

Balance Sheet

Property: Powder Wood Condominium Association
As of 01/31/26 (accrual basis)

ASSETS

Bank	
1000 Powder Wood Operating Acct	170,392.62
1020 Reserve Account	301,428.73
Total Bank	471,821.35
Accounts Receivable	
1100 Accounts Receivable	17,055.01
Total Accounts Receivable	17,055.01
Other Current Asset	
1200 Undeposited Funds	16,722.75
1700 Prepaid Expenses	
1702 Commercial / Umbrella Prepaid	28,602.65
1704 Taxes Prepaid	2,703.00
1700 Total Prepaid Expenses	31,305.65
Total Other Current Asset	48,028.40
TOTAL ASSETS	536,904.76

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	68,798.99
Total Accounts Payable	68,798.99
Other Current Liability	
2300 Prepaid HOA Dues	47,672.29
Total Other Current Liability	47,672.29
Total Liabilities	116,471.28

Equity

3000 Net Income	22,056.30
3001 Retained Earnings	398,377.18
Total Equity	420,433.48
TOTAL LIABILITIES & EQUITY	536,904.76

Financial Statement

Property: Powder Wood Condominium Association
01/01/26 - 01/31/26 (accrual)

ASSETS

Bank	
1000 Powder Wood Operating Acct	170,392.62
1020 Reserve Account	301,428.73
Total Bank	471,821.35
Accounts Receivable	
1100 Accounts Receivable	17,055.01
Total Accounts Receivable	17,055.01
Other Current Asset	
1200 Undeposited Funds	16,722.75
1700 Prepaid Expenses	
1702 Commercial / Umbrella Prepaid	28,602.65
1704 Taxes Prepaid	2,703.00
1700 Total Prepaid Expenses	31,305.65
Total Other Current Asset	48,028.40
TOTAL ASSETS	536,904.76

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	68,798.99
Total Accounts Payable	68,798.99
Other Current Liability	
2300 Prepaid HOA Dues	47,672.29
Total Other Current Liability	47,672.29
Total Liabilities	116,471.28

Equity

Equity	
3001 Retained Earnings	398,377.18
Total Equity	398,377.18

Income

4000 Income	
4001 HOA Assessments	54,455.62
4002 Fees-Late/Interest/Atty	522.79
4003 Parking Income	380.00
4005 Misc Income	1,305.00
4008 Maintenance Assessment	300.00
4010 Cable/Internet Assessment	14,704.09
4011 Water/Sewer Assessment	37,300.98
4012 Reinvestment Fee	1,748.29
4000 Total Income	110,716.77
Total Income	110,716.77

Other Income

8000 Reserve Account Income	
4009 Reserve Assessment	28,437.50
8001 Interest Income	61.27
8000 Total Reserve Account Income	28,498.77
Total Other Income	28,498.77
Expense	
5000 Administration	
5004 Legal & Professional	1,478.95
5005 Miscellaneous Administrative	218.11
5007 Office Supplies	139.38
5008 Printing & Postage	-36.38
5009 Telephone	220.80
5011 Management Fees	4,377.50
5014 Computer & IT Support / Repair	94.05
5017 Software / Training	165.00
5000 Total Administration	6,657.41
5100 Payroll	
5101 Administrative Payroll	5,656.66
5103 Administrative Payroll Taxes	388.83
5104 Admin Other Employee Related Costs/Payroll Fee	94.40
5105 Admin Temp Labor	830.00
5106 Maintenance Payroll	4,681.16
5107 Maintenance Benefits	429.38
5108 Maintenance Payroll Taxes	442.59
5110 Maint Temp Labor	3,340.00
5100 Total Payroll	15,863.02
5300 Maintenance-Vendor Contract & Supplies	
5301 Alarm System/Fire Sprinklers	1,520.00
5303 Common Area Contracted Service & Supplies	640.00
5304 Asphalt Repairs / Restripe	214.08
5307 Plumbing Repairs	750.00
5312 Landscaping Contract	5,660.00
5313 Snow Removal	621.79
5315 Pest Control	31.33
5316 Rec. Fac./Pool & Spa	489.24
5317 Rec. Fac./Rec. Equipment Maintenance	191.98
5300 Total Maintenance-Vendor Contract & Supplies	10,118.42
5400 Repairs & Maintenance - In House	
5404 Light Bulbs / Fixtures	200.12
5409 Misc Repairs & Maintenance Supplies	133.20
5400 Total Repairs & Maintenance - In House	333.32
5900 Utilities	
5901 Bulk Cable & Internet	14,099.88
5902 Electricity	3,347.06
5903 Internet Service-Office	215.39
5904 Natural Gas	1,041.71
5906 Sewer	10,606.87
5907 Water	25,778.79
5900 Total Utilities	55,089.70
6100 Insurance	
6103 Package/Liability Insurance	3,609.08
6100 Total Insurance	3,609.08
7000 Defaulted Dues Bad Debt	12,565.49

Total Expense	<u>104,236.44</u>
Other Expense	
9000 Reserve Account Expense	
9001 Reserve Expense	<u>12,922.80</u>
9000 Total Reserve Account Expense	<u>12,922.80</u>
Total Other Expense	<u>12,922.80</u>
Net Income (1/1/2026 thru 1/31/2026)	22,056.30
 Total Equity	 <u>420,433.48</u>
 TOTAL LIABILITIES & EQUITY	 <u><u>536,904.76</u></u>

Budget Comparison

Property: Powder Wood Condominium Association

Comparison Periods: 01/01/26 - 01/31/26 and 01/01/25 - 01/31/25 (accrual basis)

