



FirstService
RESIDENTIAL

0148 GROVE ISLE CONDOMINIUM ASSN

RESIDENT PACKAGE - FRO

For period ending April 30, 2026

Confidential - For Management Use Only

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts , FDIC coverage is \$250,000.00 per depositor at FDIC insured institutions.
2. Financial information is providers 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

April 30, 2026

TOTAL CASH

Operating	\$960,872
Other	-
Reserves	\$10,665,712
Security Deposits	\$38,425
Special Assessment	\$372,801
Total Cash	\$12,037,810

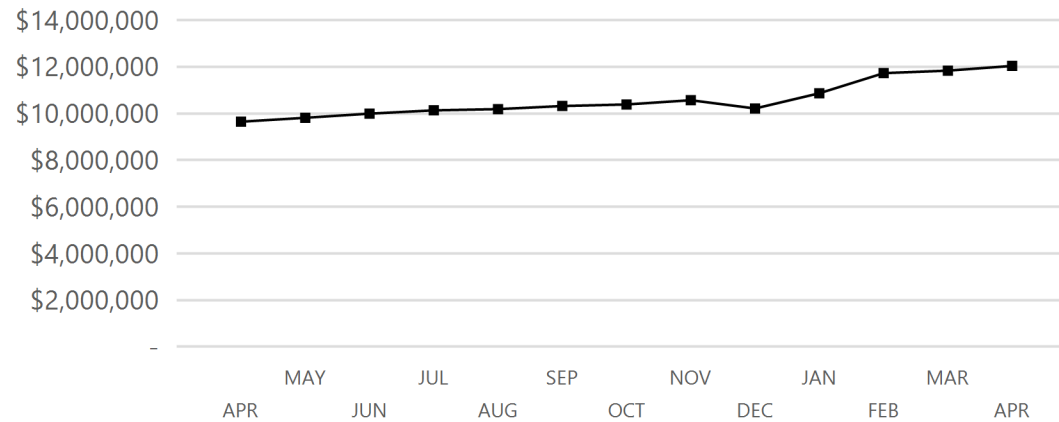
OPERATING CASH

Beginning Cash	\$971,621
Change in Cash	(\$10,749)
Ending Cash	\$960,872
Less: Accruals	\$792,543
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$168,330

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$120	\$30	-	\$150	\$300
LF Late Fees	\$1,662	\$450	\$350	\$1,625	\$4,087
MM Maintenance Fees	\$6,596	\$29,548	(\$821)	\$99,581	\$134,904
S3 Special Assessment	(\$582)	\$1,386	\$769	(\$58,858)	(\$57,284)
S4 Special Assessment	\$1,942	\$3,609	\$2,346	(\$10,510)	(\$2,613)
UD Demand/30 Day Collection Notice	\$175	-	\$35	\$161	\$371
UP ATP Collection Cost	-	\$95	\$95	\$190	\$380
TOTAL	\$9,914	\$35,118	\$2,774	\$32,339	\$80,145

Total Cash Trend



Executive Summary

April 30, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$1,842,809	\$1,635,695	\$207,114	\$7,504,606	\$6,542,780	\$961,826	\$19,628,343	(\$12,123,737)
TOTAL EXPENSES	\$1,806,161	\$1,635,694	(\$170,467)	\$7,456,715	\$6,542,776	(\$913,939)	\$19,628,343	\$12,171,628
NET INCOME/(LOSS)	\$36,648	\$1	\$36,647	\$47,891	\$4	\$47,887	-	\$47,891

