$189,747</b>   | <b>\$355</b>     | <b>\$4</b>       | <b>\$190,098</b>   |
| <b>Reserves</b>                                        |                                                             |                    |                  |                  |                    |
| RSV1 - CITY NATIONAL BANK RSV<br>CK-ICS                | RESERVES CHECKING - CITY NATIONAL BANK RSV CK-<br>ICS       | \$524,537          | \$12,939         | \$259            | \$537,217          |
| Total Reserves                                         |                                                             | <b>\$524,537</b>   | <b>\$12,939</b>  | <b>\$259</b>     | <b>\$537,217</b>   |
| <b>Security Deposits</b>                               |                                                             |                    |                  |                  |                    |
| SEC2 - CITY NATIONAL BANK SEC<br>DEP-ICS               | SECURITY DEPOSITS - CITY NATIONAL BANK SEC DEP-<br>ICS      | \$2,127,089        | \$53,825         | \$66,950         | \$2,113,964        |
| Total Security Deposits                                |                                                             | <b>\$2,127,089</b> | <b>\$53,825</b>  | <b>\$66,950</b>  | <b>\$2,113,964</b> |
| <b>Total Cash</b>                                      |                                                             | <b>\$4,536,763</b> | <b>\$308,179</b> | <b>\$298,137</b> | <b>\$4,546,805</b> |



1300 S MIAMI AVENUE CONDOMINIUM ASSOCIATION INC

## Balance Sheet

As of July 31, 2026

| Account                         | Description                                  | Current Month<br>July | Prior Month<br>June | Month Inc / (Dec) | Current Year<br>July | Prior Year<br>July | Year Inc / (Dec) |
|---------------------------------|----------------------------------------------|-----------------------|---------------------|-------------------|----------------------|--------------------|------------------|
| <b>ASSETS</b>                   |                                              |                       |                     |                   |                      |                    |                  |
| <b>**CURRENT ASSETS</b>         |                                              |                       |                     |                   |                      |                    |                  |
| 10010 22                        | Cash-Operating - 22 City National Bank       | 1,187,707             | 1,178,680           | 9,027             | 1,187,707            | 1,190,598          | (2,891)          |
| 10010 22a                       | Cash-Operating - 22a City National Bank      | 517,820               | 516,710             | 1,109             | 517,820              | 503,712            | 14,108           |
| 10017 22                        | Cash-Working Capital - 22 City National Bank | 190,098               | 189,747             | 351               | 190,098              | 185,541            | 4,557            |
| 10200                           | Due (To)/From Reserves                       | (28,630)              | (28,630)            | 0                 | (28,630)             | (29,933)           | 1,303            |
| 10207                           | Due (To)/From Security                       | 27,586                | 27,586              | 0                 | 27,586               | 32,687             | (5,101)          |
| 10300                           | Accounts Receivable                          | 6,517                 | 13,190              | (6,673)           | 6,517                | 8,732              | (2,215)          |
| 10335                           | Payroll Deposit Receivable                   | 33,600                | 33,600              | 0                 | 33,600               | 33,600             | 0                |
| 10390 00                        | Allowance/Bad Debts - 00                     | (6,517)               | (11,535)            | 5,018             | (6,517)              | (8,201)            | 1,684            |
| 10500                           | Prepaid Insurance                            | 3,224                 | 4,505               | (1,281)           | 3,224                | 3,224              | 1                |
| 10505                           | Prepaid Expenses                             | 7,764                 | 9,627               | (1,863)           | 7,764                | 11,100             | (3,336)          |
| 10549                           | A/P Clearing                                 | 664                   | 1,573               | (909)             | 664                  | 0                  | 664              |
| 10550                           | A/R Clearing                                 | (1,155)               | (1,191)             | 36                | (1,155)              | 0                  | (1,155)          |
| 10560                           | NSF in Transit                               | 6,602                 | 0                   | 6,602             | 6,602                | 0                  | 6,602            |
| 12090 22a                       | Cash-Deposits - 22a City National Bank       | 2,113,964             | 2,127,089           | (13,125)          | 2,113,964            | 2,061,057          | 52,907           |
| 12091                           | Due (To)/From Oper                           | (27,586)              | (27,586)            | 0                 | (27,586)             | (32,687)           | 5,101            |
| <b>**TOTAL CURRENT ASSETS</b>   |                                              | <b>\$4,031,658</b>    | <b>\$4,033,366</b>  | <b>(\$1,708)</b>  | <b>\$4,031,658</b>   | <b>\$3,959,429</b> | <b>\$72,229</b>  |
| <b>**RESTRICTED FUNDS</b>       |                                              |                       |                     |                   |                      |                    |                  |
| 12010 22                        | Cash-Reserves - 22 City National Bank        | 537,217               | 524,537             | 12,680            | 537,217              | 389,986            | 147,231          |
| 12045                           | Due (To)/From Operating                      | 28,630                | 28,630              | 0                 | 28,630               | 29,933             | (1,303)          |
| 12061                           | Cash in Transit Special Assessment           | 1,256                 | 0                   | 1,256             | 1,256                | 0                  | 1,256            |
| <b>**TOTAL RESTRICTED FUNDS</b> |                                              | <b>\$567,103</b>      | <b>\$553,167</b>    | <b>\$13,937</b>   | <b>\$567,103</b>     | <b>\$419,919</b>   | <b>\$147,185</b> |
| <b>**OTHER ASSETS</b>           |                                              |                       |                     |                   |                      |                    |                  |
| 19010                           | Utility Deposits                             | 29,307                | 29,307              | 0                 | 29,307               | 29,307             | 0                |