	Actual 01/01/26 - 01/31/26	Budget 01/26 - 01/26	\$ Change	% Change	Actual YTD 01/01/25 - 01/31/25	Budget YTD 01/25 - 01/25	\$ Change	% Change
INCOME								
4000 Income								
4001 HOA Assessments	54,455.62	54,154.00	301.62	0.6 %	49,305.66	49,009.63	296.03	0.6 %
4002 Fees-Late/Interest/Atty	522.79	83.34	439.45	527.3 %	484.54	250.00	234.54	93.8 %
4003 Parking Income	380.00	375.00	5.00	1.3 %	480.00	375.00	105.00	28.0 %
4004 Clubhouse Rental Income	0.00	0.00	0.00		375.00	100.00	275.00	275.0 %
4005 Misc Income	1,305.00	83.33	1,221.67	1,466.1 %	875.00	125.00	750.00	600.0 %
4008 Maintenance Assessment	300.00	208.33	91.67	44.0 %	0.00	83.33	-83.33	-100.0 %
4010 Cable/Internet Assessment	14,704.09	14,639.38	64.71	0.4 %	15,426.48	15,426.74	-0.26	0.0 %
4011 Water/Sewer Assessment	37,300.98	36,747.80	553.18	1.5 %	35,949.48	35,934.19	15.29	0.0 %
4012 Reinvestment Fee	1,748.29	333.33	1,414.96	424.5 %	4,999.99	1,083.33	3,916.66	361.5 %
4000 Total Income	110,716.77	106,624.51	4,092.26	3.8 %	107,896.15	102,387.22	5,508.93	5.4 %
TOTAL INCOME	110,716.77	106,624.51	4,092.26	3.8 %	107,896.15	102,387.22	5,508.93	5.4 %
EXPENSE								
5000 Administration								
5001 Accounting Services	0.00	20.84	-20.84	-100.0 %	250.00	20.00	230.00	1,150.0 %
5002 Bank Service Charge	0.00	41.67	-41.67	-100.0 %	10.00	0.00	10.00	
5004 Legal & Professional	1,478.95	463.34	1,015.61	219.2 %	0.00	183.33	-183.33	-100.0 %
5005 Miscellaneous Administrative	218.11	41.67	176.44	423.4 %	0.00	41.66	-41.66	-100.0 %
5006 Office Equipment	0.00	41.67	-41.67	-100.0 %	0.00	0.00	0.00	
5007 Office Supplies	139.38	125.00	14.38	11.5 %	20.82	63.00	-42.18	-67.0 %
5008 Printing & Postage	-36.38	12.50	-48.88	-391.0 %	0.00	33.37	-33.37	-100.0 %
5009 Telephone	220.80	41.67	179.13	429.9 %	205.49	16.66	188.83	1,133.4 %
5011 Management Fees	4,377.50	4,508.84	-131.34	-2.9 %	4,377.50	4,377.50	0.00	0.0 %
5014 Computer & IT Support / Repair	94.05	83.34	10.71	12.9 %	27.26	65.00	-37.74	-58.1 %
5015 Cell Phone / After Hours	0.00	29.17	-29.17	-100.0 %	0.00	0.00	0.00	
5016 Uniforms	0.00	29.17	-29.17	-100.0 %	0.00	41.67	-41.67	-100.0 %
5017 Software / Training	165.00	33.34	131.66	394.9 %	0.00	0.00	0.00	
5000 Total Administration	6,657.41	5,472.22	1,185.19	21.7 %	4,891.07	4,842.19	48.88	1.0 %
5100 Payroll								
5101 Administrative Payroll	5,656.66	5,187.01	469.65	9.1 %	4,144.81	4,531.70	-386.89	-8.5 %
5103 Administrative Payroll Taxes	388.83	333.84	54.99	16.5 %	307.98	315.86	-7.88	-2.5 %
5104 Admin Other Employee Related Co	94.40	126.05	-31.65	-25.1 %	163.53	100.00	63.53	63.5 %
5105 Admin Temp Labor	830.00	684.54	145.46	21.2 %	660.00	708.44	-48.44	-6.8 %
5106 Maintenance Payroll	4,681.16	5,695.62	-1,014.46	-17.8 %	5,116.20	7,799.48	-2,683.28	-34.4 %
5107 Maintenance Benefits	429.38	385.72	43.66	11.3 %	222.83	411.97	-189.14	-45.9 %
5108 Maintenance Payroll Taxes	442.59	466.67	-24.08	-5.2 %	396.63	635.50	-238.87	-37.6 %

	Actual 01/01/26 - 01/31/26	Budget 01/26 - 01/26	\$ Change	% Change	Actual YTD 01/01/25 - 01/31/25	Budget YTD 01/25 - 01/25	\$ Change	% Change
5109 Maint Other Employee Related Cos	0.00	22.39	-22.39	-100.0 %	0.00	62.50	-62.50	-100.0 %
5110 Maint Temp Labor	3,340.00	2,515.35	824.65	32.8 %	3,611.25	0.00	3,611.25	
5100 Total Payroll	15,863.02	15,417.19	445.83	2.9 %	14,623.23	14,565.45	57.78	0.4 %
5300 Maintenance-Vendor Contract & Supp								
5301 Alarm System/Fire Sprinklers	1,520.00	4,166.67	-2,646.67	-63.5 %	5,242.30	1,888.37	3,353.93	177.6 %
5302 Contracted Services & Supplies	0.00	208.34	-208.34	-100.0 %	1,592.50	208.33	1,384.17	664.4 %
5303 Common Area Contracted Service	640.00	2,083.34	-1,443.34	-69.3 %	458.35	1,666.70	-1,208.35	-72.5 %
5304 Asphalt Repairs / Restripe	214.08	600.00	-385.92	-64.3 %	0.00	416.63	-416.63	-100.0 %
5306 Concrete Repairs	0.00	41.67	-41.67	-100.0 %	0.00	125.00	-125.00	-100.0 %
5307 Plumbing Repairs	750.00	2,916.67	-2,166.67	-74.3 %	4,014.00	2,916.66	1,097.34	37.6 %
5308 Roof Repairs	0.00	208.34	-208.34	-100.0 %	0.00	333.37	-333.37	-100.0 %
5309 Stairs / Landings	0.00	250.00	-250.00	-100.0 %	0.00	0.00	0.00	
5310 Painting Services	0.00	208.34	-208.34	-100.0 %	0.00	0.00	0.00	
5311 Electrical Repairs	0.00	166.67	-166.67	-100.0 %	795.00	125.00	670.00	536.0 %
5312 Landscaping Contract	5,660.00	5,604.07	55.93	1.0 %	5,390.00	5,337.23	52.77	1.0 %
5313 Snow Removal	621.79	1,666.67	-1,044.88	-62.7 %	2,187.96	2,500.00	-312.04	-12.5 %
5314 Landscaping Services/Grounds Sup	0.00	2,916.67	-2,916.67	-100.0 %	1,146.85	2,083.33	-936.48	-45.0 %
5315 Pest Control	31.33	33.34	-2.01	-6.0 %	0.00	0.00	0.00	
5316 Rec. Fac./Pool & Spa	489.24	1,250.00	-760.76	-60.9 %	61.96	1,500.00	-1,438.04	-95.9 %
5317 Rec. Fac./Rec. Equipment Mainten	191.98	166.67	25.31	15.2 %	191.98	230.00	-38.02	-16.5 %
5318 Window Washing Service	0.00	266.67	-266.67	-100.0 %	0.00	250.00	-250.00	-100.0 %
5319 Maintenance Supplies	0.00	75.00	-75.00	-100.0 %	152.46	75.00	77.46	103.3 %
5320 Vehicle/Equip Expense	0.00	125.00	-125.00	-100.0 %	0.00	158.37	-158.37	-100.0 %
5300 Other Maintenance-Vendor Contract	0.00	125.00	-125.00	-100.0 %	178.00	0.00	178.00	
5300 Total Maintenance-Vendor Contract	10,118.42	23,079.13	-12,960.71	-56.2 %	21,411.36	19,813.99	1,597.37	8.1 %
5400 Repairs & Maintenance - In House								
5401 Paint Supplies	0.00	433.34	-433.34	-100.0 %	0.00	366.71	-366.71	-100.0 %
5402 Plumbing Supplies	0.00	83.34	-83.34	-100.0 %	0.00	0.00	0.00	
5403 Electrical Supplies	0.00	16.67	-16.67	-100.0 %	0.00	23.37	-23.37	-100.0 %
5404 Light Bulbs / Fixtures	200.12	166.67	33.45	20.1 %	112.35	166.63	-54.28	-32.6 %
5405 Exterior Building	0.00	83.34	-83.34	-100.0 %	0.00	133.37	-133.37	-100.0 %
5407 Doors/Windows/Screen Repair Sup	0.00	41.67	-41.67	-100.0 %	324.30	24.20	300.10	1,240.1 %
5408 Maintenance Equipment	0.00	66.67	-66.67	-100.0 %	24.58	125.00	-100.42	-80.3 %
5409 Misc Repairs & Maintenance Suppl	133.20	416.67	-283.47	-68.0 %	380.77	400.00	-19.23	-4.8 %
5400 Total Repairs & Maintenance - In H	333.32	1,308.37	-975.05	-74.5 %	842.00	1,239.28	-397.28	-32.1 %
5900 Utilities								
5901 Bulk Cable & Internet	14,099.88	14,639.38	-539.50	-3.7 %	13,433.99	15,426.79	-1,992.80	-12.9 %
5902 Electricity	3,347.06	2,898.83	448.23	15.5 %	3,139.26	3,032.80	106.46	3.5 %
5903 Internet Service-Office	215.39	211.81	3.58	1.7 %	219.43	200.00	19.43	9.7 %
5904 Natural Gas	1,041.71	1,562.88	-521.17	-33.3 %	1,267.91	1,427.28	-159.37	-11.2 %
5905 Trash	0.00	1,596.00	-1,596.00	-100.0 %	0.00	0.00	0.00	
5906 Sewer	10,606.87	12,286.67	-1,679.80	-13.7 %	10,317.95	11,180.03	-862.08	-7.7 %
5907 Water	25,778.79	24,461.14	1,317.65	5.4 %	23,263.71	24,754.23	-1,490.52	-6.0 %

