



FirstService
RESIDENTIAL

0148 GROVE ISLE CONDOMINIUM ASSN

RESIDENT PACKAGE - FRO

For period ending November 30, 2024

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

November 30, 2024

TOTAL CASH

Operating	\$2,013,387
Other	\$6,082,077
Reserves	-
Security Deposits	\$38,425
Special Assessment	\$2,108,172
Total Cash	\$10,242,062

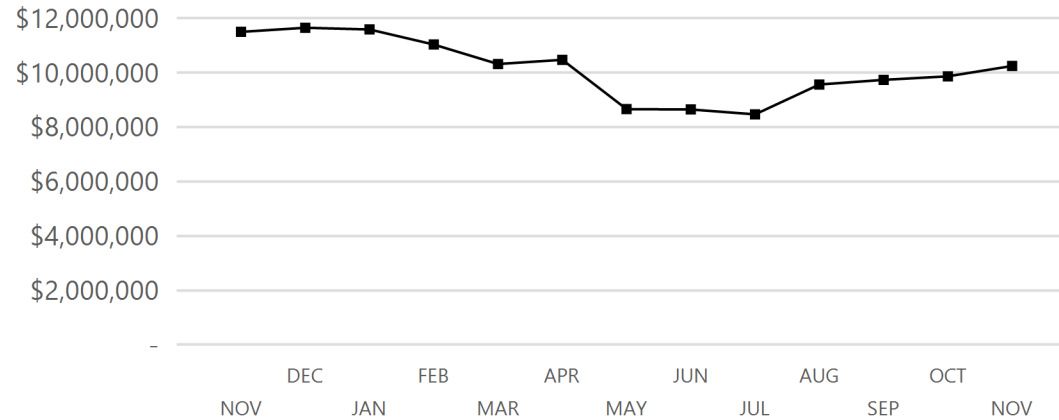
OPERATING CASH

Beginning Cash	\$1,731,466
Change in Cash	\$281,921
Ending Cash	\$2,013,387
Less: Accruals	\$767,417
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$1,245,970

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	-	\$60	\$60	\$90	\$210
LF Late Fees	\$1,000	\$200	\$175	\$600	\$1,975
MM Maintenance Fees	(\$17,392)	\$12,573	\$20,735	\$67,354	\$83,270
S2 Special Assessment	-	-	-	(\$1,408)	(\$1,408)
S3 Special Assessment	(\$618)	\$1,660	(\$2,167)	(\$33,069)	(\$34,195)
S4 Special Assessment	\$1,096	\$1,778	(\$391)	(\$35,861)	(\$33,377)
SM Special Assessment	-	-	-	(\$913)	(\$913)
UD Demand/30 Day Collection Notice	\$70	\$105	\$35	\$175	\$385
UP ATP Collection Cost	\$190	\$190	-	\$285	\$665
TOTAL	(\$15,654)	\$16,566	\$18,447	(\$2,746)	\$16,612

Total Cash Trend



Executive Summary

November 30, 2024

INCOME STATEMENT SUMMARY

Income Recap

Account	Nov Actual	Nov Budget	Nov Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
TOTAL REVENUE	\$1,656,701	\$1,414,242	\$242,459	\$18,897,514	\$15,556,662	\$3,340,852	\$16,970,911	\$1,926,603
TOTAL EXPENSES	\$1,622,833	\$1,414,241	(\$208,592)	\$18,583,308	\$15,556,651	(\$3,026,657)	\$16,970,911	(\$1,612,397)
NET INCOME/(LOSS)	\$33,868	\$1	\$33,867	\$314,206	\$11	\$314,195	-	\$314,206

