

QUARTERLY INCOME STATEMENT

	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026
<b>INCOME</b>									
04082-000 ASSOCIATION FEES	359,134.08	359,134.08	359,134.08	359,134.08	392,125.92	392,125.92	392,125.92	392,125.92	415,531.69
04383-000 2024 RESERVE ASSESSMENT	-	-	-	428,535.84	-	-	-	-	-
<b>04386-000 RENTAL INCOME</b>									
<b>04391-000 LATE FEES</b>									
04392-000 INTEREST INCOME	1,400.07	730.19	722.31	1,328.57	1,625.28	1,455.92	1,635.35	1,989.02	2,025.63
04393-000 A/R COLLECTABLE INTEREST	1,229.57	388.16	158.62	1,085.42	334.49	350.93	135.89	123.88	186.93
04400-000 CAP RSV FUND TRNSFR	(80,000.01)	(80,000.01)	(80,000.01)	(80,000.01)	(97,500.00)	(97,500.00)	(97,500.00)	(97,500.00)	(112,500.00)
04401-000 CAP RSV INTEREST	(651.00)	(491.86)	(282.84)	(769.95)	(982.22)	(1,192.58)	(1,261.16)	(1,412.56)	(1,137.01)
04402-000 SA CAP RSV FUNDS TRANSFER	-	-	-	(428,535.84)	-	-	-	-	-
<b>Total Income</b>	<b>281,112.71</b>	<b>279,760.56</b>	<b>279,732.16</b>	<b>280,778.11</b>	<b>295,603.47</b>	<b>295,240.19</b>	<b>295,136.00</b>	<b>295,326.26</b>	<b>304,107.24</b>
<b>EXPENSES</b>									
<b>MAINTENANCE</b>									
05603-000 JANITORIAL	8,152.00	14,266.00	3,038.00	8,675.00	10,200.00	8,600.00	8,775.00	8,600.00	11,400.00
05604-000 PEST CONTROL	2,176.00	2,639.00	3,875.00	2,766.00	1,770.00	1,899.00	8,910.00	1,770.00	2,170.00
05605-000 TREE MAINTENANCE	-	-	1,050.00	12,500.00	-	380.00	2,950.00	-	-
05607-000 REFUSE COLLECTION EXPENSES	13,892.35	12,795.41	15,707.21	18,869.32	16,874.73	16,874.73	12,676.19	15,335.67	14,141.48
05613-000 BUILDING REPAIR & MAINT	4,020.50	14,476.64	38,624.00	8,359.23	23,781.00	7,347.50	25,043.63	8,070.00	7,823.00
05614-000 PLUMBING REPAIRS	14,783.40	(675.62)	15,534.00	3,200.00	13,747.50	1,535.00	-	-	7,822.00
05615-000 CONSULTANT FEES	4,655.00	9,880.00	9,765.00	6,405.00	11,145.00	10,282.50	7,520.00	6,345.00	3,642.50
05616-000 PRESSURE WASHING	-	-	-	14,160.00	1,275.00	-	-	-	11,550.00
05618-000 POOL CONTRACT	5,175.00	10,350.00	15,525.00	10,350.00	21,900.00	21,495.00	10,350.00	15,525.00	20,700.00
05626-000 POOL AREA EXPENSE	797.09	1,029.20	-	-	7,750.03	4,623.79	2,413.03	4,935.70	6,147.74
05627-000 SPRINKLER PARTS & SUPPLIES	1,545.93	580.79	-	2,895.06	398.18	275.00	134.57	-	2,801.29
05628-000 WLKWYS/BULKHEADS/SDWLK	-	-	-	5,532.00	485.00	-	-	1,943.00	-
05630-000 FIRE PROTECTION CONTRACT	1,455.68	887.65	870.24	435.12	687.00	918.83	728.22	854.98	801.06
05631-000 FIRE PROTECTION REPAIRS	645.21	-	-	6,492.08	-	923.41	2,259.84	1,952.75	3,017.40
05651-000 LANDSCAPE CONTRACT	24,319.35	25,245.00	25,483.73	26,030.47	26,994.56	24,495.00	24,495.00	24,495.00	24,714.00
05652-000 LANDSCAPE IMPROVEMENTS	(4,484.22)	1,336.83	200.00	2,826.19	6,516.65	727.24	7,085.17	11,583.40	13,328.83
05686-000 ELEVATOR CONTRACT	1,585.26	1,618.92	1,903.92	1,618.92	2,010.36	4,699.74	1,668.24	1,668.24	1,693.05
05687-000 ELEVATOR REPAIRS	-	4,094.17	750.00	2,512.50	-	-	-	-	-