	Actual 01/01/26 - 01/31/26	Budget 01/26 - 01/26	\$ Change	% Change	Actual YTD 01/01/25 - 01/31/25	Budget YTD 01/25 - 01/25	\$ Change	% Change
5900 Total Utilities	55,089.70	57,656.71	-2,567.01	-4.5 %	51,642.25	56,021.13	-4,378.88	-7.8 %
6100 Insurance								
6103 Package/Liability Insurance	3,609.08	3,465.11	143.97	4.2 %	3,118.60	3,465.19	-346.59	-10.0 %
6104 Umbrella Insurance	0.00	101.00	-101.00	-100.0 %	0.00	101.00	-101.00	-100.0 %
6105 Worker's Comp Insurance	0.00	125.00	-125.00	-100.0 %	0.00	146.05	-146.05	-100.0 %
6100 Total Insurance	3,609.08	3,691.11	-82.03	-2.2 %	3,118.60	3,712.24	-593.64	-16.0 %
6200 Taxes								
6201 State/Federal Taxes	0.00	0.00	0.00		1,274.00	250.00	1,024.00	409.6 %
6200 Total Taxes	0.00	0.00	0.00		1,274.00	250.00	1,024.00	409.6 %
7000 Defaulted Dues Bad Debt	12,565.49	0.00	12,565.49		0.00	0.00	0.00	
TOTAL EXPENSE	104,236.44	106,624.73	-2,388.29	-2.2 %	97,802.51	100,444.28	-2,641.77	-2.6 %
OTHER INCOME								
8000 Reserve Account Income								
4009 Reserve Assessment	28,437.50	0.00	28,437.50		27,083.34	27,083.34	0.00	0.0 %
8001 Interest Income	61.27	0.00	61.27		103.91	0.00	103.91	
8000 Total Reserve Account Income	28,498.77	0.00	28,498.77		27,187.25	27,083.34	103.91	0.4 %
TOTAL OTHER INCOME	28,498.77	0.00	28,498.77		27,187.25	27,083.34	103.91	0.4 %
OTHER EXPENSE								
9000 Reserve Account Expense								
9001 Reserve Expense	12,922.80	0.00	12,922.80		0.00	0.00	0.00	
9000 Total Reserve Account Expense	12,922.80	0.00	12,922.80		0.00	0.00	0.00	
TOTAL OTHER EXPENSE	12,922.80	0.00	12,922.80		0.00	0.00	0.00	
NET INCOME	22,056.30	-0.22	22,056.52	10,025,690.9 %	37,280.89	29,026.28	8,254.61	28.4 %
NET INCOME SUMMARY								
Income	110,716.77	106,624.51	4,092.26	3.8 %	107,896.15	102,387.22	5,508.93	5.4 %
Expense	-104,236.44	-106,624.73	2,388.29	2.2 %	-97,802.51	-100,444.28	2,641.77	2.6 %
Other Income & Expense	15,575.97	0.00	15,575.97		27,187.25	27,083.34	103.91	0.4 %
NET INCOME	22,056.30	-0.22	22,056.52	10,025,690.9 %	37,280.89	29,026.28	8,254.61	28.4 %

Balance Sheet

Property: Powder Wood Condominium Association
As of 02/28/26 (accrual basis)

ASSETS

Bank	
1000 Powder Wood Operating Acct	202,701.61
1020 Reserve Account	317,002.69
Total Bank	519,704.30
Accounts Receivable	
1100 Accounts Receivable	26,576.86
Total Accounts Receivable	26,576.86
Other Current Asset	
1200 Undeposited Funds	180.71
1700 Prepaid Expenses	
1702 Commercial / Umbrella Prepaid	24,993.57
1704 Taxes Prepaid	2,703.00
1700 Total Prepaid Expenses	27,696.57
Total Other Current Asset	27,877.28
TOTAL ASSETS	574,158.44

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	92,554.13
Total Accounts Payable	92,554.13
Other Current Liability	
2300 Prepaid HOA Dues	29,391.10
Total Other Current Liability	29,391.10
Total Liabilities	121,945.23

Equity

3000 Net Income	53,836.03
3001 Retained Earnings	398,377.18
Total Equity	452,213.21
TOTAL LIABILITIES & EQUITY	574,158.44

Financial Statement

Property: Powder Wood Condominium Association
01/01/26 - 02/28/26 (accrual)

ASSETS

Bank	
1000 Powder Wood Operating Acct	202,701.61
1020 Reserve Account	317,002.69
Total Bank	519,704.30
Accounts Receivable	
1100 Accounts Receivable	26,576.86
Total Accounts Receivable	26,576.86
Other Current Asset	
1200 Undeposited Funds	180.71
1700 Prepaid Expenses	
1702 Commercial / Umbrella Prepaid	24,993.57
1704 Taxes Prepaid	2,703.00
1700 Total Prepaid Expenses	27,696.57
Total Other Current Asset	27,877.28
TOTAL ASSETS	574,158.44

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	92,554.13
Total Accounts Payable	92,554.13
Other Current Liability	
2300 Prepaid HOA Dues	29,391.10
Total Other Current Liability	29,391.10
Total Liabilities	121,945.23

Equity

Equity	
3001 Retained Earnings	398,377.18
Total Equity	398,377.18
Income	
4000 Income	
4001 HOA Assessments	109,294.20
4002 Fees-Late/Interest/Atty	1,163.57
4003 Parking Income	770.00
4004 Clubhouse Rental Income	375.00
4005 Misc Income	1,410.00
4008 Maintenance Assessment	375.00
4010 Cable/Internet Assessment	29,408.18
4011 Water/Sewer Assessment	74,219.00
4012 Reinvestment Fee	1,748.29
4000 Total Income	218,763.24
Total Income	218,763.24

