

# BEACH WOOD *Villas* ASSOCIATION

2025 Annual Financial Report

# Fund Balance Report

	12/31/2024	1/31/2025	10/31/2025
<b>Asset</b>			
01001-000 LOCKBOX CHECKING	\$ 10,126.57	\$ 32,708.18	\$ 26,932.15
01091-000 OPERATING FUND	\$ 102,890.09	\$ 104,177.11	\$ 109,481.96
01097-000 CAP RSV- FIRST FEDERAL	\$ 507,675.20	\$ 482,218.14	\$ 692,654.04
<b>Asset Total</b>	<b>\$ 1,254,407.14</b>	<b>\$ 1,169,785.61</b>	<b>\$ 1,384,921.51</b>
<b>Liability</b>			
02108-000 CAP RSV PYBLE	\$ 7,540.00	\$ 855.00	
02109-000 ACCOUNTS PAYABLE	\$ 44,091.76	\$ 5,262.11	\$ (8,578.46)
02111-000 CONSTRUCTION DEPOSIT	\$ 6,100.00	\$ 6,100.00	\$ 5,600.00
02112-000 CONSTR DEPOSIT ON FILE WITH AIPCA-ARB	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)
02190-000 PREPAID ASSESSMENTS	\$ 3,149.58	\$ 20,440.36	\$ 21,700.81
02875-000 BILLED SPECIAL ASSESSMENT	\$ 198,442.31	\$ 198,442.61	\$ 198,442.61
02875-000 SPEC ASMNT RSV TRXR		\$ (10,421.56)	\$ (19,944.16)
<b>Liability Total</b>	<b>\$ 256,823.65</b>	<b>\$ 218,178.52</b>	<b>\$ 194,720.80</b>
<b>Equity</b>			
GENERAL RESERVES (POOLED)	\$ 58,009.20	\$ 86,520.54	\$ 226,505.84
STRUCTURAL INTEGRITY RESERVES	\$ 402,134.27	\$ 402,134.27	\$ 466,148.20
<b>Members Equity</b>	<b>\$ 454,478.45</b>	<b>\$ 454,478.45</b>	<b>\$ 454,478.45</b>
03996-000 RETAINED EARNINGS			
<b>Current Year Net Income/(Loss)</b>	<b>\$ 82,961.54</b>	<b>\$ 8,473.83</b>	<b>\$ 43,068.27</b>
<b>Total Equity:</b>	<b>\$ 997,583.46</b>	<b>\$ 951,607.09</b>	<b>\$ 1,190,200.76</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$ 1,254,407.11</b>	<b>\$ 1,169,785.61</b>	<b>\$ 1,384,921.56</b>