Entity: 3W05  
Executed: 09/01/2026 05:45 PM

Balance Sheet  
Page 1 of 3



1300 S MIAMI AVENUE CONDOMINIUM ASSOCIATION INC

## Balance Sheet

As of July 31, 2026

| Account                            | Description                         | Current Month<br>July | Prior Month<br>June | Month Inc / (Dec) | Current Year<br>July | Prior Year<br>July | Year Inc / (Dec) |
|------------------------------------|-------------------------------------|-----------------------|---------------------|-------------------|----------------------|--------------------|------------------|
| <b>**TOTAL OTHER ASSETS</b>        |                                     | <b>\$29,307</b>       | <b>\$29,307</b>     | <b>\$0</b>        | <b>\$29,307</b>      | <b>\$29,307</b>    | <b>\$0</b>       |
| <b>**TOTAL ASSETS</b>              |                                     | <b>\$4,628,068</b>    | <b>\$4,615,840</b>  | <b>\$12,228</b>   | <b>\$4,628,068</b>   | <b>\$4,408,655</b> | <b>\$219,414</b> |
| <b>LIABILITIES</b>                 |                                     |                       |                     |                   |                      |                    |                  |
| <b>**CURRENT LIABILITIES</b>       |                                     |                       |                     |                   |                      |                    |                  |
| 20000                              | Accounts Payable                    | 67                    | 1,286               | (1,219)           | 67                   | 0                  | 67               |
| 20010                              | Accrued Expenses                    | 147,154               | 167,656             | (20,502)          | 147,154              | 133,340            | 13,814           |
| 20080                              | Security Deposits                   | 2,069,479             | 2,082,604           | (13,125)          | 2,069,479            | 2,011,470          | 58,008           |
| 20082 24                           | Other Deposits - 24 Construction    | 7,000                 | 7,000               | 0                 | 7,000                | 7,000              | 0                |
| 20082 40                           | Other Deposits - 40 Moving          | 9,900                 | 9,900               | 0                 | 9,900                | 9,900              | 0                |
| 20100                              | PrePaid Assessments                 | 42,682                | 42,109              | 573               | 42,682               | 43,210             | (528)            |
| <b>**TOTAL CURRENT LIABILITIES</b> |                                     | <b>\$2,276,281</b>    | <b>\$2,310,554</b>  | <b>(\$34,273)</b> | <b>\$2,276,281</b>   | <b>\$2,204,920</b> | <b>\$71,362</b>  |
| <b>**OTHER LIABILITIES</b>         |                                     |                       |                     |                   |                      |                    |                  |
| 24000                              | Due to/from Brickell Miami          | 210                   | 210                 | 0                 | 210                  | 210                | 0                |
| 24005                              | Due to Prior Owners                 | 8,724                 | 8,724               | 0                 | 8,724                | 8,724              | 0                |
| <b>**TOTAL OTHER LIABILITIES</b>   |                                     | <b>\$8,934</b>        | <b>\$8,934</b>      | <b>\$0</b>        | <b>\$8,934</b>       | <b>\$8,934</b>     | <b>\$0</b>       |
| <b>**RESERVE LIABILITIES</b>       |                                     |                       |                     |                   |                      |                    |                  |
| 30000 001                          | Reserves - 001 Pooled               | 78,145                | 66,645              | 11,500            | 78,145               | 0                  | 78,145           |
| 30000 05c                          | Reserves - 05c Carpet Replmt        | 54,163                | 54,163              | 0                 | 54,163               | 45,499             | 8,664            |
| 30000 06                           | Reserves - 06 Contingency           | 16,169                | 16,169              | 0                 | 16,169               | 13,986             | 2,183            |
| 30000 15e                          | Reserves - 15e Elevator Cab Refurb. | 277,411               | 277,411             | 0                 | 277,411              | 234,956            | 42,456           |
| 30000 19d                          | Reserves - 19d FF&E Replacement     | 3,717                 | 3,717               | 0                 | 3,717                | 3,445              | 272              |
| 30000 40a                          | Reserves - 40a Building Paint       | 1,637                 | 1,637               | 0                 | 1,637                | 1,637              | 0                |