Other Income	
8000 Reserve Account Income	
4009 Reserve Assessment	56,875.00
8001 Interest Income	<u>120.53</u>
8000 Total Reserve Account Income	<u>56,995.53</u>
Total Other Income	56,995.53
Expense	
5000 Administration	
5001 Accounting Services	250.00
5002 Bank Service Charge	10.00
5004 Legal & Professional	1,478.95
5005 Miscellaneous Administrative	275.61
5007 Office Supplies	211.37
5008 Printing & Postage	-36.38
5009 Telephone	441.60
5011 Management Fees	9,017.66
5014 Computer & IT Support / Repair	188.10
5017 Software / Training	<u>165.00</u>
5000 Total Administration	12,001.91
5100 Payroll	
5101 Administrative Payroll	11,305.39
5103 Administrative Payroll Taxes	771.57
5104 Admin Other Employee Related Costs/Payroll Fee	122.31
5105 Admin Temp Labor	1,814.25
5106 Maintenance Payroll	9,696.65
5107 Maintenance Benefits	861.76
5108 Maintenance Payroll Taxes	905.08
5110 Maint Temp Labor	<u>6,700.00</u>
5100 Total Payroll	32,177.01
5300 Maintenance-Vendor Contract & Supplies	
5301 Alarm System/Fire Sprinklers	4,068.56
5303 Common Area Contracted Service & Supplies	840.17
5304 Asphalt Repairs / Restripe	479.68
5307 Plumbing Repairs	2,300.00
5308 Roof Repairs	570.00
5311 Electrical Repairs	1,068.75
5312 Landscaping Contract	11,320.00
5313 Snow Removal	1,041.79
5314 Landscaping Services/Grounds Supplies	9,724.84
5315 Pest Control	83.40
5316 Rec. Fac./Pool & Spa	1,308.63
5317 Rec. Fac./Rec. Equipment Maintenance	<u>191.98</u>
5300 Total Maintenance-Vendor Contract & Supplies	32,997.80
5400 Repairs & Maintenance - In House	
5401 Paint Supplies	7.23
5404 Light Bulbs / Fixtures	200.12
5409 Misc Repairs & Maintenance Supplies	<u>330.57</u>
5400 Total Repairs & Maintenance - In House	537.92
5900 Utilities	
5901 Bulk Cable & Internet	28,199.76
5902 Electricity	6,825.63
5903 Internet Service-Office	430.78
5904 Natural Gas	2,159.85
5906 Sewer	21,213.74

5907 Water	51,583.23
5900 Total Utilities	110,412.99
6100 Insurance	
6103 Package/Liability Insurance	7,218.16
6100 Total Insurance	7,218.16
6200 Taxes	
6201 State/Federal Taxes	1,088.66
6200 Total Taxes	1,088.66
7000 Defaulted Dues Bad Debt	12,565.49
Total Expense	208,999.94
Other Expense	
9000 Reserve Account Expense	
9001 Reserve Expense	12,922.80
9000 Total Reserve Account Expense	12,922.80
Total Other Expense	12,922.80
Net Income (1/1/2026 thru 2/28/2026)	53,836.03
Total Equity	452,213.21
TOTAL LIABILITIES & EQUITY	574,158.44

Budget Comparison

Property: Powder Wood Condominium Association

Comparison Periods: 01/01/26 - 02/28/26 and 01/01/25 - 02/28/25 (accrual basis)

	Actual 01/01/26 - 02/28/26	Budget 01/26 - 02/26	\$ Change	% Change	Actual YTD 01/01/25 - 02/28/25	Budget YTD 01/25 - 02/25	\$ Change	% Change
INCOME								
4000 Income								
4001 HOA Assessments	109,294.20	108,308.00	986.20	0.9 %	98,611.32	98,019.26	592.06	0.6 %
4002 Fees-Late/Interest/Atty	1,163.57	166.67	996.90	598.1 %	912.30	500.00	412.30	82.5 %
4003 Parking Income	770.00	750.00	20.00	2.7 %	990.00	750.00	240.00	32.0 %
4004 Clubhouse Rental Income	375.00	0.00	375.00		450.00	200.00	250.00	125.0 %
4005 Misc Income	1,410.00	166.68	1,243.32	745.9 %	1,200.00	250.00	950.00	380.0 %
4007 Fines	0.00	0.00	0.00		1,150.00	0.00	1,150.00	
4008 Maintenance Assessment	375.00	416.66	-41.66	-10.0 %	3,992.00	166.66	3,825.34	2,295.3 %
4010 Cable/Internet Assessment	29,408.18	29,278.76	129.42	0.4 %	30,852.96	30,853.48	-0.52	0.0 %
4011 Water/Sewer Assessment	74,219.00	73,495.60	723.40	1.0 %	71,898.96	71,868.38	30.58	0.0 %
4012 Reinvestment Fee	1,748.29	666.68	1,081.61	162.2 %	4,999.99	2,166.66	2,833.33	130.8 %
4000 Total Income	218,763.24	213,249.05	5,514.19	2.6 %	215,057.53	204,774.44	10,283.09	5.0 %
TOTAL INCOME	218,763.24	213,249.05	5,514.19	2.6 %	215,057.53	204,774.44	10,283.09	5.0 %
EXPENSE								
5000 Administration								
5001 Accounting Services	250.00	41.68	208.32	499.8 %	250.00	20.00	230.00	1,150.0 %
5002 Bank Service Charge	10.00	83.34	-73.34	-88.0 %	20.00	0.00	20.00	
5004 Legal & Professional	1,478.95	926.68	552.27	59.6 %	0.00	366.68	-366.68	-100.0 %
5005 Miscellaneous Administrative	275.61	83.34	192.27	230.7 %	0.00	83.34	-83.34	-100.0 %
5006 Office Equipment	0.00	83.34	-83.34	-100.0 %	1,220.00	0.00	1,220.00	
5007 Office Supplies	211.37	250.00	-38.63	-15.5 %	20.82	126.00	-105.18	-83.5 %
5008 Printing & Postage	-36.38	25.00	-61.38	-245.5 %	5.52	66.70	-61.18	-91.7 %
5009 Telephone	441.60	83.34	358.26	429.9 %	410.98	33.34	377.64	1,132.7 %
5011 Management Fees	9,017.66	9,017.68	-0.02	0.0 %	8,755.00	8,755.00	0.00	0.0 %
5014 Computer & IT Support / Repair	188.10	166.68	21.42	12.9 %	567.86	130.00	437.86	336.8 %
5015 Cell Phone / After Hours	0.00	58.34	-58.34	-100.0 %	0.00	0.00	0.00	
5016 Uniforms	0.00	58.34	-58.34	-100.0 %	0.00	83.34	-83.34	-100.0 %
5017 Software / Training	165.00	66.68	98.32	147.5 %	204.06	0.00	204.06	
5000 Total Administration	12,001.91	10,944.44	1,057.47	9.7 %	11,454.24	9,664.40	1,789.84	18.5 %
5100 Payroll								
5101 Administrative Payroll	11,305.39	10,374.02	931.37	9.0 %	8,497.31	9,063.35	-566.04	-6.2 %
5103 Administrative Payroll Taxes	771.57	667.68	103.89	15.6 %	630.55	631.76	-1.21	-0.2 %
5104 Admin Other Employee Related Co	122.31	252.10	-129.79	-51.5 %	263.58	200.00	63.58	31.8 %
5105 Admin Temp Labor	1,814.25	1,369.08	445.17	32.5 %	1,330.00	1,416.84	-86.84	-6.1 %
5106 Maintenance Payroll	9,696.65	11,391.24	-1,694.59	-14.9 %	10,031.65	15,598.90	-5,567.25	-35.7 %
5107 Maintenance Benefits	861.76	771.44	90.32	11.7 %	602.22	823.90	-221.68	-26.9 %