2025 Income Statement	Sep-25	Oct-25	Nov-25	Dec-25	YTD 2025	YTD 2025	Budget 2025	\$\$ Variance	Variance Fav/Unfav
Account	Estimate	Estimate	Estimate	Estimate	Through Oct	Estimate through Dec			
<b>INCOME</b>									
04082-000 ASSOCIATION FEES	130,708.64	130,708.64	130,708.64	130,708.64	1,307,086.40	1,568,503.68	1,568,505.00	(1.32)	UNFAV
04383-000 2024 RESERVE ASSESSMENT					-	-	-	-	FAV
04392-000 INTEREST INCOME	588.68	-	-	-	4,679.44	4,679.44	-	4,679.44	FAV
04393-000 A/R COLLECTABLE INTEREST	24.28	38.04	76.39	76.39	859.35	1,012.13	-	1,012.13	FAV
04400-000 CAP RSV FUND TRNSFR	(32,500.00)	(32,500.00)	(32,500.00)	(32,500.00)	(325,000.00)	(390,000.00)	(390,000.00)	-	FAV
04401-000 CAP RSV INTEREST	(431.09)	-	-	-	(3,435.96)	(3,435.96)	-	(3,435.96)	UNFAV
04402-000 SA CAP RSV FUNDS TRANSFER					-	-	-	-	FAV
<b>Income Total</b>	<b>98,390.51</b>	<b>98,246.68</b>	<b>98,285.03</b>	<b>98,285.03</b>	<b>984,189.23</b>	<b>1,180,759.29</b>	<b>1,178,505.00</b>	<b>2,254.29</b>	<b>FAV</b>
<b>EXPENSES</b>									
<b>MAINTENANCE</b>									
05603-000 JANITORIAL	2,125.00	3,400.00	3,400.00	3,400.00	30,975.00	37,775.00	34,000.00	(3,775.00)	UNFAV
05604-000 PEST CONTROL	590.00	221.00	590.00	590.00	12,800.00	13,980.00	15,000.00	1,020.00	FAV
05605-000 TREE MAINTENANCE	2,150.00		3,100.00		3,330.00	6,430.00	18,000.00	11,570.00	FAV
05607-000 REFUSE COLLECTION EXPENSES	3,609.75	3,273.31	8,041.31	4,565.81	49,698.96	62,306.08	60,000.00	(2,306.08)	UNFAV
05613-000 BUILDING REPAIR & MAINT	3,013.00	875.00	5,680.00		50,762.13	56,442.13	38,000.00	(18,442.13)	UNFAV
05614-000 PLUMBING REPAIRS			2,500.00		15,282.50	17,782.50	36,000.00	18,217.50	FAV
05615-000 CONSULTANT FEES	940.00	1,645.00	1,645.00	1,645.00	30,592.50	33,882.50	36,000.00	2,117.50	FAV
05616-000 PRESSURE WASHING					1,275.00	1,275.00	20,000.00	18,725.00	FAV
05618-000 POOL CONTRACT	10,350.00	10,350.00	-	10,350.00	64,095.00	74,445.00	70,000.00	(4,445.00)	UNFAV
05626-000 POOL AREA EXPENSE	1,000.00		4,935.70		14,786.85	19,722.55	10,000.00	(9,722.55)	UNFAV
05627-000 SPRINKLER PARTS & SUPPLIES	134.57				807.75	807.75	7,500.00	6,692.25	FAV
05628-000 WLKWYS/BULKHEADS/SDWLK					485.00	485.00	2,000.00	1,515.00	FAV
05630-000 FIRE PROTECTION CONTRACT	242.74	320.94	242.74	242.74	2,654.99	3,140.47	4,500.00	1,359.53	FAV
05631-000 FIRE PROTECTION REPAIRS	411.95	374.50			3,557.75	3,557.75	2,000.00	(1,557.75)	UNFAV
05651-000 LANDSCAPE CONTRACT	8,165.00	8,165.00	8,165.00	8,165.00	84,149.56	100,479.56	105,000.00	4,520.44	FAV
05652-000 LANDSCAPE IMPROVEMENTS	2,216.87	434.88	3,000.00		14,763.94	17,763.94	11,000.00	(6,763.94)	UNFAV
05686-000 ELEVATOR CONTRACT	556.08	556.08	556.08	556.08	8,934.42	10,046.58	8,400.00	(1,646.58)	UNFAV