05689-000 LIGHT MAINTENANCE	4,360.01	3,250.43	3,124.29	4,533.38	3,819.29	1,670.00	2,260.00	2,711.43	2,505.00
05725-000 MEETING EXPENSES	-	-	-	-	-	274.99	-	-	400.00
<b>MAINTENANCE Total</b>	<b>83,078.56</b>	<b>101,774.42</b>	<b>135,450.39</b>	<b>138,160.27</b>	<b>149,354.30</b>	<b>107,021.73</b>	<b>117,268.89</b>	<b>105,790.17</b>	<b>134,657.35</b>

QUARTERLY INCOME STATEMENT

<b>UTILITIES</b>									
05802-000 ELECTRICITY	4,810.48	5,021.87	4,843.52	4,812.88	3,938.53	4,843.97	5,173.69	4,912.63	3,570.29
05803-000 WATER & SEWAGE EXPENSES	725.84	1,964.22	1,276.60	378.32	572.02	499.39	371.34	455.34	494.72
05803-100 WATER MID RISE	14,160.55	9,186.17	8,563.92	6,750.66	9,983.44	11,192.64	13,195.39	7,396.41	8,015.69
05804-000 TELEPHONE FIRE PANEL	2,337.69	2,420.04	2,426.55	2,753.97	3,053.37	2,784.24	2,830.14	3,033.84	3,374.18
<b>UTILITIES Total</b>	<b>22,034.56</b>	<b>18,592.30</b>	<b>17,110.59</b>	<b>14,695.83</b>	<b>17,547.36</b>	<b>19,320.24</b>	<b>21,570.56</b>	<b>15,798.22</b>	<b>15,454.88</b>
<b>GENERAL &amp; ADMIN</b>	-	-	-	-	-	-	-	-	-
05903-000 WEBSITE	1,411.88	1,250.00	849.00	1,471.04	833.88	2,950.00	1,050.00	1,239.00	1,086.00
05904-000 BAD DEBT EXPENSE	-	-	-	-	-	-	-	-	-
05909-000 COPIES/POSTAGE	104.13	235.34	218.27	1,549.66	268.12	149.82	1,059.84	21.85	77.70
05914-000 CORPORATE FILING FEES	134.80	-	(73.55)	-	61.25	-	-	-	61.25
05915-000 DIVISION FEES	-	-	-	544.00	-	-	-	544.00	-
05921-000 GENERAL INSURANCE	116,411.73	107,034.86	105,594.81	105,594.81	105,594.81	118,205.02	118,201.53	120,501.53	117,831.02
05923-000 ACCOUNTING & AUDIT FEES	250.00	6,029.00	-	-	7,445.00	-	-	-	-
05953-000 LEGAL FEES	5,342.55	4,271.00	2,175.00	262.50	1,087.50	150.00	2,175.00	994.19	1,950.00
05954-000 MANAGEMENT FEES	20,493.99	21,243.99	16,957.99	24,029.99	16,957.99	29,804.99	25,668.99	20,919.99	20,919.99
05969-000 YEARLY E-FILE	-	-	-	-	-	-	-	-	-
<b>GENERAL &amp; ADMIN Total</b>	<b>144,149.08</b>	<b>140,064.19</b>	<b>125,721.52</b>	<b>133,452.00</b>	<b>132,248.55</b>	<b>151,259.83</b>	<b>148,155.36</b>	<b>144,220.56</b>	<b>141,925.96</b>
<b>MISCELLANEOUS</b>	-	-	-	-	-	-	-	-	-
05969-000 MISCELLANEOUS EXPENSES	50.00	388.58	7.78	519.00	392.52	40.56	257.83	374.96	424.43
05992-000 INAURANCE APPRAISAL	-	-	-	-	-	-	-	-	-
05993-000 RESERVE STUDY	1,000.00	2,900.00	-	-	-	-	-	-	-
05994-000 EMERGENCY FUND EXP	-	-	900.00	3,270.00	-	-	1,270.00	-	13,447.53
<b>MISCELLANEOUS Total</b>	<b>1,050.00</b>	<b>3,288.58</b>	<b>907.78</b>	<b>3,789.00</b>	<b>392.52</b>	<b>40.56</b>	<b>1,527.83</b>	<b>374.96</b>	<b>13,871.96</b>
<b>TOTAL EXPENSE</b>	<b>250,312.20</b>	<b>263,719.49</b>	<b>279,190.28</b>	<b>290,097.10</b>	<b>299,542.73</b>	<b>277,642.36</b>	<b>288,522.64</b>	<b>266,183.91</b>	<b>305,910.15</b>
<b>NET INCOME</b>	<b>30,800.51</b>	<b>16,041.07</b>	<b>541.88</b>	<b>(9,318.99)</b>	<b>(3,939.26)</b>	<b>17,597.83</b>	<b>6,613.36</b>	<b>29,142.35</b>	<b>(1,802.91)</b>