	Actual 01/01/26 - 02/28/26	Budget 01/26 - 02/26	\$ Change	% Change	Actual YTD 01/01/25 - 02/28/25	Budget YTD 01/25 - 02/25	\$ Change	% Change
5108 Maintenance Payroll Taxes	905.08	933.33	-28.25	-3.0 %	762.62	1,271.00	-508.38	-40.0 %
5109 Maint Other Employee Related Cos	0.00	44.78	-44.78	-100.0 %	0.00	62.50	-62.50	-100.0 %
5110 Maint Temp Labor	6,700.00	5,030.70	1,669.30	33.2 %	6,738.75	0.00	6,738.75	
5100 Total Payroll	32,177.01	30,834.37	1,342.64	4.4 %	28,856.68	29,068.25	-211.57	-0.7 %
5300 Maintenance-Vendor Contract & Supp								
5301 Alarm System/Fire Sprinklers	4,068.56	8,333.34	-4,264.78	-51.2 %	5,802.30	3,776.70	2,025.60	53.6 %
5302 Contracted Services & Supplies	0.00	416.68	-416.68	-100.0 %	1,592.50	416.66	1,175.84	282.2 %
5303 Common Area Contracted Service	840.17	4,166.68	-3,326.51	-79.8 %	1,885.85	3,333.36	-1,447.51	-43.4 %
5304 Asphalt Repairs / Restripe	479.68	1,200.00	-720.32	-60.0 %	2,330.19	833.30	1,496.89	179.6 %
5306 Concrete Repairs	0.00	83.34	-83.34	-100.0 %	0.00	250.00	-250.00	-100.0 %
5307 Plumbing Repairs	2,300.00	5,833.34	-3,533.34	-60.6 %	7,630.66	5,833.39	1,797.27	30.8 %
5308 Roof Repairs	570.00	416.68	153.32	36.8 %	0.00	666.70	-666.70	-100.0 %
5309 Stairs / Landings	0.00	500.00	-500.00	-100.0 %	0.00	0.00	0.00	
5310 Painting Services	0.00	416.68	-416.68	-100.0 %	0.00	0.00	0.00	
5311 Electrical Repairs	1,068.75	333.34	735.41	220.6 %	795.00	250.00	545.00	218.0 %
5312 Landscaping Contract	11,320.00	11,208.14	111.86	1.0 %	11,050.00	10,674.43	375.57	3.5 %
5313 Snow Removal	1,041.79	3,333.34	-2,291.55	-68.7 %	4,376.54	5,000.00	-623.46	-12.5 %
5314 Landscaping Services/Grounds Sup	9,724.84	5,833.34	3,891.50	66.7 %	3,457.21	4,166.66	-709.45	-17.0 %
5315 Pest Control	83.40	66.68	16.72	25.1 %	0.00	0.00	0.00	
5316 Rec. Fac./Pool & Spa	1,308.63	2,500.00	-1,191.37	-47.7 %	61.96	3,000.00	-2,938.04	-97.9 %
5317 Rec. Fac./Rec. Equipment Mainten	191.98	333.34	-141.36	-42.4 %	191.98	460.00	-268.02	-58.3 %
5318 Window Washing Service	0.00	533.34	-533.34	-100.0 %	0.00	500.00	-500.00	-100.0 %
5319 Maintenance Supplies	0.00	150.00	-150.00	-100.0 %	227.46	150.00	77.46	51.6 %
5320 Vehicle/Equip Expense	0.00	250.00	-250.00	-100.0 %	0.00	316.70	-316.70	-100.0 %
5300 Other Maintenance-Vendor Contrac	0.00	250.00	-250.00	-100.0 %	178.00	0.00	178.00	
5300 Total Maintenance-Vendor Contrac	32,997.80	46,158.26	-13,160.46	-28.5 %	39,579.65	39,627.90	-48.25	-0.1 %
5400 Repairs & Maintenance - In House								
5401 Paint Supplies	7.23	866.68	-859.45	-99.2 %	100.00	733.37	-633.37	-86.4 %
5402 Plumbing Supplies	0.00	166.68	-166.68	-100.0 %	0.00	24.00	-24.00	-100.0 %
5403 Electrical Supplies	0.00	33.34	-33.34	-100.0 %	0.00	46.70	-46.70	-100.0 %
5404 Light Bulbs / Fixtures	200.12	333.34	-133.22	-40.0 %	370.95	333.30	37.65	11.3 %
5405 Exterior Building	0.00	166.68	-166.68	-100.0 %	79.11	266.70	-187.59	-70.3 %
5407 Doors/Windows/Screen Repair Sup	0.00	83.34	-83.34	-100.0 %	420.32	48.36	371.96	769.1 %
5408 Maintenance Equipment	0.00	133.34	-133.34	-100.0 %	24.58	250.00	-225.42	-90.2 %
5409 Misc Repairs & Maintenance Suppl	330.57	833.34	-502.77	-60.3 %	444.08	800.00	-355.92	-44.5 %
5400 Total Repairs & Maintenance - In H	537.92	2,616.74	-2,078.82	-79.4 %	1,439.04	2,502.43	-1,063.39	-42.5 %
5900 Utilities								
5901 Bulk Cable & Internet	28,199.76	29,278.76	-1,079.00	-3.7 %	26,879.80	30,853.53	-3,973.73	-12.9 %
5902 Electricity	6,825.63	5,797.66	1,027.97	17.7 %	6,279.41	6,065.60	213.81	3.5 %
5903 Internet Service-Office	430.78	423.62	7.16	1.7 %	419.54	400.00	19.54	4.9 %
5904 Natural Gas	2,159.85	3,125.76	-965.91	-30.9 %	2,323.98	2,854.56	-530.58	-18.6 %
5905 Trash	0.00	3,192.00	-3,192.00	-100.0 %	0.00	0.00	0.00	
5906 Sewer	21,213.74	24,573.33	-3,359.59	-13.7 %	20,635.90	22,360.08	-1,724.18	-7.7 %

	Actual 01/01/26 - 02/28/26	Budget 01/26 - 02/26	\$ Change	% Change	Actual YTD 01/01/25 - 02/28/25	Budget YTD 01/25 - 02/25	\$ Change	% Change
5907 Water	51,583.23	48,922.28	2,660.95	5.4 %	46,424.11	49,508.40	-3,084.29	-6.2 %
5900 Total Utilities	110,412.99	115,313.41	-4,900.42	-4.2 %	102,962.74	112,042.17	-9,079.43	-8.1 %
6100 Insurance								
6103 Package/Liability Insurance	7,218.16	6,930.22	287.94	4.2 %	6,237.20	6,930.29	-693.09	-10.0 %
6104 Umbrella Insurance	0.00	202.00	-202.00	-100.0 %	0.00	202.00	-202.00	-100.0 %
6105 Worker's Comp Insurance	0.00	250.00	-250.00	-100.0 %	0.00	292.09	-292.09	-100.0 %
6100 Total Insurance	7,218.16	7,382.22	-164.06	-2.2 %	6,237.20	7,424.38	-1,187.18	-16.0 %
6200 Taxes								
6201 State/Federal Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
6200 Total Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
7000 Defaulted Dues Bad Debt	12,565.49	0.00	12,565.49		0.00	0.00	0.00	
TOTAL EXPENSE	208,999.94	213,249.44	-4,249.50	-2.0 %	191,803.55	200,579.53	-8,775.98	-4.4 %
OTHER INCOME								
8000 Reserve Account Income								
4009 Reserve Assessment	56,875.00	0.00	56,875.00		54,166.68	54,166.68	0.00	0.0 %
8001 Interest Income	120.53	0.00	120.53		204.29	0.00	204.29	
8000 Total Reserve Account Income	56,995.53	0.00	56,995.53		54,370.97	54,166.68	204.29	0.4 %
TOTAL OTHER INCOME	56,995.53	0.00	56,995.53		54,370.97	54,166.68	204.29	0.4 %
OTHER EXPENSE								
9000 Reserve Account Expense								
9001 Reserve Expense	12,922.80	0.00	12,922.80		5,853.00	0.00	5,853.00	
9000 Total Reserve Account Expense	12,922.80	0.00	12,922.80		5,853.00	0.00	5,853.00	
TOTAL OTHER EXPENSE	12,922.80	0.00	12,922.80		5,853.00	0.00	5,853.00	
NET INCOME	53,836.03	-0.39	53,836.42	13,804,210.3 %	71,771.95	58,361.59	13,410.36	23.0 %
NET INCOME SUMMARY								
Income	218,763.24	213,249.05	5,514.19	2.6 %	215,057.53	204,774.44	10,283.09	5.0 %
Expense	-208,999.94	-213,249.44	4,249.50	2.0 %	-191,803.55	-200,579.53	8,775.98	4.4 %
Other Income & Expense	44,072.73	0.00	44,072.73		48,517.97	54,166.68	-5,648.71	-10.4 %
NET INCOME	53,836.03	-0.39	53,836.42	13,804,210.3 %	71,771.95	58,361.59	13,410.36	23.0 %