Entity: 3W05  
Executed: 09/01/2026 05:45 PM

Balance Sheet  
Page 2 of 3



1300 S MIAMI AVENUE CONDOMINIUM ASSOCIATION INC

## Balance Sheet

As of July 31, 2026

| Account                                 | Description                   | Current Month<br>July | Prior Month<br>June | Month Inc / (Dec) | Current Year<br>July | Prior Year<br>July | Year Inc / (Dec) |
|-----------------------------------------|-------------------------------|-----------------------|---------------------|-------------------|----------------------|--------------------|------------------|
| 30000 40j                               | Reserves - 40j Painting       | 8,291                 | 8,291               | 0                 | 8,291                | 8,291              | 0                |
| 30000 770f                              | Reserves - 770f Doors/Windows | 86,979                | 86,979              | 0                 | 86,979               | 86,979             | 0                |
| 30080                                   | Reserve-Interest              | 39,335                | 38,154              | 1,180             | 39,335               | 26,179             | 13,156           |
| <b>**TOTAL RESERVE LIABILITIES</b>      |                               | <b>\$565,847</b>      | <b>\$553,167</b>    | <b>\$12,680</b>   | <b>\$565,847</b>     | <b>\$420,971</b>   | <b>\$144,876</b> |
| <b>**SETTLEMENT</b>                     |                               |                       |                     |                   |                      |                    |                  |
| 23015                                   | Settlement Recovery Proceeds  | 612,755               | 612,755             | 0                 | 612,755              | 612,755            | 0                |
| <b>**TOTAL SETTLEMENT</b>               |                               | <b>\$612,755</b>      | <b>\$612,755</b>    | <b>\$0</b>        | <b>\$612,755</b>     | <b>\$612,755</b>   | <b>\$0</b>       |
| <b>**TOTAL LIABILITIES</b>              |                               | <b>\$3,463,817</b>    | <b>\$3,485,409</b>  | <b>(\$21,592)</b> | <b>\$3,463,817</b>   | <b>\$3,247,579</b> | <b>\$216,238</b> |
| <b>**MEMBERS EQUITY</b>                 |                               |                       |                     |                   |                      |                    |                  |
| 38880                                   | Fund Balance                  | 1,138,636             | 1,138,636           | 0                 | 1,138,636            | 1,201,072          | (62,436)         |
| Current Year<br>Net Income/<br>(Loss)   |                               | 25,615                | (8,205)             | 33,821            | 25,615               | (39,996)           | 65,612           |
| <b>**TOTAL MEMBERS EQUITY</b>           |                               | <b>\$1,164,251</b>    | <b>\$1,130,430</b>  | <b>\$33,821</b>   | <b>\$1,164,251</b>   | <b>\$1,161,075</b> | <b>\$3,176</b>   |
| <b>**TOTAL LIABILITIES &amp; EQUITY</b> |                               | <b>\$4,628,068</b>    | <b>\$4,615,840</b>  | <b>\$12,228</b>   | <b>\$4,628,068</b>   | <b>\$4,408,655</b> | <b>\$219,414</b> |