FUND BALANCE SHEET

Balance Fund Report						
	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026
<b>Asset</b>						
01001-000 LOCKBOX CHECKING	\$ 40,731.47	\$ 46,817.76	\$ 49,828.43	\$ 65,066.76	\$ 47,679.49	\$ 57,743.47
01001-011 DUE FR/TO CHECKING						
01091-000 OPERATING FUND	\$ 112,059.90	\$ 113,348.86	\$ 101,188.09	\$ 102,476.26	\$ 103,726.26	\$ 105,011.90
01092-000 INSURANCE FUND	\$ 434,296.38	\$ 477,171.86	\$ 520,116.07	\$ 537,656.23	\$ 317,071.51	\$ 359,934.79
01094-000 FFSB CONSTRUCTION DEPOSIT ACCT	\$ 5,603.57	\$ 5,103.57	\$ 4,603.62	\$ 4,603.70	\$ 7,103.70	\$ 10,103.74
01097-000 CAP RSV- FIRST FEDERAL	\$ 641,701.34	\$ 589,309.91	\$ 539,819.33	\$ 512,481.35	\$ 499,706.35	\$ 517,856.65
01135-000 COLLECTABLE INTEREST	\$ 293.68	\$ 281.33	\$ 341.29	\$ 367.89	\$ 479.35	\$ 452.67
01136-000 ACCOUNTS RECEIVABLE-VILLAS	\$ 5,900.07	\$ 7,126.92	\$ 7,271.14	\$ 7,474.01	\$ 8,587.82	\$ 11,241.43
01137-000 SPECIAL ASSESSMENT						
01138-000 ACCOUNTS RECEIVABLE-CLEARING	\$ (160.97)	\$ (160.97)	\$ (160.97)	\$ (160.97)	\$ (160.97)	\$ (160.97)
01141-000 ATTORNEY FEES						
01411-000 PREPAID INSURANCE	\$ 108,351.04	\$ 70,623.36	\$ 32,895.68	\$ -	\$ 210,268.22	\$ 210,689.92
01415-000 PREPAID INSURANCE - FLOOD	\$ 6,691.32	\$ 5,018.49	\$ 3,345.66	\$ 22,685.83	\$ 36,288.40	\$ 33,264.37
01551-000 UTILITIES DEPOSIT	\$ 23.55	\$ 23.55	\$ 23.55	\$ 23.55	\$ 23.55	\$ 23.55
<b>Total Assets:</b>	<b>\$1,355,491.35</b>	<b>\$1,314,664.64</b>	<b>\$1,259,271.89</b>	<b>\$1,252,674.61</b>	<b>\$1,230,773.68</b>	<b>\$1,306,161.52</b>
<b>Liabilities</b>						
02108-000 CAP RSV PYBLE		\$ 8,725.00				
02109-000 ACCOUNTS PAYABLE	\$ (4,904.09)	\$ 12,224.37	\$ 11,400.65	\$ 19,945.84	\$ (1,604.70)	\$ (1,604.70)
02111-000 CONSTRUCTION DEPOSIT	\$ 5,600.00	\$ 5,600.00	\$ 5,100.00	\$ 5,100.00	\$ 7,600.00	\$ 10,600.00
02112-000 CONSTR DEPOSIT ON FILE WITH AIPCA-ARB	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)	\$ (2,500.00)
02190-000 PREPAID ASSESSMENTS	\$ 26,947.25	\$ 25,907.18	\$ 22,046.82	\$ 30,757.66	\$ 30,288.13	\$ 13,766.45
02875-000 BILLED SPECIAL ASSESSMENT	\$ -	\$ -	\$ -			
02875-000 SPEC ASMNT RSV TRXR	\$ -	\$ -	\$ -			
<b>Total Liabilities:</b>	<b>\$ 25,143.16</b>	<b>\$ 49,956.55</b>	<b>\$ 36,047.47</b>	<b>\$ 53,303.50</b>	<b>\$ 33,783.43</b>	<b>\$ 20,261.75</b>
<b>Equity</b>						
<b>Account</b>						
<b>GENERAL RESERVES</b>						
03000-000 GENERAL RESERVES (POOLED)	\$ -	\$ 14,583.33	\$ 29,166.66	\$ 43,749.99	\$ 58,333.32	\$ 72,916.65
03001-000INTEREST	\$ -	\$ 433.57	\$ 794.99	\$ 1,137.01	\$ 1,137.01	\$ 1,437.31
03002-000 SITE COMPONENTS	\$ 1,639.50	\$ 1,639.50	\$ 1,639.50	\$ (20,279.50)	\$ (20,279.50)	\$ (20,279.50)
03003-000 WOOD BULKHEAD/STAIRS	\$ 411.59	\$ (16,103.41)	\$ (16,103.41)	\$ (54,653.41)	\$ (54,653.41)	\$ (54,653.41)
03004-000 SWIMMING POOLS	\$ 27,157.51	\$ 27,157.51	\$ 27,157.51	\$ 27,157.51	\$ 27,157.51	\$ 27,157.51