Balance Sheet

Property: Powder Wood Condominium Association
As of 03/31/26 (accrual basis)

ASSETS

Bank	
1000 Powder Wood Operating Acct	218,933.16
1020 Reserve Account	<u>345,510.62</u>
Total Bank	564,443.78
Accounts Receivable	
1100 Accounts Receivable	<u>21,320.08</u>
Total Accounts Receivable	21,320.08
Other Current Asset	
1200 Undeposited Funds	220.71
1201 Pass-through	671.69
1700 Prepaid Expenses	<u>24,087.49</u>
Total Other Current Asset	<u>24,979.89</u>
TOTAL ASSETS	<u>610,743.75</u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	<u>84,752.18</u>
Total Accounts Payable	84,752.18
Other Current Liability	
2300 Prepaid HOA Dues	<u>38,791.50</u>
Total Other Current Liability	<u>38,791.50</u>
Total Liabilities	123,543.68

Equity

3000 Net Income	88,822.89
3001 Retained Earnings	<u>398,377.18</u>
Total Equity	<u>487,200.07</u>
TOTAL LIABILITIES & EQUITY	<u>610,743.75</u>

Financial Statement

Property: Powder Wood Condominium Association

03/01/26 - 03/31/26 (accrual)

ASSETS

Bank	
1000 Powder Wood Operating Acct	218,933.16
1020 Reserve Account	<u>345,510.62</u>
Total Bank	564,443.78
Accounts Receivable	
1100 Accounts Receivable	<u>21,320.08</u>
Total Accounts Receivable	21,320.08
Other Current Asset	
1200 Undeposited Funds	220.71
1201 Pass-through	671.69
1700 Prepaid Expenses	<u>24,087.49</u>
Total Other Current Asset	<u>24,979.89</u>
TOTAL ASSETS	<u>610,743.75</u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	<u>84,752.18</u>
Total Accounts Payable	84,752.18
Other Current Liability	
2300 Prepaid HOA Dues	<u>38,791.50</u>
Total Other Current Liability	<u>38,791.50</u>
Total Liabilities	123,543.68

Equity

Equity	
3001 Retained Earnings	<u>398,377.18</u>
Total Equity	398,377.18
Net Income (1/1/2026 thru 2/28/2026)	52,769.68
Income	
4000 Income	<u>107,781.47</u>
Total Income	107,781.47
Other Income	
8000 Reserve Account Income	<u>28,507.93</u>
Total Other Income	28,507.93
Expense	
5000 Administration	5,739.51
5100 Payroll	11,015.93
5300 Maintenance-Vendor Contract & Supplies	24,425.52
5400 Repairs & Maintenance - In House	309.53
5900 Utilities	55,306.65
6100 Insurance	3,609.08

7000 Defaulted Dues Bad Debt	-170.03
Total Expense	100,236.19
Net Income (3/1/2026 thru 3/31/2026)	36,053.21
Total Equity	487,200.07
TOTAL LIABILITIES & EQUITY	610,743.75

Budget Comparison

Property: Powder Wood Condominium Association

Comparison Periods: 01/01/26 - 03/31/26 and 01/01/25 - 03/31/25 (accrual basis)

	Actual 01/01/26 - 03/31/26	Budget 01/26 - 03/26	\$ Change	% Change	Actual YTD 01/01/25 - 03/31/25	Budget YTD 01/25 - 03/25	\$ Change	% Change
INCOME								
4000 Income								
4001 HOA Assessments	163,196.92	162,462.00	734.92	0.5 %	147,916.98	147,028.89	888.09	0.6 %
4002 Fees-Late/Interest/Atty	-26.43	250.01	-276.44	-110.6 %	1,644.39	750.00	894.39	119.3 %
4003 Parking Income	1,190.00	1,125.00	65.00	5.8 %	1,495.00	1,125.00	370.00	32.9 %
4004 Clubhouse Rental Income	1,500.00	0.00	1,500.00		675.00	300.00	375.00	125.0 %
4005 Misc Income	1,485.00	250.01	1,234.99	494.0 %	1,420.00	375.00	1,045.00	278.7 %
4007 Fines	0.00	0.00	0.00		650.00	0.00	650.00	
4008 Maintenance Assessment	600.00	625.01	-25.01	-4.0 %	3,613.70	249.99	3,363.71	1,345.5 %
4010 Cable/Internet Assessment	43,983.85	43,918.14	65.71	0.1 %	46,279.44	46,280.20	-0.76	0.0 %
4011 Water/Sewer Assessment	110,967.08	110,243.40	723.68	0.7 %	107,848.44	107,802.57	45.87	0.0 %
4012 Reinvestment Fee	3,648.29	1,000.01	2,648.28	264.8 %	4,999.99	3,249.99	1,750.00	53.8 %
4000 Total Income	326,544.71	319,873.58	6,671.13	2.1 %	316,542.94	307,161.64	9,381.30	3.1 %
TOTAL INCOME	326,544.71	319,873.58	6,671.13	2.1 %	316,542.94	307,161.64	9,381.30	3.1 %
EXPENSE								
5000 Administration								
5001 Accounting Services	250.00	62.52	187.48	299.9 %	250.00	20.00	230.00	1,150.0 %
5002 Bank Service Charge	30.00	125.01	-95.01	-76.0 %	40.00	0.00	40.00	
5004 Legal & Professional	2,906.95	1,390.02	1,516.93	109.1 %	0.00	550.01	-550.01	-100.0 %
5005 Miscellaneous Administrative	593.11	125.01	468.10	374.5 %	0.00	125.00	-125.00	-100.0 %
5006 Office Equipment	0.00	125.01	-125.01	-100.0 %	1,220.00	0.00	1,220.00	
5007 Office Supplies	366.82	375.00	-8.18	-2.2 %	51.42	189.00	-137.58	-72.8 %
5008 Printing & Postage	223.85	37.50	186.35	496.9 %	5.52	100.03	-94.51	-94.5 %
5009 Telephone	656.99	125.01	531.98	425.5 %	616.47	50.00	566.47	1,132.9 %
5011 Management Fees	13,526.49	13,526.52	-0.03	0.0 %	13,132.50	13,132.50	0.00	0.0 %
5014 Computer & IT Support / Repair	282.15	250.02	32.13	12.9 %	809.16	195.00	614.16	315.0 %
5015 Cell Phone / After Hours	0.00	87.51	-87.51	-100.0 %	0.00	0.00	0.00	
5016 Uniforms	0.00	87.51	-87.51	-100.0 %	0.00	125.01	-125.01	-100.0 %
5017 Software / Training	165.00	100.02	64.98	65.0 %	204.06	0.00	204.06	
5000 Total Administration	19,001.36	16,416.66	2,584.70	15.7 %	16,329.13	14,486.55	1,842.58	12.7 %
5100 Payroll								
5101 Administrative Payroll	15,774.29	15,561.03	213.26	1.4 %	13,995.81	13,595.00	400.81	2.9 %
5103 Administrative Payroll Taxes	1,079.17	1,001.52	77.65	7.8 %	956.30	947.62	8.68	0.9 %
5104 Admin Other Employee Related Co	146.88	378.15	-231.27	-61.2 %	367.27	300.00	67.27	22.4 %
5105 Admin Temp Labor	2,434.25	2,053.62	380.63	18.5 %	1,710.00	2,125.24	-415.24	-19.5 %
5106 Maintenance Payroll	14,442.56	17,086.86	-2,644.30	-15.5 %	14,518.87	23,398.31	-8,879.44	-37.9 %
5107 Maintenance Benefits	1,291.14	1,157.16	133.98	11.6 %	981.61	1,235.83	-254.22	-20.6 %