# Income Statement

July 31, 2026

| Account                  | Description          | Jul Actual | Jul Budget | Jul Variance | Jul Pct Var | YTD Actual  | YTD Budget  | YTD Variance | YTD Pct Var | 2026 Total Budget | 2026 Budget Remaining/ (Over) |
|--------------------------|----------------------|------------|------------|--------------|-------------|-------------|-------------|--------------|-------------|-------------------|-------------------------------|
| REVENUE                  |                      |            |            |              |             |             |             |              |             |                   |                               |
| OPERATING REVENUE        |                      |            |            |              |             |             |             |              |             |                   |                               |
| 40000                    | Owner Assessments    | 206,512    | 206,512    | 0            | 0.0%        | 1,447,936   | 1,445,584   | 2,352        | 0.2%        | 2,478,142         | 1,030,206                     |
| 40002                    | Reserve Income       | 11,500     | 11,500     | 0            | 0.0%        | 78,145      | 80,500      | (2,355)      | -2.9%       | 138,000           | 59,855                        |
| 40011                    | Late Fee Income      | 350        | 458        | (108)        | -23.6%      | 3,325       | 3,206       | 119          | 3.7%        | 5,500             | 2,175                         |
| 40020                    | Holiday Fund         | 0          | 0          | 0            | 0.0%        | 828         | 0           | 828          | 0.0%        | 0                 | (828)                         |
| 40025                    | Returned Check Fees  | 90         | 62         | 28           | 45.2%       | 810         | 434         | 376          | 86.6%       | 750               | (60)                          |
| 40033                    | Parking Income       | 0          | 1,167      | (1,167)      | -100.0%     | 5,894       | 8,169       | (2,275)      | -27.9%      | 14,000            | 8,106                         |
| 40055                    | Vending Machine      | 0          | 63         | (63)         | -100.0%     | 791         | 441         | 350          | 79.3%       | 750               | (41)                          |
| 40065                    | Violation Fees       | 0          | 0          | 0            | 0.0%        | 367         | 0           | 367          | 0.0%        | 0                 | (367)                         |
| 40068                    | Key Fob Income       | 5,864      | 3,167      | 2,697        | 85.2%       | 24,517      | 22,169      | 2,348        | 10.6%       | 38,000            | 13,483                        |
| 40069                    | Architectural Review | 0          | 0          | 0            | 0.0%        | 2,000       | 0           | 2,000        | 0.0%        | 0                 | (2,000)                       |
| 40075                    | Construction Fees    | 0          | 83         | (83)         | -100.0%     | 0           | 581         | (581)        | -100.0%     | 1,000             | 1,000                         |
| 40078                    | Late Fee Interest    | 0          | 0          | 0            | 0.0%        | 4           | 0           | 4            | 0.0%        | 0                 | (4)                           |
| 40080                    | Interest Income      | 1,460      | 1,667      | (207)        | -12.4%      | 10,093      | 11,669      | (1,576)      | -13.5%      | 20,000            | 9,907                         |
| 40081                    | Reserve Interest     | 1,180      | 1,000      | 180          | 18.0%       | 7,628       | 7,000       | 628          | 9.0%        | 12,000            | 4,372                         |
| 40085                    | Recovery of Bad Debt | 3,299      | 0          | 3,299        | 0.0%        | 3,299       | 0           | 3,299        | 0.0%        | 0                 | (3,299)                       |
| 40090                    | Miscellaneous Income | 0          | 208        | (208)        | -100.0%     | 4,730       | 1,456       | 3,274        | >100%       | 2,500             | (2,230)                       |
| OPERATING REVENUE TOTAL: |                      | \$230,255  | \$225,887  | \$4,368      | 1.9%        | \$1,590,368 | \$1,581,209 | \$9,159      | 0.6%        | \$2,710,642       | \$1,120,274                   |
| TOTAL REVENUE:           |                      | \$230,255  | \$225,887  | \$4,368      | 1.9%        | \$1,590,368 | \$1,581,209 | \$9,159      | 0.6%        | \$2,710,642       | \$1,120,274                   |