Expense Summary

Account	Nov Actual	Nov Budget	Nov Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
ADMINISTRATIVE	\$223,418	\$36,253	(\$187,165)	\$3,125,344	\$398,783	(\$2,726,561)	\$435,040	(\$2,690,304)
PROPERTY INSURANCE	\$396,399	\$409,611	\$13,212	\$4,228,334	\$4,505,721	\$277,387	\$4,915,335	\$687,001
UTILITIES	\$112,152	\$85,000	(\$27,152)	\$1,090,829	\$935,000	(\$155,829)	\$1,020,000	(\$70,829)
CONTRACTS	\$611,144	\$638,955	\$27,811	\$6,904,560	\$7,028,505	\$123,945	\$7,667,462	\$762,902
REPAIRS/MAINTENANCE	\$75,963	\$53,741	(\$22,222)	\$934,463	\$591,151	(\$343,312)	\$644,900	(\$289,563)
SPECIAL PROJECTS	\$6,153	\$8,333	\$2,180	\$107,755	\$91,663	(\$16,092)	\$100,000	(\$7,755)
SPECIAL ASSESSMENT	\$721	-	(\$721)	\$14,210	-	(\$14,210)	-	(\$14,210)
RESERVE TRANSFERS	\$196,883	\$182,348	(\$14,535)	\$2,177,815	\$2,005,828	(\$171,987)	\$2,188,174	\$10,359

Executive Summary

November 30, 2024

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	\$1,731,466	\$1,346,002	\$1,064,081	\$2,013,387
Total Operating		\$1,731,466	\$1,346,002	\$1,064,081	\$2,013,387
Other					
RSV2 - CITY NATIONAL RSV	RESERVE ACCOUNT - CITY NATIONAL RSV	\$5,952,975	\$197,161	\$68,059	\$6,082,077
Total Other		\$5,952,975	\$197,161	\$68,059	\$6,082,077
Reserves					
CIT3 - Cash In Transit - Reserve	- Cash In Transit - Reserve	-	-	-	-
RSV4 - OPPENHEIMER RSV	RESERVE ACCOUNT - OPPENHEIMER RSV	-	-	-	-
Total Reserves		-	-	-	-
Security Deposits					
CIT2 - Cash In Transit - Security Deposit	- Cash In Transit - Security Deposit	-	-	-	-
SEC1 - CITY NAT'L - SECURITY DEPOSIT	SECURITY DEPOSIT ACCOUNT - CITY NAT'L - SECURITY DEPOSIT	\$39,076	-	\$651	\$38,425
Total Security Deposits		\$39,076	-	\$651	\$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	\$2,138,423	\$166,214	\$196,465	\$2,108,172
Total Special Assessment		\$2,138,423	\$166,214	\$196,465	\$2,108,172
Total Cash		\$9,861,940	\$1,709,377	\$1,329,256	\$10,242,062



GROVE ISLE CONDOMINIUM ASSN

Balance Sheet

As of November 30, 2024

Account	Description	Current Month November	Prior Month October	Month Inc / (Dec)	Current Year November	Prior Year November	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 C1	Cash-Operating - C1 City National	2,013,387	1,731,466	281,921	2,013,387	1,465,465	547,922
10200	Due (To)/From Rsvs	1,150,756	1,150,756	0	1,150,756	158,217	992,538
10202	Due (To)/From Spec Ass	(937,787)	(938,972)	1,186	(937,787)	(59,600)	(878,187)
10207	Due (To)/From Sec	(1,585)	(1,434)	(151)	(1,585)	(922)	(663)
10300	Accounts Receivable	185,981	161,880	24,101	185,981	143,535	42,445
10310	Special Assessment Receivable	65,945	79,080	(13,135)	65,945	54,298	11,647
10320	Developer Receivable	95,924	47,962	47,962	95,924	0	95,924
10390 00	Allowance/Bad Debts - 00	(154,493)	(150,326)	(4,167)	(154,493)	(142,178)	(12,315)
10391	AR - S/A Allowance	(13,977)	(13,977)	0	(13,977)	(13,977)	0
10500	Prepaid Insurance	1,585,602	1,982,001	(396,399)	1,585,602	1,305,793	279,809
10505	Prepaid Expenses	40,693	39,645	1,048	40,693	119,319	(78,627)
10549	A/P Clearing	30,074	21,716	8,358	30,074	5,295	24,779
10550	A/R Clearing	151	0	151	151	0	151
10560	NSF in Transit	7,858	0	7,858	7,858	0	7,858
10005	Petty Cash	2,000	2,000	0	2,000	500	1,500
12090 00	Cash-Deposits - 00 Security	38,425	39,076	(651)	38,425	35,588	2,837
12091	Due (To)/From Oper	1,585	1,434	151	1,585	922	663
**TOTAL CURRENT ASSETS		\$4,110,538	\$4,152,306	(\$41,767)	\$4,110,538	\$3,072,257	\$1,038,282
**RESTRICTED FUNDS							
12010 22	Cash-Reserves - 22 City National Bank	6,082,077	5,952,975	129,102	6,082,077	5,506,069	576,008
12045	Due (To)/From Oprt	(1,150,756)	(1,150,756)	0	(1,150,756)	(158,217)	(992,538)
12049	Due (To)/From Spec Ass	937,787	938,972	(1,186)	937,787	59,600	878,187
12050 C1	Cash-Spec Assess - C1 City National	2,108,172	2,138,423	(30,251)	2,108,172	4,485,671	(2,377,498)
12061	Cash in Transit Special Assessment	0	0	0	0	1,886	(1,886)