	Actual 01/01/26 - 03/31/26	Budget 01/26 - 03/26	\$ Change	% Change	Actual YTD 01/01/25 - 03/31/25	Budget YTD 01/25 - 03/25	\$ Change	% Change
5108 Maintenance Payroll Taxes	1,324.65	1,399.99	-75.34	-5.4 %	1,090.61	1,906.50	-815.89	-42.8 %
5109 Maint Other Employee Related Cos	0.00	67.17	-67.17	-100.0 %	0.00	62.50	-62.50	-100.0 %
5110 Maint Temp Labor	6,220.00	7,546.05	-1,326.05	-17.6 %	10,350.00	0.00	10,350.00	
5100 Total Payroll	42,712.94	46,251.55	-3,538.61	-7.7 %	43,970.47	43,571.00	399.47	0.9 %
5300 Maintenance-Vendor Contract & Supp								
5301 Alarm System/Fire Sprinklers	14,113.70	12,500.01	1,613.69	12.9 %	21,003.37	5,665.03	15,338.34	270.8 %
5302 Contracted Services & Supplies	4,020.00	625.02	3,394.98	543.2 %	1,592.50	624.99	967.51	154.8 %
5303 Common Area Contracted Service	10,445.58	6,250.02	4,195.56	67.1 %	2,205.85	5,000.02	-2,794.17	-55.9 %
5304 Asphalt Repairs / Restripe	639.41	1,800.00	-1,160.59	-64.5 %	2,330.19	1,249.97	1,080.22	86.4 %
5306 Concrete Repairs	0.00	125.01	-125.01	-100.0 %	0.00	375.00	-375.00	-100.0 %
5307 Plumbing Repairs	5,100.00	8,750.01	-3,650.01	-41.7 %	14,030.66	8,750.06	5,280.60	60.3 %
5308 Roof Repairs	570.00	625.02	-55.02	-8.8 %	0.00	1,000.03	-1,000.03	-100.0 %
5309 Stairs / Landings	0.00	750.00	-750.00	-100.0 %	2,990.40	0.00	2,990.40	
5310 Painting Services	0.00	625.02	-625.02	-100.0 %	0.00	0.00	0.00	
5311 Electrical Repairs	1,068.75	500.01	568.74	113.7 %	1,090.00	375.00	715.00	190.7 %
5312 Landscaping Contract	16,980.00	16,812.21	167.79	1.0 %	16,710.00	16,011.63	698.37	4.4 %
5313 Snow Removal	1,041.79	5,000.01	-3,958.22	-79.2 %	5,186.54	7,500.00	-2,313.46	-30.8 %
5314 Landscaping Services/Grounds Sup	864.84	8,750.01	-7,885.17	-90.1 %	4,398.90	6,249.99	-1,851.09	-29.6 %
5315 Pest Control	83.40	100.02	-16.62	-16.6 %	0.00	0.00	0.00	
5316 Rec. Fac./Pool & Spa	2,861.57	3,750.00	-888.43	-23.7 %	1,732.53	4,500.00	-2,767.47	-61.5 %
5317 Rec. Fac./Rec. Equipment Mainten	191.98	500.01	-308.03	-61.6 %	191.98	690.00	-498.02	-72.2 %
5318 Window Washing Service	0.00	800.01	-800.01	-100.0 %	0.00	750.00	-750.00	-100.0 %
5319 Maintenance Supplies	0.00	225.00	-225.00	-100.0 %	227.46	225.00	2.46	1.1 %
5320 Vehicle/Equip Expense	0.00	375.00	-375.00	-100.0 %	0.00	475.03	-475.03	-100.0 %
5300 Other Maintenance-Vendor Contrac	0.00	375.00	-375.00	-100.0 %	178.00	0.00	178.00	
5300 Total Maintenance-Vendor Contrac	57,981.02	69,237.39	-11,256.37	-16.3 %	73,868.38	59,441.75	14,426.63	24.3 %
5400 Repairs & Maintenance - In House								
5401 Paint Supplies	248.28	1,300.02	-1,051.74	-80.9 %	661.84	1,100.03	-438.19	-39.8 %
5402 Plumbing Supplies	0.00	250.02	-250.02	-100.0 %	0.00	24.00	-24.00	-100.0 %
5403 Electrical Supplies	0.00	50.01	-50.01	-100.0 %	50.00	70.03	-20.03	-28.6 %
5404 Light Bulbs / Fixtures	200.12	500.01	-299.89	-60.0 %	370.95	499.97	-129.02	-25.8 %
5405 Exterior Building	0.00	250.02	-250.02	-100.0 %	175.61	400.03	-224.42	-56.1 %
5407 Doors/Windows/Screen Repair Sup	0.00	125.01	-125.01	-100.0 %	420.32	72.52	347.80	479.6 %
5408 Maintenance Equipment	0.00	200.01	-200.01	-100.0 %	75.32	375.00	-299.68	-79.9 %
5409 Misc Repairs & Maintenance Suppl	744.87	1,250.01	-505.14	-40.4 %	1,595.71	1,200.00	395.71	33.0 %
5400 Total Repairs & Maintenance - In H	1,193.27	3,925.11	-2,731.84	-69.6 %	3,349.75	3,741.58	-391.83	-10.5 %
5900 Utilities								
5901 Bulk Cable & Internet	42,299.64	43,918.14	-1,618.50	-3.7 %	40,329.40	46,280.26	-5,950.86	-12.9 %
5902 Electricity	10,621.56	8,696.49	1,925.07	22.1 %	9,343.56	9,098.40	245.16	2.7 %
5903 Internet Service-Office	651.58	635.43	16.15	2.5 %	619.65	600.00	19.65	3.3 %
5904 Natural Gas	3,063.48	4,688.63	-1,625.15	-34.7 %	3,199.95	4,281.84	-1,081.89	-25.3 %
5905 Trash	0.00	4,788.00	-4,788.00	-100.0 %	0.00	0.00	0.00	
5906 Sewer	31,820.61	36,859.99	-5,039.38	-13.7 %	30,953.85	33,540.11	-2,586.26	-7.7 %