|                |                      |         |     |       |        |       |       |         |        |       |       |
|----------------|----------------------|---------|-----|-------|--------|-------|-------|---------|--------|-------|-------|
| EXPENSES       |                      |         |     |       |        |       |       |         |        |       |       |
| ADMINISTRATIVE |                      |         |     |       |        |       |       |         |        |       |       |
| 50004          | Administration       | 454     | 125 | (329) | <-100% | 2,087 | 875   | (1,212) | <-100% | 1,500 | (587) |
| 50008          | Accounting Fees- CPA | 667     | 667 | 0     | 0.0%   | 4,669 | 4,669 | 0       | 0.0%   | 8,000 | 3,331 |
| 50012          | Bad Debts            | (1,719) | 250 | 1,969 | >100%  | 0     | 1,750 | 1,750   | 100.0% | 3,000 | 3,000 |
| 50015          | Bank Charges         | 62      | 167 | 105   | 62.9%  | 762   | 1,169 | 407     | 34.8%  | 2,000 | 1,238 |

# Income Statement

July 31, 2026

| Account                          | Description              | Jul Actual     | Jul Budget      | Jul Variance   | Jul Pct Var  | YTD Actual      | YTD Budget      | YTD Variance    | YTD Pct Var  | 2026 Total Budget | 2026 Budget Remaining/ (Over) |
|----------------------------------|--------------------------|----------------|-----------------|----------------|--------------|-----------------|-----------------|-----------------|--------------|-------------------|-------------------------------|
| 50022                            | Computer Maint/Supp      | 0              | 350             | 350            | 100.0%       | 2,401           | 2,450           | 49              | 2.0%         | 4,200             | 1,799                         |
| 50030                            | Drinking Water           | 119            | 333             | 214            | 64.3%        | 2,264           | 2,331           | 67              | 2.9%         | 4,000             | 1,736                         |
| 50035                            | Dues & Subscriptions     | 378            | 77              | (301)          | <-100%       | 2,339           | 539             | (1,800)         | <-100%       | 925               | (1,414)                       |
| 50045                            | Legal Fees               | 125            | 2,917           | 2,792          | 95.7%        | 16,166          | 20,419          | 4,253           | 20.8%        | 35,000            | 18,834                        |
| 50045                            | Legal Fees - Collections | 0              | 125             | 125            | 100.0%       | 550             | 875             | 325             | 37.1%        | 1,500             | 950                           |
| 50048                            | Annual Condo Fees        | 151            | 151             | 0              | 0.0%         | 937             | 1,057           | 120             | 11.4%        | 1,812             | 875                           |
| 50050                            | License,Taxes,Permi t    | 0              | 126             | 126            | 100.0%       | 347             | 882             | 535             | 60.7%        | 1,510             | 1,163                         |
| 50053                            | Corporate Annual Rep     | 5              | 10              | 5              | 49.0%        | 36              | 70              | 34              | 49.0%        | 125               | 89                            |
| 50055                            | Meetings                 | 168            | 267             | 99             | 37.1%        | 168             | 1,869           | 1,701           | 91.0%        | 3,200             | 3,032                         |
| 50059                            | Social Events            | 0              | 833             | 833            | 100.0%       | 2,614           | 5,831           | 3,217           | 55.2%        | 10,000            | 7,386                         |
| 50075                            | Office Supplies          | 515            | 583             | 68             | 11.7%        | 2,816           | 4,081           | 1,265           | 31.0%        | 7,000             | 4,184                         |
| 50080                            | Postage                  | 171            | 500             | 329            | 65.9%        | 5,354           | 3,500           | (1,854)         | -53.0%       | 6,000             | 646                           |
| 50091                            | Other Professional Fees  | 0              | 2,833           | 2,833          | 100.0%       | 11,500          | 19,831          | 8,331           | 42.0%        | 34,000            | 22,500                        |
| 50555                            | Holiday Decorations      | 0              | 333             | 333            | 100.0%       | 0               | 2,331           | 2,331           | 100.0%       | 4,000             | 4,000                         |
| <b>ADMINISTRATIVE TOTAL:</b>     |                          | <b>\$1,095</b> | <b>\$10,647</b> | <b>\$9,552</b> | <b>89.7%</b> | <b>\$55,010</b> | <b>\$74,529</b> | <b>\$19,519</b> | <b>26.2%</b> | <b>\$127,772</b>  | <b>\$72,762</b>               |
| <b>PROPERTY INSURANCE</b>        |                          |                |                 |                |              |                 |                 |                 |              |                   |                               |
| 52031                            | Crime                    | 115            | 90              | (25)           | -27.8%       | 787             | 630             | (157)           | -24.8%       | 1,086             | 299                           |
| 52035                            | Directors & Officers     | 614            | 602             | (12)           | -2.0%        | 4,198           | 4,214           | 16              | 0.4%         | 7,229             | 3,031                         |
| 52042                            | Legal Defense Insurance  | 509            | 541             | 32             | 5.9%         | 3,483           | 3,787           | 304             | 8.0%         | 6,496             | 3,013                         |
| 52063                            | Workers Comp Ins.        | 43             | 0               | (43)           | 0.0%         | 294             | 0               | (294)           | 0.0%         | 0                 | (294)                         |
| <b>PROPERTY INSURANCE TOTAL:</b> |                          | <b>\$1,281</b> | <b>\$1,233</b>  | <b>(\$48)</b>  | <b>-3.9%</b> | <b>\$8,761</b>  | <b>\$8,631</b>  | <b>(\$130)</b>  | <b>-1.5%</b> | <b>\$14,811</b>   | <b>\$6,050</b>                |
| <b>UTILITIES</b>                 |                          |                |                 |                |              |                 |                 |                 |              |                   |                               |