05687-000 ELEVATOR REPAIRS					-	-	5,000.00	5,000.00	FAV
05689-000 LIGHT MAINTENANCE			835.00	835.00	7,749.29	9,419.29	14,000.00	4,580.71	FAV
05725-000 MEETING EXPENSES					274.99	274.99	600.00	325.01	FAV
<b>MAINTENANCE Total</b>	<b>35,504.96</b>	<b>29,615.71</b>	<b>42,690.83</b>	<b>30,349.63</b>	<b>396,975.63</b>	<b>470,016.09</b>	<b>497,000.00</b>	<b>26,983.91</b>	<b>FAV</b>
<b>UTILITIES</b>									
05802-000 ELECTRICITY	3,253.03	1,205.21	1,778.12	1,778.12	15,161.40	18,717.64	18,000.00	(717.64)	UNFAV
05803-000 WATER & SEWAGE EXPENSES	114.23	157.42	121.79	121.79	1,600.17	1,843.75	3,500.00	1,656.25	FAV
05803-100 WATER MID RISE	4,638.44	2,820.27	4,088.57	4,088.57	37,191.74	45,368.88	38,000.00	(7,368.88)	UNFAV
05804-000 TELEPHONE FIRE PANEL	928.41	930.03	973.32	973.32	9,597.78	11,544.42	9,000.00	(2,544.42)	UNFAV
<b>UTILITIES Total</b>	<b>8,934.11</b>	<b>5,112.93</b>	<b>6,961.80</b>	<b>6,961.80</b>	<b>63,551.09</b>	<b>77,474.69</b>	<b>68,500.00</b>	<b>(8,974.69)</b>	<b>UNFAV</b>
<b>GENERAL &amp; ADMIN</b>									
05903-000 WEBSITE	1,050.00	-	-	1,050.00	4,833.88	5,883.88	6,500.00	616.12	FAV
05904-000 BAD DEBT EXPENSE	-	-	-	-	-	-	2,000.00	2,000.00	FAV
05909-000 COPIES/POSTAGE	978.60	-	-	-	1,477.78	1,477.78	600.00	(877.78)	UNFAV
05914-000 CORPORATE FILING FEES	-	-	-	-	61.25	61.25	61.00	(0.25)	UNFAV
05915-000 DIVISION FEES	-	-	-	-	-	-	544.00	544.00	FAV
05921-000 GENERAL INSURANCE	39,400.51	39,400.51	39,400.51	39,400.51	381,401.87	460,202.89	484,000.00	23,797.11	FAV
05923-000 ACCOUNTING & AUDIT FEES	-	-	-	-	7,445.00	7,445.00	6,300.00	(1,145.00)	UNFAV
05953-000 LEGAL FEES	1,950.00	281.69	-	-	3,694.19	3,694.19	11,000.00	7,305.81	FAV
05954-000 MANAGEMENT FEES	8,406.33	6,973.33	6,973.33	6,973.33	79,405.30	93,351.96	84,000.00	(9,351.96)	UNFAV
05969-000 YEARLY E-FILE	-	-	-	-	-	-	-	-	FAV
<b>GENERAL &amp; ADMIN Total</b>	<b>51,785.44</b>	<b>46,655.53</b>	<b>46,373.84</b>	<b>47,423.84</b>	<b>478,319.27</b>	<b>572,116.95</b>	<b>595,005.00</b>	<b>22,888.05</b>	<b>FAV</b>
<b>MISCELLANEOUS</b>									
05969-000 MISCELLANEOUS EXPENSES	7.83	-	-	-	683.13	683.13	1,000.00	316.87	FAV
05993-000 RESERVE STUDY	-	-	-	-	-	-	2,000.00	2,000.00	FAV
05994-000 EMERGENCY FUND EXP	-	-	-	-	1,270.00	1,270.00	15,000.00	13,730.00	FAV
<b>MISCELLANEOUS Total</b>	<b>7.83</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,953.13</b>	<b>1,953.13</b>	<b>18,000.00</b>	<b>16,046.87</b>	<b>FAV</b>
<b>Total Expense</b>	<b>96,232.34</b>	<b>81,384.17</b>	<b>96,026.47</b>	<b>84,735.27</b>	<b>940,799.12</b>	<b>1,121,560.86</b>	<b>1,178,505.00</b>	<b>56,944.14</b>	<b>FAV</b>
<b>NET PROFIT</b>	<b>2,158.17</b>	<b>16,862.51</b>	<b>2,258.56</b>	<b>13,549.76</b>	<b>43,390.11</b>	<b>59,198.43</b>	<b>-</b>	<b>(54,689.85)</b>	<b>UNFAV</b>