03005-000 FENCING	\$ 2,930.38	\$ 2,930.38	\$ 2,930.38	\$ 2,930.38	\$ 2,930.38	\$ 2,930.38
03006-000 ROOFS/BUILDING COMPONENTS	\$ 53,693.24	\$ 49,463.24	\$ 49,463.24	\$ 48,758.24	\$ 48,758.24	\$ 48,758.24
03008-000 ASPHALT PARKING LOTS	\$ 12,767.78	\$ 12,767.78	\$ 12,767.78	\$ 12,767.78	\$ 12,767.78	\$ 12,767.78
03009-000 PAINTING/WOOD REPAIRS	\$ 84,198.62	\$ 84,198.62	\$ 84,198.62	\$ 81,520.12	\$ 81,520.12	\$ 81,520.12
03010-000 ELEVATORS	\$ 17,286.76	\$ 17,286.76	\$ 17,286.76	\$ 17,286.76	\$ 17,286.76	\$ 17,286.76
03011-000 SITE LIGHTING	\$ 7,187.73	\$ 7,187.73	\$ 7,187.73	\$ 7,187.73	\$ 7,187.73	\$ 7,187.73
03013-000 LANDSCAPE/IRRIGATION	\$ 4,321.69	\$ (19,178.31)	\$ (19,178.31)	\$ (19,178.31)	\$ (19,178.31)	\$ (19,178.31)
03100-000 STRUCTURAL INTEGRITY RESERVES						
GENERAL RESERVES	\$ 211,594.80	\$ 182,366.70	\$ 197,311.45	\$ 148,384.30	\$ 162,967.63	\$ 177,851.26
					+	+
<b>STRUCTURAL INTEGRITY RESERVES</b>						
03100-000 STRUCTURAL INTEGRITY RESERVES		\$ 22,916.67	\$ 45,833.34	\$ 68,750.01	\$ 91,666.68	\$ 114,583.34
03106-000 STRUCTURAL INTEGRITY - Roofing	\$ 123,505.87	\$ 123,505.87	\$ 123,505.87	\$ 123,505.87	\$ 107,230.87	\$ 107,230.87
03107-000 STRUCTURAL INTEGRITY - Building Component	\$ 115,358.68	\$ 115,358.68	\$ 115,358.68	\$ 115,358.68	\$ 115,358.68	\$ 115,358.68
03108-000 STRUCTURAL INTEGRITY - Structural	\$ 19,568.90	\$ (30,741.10)	\$ (109,368.10)	\$ (110,695.60)	\$ (110,695.60)	\$ (110,695.60)
03109-000 STRUCTURAL INTEGRITY - Waterproofing/Ex	\$ 91,685.20	\$ 91,685.20	\$ 91,685.20	\$ 91,685.20	\$ 91,685.20	\$ 91,685.20
03110-000 STRUCTURAL INTEGRITY - Fire Proofing	\$ 3,913.78	\$ 3,913.78	\$ 3,913.78	\$ 3,913.78	\$ 3,913.78	\$ 3,913.78
03112-000 STRUCTURAL INTEGRITY - Windows/Doors	\$ 2,446.11	\$ 2,446.11	\$ 2,446.11	\$ 2,446.11	\$ 2,446.11	\$ 2,446.11
03113-000 STRUCTURAL INTEGRITY - Plumbing	\$ 59,522.08	\$ 55,027.08	\$ 55,027.08	\$ 55,027.08	\$ 21,027.08	\$ 1,377.08
03114-000 STRUCTURAL INTEGRITY - Electrical	\$ 14,105.92	\$ 14,105.92	\$ 14,105.92	\$ 14,105.92	\$ 14,105.92	\$ 14,105.92
STRUCTURAL INTEGRITY RESERVES	\$ 430,106.54	\$ 398,218.21	\$ 342,507.88	\$ 364,097.05	\$ 336,738.72	\$ 340,005.38
<b>Members Equity</b>						
RETAINED EARNINGS	\$ 632,976.90	\$ 688,646.85	\$ 688,646.85	\$ 688,646.85	\$ 688,646.85	\$ 688,646.85
Members Equity Total	\$ 632,976.90	\$ 688,646.85	\$ 688,646.85	\$ 688,646.85	\$ 688,646.85	\$ 688,646.85
Current Year Net Income/(Loss)	\$ 55,669.95	\$ (4,523.62)	\$ (5,241.72)	\$ (1,757.09)	\$ 8,637.05	\$ 79,396.27
<b>Total Equity:</b>	<b>\$ 1,330,348.19</b>	<b>\$ 1,264,708.14</b>	<b>\$ 1,223,224.46</b>	<b>\$ 1,199,371.11</b>	<b>\$ 1,196,990.25</b>	<b>\$ 1,285,899.76</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$ 1,355,491.35</b>	<b>\$ 1,314,664.69</b>	<b>\$ 1,259,271.93</b>	<b>\$ 1,252,674.61</b>	<b>\$ 1,230,773.68</b>	<b>\$ 1,306,161.51</b>