# Income Statement

July 31, 2026

| Account                                  | Description                               | Jul Actual      | Jul Budget      | Jul Variance    | Jul Pct Var  | YTD Actual       | YTD Budget       | YTD Variance    | YTD Pct Var   | 2026 Total Budget | 2026 Budget Remaining/ (Over) |
|------------------------------------------|-------------------------------------------|-----------------|-----------------|-----------------|--------------|------------------|------------------|-----------------|---------------|-------------------|-------------------------------|
| 54100                                    | Telephone - Telephone Reimb.              | 43              | 56              | 13              | 22.6%        | 601              | 392              | (209)           | -53.3%        | 675               | 74                            |
|                                          | <b>UTILITIES TOTAL:</b>                   | <b>\$43</b>     | <b>\$56</b>     | <b>\$13</b>     | <b>22.6%</b> | <b>\$601</b>     | <b>\$392</b>     | <b>(\$209)</b>  | <b>-53.3%</b> | <b>\$675</b>      | <b>\$74</b>                   |
| <b>CONTRACTS</b>                         |                                           |                 |                 |                 |              |                  |                  |                 |               |                   |                               |
| 60013                                    | Cable Television                          | 55,577          | 55,623          | 46              | 0.1%         | 388,621          | 389,361          | 740             | 0.2%          | 667,480           | 278,859                       |
| 60023                                    | Carpet Contract                           | 0               | 917             | 917             | 100.0%       | 0                | 6,419            | 6,419           | 100.0%        | 11,000            | 11,000                        |
| 60030                                    | Copier Lease                              | 954             | 950             | (4)             | -0.4%        | 6,463            | 6,650            | 187             | 2.8%          | 11,400            | 4,937                         |
| 60035                                    | Elevator Contract                         | (6,222)         | 8,000           | 14,222          | >100%        | 41,740           | 56,000           | 14,260          | 25.5%         | 96,000            | 54,260                        |
| 60046                                    | Equipment Contract - Access Ctrl/CCTV Sys | 953             | 875             | (78)            | -8.9%        | 5,330            | 6,125            | 795             | 13.0%         | 10,500            | 5,170                         |
| 60078                                    | Interior Plant                            | 928             | 833             | (95)            | -11.3%       | 7,541            | 5,831            | (1,710)         | -29.3%        | 10,000            | 2,459                         |
| 60083                                    | Resident Software                         | 1,158           | 1,158           | 0               | 0.0%         | 8,149            | 8,106            | (43)            | -0.5%         | 13,892            | 5,743                         |
| 61000                                    | Management Services                       | 3,649           | 3,659           | 10              | 0.3%         | 25,542           | 25,613           | 71              | 0.3%          | 43,910            | 18,368                        |
| 61004                                    | Key Management Contract                   | 197             | 184             | (13)            | -6.9%        | 1,376            | 1,288            | (88)            | -6.9%         | 2,205             | 829                           |
| 61008                                    | Odor Control                              | 812             | 842             | 30              | 3.5%         | 5,685            | 5,894            | 209             | 3.5%          | 10,105            | 4,420                         |
| 61010                                    | Pest Control                              | 688             | 408             | (280)           | -68.6%       | 2,456            | 2,856            | 400             | 14.0%         | 4,900             | 2,444                         |
| 61045                                    | Security Services                         | 0               | 5,583           | 5,583           | 100.0%       | 2,913            | 39,081           | 36,168          | 92.5%         | 67,000            | 64,087                        |
| 61061                                    | Uniforms                                  | 380             | 167             | (213)           | <-100%       | 942              | 1,169            | 227             | 19.4%         | 2,000             | 1,058                         |
|                                          | <b>CONTRACTS TOTAL:</b>                   | <b>\$59,073</b> | <b>\$79,199</b> | <b>\$20,127</b> | <b>25.4%</b> | <b>\$496,757</b> | <b>\$554,393</b> | <b>\$57,636</b> | <b>10.4%</b>  | <b>\$950,392</b>  | <b>\$453,635</b>              |
| <b>OPERATING SALARIES &amp; BENEFITS</b> |                                           |                 |                 |                 |              |                  |                  |                 |               |                   |                               |
| 65000                                    | Salaries - Maintenance                    | 20,812          | 20,977          | 165             | 0.8%         | 143,055          | 146,839          | 3,784           | 2.6%          | 251,720           | 108,665                       |
| 65000                                    | Salaries - Front Desk                     | 27,399          | 22,910          | (4,489)         | -19.6%       | 172,997          | 160,370          | (12,627)        | -7.9%         | 274,925           | 101,928                       |
| 65000                                    | Salaries - Asst Mgr                       | 18,416          | 18,103          | (313)           | -1.7%        | 116,954          | 126,721          | 9,767           | 7.7%          | 217,240           | 100,286                       |
| 65000                                    | Salaries - Receiving                      | 11,846          | 11,904          | 58              | 0.5%         | 84,240           | 83,328           | (912)           | -1.1%         | 142,842           | 58,602                        |
| 65000                                    | Salaries - Housekeeping                   | 21,985          | 22,084          | 99              | 0.4%         | 149,620          | 154,588          | 4,968           | 3.2%          | 265,006           | 115,386                       |
| 65000                                    | Salaries - Bonuses                        | 4,866           | 5,122           | 256             | 5.0%         | 34,062           | 35,854           | 1,792           | 5.0%          | 61,461            | 27,399                        |