Expense Summary

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$220,555	\$37,503	(\$183,052)	\$1,004,679	\$150,012	(\$854,667)	\$450,040	(\$554,639)
PROPERTY INSURANCE	\$391,919	\$439,032	\$47,113	\$1,728,865	\$1,756,128	\$27,263	\$5,268,378	\$3,539,513
UTILITIES	\$68,664	\$97,500	\$28,836	\$357,310	\$390,000	\$32,690	\$1,170,000	\$812,690
CONTRACTS	\$692,124	\$697,461	\$5,337	\$2,682,053	\$2,789,844	\$107,791	\$8,369,539	\$5,687,486
REPAIRS/MAINTENANCE	\$86,915	\$63,574	(\$23,341)	\$323,209	\$254,296	(\$68,913)	\$762,900	\$439,691
SPECIAL PROJECTS	\$25,000	-	(\$25,000)	\$75,862	-	(\$75,862)	-	(\$75,862)
PRIOR YEAR ACTIVITY	-	-	-	\$4,192	-	(\$4,192)	-	(\$4,192)
SPECIAL ASSESSMENT	\$107	-	(\$107)	\$501	-	(\$501)	-	(\$501)
RESERVE TRANSFERS	\$320,877	\$300,624	(\$20,253)	\$1,280,045	\$1,202,496	(\$77,549)	\$3,607,486	\$2,327,441

Executive Summary

April 30, 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	-	-	-	-
OPR5 - CITY NATL - OPERATING	OPERATING ACCOUNT - CITY NATL - OPERATING	\$971,621	\$1,696,470	\$1,707,219	\$960,872
Total Operating		\$971,621	\$1,696,470	\$1,707,219	\$960,872
Reserves					
CIT3 - Cash In Transit - Reserve	- Cash In Transit - Reserve	-	-	-	-
RSV2 - CITY NATIONAL RSV	RESERVE ACCOUNT - CITY NATIONAL RSV	\$10,439,468	\$339,327	\$113,084	\$10,665,712
Total Reserves		\$10,439,468	\$339,327	\$113,084	\$10,665,712
Security Deposits					
SEC1 - CITY NAT'L - SECURITY DEPOSIT	SECURITY DEPOSIT ACCOUNT - CITY NAT'L - SECURITY DEPOSIT	\$39,425	\$500	\$1,500	\$38,425
CIT2 - Cash In Transit - Security Deposit	- Cash In Transit - Security Deposit	-	-	-	-
Total Security Deposits		\$39,425	\$500	\$1,500	\$38,425
Special Assessment					
CIT4 - Cash In Transit - Special Assessment	- Cash In Transit - Special Assessment	-	-	-	-
SPA4 - CITY NATIONAL BANK SPA	SPECIAL ASSESSMENT - CITY NATIONAL BANK SPA	\$383,861	\$170,306	\$181,367	\$372,801
Total Special Assessment		\$383,861	\$170,306	\$181,367	\$372,801
Total Cash		\$11,834,375	\$2,206,603	\$2,003,169	\$12,037,810



GROVE ISLE CONDOMINIUM ASSN

Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 C1	Cash-Operating - C1 City National	960,872	971,621	(10,749)	960,872	1,757,030	(796,157)
10200	Due (To)/From Rsvs	100,285	82,086	18,200	100,285	(152,345)	252,631
10202	Due (To)/From Spec Ass	32,955	33,144	(189)	32,955	9,046	23,909
10207	Due (To)/From Sec	(2,419)	(2,419)	0	(2,419)	(1,434)	(985)
10300	Accounts Receivable	301,141	282,413	18,727	301,141	249,842	51,299
10310	Special Assessment Receivable	53,090	45,223	7,867	53,090	60,282	(7,193)
10320	Developer Receivable	91,373	70,540	20,833	91,373	44,644	46,729
10330 85	Other Receivables - 85 Vendors	2,306	19,295	(16,989)	2,306	7,757	(5,452)
10390 00	Allowance/Bad Debts - 00	(220,471)	(216,304)	(4,167)	(220,471)	(175,328)	(45,143)
10391	AR - S/A Allowance	(13,977)	(13,977)	0	(13,977)	(13,977)	0
10500	Prepaid Insurance	4,363,370	4,755,289	(391,919)	4,363,370	5,198,604	(835,234)
10505	Prepaid Expenses	173,334	40,909	132,425	173,334	214,333	(40,998)
10549	A/P Clearing	2,083	33,644	(31,560)	2,083	4,518	(2,435)
10550	A/R Clearing	(10,041)	985	(11,026)	(10,041)	0	(10,041)
10560	NSF in Transit	0	1,653	(1,653)	0	0	0
10005	Petty Cash	2,000	2,000	0	2,000	2,000	0
12090 00	Cash-Deposits - 00 Security	38,425	39,425	(1,000)	38,425	43,925	(5,500)
12091	Due (To)/From Oper	2,419	2,419	0	2,419	1,434	985
**TOTAL CURRENT ASSETS		\$5,876,746	\$6,147,946	(\$271,200)	\$5,876,746	\$7,250,331	(\$1,373,586)
**RESTRICTED FUNDS							
12010 22	Cash-Reserves - 22 City National Bank	10,665,712	10,439,468	226,243	10,665,712	7,018,270	3,647,442
12045	Due (To)/From Oprt	(100,285)	(82,086)	(18,200)	(100,285)	152,345	(252,631)
12046	Due (To)/From RSV	(42,012)	(42,012)	0	(42,012)	(1,061,759)	1,019,747
12047	Due (To)/From SPA	42,012	42,012	0	42,012	1,061,759	(1,019,747)
12049	Due (To)/From Spec Ass	(32,955)	(33,144)	189	(32,955)	(9,046)	(23,909)