Entity: 0148

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Balance Sheet

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Balance Sheet

As of November 30, 2024

Account	Description	Current Month November	Prior Month October	Month Inc / (Dec)	Current Year November	Prior Year November	Year Inc / (Dec)
**TOTAL RESTRICTED FUNDS		\$7,977,281	\$7,879,615	\$97,665	\$7,977,281	\$9,895,008	(\$1,917,727)
**OTHER ASSETS							
10800	Unbilled Special Assessment	5,123,488	5,199,860	(76,373)	5,123,488	5,383,461	(259,974)
10805 00	Unbilled Special Assessment III - 00	7,244,755	7,349,637	(104,882)	7,244,755	9,334,153	(2,089,398)
**TOTAL OTHER ASSETS		\$12,368,242	\$12,549,497	(\$181,255)	\$12,368,242	\$14,717,614	(\$2,349,371)
**TOTAL ASSETS		\$24,456,061	\$24,581,418	(\$125,357)	\$24,456,061	\$27,684,878	(\$3,228,817)
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	0	0	0	0	1,886	(1,886)
20005	Collection Fees due	1,397	1,397	0	1,397	1,397	0
20010	Accrued Expenses	767,417	769,631	(2,214)	767,417	593,121	174,296
20030	Insurance Payable	1,642,858	1,642,858	0	1,642,858	1,268,488	374,371
20080	Security Deposits	40,010	40,510	(500)	40,010	36,510	3,500
20100	PrePaid Assessments	100,305	160,091	(59,786)	100,305	152,229	(51,924)
20110	Prepaid Spec Assess	135,009	167,193	(32,184)	135,009	215,802	(80,794)
20115 40	Other Current Liab - 40 Due to Owners	1,470	1,470	0	1,470	1,470	0
20153	Deferred Cable	0	0	0	0	1,003	(1,003)
20160	Retainage Payable	1,151,619	1,151,619	0	1,151,619	2,239,368	(1,087,749)
**TOTAL CURRENT LIABILITIES		\$3,840,085	\$3,934,770	(\$94,685)	\$3,840,085	\$4,511,274	(\$671,189)
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Deferred Revenue - 00	4,405,387	4,405,387	0	4,405,387	(502,434)	4,907,821
21002	S/A Loan Proceeds	5,000,000	5,000,000	0	5,000,000	5,000,000	0
21006	CNB Bank Interest	157,622	156,902	721	157,622	141,078	16,545