**CAPITAL RESERVE REPORT**

<b>RESERVE ACCOUNT</b>		<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>January</b>	<b>\$ 211,594.80</b>	<b>\$ 44,245.00</b>	<b>\$ 15,016.90</b>	<b>\$ 182,366.70</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>February</b>	<b>\$ 182,366.70</b>	<b>\$ -</b>	<b>\$ 14,583.33</b>	<b>\$ 196,950.03</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>March</b>	<b>\$ 196,950.03</b>	<b>\$ 63,852.50</b>	<b>\$ 14,944.75</b>	<b>\$ 148,042.28</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>April</b>	<b>\$ 148,042.28</b>	<b>\$ -</b>	<b>\$ 14,925.35</b>	<b>\$ 162,967.63</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>May</b>	<b>\$ 162,967.63</b>	<b>\$ 32,050.00</b>	<b>\$ 14,883.63</b>	<b>\$ 145,801.26</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>June</b>	<b>\$ 145,801.26</b>	<b>\$ -</b>	<b>\$ 14,583.33</b>	<b>\$ 160,384.59</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>July</b>	<b>\$ 160,384.59</b>	<b>\$ -</b>	<b>\$ 14,583.33</b>	<b>\$ 174,967.92</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>August</b>	<b>\$ 174,967.92</b>	<b>\$ -</b>	<b>\$ 14,583.33</b>	<b>\$ 189,551.25</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>September</b>	<b>\$ 189,551.25</b>	<b>\$ -</b>	<b>\$ 14,583.33</b>	<b>\$ 204,134.58</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>October</b>	<b>\$ 204,134.58</b>	<b>\$ -</b>	<b>\$ 14,583.33</b>	<b>\$ 218,717.91</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>November</b>	<b>\$ 218,717.91</b>	<b>\$ -</b>	<b>\$ 14,583.33</b>	<b>\$ 233,301.24</b>
<b>03000-000 GENERAL RESERVES (POOLED)</b>	<b>December</b>	<b>\$ 233,301.24</b>	<b>\$ -</b>	<b>\$ 14,583.33</b>	<b>\$ 247,884.57</b>

<b>STRUCTURAL INTEGRITY RESERVE ACCOUNT</b>		<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>January</b>	<b>\$ 430,106.54</b>	<b>\$ 54,805.00</b>	<b>\$ 22,916.67</b>	<b>\$ 398,218.21</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>February</b>	<b>\$ 398,218.21</b>	<b>\$ 78,627.00</b>	<b>\$ 22,916.67</b>	<b>\$ 342,507.88</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>March</b>	<b>\$ 342,507.88</b>	<b>\$ 1,327.50</b>	<b>\$ 22,916.67</b>	<b>\$ 364,097.05</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>April</b>	<b>\$ 364,097.05</b>	<b>\$ 50,275.00</b>	<b>\$ 22,916.67</b>	<b>\$ 336,738.72</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>May</b>	<b>\$ 336,738.72</b>	<b>\$ 22,500.00</b>	<b>\$ 22,916.67</b>	<b>\$ 337,155.39</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>June</b>	<b>\$ 337,155.39</b>	<b>\$ -</b>	<b>\$ 22,916.67</b>	<b>\$ 360,072.06</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>July</b>	<b>\$ 360,072.06</b>	<b>\$ -</b>	<b>\$ 22,916.67</b>	<b>\$ 382,988.73</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>August</b>	<b>\$ 382,988.73</b>	<b>\$ -</b>	<b>\$ 22,916.67</b>	<b>\$ 405,905.40</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>September</b>	<b>\$ 405,905.40</b>	<b>\$ -</b>	<b>\$ 22,916.67</b>	<b>\$ 428,822.07</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>October</b>	<b>\$ 428,822.07</b>	<b>\$ -</b>	<b>\$ 22,916.67</b>	<b>\$ 451,738.74</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>November</b>	<b>\$ 451,738.74</b>	<b>\$ -</b>	<b>\$ 22,916.67</b>	<b>\$ 474,655.41</b>