# Where do we spend our money?

- The biggest cost expenditures in the 2025 Income Statement are:
- **General Insurance (Account 05921-000):** Estimated total cost through December 2025 is **\$460,202.89**.
- **Landscape Contract (Account 05651-000):** Estimated total cost through December 2025 is **\$100,479.56**.
- **Management Fees (Account 05954-000):** Estimated total cost through December 2025 is **\$93,351.96**.
- **Pool Contract (Account 05618-000):** Estimated total cost through December 2025 is **\$74,445.00**.
- **Refuse Collection (Account 05607-000):** Estimated total cost through December 2025 is **\$62,306.08**.
- These accounts represent 70.5% of all 2025 Operating and Maintenance expenses.

# 2026 Proposed Budget

DRAFT ANNUAL BUDGET									
FOR THE PERIOD: JANUARY 1 THRU DECEMBER 31, 2026									
		2026	2026						2025
		AVERAGE	AVERAGE	2026	2026	2025			BUDGET VS.
		MID-RISE	TOWNHOUSE	TOTAL	ANNUAL	ANNUAL	BUDGETS	2025	PROJECTED
INCOME	CODE	PER MONTH	PER MONTH	PER MONTH	BUDGET	BUDGET	VARIANCE	PROJECTIONS	VARIANCE
Assessments	4082	\$901.69	\$1,145.13	\$138,209.75	\$1,658,517.00	\$1,568,505.25	(\$90,011.75)	\$1,568,505.00	\$0.25
Other Income	4384	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Late Charges	4391	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest Income	4392	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,315.00	\$6,315.00
Interest A/R	4393	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,595.00	\$1,595.00
Sub-Total Income		\$901.69	\$1,145.13	\$138,209.75	\$1,658,517.00	\$1,568,505.25	(\$90,011.75)	\$1,576,415.00	\$7,910.25