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Balance Sheet

As of November 30, 2024

Account	Description	Current Month November	Prior Month October	Month Inc / (Dec)	Current Year November	Prior Year November	Year Inc / (Dec)
21010 00	S/A Liability-Spent - 00	(3,095,318)	(3,095,318)	0	(3,095,318)	0	(3,095,318)
21010 104a	S/A Liability-Spent - 104a Path	(204,368)	(204,368)	0	(204,368)	0	(204,368)
21010 31	S/A Liability-Spent - 31 Engineer Fees	(17,975)	(17,975)	0	(17,975)	0	(17,975)
21010 65a	S/A Liability-Spent - 65a Deck Area Finish	(1,396,225)	(1,396,225)	0	(1,396,225)	0	(1,396,225)
21010 82	S/A Liability-Spent - 82 Administrative Costs	(13,392)	(12,400)	(992)	(13,392)	0	(13,392)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$4,835,733	\$4,836,004	(\$271)	\$4,835,733	\$4,638,644	\$197,089
**SPECIAL ASSESSMENT III LIABILITIES							
21040 00	S/A III Liab-Billed - 00	5,658,210	5,658,210	0	5,658,210	342,448	5,315,762
21042	S/A III Loan Proceeds	7,851,702	8,001,108	(149,406)	7,851,702	11,201,307	(3,349,604)
21045 00	S/A III Liab - Spent - 00	(4,776,005)	(4,776,005)	0	(4,776,005)	0	(4,776,005)
21045 135	S/A III Liab - Spent - 135 Permit	(1,876)	(1,876)	0	(1,876)	0	(1,876)
21045 34	S/A III Liab - Spent - 34 - Hallway	(103,053)	(103,053)	0	(103,053)	0	(103,053)
21045 82	S/A III Liab - Spent - 82 - Administrative	(10,912)	(9,920)	(992)	(10,912)	0	(10,912)
21045 88B	S/A III Liab - Spent - 88B Construction Administration	(5,000)	(5,000)	0	(5,000)	0	(5,000)
21050	S/A III Interest Expense	(487,272)	(444,300)	(42,972)	(487,272)	(437,564)	(49,708)
**TOTAL SPECIAL ASSESSMENT III LIABILITIES		\$8,125,794	\$8,319,165	(\$193,371)	\$8,125,794	\$11,106,191	(\$2,980,397)
**INSURANCE CLAIMS							
23000	Ins Claim Liab-Rec'd	350,154	350,154	0	350,154	336,088	14,066
23010 00	Ins Claim Liab-Spent - 00	(301,003)	(301,003)	0	(301,003)	(271,827)	(29,176)
23010 20	Ins Claim Liab-Spent - 20 Hurricane	(62,169)	(62,169)	0	(62,169)	(65,560)	3,391
**TOTAL INSURANCE CLAIMS		(\$13,018)	(\$13,018)	\$0	(\$13,018)	(\$1,299)	(\$11,719)
**RESERVE LIABILITIES							
30000 00	Reserves - 00	4,561,367	4,446,800	114,567	4,561,367	5,133,956	(572,589)

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Balance Sheet

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GROVE ISLE CONDOMINIUM ASSN

Balance Sheet

As of November 30, 2024

Account	Description	Current Month November	Prior Month October	Month Inc / (Dec)	Current Year November	Prior Year November	Year Inc / (Dec)
30010 02	Reserve Liab-Expend - 02 Bank Charges	(3)	(3)	0	(3)	(1)	(1)
30080	Reserve-Interest	369,957	355,422	14,535	369,957	213,898	156,060
**TOTAL RESERVE LIABILITIES		\$4,931,321	\$4,802,220	\$129,102	\$4,931,321	\$5,347,852	(\$416,531)
**TOTAL LIABILITIES		\$21,719,915	\$21,879,141	(\$159,226)	\$21,719,915	\$25,602,661	(\$3,882,746)
**MEMBERS EQUITY							
38880	Fund Balance	1,203,925	1,203,925	0	1,203,925	972,117	231,808
38881	Fund Balance - S/A	1,218,015	1,218,015	0	1,218,015	985,886	232,129
Current Year Net Income/ (Loss)		314,206	280,338	33,868	314,206	124,214	189,993
**TOTAL MEMBERS EQUITY		\$2,736,146	\$2,702,277	\$33,868	\$2,736,146	\$2,082,217	\$653,929
**TOTAL LIABILITIES & EQUITY		\$24,456,061	\$24,581,418	(\$125,357)	\$24,456,061	\$27,684,878	(\$3,228,817)