Entity: 0148

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Balance Sheet

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Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
12050 C1	Cash-Spec Assess - C1 City National	372,801	383,861	(11,060)	372,801	828,125	(455,325)
**TOTAL RESTRICTED FUNDS		\$10,905,272	\$10,708,100	\$197,172	\$10,905,272	\$7,989,694	\$2,915,578
**OTHER ASSETS							
10800	Unbilled Special Assessment	4,175,736	4,235,107	(59,371)	4,175,736	4,969,341	(793,606)
10805 00	Unbilled Special Assessment III - 00	5,999,150	6,075,901	(76,751)	5,999,150	7,093,988	(1,094,838)
**TOTAL OTHER ASSETS		\$10,174,886	\$10,311,008	(\$136,122)	\$10,174,886	\$12,063,329	(\$1,888,444)
**TOTAL ASSETS		\$26,956,903	\$27,167,054	(\$210,150)	\$26,956,903	\$27,303,355	(\$346,452)

LIABILITIES							
**CURRENT LIABILITIES							
20003	Other Liability - SPA	108,465	108,465	0	108,465	0	108,465
20005	Collection Fees due	1,397	1,397	0	1,397	1,397	0
20010	Accrued Expenses	792,543	670,006	122,537	792,543	636,603	155,939
20012	Accrued Expense - RSV	0	18,200	(18,200)	0	108,465	(108,465)
20030	Insurance Payable	3,971,230	4,368,353	(397,123)	3,971,230	4,806,554	(835,324)
20080	Security Deposits	40,844	41,844	(1,000)	40,844	45,359	(4,515)
20100	PrePaid Assessments	161,928	202,447	(40,520)	161,928	189,728	(27,800)
20110	Prepaid Spec Assess	112,158	115,998	(3,841)	112,158	188,404	(76,247)
20115 40	Other Current Liab - 40 Due to Owners	1,470	1,470	0	1,470	1,470	0
20159 00	Deferred Cable Revenue - 00	66,040	67,733	(1,693)	66,040	86,360	(20,320)
20160	Retainage Payable	100,000	100,000	0	100,000	100,000	0
**TOTAL CURRENT LIABILITIES		\$5,356,075	\$5,695,916	(\$339,841)	\$5,356,075	\$6,164,342	(\$808,267)