# Income Statement

July 31, 2026

| Account                    | Description                                     | Jul Actual       | Jul Budget       | Jul Variance     | Jul Pct Var  | YTD Actual       | YTD Budget       | YTD Variance      | YTD Pct Var   | 2026 Total Budget  | 2026 Budget Remaining/ (Over) |
|----------------------------|-------------------------------------------------|------------------|------------------|------------------|--------------|------------------|------------------|-------------------|---------------|--------------------|-------------------------------|
| 65040                      | Medical Benefits                                | 13,314           | 13,104           | (210)            | -1.6%        | 93,198           | 91,728           | (1,470)           | -1.6%         | 157,248            | 64,050                        |
|                            | <b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b> | <b>\$118,638</b> | <b>\$114,204</b> | <b>(\$4,434)</b> | <b>-3.9%</b> | <b>\$794,126</b> | <b>\$799,428</b> | <b>\$5,302</b>    | <b>0.7%</b>   | <b>\$1,370,442</b> | <b>\$576,316</b>              |
| <b>REPAIRS/MAINTENANCE</b> |                                                 |                  |                  |                  |              |                  |                  |                   |               |                    |                               |
| 70040                      | R&M-Elevator                                    | 3,080            | 1,667            | (1,413)          | -84.8%       | 49,399           | 11,669           | (37,730)          | <-100%        | 20,000             | (29,399)                      |
| 70048                      | R&M-Equip - Miscellaneous                       | 19               | 583              | 564              | 96.8%        | 62               | 4,081            | 4,019             | 98.5%         | 7,000              | 6,938                         |
| 70048                      | R&M-Equip - Tools                               | 43               | 125              | 82               | 65.7%        | 892              | 875              | (17)              | -2.0%         | 1,500              | 608                           |
| 70060                      | R&M-General                                     | 0                | 3,750            | 3,750            | 100.0%       | 15,390           | 26,250           | 10,860            | 41.4%         | 45,000             | 29,610                        |
| 70070                      | R&M-Lightning                                   | 254              | 212              | (42)             | -19.9%       | 439              | 1,484            | 1,045             | 70.4%         | 2,550              | 2,111                         |
| 70175                      | R&M-Lock & Key Supplies                         | 0                | 167              | 167              | 100.0%       | 3,461            | 1,169            | (2,292)           | <-100%        | 2,000              | (1,461)                       |
| 70176                      | Cleaning Supplies                               | 131              | 1,083            | 952              | 87.9%        | 4,190            | 7,581            | 3,391             | 44.7%         | 13,000             | 8,810                         |
| 70180                      | R&M-Paint Supplies                              | 0                | 375              | 375              | 100.0%       | (123)            | 2,625            | 2,748             | >100%         | 4,500              | 4,623                         |