Income Statement

November 30, 2024

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	1,220,728	1,220,728	0	0.0%	13,419,976	13,428,008	(8,032)	-0.1%	14,648,737	1,228,761
40002	Reserve Income	182,348	182,348	0	0.0%	2,005,826	2,005,828	(2)	0.0%	2,188,174	182,348
40004	Special Assess Fees	181,255	0	181,255	0.0%	2,594,529	0	2,594,529	0.0%	0	(2,594,529)
40011	Late Fee Income	875	583	292	50.1%	9,350	6,413	2,937	45.8%	7,000	(2,350)
40012	Guest Suite Income	4,129	8,750	(4,621)	-52.8%	81,386	96,250	(14,864)	-15.4%	105,000	23,614
40014	Legal Fee Income	0	0	0	0.0%	251	0	251	0.0%	0	(251)
40020	Holiday Fund	0	0	0	0.0%	(50)	0	(50)	0.0%	0	50
40025	Returned Check Fees	60	0	60	0.0%	2,130	0	2,130	0.0%	0	(2,130)
40030	Screening Fees	309	250	59	23.5%	4,248	2,750	1,498	54.5%	3,000	(1,248)
40060	Gate/Key Cards	0	0	0	0.0%	175	0	175	0.0%	0	(175)
40066	EV Charging Station Income	2,178	1,000	1,178	>100%	18,529	11,000	7,529	68.4%	12,000	(6,529)
40068	Key Fob Income	50	0	50	0.0%	50	0	50	0.0%	0	(50)
40078	Late Fee Interest	0	0	0	0.0%	2,371	0	2,371	0.0%	0	(2,371)
40079	Clubhouse Fee	180	0	180	0.0%	990	0	990	0.0%	0	(990)
40080	Interest Income	608	333	275	82.5%	6,517	3,663	2,854	77.9%	4,000	(2,517)
40081	Reserve Interest	14,535	0	14,535	0.0%	171,989	0	171,989	0.0%	0	(171,989)
40082	Spec Assess Interest	721	0	721	0.0%	14,210	0	14,210	0.0%	0	(14,210)
40090	Miscellaneous Income	505	208	297	>100%	34,270	2,288	31,982	>100%	2,500	(31,770)
40100	Shared Costs Reimbursements	47,962	0	47,962	0.0%	527,584	0	527,584	0.0%	0	(527,584)
40115	Administrative Fee	260	0	260	0.0%	2,965	0	2,965	0.0%	0	(2,965)
41010	House Charges	0	42	(42)	-100.0%	219	462	(243)	-52.5%	500	281
OPERATING REVENUE TOTAL:		\$1,656,701	\$1,414,242	\$242,459	17.1%	\$18,897,514	\$15,556,662	\$3,340,852	21.5%	\$16,970,911	(\$1,926,603)
TOTAL REVENUE:		\$1,656,701	\$1,414,242	\$242,459	17.1%	\$18,897,514	\$15,556,662	\$3,340,852	21.5%	\$16,970,911	(\$1,926,603)