<b>03000-000 STRUCTURAL INTEGRITY RESERVES (POOLED)</b>	<b>December</b>	<b>\$ 474,655.41</b>	<b>\$ -</b>	<b>\$ 22,916.67</b>	<b>\$ 497,572.08</b>

<b>RESERVE TOTALS</b>		<b>Balance Forward</b>	<b>Debits</b>	<b>Credits</b>	<b>Ending Balance</b>
	<b>January</b>	<b>\$ 641,701.34</b>	<b>\$ 99,050.00</b>	<b>\$ 37,933.57</b>	<b>\$ 580,584.91</b>
	<b>February</b>	<b>\$ 580,584.91</b>	<b>\$ 78,627.00</b>	<b>\$ 37,500.00</b>	<b>\$ 539,457.91</b>
	<b>March</b>	<b>\$ 539,457.91</b>	<b>\$ 65,180.00</b>	<b>\$ 37,861.42</b>	<b>\$ 512,139.33</b>
	<b>April</b>	<b>\$ 512,139.33</b>	<b>\$ 50,275.00</b>	<b>\$ 37,842.02</b>	<b>\$ 499,706.35</b>
	<b>May</b>	<b>\$ 499,706.35</b>	<b>\$ 54,550.00</b>	<b>\$ 37,800.30</b>	<b>\$ 482,956.65</b>
	<b>June</b>	<b>\$ 482,956.65</b>	<b>\$ -</b>	<b>\$ 37,500.00</b>	<b>\$ 520,456.65</b>
	<b>July</b>	<b>\$ 520,456.65</b>	<b>\$ -</b>	<b>\$ 37,500.00</b>	<b>\$ 557,956.65</b>
	<b>August</b>	<b>\$ 557,956.65</b>	<b>\$ -</b>	<b>\$ 37,500.00</b>	<b>\$ 595,456.65</b>
	<b>September</b>	<b>\$ 595,456.65</b>	<b>\$ -</b>	<b>\$ 37,500.00</b>	<b>\$ 632,956.65</b>
	<b>October</b>	<b>\$ 632,956.65</b>	<b>\$ -</b>	<b>\$ 37,500.00</b>	<b>\$ 670,456.65</b>
	<b>November</b>	<b>\$ 670,456.65</b>	<b>\$ -</b>	<b>\$ 37,500.00</b>	<b>\$ 707,956.65</b>
	<b>December</b>	<b>\$ 707,956.65</b>	<b>\$ -</b>	<b>\$ 37,500.00</b>	<b>\$ 745,456.65</b>

**\$ 347,682.00    \$ 451,437.31**

	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	YTD 2026	Budget 2026
<b>Account</b>							
<b>INCOME</b>							
04082-000 ASSOCIATION FEES	\$138,210.00	\$139,111.69	\$138,210.00	\$138,210.00	138,210.00	\$691,951.69	1,658,517.00
04383-000 2024 RESERVE ASSESSMENT						\$0.00	-
04392-000 INTEREST INCOME	661.48	655.85	708.30			\$2,025.63	-
04393-000 A/R COLLECTABLE INTEREST		92.60	94.33			\$186.93	-
04400-000 CAP RSV FUND TRNSFR	(37,500.00)	(37,500.00)	(37,500.00)	(37,500.00)	(37,500.00)	(\$187,500.00)	-
04401-000 CAP RSV INTEREST	(433.57)	(361.42)	(342.02)			(\$1,137.01)	-
04402-000 SA CAP RSV FUNDS TRANSFER						\$0.00	-
<b>Income Total</b>	<b>100,937.91</b>	<b>101,998.72</b>	<b>101,170.61</b>	<b>100,710.00</b>	<b>100,710.00</b>	<b>505,527.24</b>	<b>1,658,517.00</b>
							-
							-
<b>Account</b>							
<b>EXPENSES</b>							
<b>MAINTENANCE</b>							
05603-000 JANITORIAL	4,600.00	3,400.00	3,400.00	4,750.00	3,400.00	\$19,550.00	34,400.00
05604-000 PEST CONTROL	815.00	590.00	765.00	1,180.00	221.00	\$3,571.00	15,000.00
05605-000 TREE MAINTENANCE						\$0.00	18,000.00