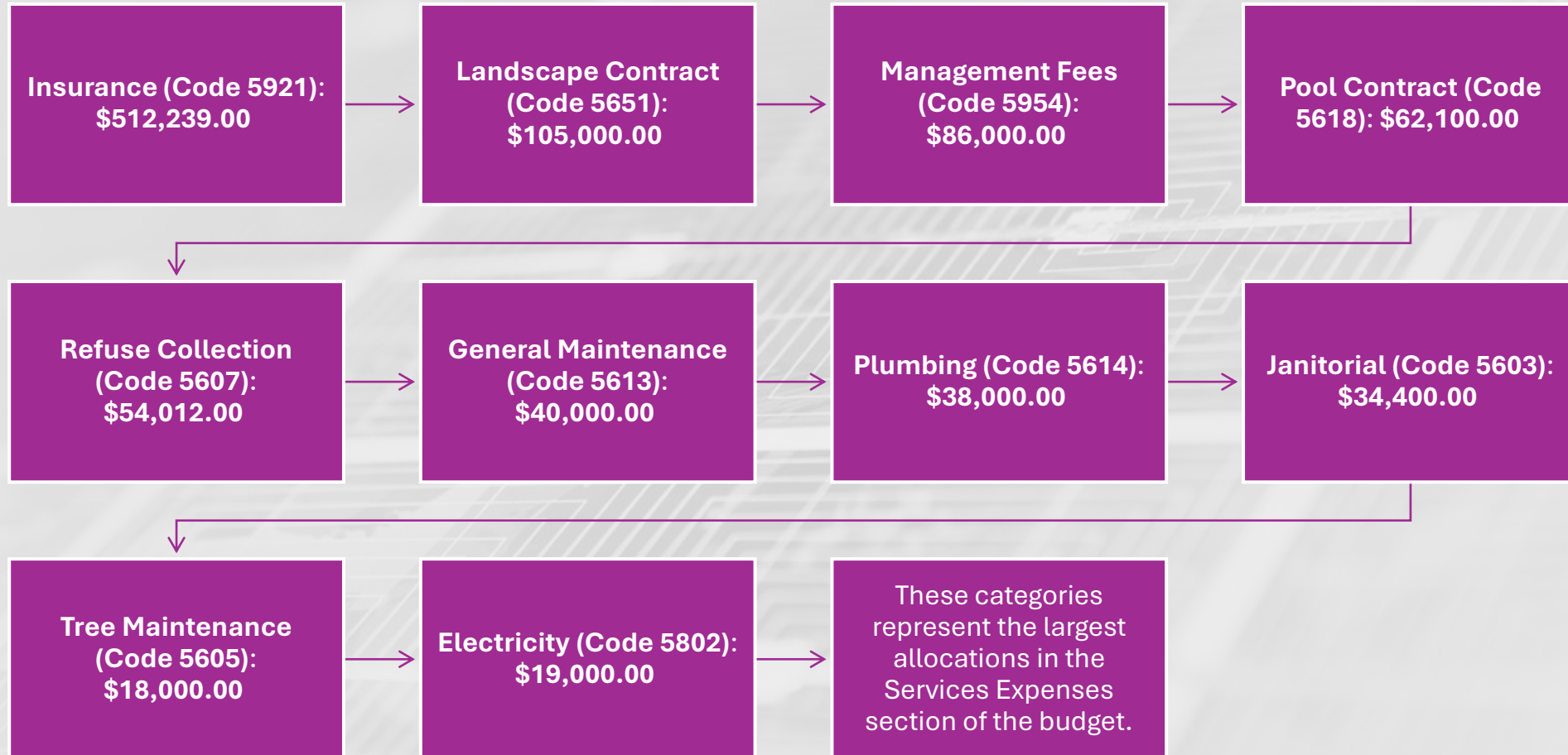
# 2026 Proposed Budget

		2026 AVERAGE MID-RISE	2026 AVERAGE TOWNHOUSE	2026 TOTAL	2026 ANNUAL BUDGET	2025 ANNUAL BUDGET	VARIANCE	2025 FORECAST	2025 BUDGET VS. FORECAST
	CODE	PER MONTH	PER MONTH	PER MONTH					
SERVICE									
Janitorial	5603	\$17.77	\$24.80	\$2,866.67	\$34,400.00	\$34,000.00	(\$400.00)	\$37,000.00	(\$3,000.00)
Pest/Rodent Control	5604	\$7.75	\$10.81	\$1,250.00	\$15,000.00	\$15,000.00	\$0.00	\$17,000.00	(\$2,000.00)
Tree Maintenance	5605	\$9.30	\$12.98	\$1,500.00	\$18,000.00	\$18,000.00	\$0.00	\$4,500.00	\$13,500.00
Refuse Collection	5607	\$27.91	\$38.93	\$4,501.00	\$54,012.00	\$60,000.00	\$5,988.00	\$67,498.00	(\$7,498.00)
General Maintenance	5613	\$20.67	\$28.83	\$3,333.33	\$40,000.00	\$38,000.00	(\$2,000.00)	\$67,000.00	(\$29,000.00)
Plumbing	5614	\$19.63	\$27.39	\$3,166.67	\$38,000.00	\$36,000.00	(\$2,000.00)	\$20,400.00	\$15,600.00
Consultant Fees	5615	\$19.63	\$27.39	\$3,166.67	\$38,000.00	\$36,000.00	(\$2,000.00)	\$37,400.00	(\$1,400.00)
Pressure Washing	5616	\$10.33	\$14.42	\$1,666.67	\$20,000.00	\$20,000.00	\$0.00	\$1,700.00	\$18,300.00
Pool Contract	5618	\$32.09	\$44.76	\$5,175.00	\$62,100.00	\$70,000.00	\$7,900.00	\$71,660.00	(\$1,660.00)
Pool Repairs/Furniture	5626	\$4.65	\$6.49	\$750.00	\$9,000.00	\$10,000.00	\$1,000.00	\$20,000.00	(\$10,000.00)
Sprinkler Repair	5627	\$3.88	\$5.41	\$625.00	\$7,500.00	\$7,500.00	\$0.00	\$1,010.00	\$6,490.00
Walkways/Bulkheads	5628	\$1.55	\$2.16	\$250.00	\$3,000.00	\$2,000.00	(\$1,000.00)	\$728.00	\$1,272.00
Fire Protection	5630	\$5.21	\$0.00	\$375.00	\$4,500.00	\$4,500.00	\$0.00	\$3,200.00	\$1,300.00
Fire Protection Repairs	5631	\$2.31	\$0.00	\$166.67	\$2,000.00	\$2,000.00	\$0.00	\$5,800.00	(\$3,800.00)
Landscape Contract	5651	\$54.25	\$75.69	\$8,750.00	\$105,000.00	\$105,000.00	\$0.00	\$101,312.00	\$3,688.00
Landscape Miscellaneous	5652	\$6.20	\$8.65	\$1,000.00	\$12,000.00	\$11,000.00	(\$1,000.00)	\$19,300.00	(\$8,300.00)
Elevator Contract	5686	\$9.72	\$0.00	\$700.00	\$8,400.00	\$8,400.00	\$0.00	\$11,200.00	(\$2,800.00)
Elevator Repairs	5687	\$5.79	\$0.00	\$416.67	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Light Maint	5689	\$7.23	\$10.09	\$1,166.67	\$14,000.00	\$14,000.00	\$0.00	\$11,500.00	\$2,500.00
Meeting Exp	5725	\$0.31	\$0.43	\$50.00	\$600.00	\$600.00	\$0.00	\$400.00	\$200.00
Electricity	5802	\$9.82	\$13.70	\$1,583.33	\$19,000.00	\$18,000.00	(\$1,000.00)	\$16,400.00	\$1,600.00
Water (Common Pools)	5803	\$2.33	\$3.24	\$375.00	\$4,500.00	\$3,500.00	(\$1,000.00)	\$2,000.00	\$1,500.00
Water (Midrise)	5803	\$47.45	\$0.00	\$3,416.67	\$41,000.00	\$38,000.00	(\$3,000.00)	\$46,000.00	(\$8,000.00)
Telephone	5804	\$10.42	\$0.00	\$750.00	\$9,000.00	\$9,000.00	\$0.00	\$11,500.00	(\$2,500.00)
Website	5903	\$2.58	\$3.60	\$416.67	\$5,000.00	\$6,500.00	\$1,500.00	\$6,500.00	\$0.00