| 70191                      | Supplies                                        | 0                | 83               | 83               | 100.0%       | 0                | 581              | 581               | 100.0%        | 1,000              | 1,000                         |
| 70214                      | R&M Maint. Supplies                             | 97               | 0                | (97)             | 0.0%         | 97               | 0                | (97)              | 0.0%          | 0                  | (97)                          |
|                            | <b>REPAIRS/MAINTENANCE TOTAL:</b>               | <b>\$3,624</b>   | <b>\$8,045</b>   | <b>\$4,421</b>   | <b>55.0%</b> | <b>\$73,807</b>  | <b>\$56,315</b>  | <b>(\$17,492)</b> | <b>-31.1%</b> | <b>\$96,550</b>    | <b>\$22,743</b>               |
| <b>PRIOR YEAR ACTIVITY</b> |                                                 |                  |                  |                  |              |                  |                  |                   |               |                    |                               |
| 70298                      | Prior Year Expense                              | 0                | 0                | 0                | 0.0%         | 49,917           | 0                | (49,917)          | 0.0%          | 0                  | (49,917)                      |
|                            | <b>PRIOR YEAR ACTIVITY TOTAL:</b>               | <b>\$0</b>       | <b>\$0</b>       | <b>\$0</b>       | <b>0.0%</b>  | <b>\$49,917</b>  | <b>\$0</b>       | <b>(\$49,917)</b> | <b>0.0%</b>   | <b>\$0</b>         | <b>(\$49,917)</b>             |
| <b>RESERVE TRANSFERS</b>   |                                                 |                  |                  |                  |              |                  |                  |                   |               |                    |                               |
| 80000                      | Reserve Transfers                               | 11,500           | 11,500           | 0                | 0.0%         | 78,145           | 80,500           | 2,355             | 2.9%          | 138,000            | 59,855                        |
| 80001                      | Reserve Interest                                | 1,180            | 1,000            | (180)            | -18.0%       | 7,628            | 7,000            | (628)             | -9.0%         | 12,000             | 4,372                         |
|                            | <b>RESERVE TRANSFERS TOTAL:</b>                 | <b>\$12,680</b>  | <b>\$12,500</b>  | <b>(\$180)</b>   | <b>-1.4%</b> | <b>\$85,773</b>  | <b>\$87,500</b>  | <b>\$1,727</b>    | <b>2.0%</b>   | <b>\$150,000</b>   | <b>\$64,227</b>               |

# Income Statement

July 31, 2026

| Account | Description                | Jul Actual | Jul Budget | Jul Variance | Jul Pct Var | YTD Actual  | YTD Budget  | YTD Variance | YTD Pct Var | 2026 Total Budget | 2026 Budget Remaining/ (Over) |
|---------|----------------------------|------------|------------|--------------|-------------|-------------|-------------|--------------|-------------|-------------------|-------------------------------|
|         | <b>TOTAL EXPENSES:</b>     | \$196,434  | \$225,884  | \$29,450     | 13.0%       | \$1,564,753 | \$1,581,188 | \$16,435     | 1.0%        | \$2,710,642       | \$1,145,889                   |
|         | <b>NET INCOME/ (LOSS):</b> | 33,821     | 3          | \$33,818     | >100%       | 25,615      | 21          | 25,594       | 100%        | 0                 | (25,615)                      |