05607-000 REFUSE COLLECTION	3,289.24	4,627.16	6,225.08	4,887.16	4,627.16	\$23,655.80	54,012.00
05613-000 BUILDING REPAIR & MAINT	2,950.00		4,873.00	445.00	480.00	\$8,748.00	40,000.00
05614-000 PLUMBING REPAIRS	3,642.00	255.00	3,925.00	9,055.00	450.00	\$17,327.00	38,000.00
05615-000 CONSULTANT FEES	1,527.50	1,175.00	940.00	1,175.00	1,175.00	\$5,992.50	38,000.00
05616-000 PRESSURE WASHING	7,700.00	3,850.00			8,320.00	\$19,870.00	20,000.00
05618-000 POOL CONTRACT	10,350.00	5,175.00	5,175.00	5,175.00	5,175.00	\$31,050.00	62,100.00
05626-000 POOL AREA EXPENSE			6,147.74	945.35		\$7,093.09	9,000.00
05627-000 SPRINKLER PARTS & SUPPLIES		2,801.29				\$2,801.29	7,500.00
05628-000 WLKWYS/BULKHEADS/SDWLK						\$0.00	3,000.00
05630-000 FIRE PROTECTION CONTRACT	267.02	267.02	267.02	267.02		\$1,068.08	4,500.00
05631-000 FIRE PROTECTION REPAIRS	1,031.48	1,985.92	-	433.35	-	\$3,450.75	2,000.00
05651-000 LANDSCAPE CONTRACT	8,238.00	8,238.00	8,238.00	8,238.00	8,238.00	\$41,190.00	105,000.00
05652-000 LANDSCAPE IMPROVEMENTS	9,139.95	648.08	3,540.80	9,509.31	11,305.21	\$34,143.35	12,000.00
05686-000 ELEVATOR CONTRACT	556.08	556.08	580.89	580.89	600.00	\$2,873.94	8,400.00
05687-000 ELEVATOR REPAIRS		-			1,105.89	\$1,105.89	5,000.00
05689-000 LIGHT MAINTENANCE	835.00	835.00	835.00	1,080.00	835.00	\$4,420.00	14,000.00
05725-000 MEETING EXPENSES	-	-	400.00	-	-	\$400.00	600.00
<b>MAINTENANCE Total</b>	<b>54,941.27</b>	<b>34,403.55</b>	<b>45,312.53</b>	<b>47,721.08</b>	<b>45,932.26</b>	<b>228,310.69</b>	<b>490,512.00</b>
<b>UTILITIES</b>							
05802-000 ELECTRICITY	258.04	3,312.25	-	2,785.14		\$6,355.43	19,000.00
05803-000 WATER & SEWAGE EXPENSES	160.00	148.96	185.76			\$494.72	4,500.00
05803-100 WATER MID RISE	2,064.35	2,794.71	3,156.63	3,202.87		\$11,218.56	41,000.00
05804-000 TELEPHONE FIRE PANEL	1,109.73	1,109.72	1,154.73	1,064.30		\$4,438.48	9,000.00
<b>UTILITIES Total</b>	<b>3,592.12</b>	<b>7,365.64</b>	<b>4,497.12</b>	<b>7,052.31</b>	<b>-</b>	<b>22,507.19</b>	<b>73,500.00</b>

<b>GENERAL &amp; ADMIN</b>						-	
<b>05903-000 WEBSITE</b>	-	-	<b>1,086.00</b>	-	-	<b>\$1,086.00</b>	<b>5,000.00</b>
<b>05904-000 BAD DEBT EXPENSE</b>	-	-	-	-	-	<b>\$0.00</b>	<b>1,000.00</b>
<b>05909-000 COPIES/POSTAGE</b>	<b>38.95</b>	<b>38.75</b>				<b>\$77.70</b>	<b>600.00</b>
<b>05914-000 CORPORATE FILING FEES</b>	<b>61.25</b>					<b>\$61.25</b>	<b>122.00</b>
<b>05915-000 DIVISION FEES</b>	-	-	-	-	-	<b>\$0.00</b>	<b>544.00</b>
<b>05921-000 GENERAL INSURANCE</b>	<b>39,400.51</b>	<b>39,400.51</b>	<b>39,030.00</b>	<b>39,400.51</b>	<b>39,400.51</b>	<b>\$196,632.04</b>	<b>512,239.00</b>
<b>05923-000 ACCOUNTING &amp; AUDIT FEES</b>	-	-	-	-	-	<b>\$0.00</b>	<b>7,500.00</b>
<b>05953-000 LEGAL FEES</b>	<b>337.50</b>	<b>787.50</b>	<b>825.00</b>			<b>\$1,950.00</b>	<b>11,000.00</b>
<b>05954-000 MANAGEMENT FEES</b>	<b>6,973.33</b>	<b>6,973.33</b>	<b>6,973.33</b>	<b>6,973.33</b>	<b>3,295.33</b>	<b>\$31,188.65</b>	<b>86,000.00</b>