# 2026 Proposed Budget

		2026 AVERAGE MID-RISE	2026 AVERAGE TOWNHOUSE	2026 TOTAL	2026 ANNUAL BUDGET	2025 ANNUAL BUDGET	VARIANCE	2025 FORECAST	2025 BUDGET VS. FORECAST
	CODE	PER MONTH	PER MONTH	PER MONTH					
Electricity	5802	\$9.82	\$13.70	\$1,583.33	\$19,000.00	\$18,000.00	(\$1,000.00)	\$16,400.00	\$1,600.00
Water (Common Pools)	5803	\$2.33	\$3.24	\$375.00	\$4,500.00	\$3,500.00	(\$1,000.00)	\$2,000.00	\$1,500.00
Water (Midrise)	5803	\$47.45	\$0.00	\$3,416.67	\$41,000.00	\$38,000.00	(\$3,000.00)	\$46,000.00	(\$8,000.00)
Telephone	5804	\$10.42	\$0.00	\$750.00	\$9,000.00	\$9,000.00	\$0.00	\$11,500.00	(\$2,500.00)
Website	5903	\$2.58	\$3.60	\$416.67	\$5,000.00	\$6,500.00	\$1,500.00	\$6,500.00	\$0.00
Bad Debt Exp	5904	\$0.52	\$0.72	\$83.33	\$1,000.00	\$2,000.00	\$1,000.00	\$0.00	\$2,000.00
Postage/Copies/Supplies	5909	\$0.31	\$0.43	\$50.00	\$600.00	\$600.00	\$0.00	\$737.00	(\$137.00)
Corporate Filing Fees	5914	\$0.06	\$0.09	\$10.17	\$122.00	\$61.25	(\$60.75)	\$2,000.00	(\$1,938.75)
Division Fees	5915	\$0.28	\$0.39	\$45.33	\$544.00	\$544.00	\$0.00	\$8,200.00	(\$7,656.00)
Insurance	5921	\$264.66	\$369.24	\$42,686.58	\$512,239.00	\$484,000.00	(\$28,239.00)	\$456,001.00	\$27,999.00
Accounting/Audit Fees	5923	\$3.88	\$5.41	\$625.00	\$7,500.00	\$6,300.00	(\$1,200.00)	\$10,000.00	(\$3,700.00)
Legal Fees	5953	\$5.68	\$7.93	\$916.67	\$11,000.00	\$11,000.00	\$0.00	\$4,600.00	\$6,400.00
Management Fees	5954	\$44.43	\$61.99	\$7,166.67	\$86,000.00	\$84,000.00	(\$2,000.00)	\$97,000.00	(\$13,000.00)
Miscellaneous Expense	5969	\$0.52	\$0.72	\$83.33	\$1,000.00	\$1,000.00	\$0.00	\$900.00	\$100.00
Interest Expense	5987	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance Appraisal	5992	\$1.29	\$1.80	\$208.33	\$2,500.00	\$0.00	(\$2,500.00)	\$0.00	\$0.00
Reserve Study (Consultant)	5993	\$1.03	\$1.44	\$166.67	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00
Emergency/Storm Funds	5994	\$7.75	\$10.81	\$1,250.00	\$15,000.00	\$15,000.00	\$0.00	\$1,700.00	\$13,300.00
<b>Sub-Total Service</b>		<b>\$669.19</b>	<b>\$820.75</b>	<b>\$100,709.75</b>	<b>\$1,208,517.00</b>	<b>\$1,178,505.25</b>	<b>(\$30,011.75)</b>	<b>\$1,162,146.00</b>	<b>\$16,359.25</b>
<b>CAPITAL RESERVES</b>									
General Reserves (Pooled)	3000	\$90.42	\$126.15	\$14,583.33	\$175,000.00	\$170,000.00	(\$5,000.00)	\$97,499.00	\$72,501.00
Structural Integrity Reserves	3100	\$142.08	\$198.23	\$22,916.67	\$275,000.00	\$220,000.00	(\$55,000.00)	\$292,501.00	(\$72,501.00)
<b>TOTAL CAPITAL RESERVES</b>		<b>\$232.50</b>	<b>\$324.38</b>	<b>\$37,500.00</b>	<b>\$450,000.00</b>	<b>\$390,000.00</b>	<b>(\$60,000.00)</b>	<b>\$390,000.00</b>	<b>\$0.00</b>
<b>TOTAL</b>		<b>\$901.69</b>	<b>\$1,145.13</b>	<b>\$138,209.75</b>	<b>\$1,658,517.00</b>	<b>\$1,568,505.25</b>	<b>(\$90,011.75)</b>	<b>\$1,552,146.00</b>	<b>\$16,359.25</b>

