



KPH - Resident Financial Report

Property Keepers Mgmt., LLC

Keys Pointe Homeowners' Association, Inc.

Monday, August 17, 2026

Keys Pointe Homeowners' Association, Inc.

Run Date: 08/17/2026
Run Time: 03:03 PM

BALANCE SHEET As of: 07/31/2026 Assets

Account #	Account Name	Total
Asset		
02550	Deposits-Utilities	\$8,929.00
01340	Late Fees Receivable	\$8,667.45
01350	Legal Fees Receivable	\$7,861.53
01010	CenterState Bank Operating	\$103,566.24
01390	Owner Interest Receiv.	\$5,091.74
01380	Owner Admin. Fees Receiv.	\$3,786.00
01310	Assessments Receivable	\$47,575.66
01020	CenterState Bank Capital Contr	\$89,875.00
	ASSET TOTAL:	<u>\$275,352.62</u>
	TOTAL ASSETS:	<u><u>\$275,352.62</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03025	Due to Declarant	\$67,674.06
03010	Accounts Payable	\$5,595.39
03020	Accrued Expenses	\$12,564.80
03310	Prepaid Owner Assessments	\$6,763.59
	LIABILITY TOTAL:	<u>\$92,597.84</u>
	TOTAL LIABILITIES:	<u>\$92,597.84</u>

Equity

Account #	Account Name	Total
Members		
Equity		
05510	Prior Year Net Inc./Loss	\$86,888.00
05530	Capital Contribution	\$91,955.00
	MEMBERS EQUITY TOTAL:	<u>\$178,843.00</u>
	Current Year Net Income/(Loss)	\$3,911.78
	TOTAL EQUITY:	<u>\$182,754.78</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$275,352.62</u></u>

Keys Pointe Homeowners' Association, Inc.

Run Date: 08/17/2026

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INCOME STATEMENT

Start: 07/01/2026 | End: 07/31/2026

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 Assessment Income	33,915.00	33,915.00	0.00	237,405.00	237,405.00	0.00	406,980.00
06340 Late Fee Income	300.00	0.00	300.00	3,615.00	0.00	3,615.00	0.00
06350 Legal Fees Reimbursement	1,668.91	0.00	1,668.91	11,973.28	0.00	11,973.28	0.00
06380 Owner Admin. Fees Income	510.00	0.00	510.00	2,430.00	0.00	2,430.00	0.00
06390 Owner Interest Income	451.30	0.00	451.30	3,053.01	0.00	3,053.01	0.00
Income Total	36,845.21	33,915.00	2,930.21	258,476.29	237,405.00	21,071.29	406,980.00
Total Income	36,845.21	33,915.00	2,930.21	258,476.29	237,405.00	21,071.29	406,980.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
General & Administrative							
07010 Management Fees	3,500.00	3,500.00	0.00	24,642.38	24,500.00	(142.38)	42,000.00
07020 Accounting Fees	0.00	291.67	291.67	800.00	2,041.69	1,241.69	3,500.00
07160 Legal Fees	2,848.01	166.67	(2,681.34)	22,103.55	1,166.69	(20,936.86)	2,000.00
07250 Bank Charges	0.00	20.00	20.00	40.00	140.00	100.00	240.00
07260 Office Expenses	614.91	500.00	(114.91)	3,687.92	3,500.00	(187.92)	6,000.00
07280 Insurance-GL/Property	1,228.76	1,273.56	44.80	8,601.32	8,914.92	313.60	15,282.75
07283 Insurance-Umbrella	336.58	120.44	(216.14)	2,356.06	843.08	(1,512.98)	1,445.31
07285 Insurance-Directors & Officers	115.06	306.79	191.73	805.42	2,147.53	1,342.11	3,681.45
07287 Insurance-Crime	19.78	18.77	(1.01)	138.46	131.39	(7.07)	225.23
07290 Insurance-Financing Cost's	72.84	69.17	(3.67)	509.88	484.19	(25.69)	830.02
07440 Taxes, Fees and Licenses	0.00	5.17	5.17	61.25	36.19	(25.06)	62.00
General & Administrative Total	8,735.94	6,272.24	(2,463.70)	63,746.24	43,905.68	(19,840.56)	75,266.76
Personnel Expense							
08610 Management Salary	3,437.50	3,437.50	0.00	25,368.17	24,062.50	(1,305.67)	41,250.00
Personnel Expense Total	3,437.50	3,437.50	0.00	25,368.17	24,062.50	(1,305.67)	41,250.00
Utilities							
08910 Electric-Irrigation Pump for Units	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
Utilities Total	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
Maintenance							
09020 Landscape Maint.-Townhomes	7,030.00	7,083.33	53.33	49,210.00	49,583.31	373.31	85,000.00
09035 Landscape-Replacement/Mulch	0.00	1,250.00	1,250.00	6,500.00	8,750.00	2,250.00	15,000.00
09037 Tree/Hedge Trimming	0.00	541.67	541.67	0.00	3,791.69	3,791.69	6,500.00
09110 Gen. Maint. & Repair	0.00	413.60	413.60	0.00	2,895.20	2,895.20	4,963.24
09580 Contingency/Misc. Maintenance	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
Maintenance Total	7,030.00	9,705.27	2,675.27	55,710.00	67,936.89	12,226.89	116,463.24
Contract Services							
09700 Trash Removal	12,564.80	12,583.33	18.53	100,518.40	88,083.31	(12,435.09)	151,000.00
09725 Bulk Trash Removal	0.00	500.00	500.00	1,700.00	3,500.00	1,800.00	6,000.00
09850 Janitorial Services	750.00	1,333.33	583.33	7,521.70	9,333.31	1,811.61	16,000.00
Contract Services Total	13,314.80	14,416.66	1,101.86	109,740.10	100,916.62	(8,823.48)	173,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	32,518.24	33,915.00	1,396.76	254,564.51	237,405.00	(17,159.51)	406,980.00
Net Income	4,326.97	0.00	4,326.97	3,911.78	0.00	3,911.78	0.00