<b>05969-000 YEARLY E-FILE</b>	-	-	-	-	-	<b>\$0.00</b>	-
<b>GENERAL &amp; ADMIN Total</b>	<b>46,811.54</b>	<b>47,200.09</b>	<b>47,914.33</b>	<b>46,373.84</b>	<b>42,695.84</b>	<b>230,995.64</b>	<b>624,005.00</b>
<b>MISCELLANEOUS</b>						-	
<b>05969-000 MISCELLANEOUS EXPENSES</b>	<b>116.60</b>	<b>300.00</b>	<b>7.83</b>	<b>765.50</b>	-	<b>\$1,189.93</b>	<b>1,000.00</b>
<b>05992-000 INSURANCE APPRAISAL</b>						<b>\$0.00</b>	<b>2,500.00</b>
<b>05993-000 RESERVE STUDY</b>	-	-	-	-	<b>1,200.00</b>	<b>\$1,200.00</b>	<b>2,000.00</b>
<b>05994-000 EMERGENCY FUND EXP</b>	-	<b>13,447.53</b>	-	-	-	<b>\$13,447.53</b>	<b>15,000.00</b>
<b>MISCELLANEOUS Total</b>	<b>116.60</b>	<b>13,747.53</b>	<b>7.83</b>	<b>765.50</b>	<b>1,200.00</b>	<b>15,837.46</b>	<b>20,500.00</b>
<b>Total Expense</b>	<b>105,461.53</b>	<b>102,716.81</b>	<b>97,731.81</b>	<b>101,912.73</b>	<b>89,828.10</b>	<b>497,650.98</b>	<b>1,208,517.00</b>
<b>NET PROFIT</b>	<b>(4,523.62)</b>	<b>(718.09)</b>	<b>3,438.80</b>	<b>(1,202.73)</b>	<b>10,881.90</b>	<b>7,876.26</b>	<b>450,000.00</b>

RESERVES	1/31/2025	2/28/2025	3/31/2025	4/30/2025 Est	5/31/2025	YTD	Budget 2025
<b>03000-000 GENERAL RESERVES (POOLED)</b>							\$ 175,000.00
<b>03001-000 INTEREST</b>						\$0.00	
03002-000 SITE COMPONENTS	\$ 16,515.00	\$ -	\$ 21,919.00			\$38,434.00	
03003-000 WOOD BULKHEAD/STAIRS		\$ -	\$ 38,550.00			\$38,550.00	
03004-000 SWIMMING POOLS						\$0.00	
03005-000 FENCING						\$0.00	
03006-000 ROOFS/BUILDING COMPONENTS	\$ 4,230.00	\$ -	\$ 705.00			\$4,935.00	
03008-000 ASPHALT PARKING LOTS						\$0.00	
03009-000 PAINTING/WOOD REPAIRS		\$ -	\$ 2,678.50			\$2,678.50	
03010-000 ELEVATORS						\$0.00	
03011-000 SITE LIGHTING						\$0.00	
03013-000 LANDSCAPE/IRRIGATION	\$ 23,500.00				\$ 51,700.00	\$ 75,200.00	
<b>03100-000 STRUCTURAL INTEGRITY RESERVES</b>							
<b>Reserves Total</b>	\$ 44,245.00	\$ -	\$ 63,852.50	\$ -	\$ 51,700.00	\$ 159,797.50	\$ 175,000.00
<b>STRUCTURAL INTEGRITY RESERVES</b>							
<b>03100-000 STRUCTURAL INTEGRITY RESERVES</b>						\$0.00	\$ 275,000.00
03106-000 STRUCTURAL INTEGRITY -				\$ 16,275.00		\$16,275.00	
03107-000 STRUCTURAL INTEGRITY - Building Component						\$0.00	
03108-000 STRUCTURAL INTEGRITY - Structural Component	\$ 50,310.00	\$ 78,627.00	\$ 1,327.55			\$130,264.55	
03109-000 STRUCTURAL INTEGRITY - Waterproofing/Ex						\$0.00	
03110-000 STRUCTURAL INTEGRITY - Fire Proofing						\$0.00	
03112-000 STRUCTURAL INTEGRITY - Windows/Doors						\$0.00	
03113-000 STRUCTURAL INTEGRITY - Plumbing	\$ 4,495.00	\$ -		\$ 34,000.00	\$ 2,850.00	\$41,345.00	
03114-000 STRUCTURAL INTEGRITY - Electrical						\$0.00	
<b>Structural Integrity Reserves Totals</b>	\$ 54,805.00	\$ 78,627.00	\$ 1,327.55	\$ 50,275.00	\$ 2,850.00	\$ 187,884.55	\$ 275,000.00
	\$ 99,050.00	\$ 78,627.00	\$ 65,180.05	\$ 50,275.00	\$ 54,550.00	\$ 347,682.05	\$ 450,000.00