EXPENSES

Income Statement

November 30, 2024

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
ADMINISTRATIVE											
50006	SPA Expenses	181,255	0	(181,255)	0.0%	2,594,529	0	(2,594,529)	0.0%	0	(2,594,529)
50008	Accounting Fees-CPA	5,417	5,417	0	0.0%	59,587	59,587	0	0.0%	65,000	5,413
50012	Bad Debts	4,167	4,167	0	0.0%	8,150	45,837	37,687	82.2%	50,000	41,850
50015	Bank Charges	245	0	(245)	0.0%	2,131	0	(2,131)	0.0%	0	(2,131)
50016	Bonus	9,750	9,750	0	0.0%	151,400	107,250	(44,150)	-41.2%	117,000	(34,400)
50022	Computer Maint/Supp	1,448	1,083	(365)	-33.7%	10,055	11,913	1,858	15.6%	13,000	2,945
50030	Drinking Water	0	833	833	100.0%	12,294	9,163	(3,131)	-34.2%	10,000	(2,294)
50037	Engineering Fees	0	833	833	100.0%	5,768	9,163	3,395	37.1%	10,000	4,232
50045	Legal Fees - Assoc Matters	12,380	6,250	(6,130)	-98.1%	158,516	68,750	(89,766)	<-100%	75,000	(83,516)
50048	Annual Condo Fees	170	170	0	0.0%	1,870	1,870	0	0.0%	2,040	170
50050	License,Taxes,Permit	3,601	1,000	(2,601)	<-100%	27,166	11,000	(16,166)	<-100%	12,000	(15,166)
50054	Management Collected Fees	425	0	(425)	0.0%	2,915	0	(2,915)	0.0%	0	(2,915)
50055	Meetings	0	417	417	100.0%	0	4,587	4,587	100.0%	5,000	5,000
50057	Social Committee	0	333	333	100.0%	4,467	3,663	(804)	-22.0%	4,000	(467)
50075	Office Supplies	4,561	1,500	(3,061)	<-100%	30,394	16,500	(13,894)	-84.2%	18,000	(12,394)
50080	Postage	0	833	833	100.0%	2,705	9,163	6,458	70.5%	10,000	7,295
50090	Professional Fees - Insurance Consult.	0	2,500	2,500	100.0%	32,950	27,500	(5,450)	-19.8%	30,000	(2,950)
50102	Bank Loan Fees	0	0	0	0.0%	8,323	0	(8,323)	0.0%	0	(8,323)
50115	Telephone	0	1,167	1,167	100.0%	12,125	12,837	712	5.5%	14,000	1,875
ADMINISTRATIVE TOTAL:		\$223,418	\$36,253	(\$187,165)	<-100%	\$3,125,344	\$398,783	(\$2,726,561)	<-100	\$435,040	(\$2,690,304)
PROPERTY INSURANCE											
52030	Multiperil Insurance	396,399	409,611	13,212	3.2%	4,228,334	4,505,721	277,387	6.2%	4,915,335	687,001
PROPERTY INSURANCE TOTAL:		\$396,399	\$409,611	\$13,212	3.2%	\$4,228,334	\$4,505,721	\$277,387	6.2%	\$4,915,335	\$687,001
UTILITIES											

Income Statement

November 30, 2024

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
54050	Electricity	33,412	35,833	2,421	6.8%	400,676	394,163	(6,513)	-1.7%	430,000	29,324
54070	Water & Sewer	72,985	41,667	(31,318)	-75.2%	616,254	458,337	(157,917)	-34.5%	500,000	(116,254)
54080	Gas/Fuel Oil	5,755	7,500	1,745	23.3%	73,899	82,500	8,601	10.4%	90,000	16,101
UTILITIES TOTAL:		\$112,152	\$85,000	(\$27,152)	-31.9%	\$1,090,829	\$935,000	(\$155,829)	-16.7%	\$1,020,000	(\$70,829)