****SPECIAL ASSESSMENT LIABILITIES**

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Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
21000 00	S/A Deferred Revenue - 00	3,549,125	3,549,125	0	3,549,125	3,549,125	0
21002	S/A Loan Proceeds	5,000,000	5,000,000	0	5,000,000	5,000,000	0
21005	S/A Interest Income	291,944	275,756	16,188	291,944	0	291,944
21006	CNB Bank Interest	161,756	161,649	107	161,756	159,159	2,597
21010 00	S/A Liability-Spent - 00	(3,095,318)	(3,095,318)	0	(3,095,318)	(3,095,318)	0
21010 104a	S/A Liability-Spent - 104a Path	(193,889)	(193,889)	0	(193,889)	(193,889)	0
21010 31	S/A Liability-Spent - 31 Engineer Fees	192,555	192,555	0	192,555	193,890	(1,335)
21010 65a	S/A Liability-Spent - 65a Deck Area Finish	(552,808)	(552,808)	0	(552,808)	(453,808)	(99,000)
21010 82	S/A Liability-Spent - 82 Administrative Costs	(15,872)	(14,880)	(992)	(15,872)	(3,968)	(11,904)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$5,337,493	\$5,322,189	\$15,303	\$5,337,493	\$5,155,191	\$182,302

****SPECIAL ASSESSMENT III LIABILITIES**

21040 00	S/A III Liab-Billed - 00	5,668,210	5,668,210	0	5,668,210	5,668,210	0
21042	S/A III Loan Proceeds	4,698,378	4,840,142	(141,764)	4,698,378	6,788,453	(2,090,076)
21043	S/A III Interest Income	416,255	393,032	23,223	416,255	0	416,255
21045 00	S/A III Liab - Spent - 00	(5,125,993)	(5,125,993)	0	(5,125,993)	(4,775,993)	(350,000)
21045 135	S/A III Liab - Spent - 135 Permit	(1,876)	(1,876)	0	(1,876)	(1,876)	0
21045 34	S/A III Liab - Spent - 34 Hallway	(32,866)	(32,866)	0	(32,866)	(32,866)	0
21045 82	S/A III Liab - Spent - 82 Administrative	(32,748)	(31,756)	(992)	(32,748)	(18,364)	(14,384)
21045 88B	S/A III Liab - Spent - 88B Construction Administration	(15,000)	(15,000)	0	(15,000)	(15,000)	0
21050	S/A III Interest Expense	(605,685)	(574,629)	(31,056)	(605,685)	(162,965)	(442,720)
**TOTAL SPECIAL ASSESSMENT III LIABILITIES		\$4,968,675	\$5,119,264	(\$150,589)	\$4,968,675	\$7,449,600	(\$2,480,925)

****INSURANCE CLAIMS**

23000	Ins Claim Liab-Rec'd	362,311	355,076	7,235	362,311	355,076	7,235
23010 00	Ins Claim Liab-Spent - 00	(323,058)	(317,907)	(5,151)	(323,058)	(317,907)	(5,151)

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Balance Sheet

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GROVE ISLE CONDOMINIUM ASSN

Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
23010 20	Ins Claim Liab-Spent - 20 Hurricane	(62,169)	(62,169)	0	(62,169)	(62,169)	0
**TOTAL INSURANCE CLAIMS		(\$22,916)	(\$25,000)	\$2,084	(\$22,916)	(\$25,000)	\$2,084
**RESERVE LIABILITIES							
30000 00	Reserves - 00	1,514,853	1,422,954	91,899	1,514,853	5,044,017	(3,529,164)
30003 00	SIRS Reserves - 00	7,387,641	7,273,549	114,092	7,387,641	0	7,387,641
30003 110	SIRS Reserves - 110 Interest	34,897	0	34,897	34,897	0	34,897
30010 02	Reserve Liab-Expend - 02 Bank Charges	0	0	0	0	(3)	3
30080	Reserve-Interest	1,586,023	1,600,668	(14,644)	1,586,023	1,064,841	521,182
**TOTAL RESERVE LIABILITIES		\$10,523,414	\$10,297,171	\$226,244	\$10,523,414	\$6,108,855	\$4,414,559
**TOTAL LIABILITIES		\$26,162,741	\$26,409,539	(\$246,798)	\$26,162,741	\$24,852,987	\$1,309,753
**MEMBERS EQUITY							
38880	Fund Balance	777,205	777,205	0	777,205	1,349,788	(572,583)
38881	Fund Balance - S/A	(30,934)	(30,934)	0	(30,934)	988,813	(1,019,747)
Current Year Net Income/ (Loss)		47,891	11,243	36,648	47,891	111,767	(63,875)
**TOTAL MEMBERS EQUITY		\$794,163	\$757,515	\$36,648	\$794,163	\$2,450,368	(\$1,656,205)
**TOTAL LIABILITIES & EQUITY		\$26,956,903	\$27,167,054	(\$210,150)	\$26,956,903	\$27,303,355	(\$346,452)

Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	1,303,155	1,303,155	0	0.0%	5,212,620	5,212,620	0	0.0%	15,637,857	10,425,237
40002	Reserve Income	165,838	165,838	0	0.0%	663,352	663,352	0	0.0%	1,990,056	1,326,704
40002	Reserve Income SIRS	134,786	134,786	0	0.0%	539,144	539,144	0	0.0%	1,617,430	1,078,286
40004	Special Assess Fees	175,534	0	175,534	0.0%	855,304	0	855,304	0.0%	0	(855,304)
40011	Late Fee Income	2,400	1,250	1,150	92.0%	9,275	5,000	4,275	85.5%	15,000	5,725
40012	Guest Suite Income	12,129	6,500	5,629	86.6%	32,516	26,000	6,516	25.1%	78,000	45,484
40020	Holiday Fund	0	0	0	0.0%	700	0	700	0.0%	0	(700)
40025	Returned Check Fees	120	0	120	0.0%	600	0	600	0.0%	0	(600)
40030	Screening Fees	592	250	342	>100%	1,584	1,000	584	58.4%	3,000	1,416
40060	Gate/Key Cards	125	0	125	0.0%	425	0	425	0.0%	0	(425)
40066	EV Charging Station Income	4,167	2,500	1,667	66.7%	15,494	10,000	5,494	54.9%	30,000	14,506
40068	Key Fob Income	0	0	0	0.0%	170	0	170	0.0%	0	(170)
40078	Late Fee Interest	0	0	0	0.0%	517	0	517	0.0%	0	(517)
40079	Clubhouse Fee	60	0	60	0.0%	660	0	660	0.0%	0	(660)
40080	Interest Income	547	333	214	64.2%	2,284	1,332	952	71.5%	4,000	1,716
40081	Reserve Interest	20,253	0	20,253	0.0%	77,549	0	77,549	0.0%	0	(77,549)
40082	Spec Assess Interest	107	0	107	0.0%	501	0	501	0.0%	0	(501)
40090	Miscellaneous Income	225	208	17	8.2%	995	832	163	19.6%	2,500	1,505
40100	Shared Costs Reimbursements	20,833	20,833	0	0.0%	83,332	83,332	0	0.0%	250,000	166,668
40115	Administrative Fee	245	0	245	0.0%	810	0	810	0.0%	0	(810)
41010	House Charges	0	42	(42)	-100.0%	0	168	(168)	-100.0%	500	500
42020	Cable Income	1,693	0	1,693	0.0%	6,773	0	6,773	0.0%	0	(6,773)
OPERATING REVENUE TOTAL:		\$1,842,809	\$1,635,695	\$207,114	12.7%	\$7,504,606	\$6,542,780	\$961,826	14.7%	\$19,628,343	\$12,123,737
TOTAL REVENUE:		\$1,842,809	\$1,635,695	\$207,114	12.7%	\$7,504,606	\$6,542,780	\$961,826	14.7%	\$19,628,343	\$12,123,737

Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
EXPENSES											
ADMINISTRATIVE											
50006	SPA Expenses	175,534	0	(175,534)	0.0%	855,304	0	(855,304)	0.0%	0	(855,304)
50008	Accounting Fees-CPA	5,417	5,417	0	0.0%	21,668	21,668	0	0.0%	65,000	43,332
50012	Bad Debts	4,167	4,167	0	0.0%	16,669	16,668	(1)	0.0%	50,000	33,331
50015	Bank Charges	148	0	(148)	0.0%	544	0	(544)	0.0%	0	(544)
50016	Bonus	13,083	13,083	0	0.0%	52,332	52,332	0	0.0%	157,000	104,668
50022	Computer Maint/Supp	267	1,083	816	75.3%	2,634	4,332	1,698	39.2%	13,000	10,366
50030	Drinking Water	1,726	833	(893)	<-100%	5,376	3,332	(2,044)	-61.3%	10,000	4,624
50037	Engineering Fees	0	833	833	100.0%	855	3,332	2,477	74.4%	10,000	9,145
50045	Legal Fees - Assoc Matters	18,144	6,250	(11,894)	<-100%	34,535	25,000	(9,535)	-38.1%	75,000	40,465
50048	Annual Condo Fees	170	170	0	0.0%	680	680	0	0.0%	2,040	1,360
50050	License,Taxes,Permit	711	1,000	289	28.9%	2,987	4,000	1,014	25.3%	12,000	9,014
50054	Management Collected Fees	95	0	(95)	0.0%	600	0	(600)	0.0%	0	(600)
50055	Meetings	0	417	417	100.0%	0	1,668	1,668	100.0%	5,000	5,000
50057	Social Committee	464	333	(131)	-39.4%	464	1,332	868	65.2%	4,000	3,536
50075	Office Supplies	578	1,500	922	61.4%	4,951	6,000	1,049	17.5%	18,000	13,049
50080	Postage	0	833	833	100.0%	213	3,332	3,119	93.6%	10,000	9,787
50090	Professional Fees - Insurance Consult.	0	417	417	100.0%	0	1,668	1,668	100.0%	5,000	5,000
50115	Telephone	50	1,167	1,117	95.7%	4,869	4,668	(201)	-4.3%	14,000	9,131
	ADMINISTRATIVE TOTAL:	\$220,555	\$37,503	(\$183,052)	<-100%	\$1,004,679	\$150,012	(\$854,667)	<-100	\$450,040	(\$554,639)
PROPERTY INSURANCE											
52030	Multiperil Insurance	391,919	439,032	47,113	10.7%	1,728,865	1,756,128	27,263	1.6%	5,268,378	3,539,513
	PROPERTY INSURANCE TOTAL:	\$391,919	\$439,032	\$47,113	10.7%	\$1,728,865	\$1,756,128	\$27,263	1.6%	\$5,268,378	\$3,539,513
UTILITIES											

Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
54050	Electricity	35,118	35,833	715	2.0%	127,196	143,332	16,136	11.3%	430,000	302,804
54070	Water & Sewer	25,563	54,167	28,604	52.8%	193,721	216,668	22,947	10.6%	650,000	456,279
54080	Gas/Fuel Oil	7,984	7,500	(484)	-6.4%	36,393	30,000	(6,393)	-21.3%	90,000	53,607
UTILITIES TOTAL:		\$68,664	\$97,500	\$28,836	29.6%	\$357,310	\$390,000	\$32,690	8.4%	\$1,170,000	\$812,690