# Top 2026 Operating Expenses



# Capital Reserve Forecast

		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Capital Reserve Beginning Balance		\$ 488,655	\$ 712,255	\$ 511,762	\$ 484,995	\$ 526,466	\$ 506,748	\$ 622,749	\$ 610,240	\$ 848,657	\$ 1,270,296	\$ 1,719,651
Plus Contributions		\$ 390,000	\$ 450,000	\$ 500,000	\$ 550,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
<b>Expected Capital Expenditures:</b>												
Site Components		\$ -	\$ 1,242	\$ 1,285	\$ 14,635	\$ 1,377	\$ 1,425	\$ 1,475	\$ 2,672	\$ 1,580	\$ 1,635	\$ 1,693
Asphalt Parking Lots		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,981	\$ -	\$ -	\$ -	\$ -	\$ 21,114
Wood Bulkheads/Stairs		\$ 9,501	\$ 6,210	\$ 6,427	\$ 6,652	\$ 6,885	\$ 7,126	\$ 7,376	\$ 7,634	\$ 7,901	\$ 8,177	\$ 8,464
Landscape/Irrigation		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,294	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing		\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Lighting		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,064	\$ 51,750	\$ -	\$ -	\$ -	\$ -
Building Components		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofs		\$ 1,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc Wood/Stucco		\$ 30,242	\$ 110,576	\$ 110,576	\$ 110,591	\$ -	\$ -	\$ 48,187	\$ 274,304	\$ 129,047	\$ 106,851	\$ -
Painting - Townhomes		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,874	\$ 76,973	\$ 39,833	\$ 33,982	\$ 34,136
Elevators		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,253	\$ 294,387	\$ -	\$ -	\$ -	\$ -
Swimming Pools		\$ 6,352	\$ -	\$ -	\$ -	\$ 315,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,265
Plumbing		\$ 53,696	\$ 124,000	\$ 124,000	\$ 62,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SIRS - Roofing		\$ -	\$ -	\$ 206,441	\$ 206,441	\$ 206,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SIRS - Structural Components		\$ 56,065	\$ 256,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SIRS - Fireproofing		\$ -	\$ 14,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SIRS - Plumbing		\$ -	\$ 120,000	\$ 51,525	\$ 53,328	\$ 45,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SIRS - Electrical Systems		\$ -	\$ -	\$ -	\$ -	\$ 44,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SIRS - Waterproofing/Ext Paint		\$ -	\$ -	\$ 26,513	\$ 54,882	\$ -	\$ 93,942	\$ 194,460	\$ -	\$ -	\$ -	\$ -
SIRS - Windows/Doors		\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SIRS - Building Components		\$ 8,903	\$ -	\$ -	\$ -	\$ -	\$ 39,914	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Estimated Spending		\$ 166,401	\$ 650,493	\$ 526,767	\$ 508,529	\$ 619,718	\$ 483,999	\$ 612,509	\$ 361,583	\$ 178,361	\$ 150,645	\$ 100,672
Estimated YE Balance		\$ 712,255	\$ 511,762	\$ 484,995	\$ 526,466	\$ 506,748	\$ 622,749	\$ 610,240	\$ 848,657	\$ 1,270,296	\$ 1,719,651	\$ 2,218,979