CONTRACTS											
60013	Cable Television	43,808	47,333	3,525	7.4%	525,812	520,663	(5,149)	-1.0%	568,000	42,188
60023	Carpet Contract	530	0	(530)	0.0%	3,708	0	(3,708)	0.0%	0	(3,708)
60030	Copier Lease	1,737	554	(1,183)	<-100%	6,874	6,094	(780)	-12.8%	6,648	(226)
60035	Elevator Contract	3,875	4,800	925	19.3%	44,359	52,800	8,441	16.0%	57,604	13,245
60037	Equipment Lease - Vehicle	1,953	1,000	(953)	-95.3%	21,962	11,000	(10,962)	-99.7%	12,000	(9,962)
60046	Equipment Contract - Lift Station	139	139	0	-0.1%	1,530	1,529	(1)	-0.1%	1,669	139
60050	Fire Alarm System	(73)	4,526	4,599	>100%	39,135	49,786	10,651	21.4%	54,311	15,176
60060	Floor Care	400	400	0	0.0%	3,880	4,400	520	11.8%	4,800	920
60063	Gen'l Salary Service	51,668	53,231	1,563	2.9%	598,318	585,541	(12,777)	-2.2%	638,771	40,453
60066	Health Benefits	19,176	23,970	4,794	20.0%	213,333	263,670	50,337	19.1%	287,640	74,307
60070	Generator	0	563	563	100.0%	1,688	6,193	4,506	72.8%	6,750	5,063
60072	Health Club Contract	294	300	6	1.9%	1,766	3,300	1,535	46.5%	3,600	1,835
60074	Hvac System	1,375	1,900	525	27.6%	15,125	20,900	5,775	27.6%	22,800	7,675
60075	Janitorial Service	62,393	60,680	(1,713)	-2.8%	670,292	667,480	(2,812)	-0.4%	728,165	57,873
60078	Interior Plant	8,372	7,528	(844)	-11.2%	89,990	82,808	(7,182)	-8.7%	90,334	344
60090	Lawn Maintenance	31,617	30,045	(1,572)	-5.2%	335,727	330,495	(5,232)	-1.6%	360,545	24,818
61000	Management Services	6,106	6,425	319	5.0%	73,580	70,675	(2,905)	-4.1%	77,098	3,518
61001	Maintenance Service	42,897	50,032	7,135	14.3%	451,213	550,352	99,139	18.0%	600,378	149,165
61008	Odor Control	429	429	0	0.0%	4,719	4,719	0	0.0%	5,148	429
61010	Pest Control	1,485	1,559	74	4.7%	17,583	17,149	(434)	-2.5%	18,711	1,128
61020	Pool/Spa Contract	2,281	2,660	379	14.2%	24,902	29,260	4,358	14.9%	31,915	7,013
61022	Pool Lease	664	667	3	0.4%	6,737	7,337	600	8.2%	8,000	1,263

Income Statement

November 30, 2024

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
61036	Roof Contract	2,483	2,708	225	8.3%	12,639	29,788	17,149	57.6%	32,500	19,861
61045	Security Services	194,349	201,908	7,559	3.7%	2,261,970	2,220,988	(40,982)	-1.8%	2,422,898	160,928
61045	Security Services - Access Ctrl	3,787	541	(3,246)	<-100%	7,033	5,951	(1,082)	-18.2%	6,492	(541)
61055	Trash Removal	6,490	8,000	1,510	18.9%	99,930	88,000	(11,930)	-13.6%	96,000	(3,930)
61060	Uniforms Contract	830	2,000	1,170	58.5%	11,841	22,000	10,159	46.2%	24,000	12,159
61065	Valet Service	120,916	119,957	(959)	-0.8%	1,319,787	1,319,527	(260)	0.0%	1,439,485	119,698
61070	Water Treatment	1,163	1,200	37	3.1%	15,728	13,200	(2,528)	-19.2%	14,400	(1,328)
61075	Window Services	0	3,900	3,900	100.0%	23,400	42,900	19,500	45.5%	46,800	23,400
CONTRACTS TOTAL:		\$611,144	\$638,955	\$27,811	4.4%	\$6,904,560	\$7,028,505	\$123,945	1.8%	\$7,667,462	\$762,902
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	1,272	2,917	1,645	56.4%	103,117	32,087	(71,030)	<-100%	35,000	(68,117)
70025	R&M-Building	11,921	12,500	579	4.6%	228,888	137,500	(91,388)	-66.5%	150,000	(78,888)
70045	R&M-Electrical	642	1,250	608	48.6%	5,725	13,750	8,026	58.4%	15,000	9,276
70048	R&M Equipment - Fire	19,469	3,750	(15,719)	<-100%	90,311	41,250	(49,061)	<-100%	45,000	(45,311)
70048	R&M Equipment - Health Club	0	417	417	100.0%	10,008	4,587	(5,421)	<-100%	5,000	(5,008)
70048	R&M Equipment - Security Equipment	4,658	2,500	(2,158)	-86.3%	62,159	27,500	(34,659)	<-100%	30,000	(32,159)
70048	R&M Equipment - Housekeeping	0	417	417	100.0%	0	4,587	4,587	100.0%	5,000	5,000
70048	R&M Equipment - Elevator	10,346	833	(9,513)	<-100%	24,101	9,163	(14,938)	<-100%	10,000	(14,101)
70063	R&M-Generator	2,739	583	(2,156)	<-100%	5,744	6,413	669	10.4%	7,000	1,256
70076	Maintenance Supplies	1,899	8,333	6,434	77.2%	114,388	91,663	(22,725)	-24.8%	100,000	(14,388)
70090	R&M-Plumbing	3,868	6,250	2,382	38.1%	38,571	68,750	30,179	43.9%	75,000	36,429
70095	R&M-Pool/Spa/Fountain	5,427	1,667	(3,760)	<-100%	45,151	18,337	(26,814)	<-100%	20,000	(25,151)
70100	R&M-Pool Furn/Equip	0	250	250	100.0%	0	2,750	2,750	100.0%	3,000	3,000
70104	R&M-Rugs/Mats	650	575	(75)	-13.0%	5,480	6,325	846	13.4%	6,900	1,421