CONTRACTS											
60013	Cable Television	45,724	44,880	(844)	-1.9%	182,867	179,520	(3,347)	-1.9%	538,563	355,696
60023	Carpet Contract	530	530	0	0.1%	1,589	2,120	531	25.0%	6,355	4,766
60030	Copier Lease	54	554	500	90.3%	2,759	2,216	(543)	-24.5%	6,648	3,890
60035	Elevator Contract	3,875	4,800	925	19.3%	15,500	19,200	3,700	19.3%	57,604	42,104
60037	Equipment Lease - Vehicle	3,113	2,000	(1,113)	-55.6%	12,451	8,000	(4,451)	-55.6%	24,000	11,549
60046	Equipment Contract - Lift Station	139	139	0	-0.1%	556	556	0	-0.1%	1,669	1,113
60050	Fire Alarm System	7,397	6,106	(1,291)	-21.1%	26,059	24,424	(1,635)	-6.7%	73,276	47,217
60060	Floor Care	870	850	(20)	-2.4%	3,420	3,400	(20)	-0.6%	10,200	6,780
60063	Gen'l Salary Service	61,995	58,934	(3,061)	-5.2%	232,262	235,736	3,474	1.5%	707,212	474,950
60066	Health Benefits	20,922	28,611	7,689	26.9%	82,821	114,444	31,623	27.6%	343,332	260,511
60070	Generator	0	563	563	100.0%	0	2,252	2,252	100.0%	6,750	6,750
60072	Health Club Contract	401	300	(101)	-33.8%	749	1,200	451	37.6%	3,600	2,851
60074	Hvac System	1,375	1,900	525	27.6%	5,500	7,600	2,100	27.6%	22,800	17,300
60075	Janitorial Service	75,450	62,460	(12,990)	-20.8%	272,584	249,840	(22,744)	-9.1%	749,521	476,937
60078	Interior Plant	6,789	6,917	128	1.9%	24,480	27,668	3,188	11.5%	83,000	58,520
60090	Lawn Maintenance	31,342	32,517	1,175	3.6%	125,366	130,068	4,702	3.6%	390,208	264,842
61000	Management Services	6,106	6,425	319	5.0%	25,432	25,700	268	1.0%	77,098	51,666
61001	Maintenance Service	43,766	51,827	8,061	15.6%	164,134	207,308	43,174	20.8%	621,926	457,792
61008	Odor Control	0	429	429	100.0%	1,332	1,716	384	22.4%	5,148	3,816
61010	Pest Control	1,800	2,150	350	16.3%	6,960	8,600	1,640	19.1%	25,800	18,840
61020	Pool/Spa Contract	2,385	2,660	275	10.3%	9,540	10,640	1,100	10.3%	31,915	22,375
61022	Pool Lease	664	667	3	0.4%	2,658	2,668	10	0.4%	8,000	5,342

Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
61036	Roof Contract	0	2,708	2,708	100.0%	0	10,832	10,832	100.0%	32,500	32,500
61045	Security Services	238,620	234,708	(3,912)	-1.7%	925,010	938,832	13,822	1.5%	2,816,498	1,891,488
61045	Security Services - Access Ctrl	1,517	1,275	(242)	-19.0%	6,068	5,100	(968)	-19.0%	15,300	9,232
61055	Trash Removal	9,462	8,000	(1,462)	-18.3%	37,649	32,000	(5,649)	-17.7%	96,000	58,351
61060	Uniforms Contract	1,629	2,000	371	18.6%	6,203	8,000	1,797	22.5%	24,000	17,797
61065	Valet Service	126,200	127,234	1,034	0.8%	506,881	508,936	2,055	0.4%	1,526,808	1,019,927
61070	Water Treatment	0	1,222	1,222	100.0%	1,222	4,888	3,666	75.0%	14,668	13,446
61075	Window Services	0	4,095	4,095	100.0%	0	16,380	16,380	100.0%	49,140	49,140
CONTRACTS TOTAL:		\$692,124	\$697,461	\$5,337	0.8%	\$2,682,053	\$2,789,844	\$107,791	3.9%	\$8,369,539	\$5,687,486
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	7,209	2,917	(4,292)	<-100%	18,673	11,668	(7,005)	-60.0%	35,000	16,327
70025	R&M-Building	13,935	15,000	1,065	7.1%	56,157	60,000	3,843	6.4%	180,000	123,843
70045	R&M-Electrical	2,664	1,250	(1,414)	<-100%	2,664	5,000	2,336	46.7%	15,000	12,336
70048	R&M Equipment - Fire	42,256	8,333	(33,923)	<-100%	44,390	33,332	(11,058)	-33.2%	100,000	55,610
70048	R&M Equipment - Health Club	3,360	417	(2,943)	<-100%	4,355	1,668	(2,687)	<-100%	5,000	645
70048	R&M Equipment - Security Equipment	1,834	2,500	666	26.6%	41,218	10,000	(31,218)	<-100%	30,000	(11,218)
70048	R&M Equipment - Housekeeping	0	417	417	100.0%	0	1,668	1,668	100.0%	5,000	5,000
70048	R&M Equipment - Elevator	0	833	833	100.0%	0	3,332	3,332	100.0%	10,000	10,000
70063	R&M-Generator	0	583	583	100.0%	38,217	2,332	(35,885)	<-100%	7,000	(31,217)
70076	Maintenance Supplies	3,054	8,333	5,279	63.4%	18,192	33,332	15,140	45.4%	100,000	81,808
70090	R&M-Plumbing	0	6,250	6,250	100.0%	7,651	25,000	17,349	69.4%	75,000	67,349
70095	R&M-Pool/Spa/Fountain	3,906	1,667	(2,239)	<-100%	24,230	6,668	(17,562)	<-100%	20,000	(4,230)
70100	R&M-Pool Furn/Equip	0	250	250	100.0%	0	1,000	1,000	100.0%	3,000	3,000
70104	R&M-Rugs/Mats	504	575	71	12.4%	2,014	2,300	286	12.4%	6,900	4,886

Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70105	R&M-Pumps & Motors	633	500	(133)	-26.7%	633	2,000	1,367	68.3%	6,000	5,367
70135	Landscaping Extras	605	5,833	5,228	89.6%	37,774	23,332	(14,442)	-61.9%	70,000	32,226
70175	Custodial Supplies	4,995	5,833	838	14.4%	18,119	23,332	5,213	22.3%	70,000	51,881
70180	Paint Supplies	1,960	2,083	123	5.9%	8,923	8,332	(591)	-7.1%	25,000	16,077
	REPAIRS/MAINTENANCE TOTAL:	\$86,915	\$63,574	(\$23,341)	-36.7%	\$323,209	\$254,296	(\$68,913)	-27.1%	\$762,900	\$439,691
SPECIAL PROJECTS											
74005	Special Projects	25,000	0	(25,000)	0.0%	75,862	0	(75,862)	0.0%	0	(75,862)
	SPECIAL PROJECTS TOTAL:	\$25,000	\$0	(\$25,000)	0.0%	\$75,862	\$0	(\$75,862)	0.0%	\$0	(\$75,862)
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	0	0	0	0.0%	4,192	0	(4,192)	0.0%	0	(4,192)
	PRIOR YEAR ACTIVITY TOTAL:	\$0	\$0	\$0	0.0%	\$4,192	\$0	(\$4,192)	0.0%	\$0	(\$4,192)
SPECIAL ASSESSMENT											
73001	Spec Assess-Interest	107	0	(107)	0.0%	501	0	(501)	0.0%	0	(501)
	SPECIAL ASSESSMENT TOTAL:	\$107	\$0	(\$107)	0.0%	\$501	\$0	(\$501)	0.0%	\$0	(\$501)
RESERVE TRANSFERS											
80000	Reserve Transfers	165,838	165,838	0	0.0%	663,352	663,352	0	0.0%	1,990,056	1,326,704
80001	Reserve Interest	20,253	0	(20,253)	0.0%	77,549	0	(77,549)	0.0%	0	(77,549)
80004	SIRS Reserve Transfer	134,786	134,786	0	0.0%	539,144	539,144	0	0.0%	1,617,430	1,078,286
	RESERVE TRANSFERS TOTAL:	\$320,877	\$300,624	(\$20,253)	-6.7%	\$1,280,045	\$1,202,496	(\$77,549)	-6.4%	\$3,607,486	\$2,327,441
	TOTAL EXPENSES:	\$1,806,161	\$1,635,694	(\$170,467)	-10.4%	\$7,456,715	\$6,542,776	(\$913,939)	-14.0%	\$19,628,343	\$12,171,628
	NET INCOME/ (LOSS):	36,648	1	\$36,647	>100%	47,891	4	47,887	100%	0	(47,891)