Income Statement

November 30, 2024

Account	Description	Nov Actual	Nov Budget	Nov Variance	Nov Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
70105	R&M-Pumps & Motors	0	500	500	100.0%	6,795	5,500	(1,295)	-23.5%	6,000	(795)
70135	Landscaping Extras	6,578	3,083	(3,495)	<-100%	110,689	33,913	(76,776)	<-100%	37,000	(73,689)
70175	Custodial Supplies	4,761	5,833	1,072	18.4%	51,893	64,163	12,270	19.1%	70,000	18,107
70180	Paint Supplies	1,734	2,083	349	16.7%	31,445	22,913	(8,532)	-37.2%	25,000	(6,445)
	REPAIRS/MAINTENANCE TOTAL:	\$75,963	\$53,741	(\$22,222)	-41.4%	\$934,463	\$591,151	(\$343,312)	-58.1%	\$644,900	(\$289,563)
SPECIAL PROJECTS											
74005	Special Projects	6,153	8,333	2,180	26.2%	107,755	91,663	(16,092)	-17.6%	100,000	(7,755)
	SPECIAL PROJECTS TOTAL:	\$6,153	\$8,333	\$2,180	26.2%	\$107,755	\$91,663	(\$16,092)	-17.6%	\$100,000	(\$7,755)
SPECIAL ASSESSMENT											
73001	Spec Assess-Interest	721	0	(721)	0.0%	14,210	0	(14,210)	0.0%	0	(14,210)
	SPECIAL ASSESSMENT TOTAL:	\$721	\$0	(\$721)	0.0%	\$14,210	\$0	(\$14,210)	0.0%	\$0	(\$14,210)
RESERVE TRANSFERS											
80000	Reserve Transfers	182,348	182,348	0	0.0%	2,005,826	2,005,828	2	0.0%	2,188,174	182,348
80001	Reserve Interest	14,535	0	(14,535)	0.0%	171,989	0	(171,989)	0.0%	0	(171,989)
	RESERVE TRANSFERS TOTAL:	\$196,883	\$182,348	(\$14,535)	-8.0%	\$2,177,815	\$2,005,828	(\$171,987)	-8.6%	\$2,188,174	\$10,359
	TOTAL EXPENSES:	\$1,622,833	\$1,414,241	(\$208,592)	-14.7%	\$18,583,308	\$15,556,651	(\$3,026,657)	-19.5%	\$16,970,911	(\$1,612,397)
	NET INCOME/ (LOSS):	33,868	1	\$33,867	>100%	314,206	11	314,195	100%	0	(314,206)