	Actual 01/01/26 - 03/31/26	Budget 01/26 - 03/26	\$ Change	% Change	Actual YTD 01/01/25 - 03/31/25	Budget YTD 01/25 - 03/25	\$ Change	% Change
5907 Water	77,262.77	73,383.42	3,879.35	5.3 %	69,558.12	74,262.56	-4,704.44	-6.3 %
5900 Total Utilities	165,719.64	172,970.10	-7,250.46	-4.2 %	154,004.53	168,063.17	-14,058.64	-8.4 %
6100 Insurance								
6103 Package/Liability Insurance	10,827.24	10,395.33	431.91	4.2 %	9,355.80	10,395.39	-1,039.59	-10.0 %
6104 Umbrella Insurance	0.00	303.00	-303.00	-100.0 %	0.00	303.00	-303.00	-100.0 %
6105 Worker's Comp Insurance	0.00	375.00	-375.00	-100.0 %	0.00	438.13	-438.13	-100.0 %
6100 Total Insurance	10,827.24	11,073.33	-246.09	-2.2 %	9,355.80	11,136.52	-1,780.72	-16.0 %
6200 Taxes								
6201 State/Federal Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
6200 Total Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
7000 Defaulted Dues Bad Debt	11,778.35	0.00	11,778.35		0.00	0.00	0.00	
TOTAL EXPENSE	310,302.48	319,874.14	-9,571.66	-3.0 %	302,152.06	300,690.57	1,461.49	0.5 %
OTHER INCOME								
8000 Reserve Account Income								
4009 Reserve Assessment	85,312.50	0.00	85,312.50		81,250.02	81,250.02	0.00	0.0 %
8001 Interest Income	190.96	0.00	190.96		308.39	0.00	308.39	
8000 Total Reserve Account Income	85,503.46	0.00	85,503.46		81,558.41	81,250.02	308.39	0.4 %
TOTAL OTHER INCOME	85,503.46	0.00	85,503.46		81,558.41	81,250.02	308.39	0.4 %
OTHER EXPENSE								
9000 Reserve Account Expense								
9001 Reserve Expense	12,922.80	0.00	12,922.80		5,853.00	0.00	5,853.00	
9000 Total Reserve Account Expense	12,922.80	0.00	12,922.80		5,853.00	0.00	5,853.00	
TOTAL OTHER EXPENSE	12,922.80	0.00	12,922.80		5,853.00	0.00	5,853.00	
NET INCOME	88,822.89	-0.56	88,823.45	15,861,330.4 %	90,096.29	87,721.09	2,375.20	2.7 %
NET INCOME SUMMARY								
Income	326,544.71	319,873.58	6,671.13	2.1 %	316,542.94	307,161.64	9,381.30	3.1 %
Expense	-310,302.48	-319,874.14	9,571.66	3.0 %	-302,152.06	-300,690.57	-1,461.49	0.5 %
Other Income & Expense	72,580.66	0.00	72,580.66		75,705.41	81,250.02	-5,544.61	-6.8 %
NET INCOME	88,822.89	-0.56	88,823.45	15,861,330.4 %	90,096.29	87,721.09	2,375.20	2.7 %

Balance Sheet

Property: Powder Wood Condominium Association

As of 04/30/26 (accrual basis)

ASSETS

Bank	
1000 Powder Wood Operating Acct	219,643.16
1020 Reserve Account	<u>361,099.44</u>
Total Bank	580,742.60
Accounts Receivable	
1100 Accounts Receivable	<u>15,558.42</u>
Total Accounts Receivable	15,558.42
Other Current Asset	
1200 Undeposited Funds	220.71
1700 Prepaid Expenses	<u>20,478.41</u>
Total Other Current Asset	<u>20,699.12</u>
TOTAL ASSETS	<u>617,000.14</u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	<u>60,440.58</u>
Total Accounts Payable	60,440.58
Other Current Liability	
2300 Prepaid HOA Dues	<u>39,932.74</u>
Total Other Current Liability	<u>39,932.74</u>
Total Liabilities	100,373.32

Equity

3000 Net Income	118,249.64
3001 Retained Earnings	<u>398,377.18</u>
Total Equity	<u>516,626.82</u>
TOTAL LIABILITIES & EQUITY	<u>617,000.14</u>

Financial Statement

Property: Powder Wood Condominium Association

04/01/26 - 04/30/26 (accrual)

ASSETS

Bank	
1000 Powder Wood Operating Acct	219,643.16
1020 Reserve Account	361,099.44
Total Bank	580,742.60
Accounts Receivable	
1100 Accounts Receivable	15,558.42
Total Accounts Receivable	15,558.42
Other Current Asset	
1200 Undeposited Funds	220.71
1700 Prepaid Expenses	20,478.41
Total Other Current Asset	20,699.12
TOTAL ASSETS	617,000.14

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	60,440.58
Total Accounts Payable	60,440.58
Other Current Liability	
2300 Prepaid HOA Dues	39,932.74
Total Other Current Liability	39,932.74
Total Liabilities	100,373.32

Equity

Equity	
3001 Retained Earnings	398,377.18
Total Equity	398,377.18
Net Income (1/1/2026 thru 3/31/2026)	73,950.46
Income	
4000 Income	108,450.92
Total Income	108,450.92
Other Income	
8000 Reserve Account Income	28,511.62
Total Other Income	28,511.62
Expense	
5000 Administration	5,130.81
5100 Payroll	11,483.30
5300 Maintenance-Vendor Contract & Supplies	16,770.14
5400 Repairs & Maintenance - In House	1,551.10
5900 Utilities	54,800.95
6100 Insurance	2,927.06
Total Expense	92,663.36

Net Income (4/1/2026 thru 4/30/2026)	44,299.18
Total Equity	516,626.82
TOTAL LIABILITIES & EQUITY	617,000.14

Budget Comparison

Property: Powder Wood Condominium Association

Comparison Periods: 01/01/26 - 04/30/26 and 01/01/25 - 04/30/25 (accrual basis)

	Actual 01/01/26 - 04/30/26	Budget 01/26 - 04/26	\$ Change	% Change	Actual YTD 01/01/25 - 04/30/25	Budget YTD 01/25 - 04/25	\$ Change	% Change
INCOME								
4000 Income								
4001 HOA Assessments	217,652.54	216,615.99	1,036.55	0.5 %	197,222.64	196,038.52	1,184.12	0.6 %
4002 Fees-Late/Interest/Atty	-284.35	333.34	-617.69	-185.3 %	2,062.07	1,000.00	1,062.07	106.2 %
4003 Parking Income	1,016.00	1,500.00	-484.00	-32.3 %	1,765.00	1,500.00	265.00	17.7 %
4004 Clubhouse Rental Income	1,725.00	0.00	1,725.00		900.00	400.00	500.00	125.0 %
4005 Misc Income	1,630.00	333.34	1,296.66	389.0 %	1,490.00	500.00	990.00	198.0 %
4007 Fines	0.00	0.00	0.00		150.00	0.00	150.00	
4008 Maintenance Assessment	1,510.00	833.34	676.66	81.2 %	3,613.70	333.32	3,280.38	984.2 %
4010 Cable/Internet Assessment	58,623.73	58,557.52	66.21	0.1 %	61,705.92	61,706.94	-1.02	0.0 %
4011 Water/Sewer Assessment	147,715.16	146,991.20	723.96	0.5 %	143,797.92	143,736.76	61.16	0.0 %
4012 Reinvestment Fee	5,348.29	1,333.34	4,014.95	301.1 %	4,999.99	4,333.32	666.67	15.4 %
4000 Total Income	434,936.37	426,498.07	8,438.30	2.0 %	417,707.24	409,548.86	8,158.38	2.0 %
TOTAL INCOME	434,936.37	426,498.07	8,438.30	2.0 %	417,707.24	409,548.86	8,158.38	2.0 %
EXPENSE								
5000 Administration								
5001 Accounting Services	250.00	83.36	166.64	199.9 %	250.00	20.00	230.00	1,150.0 %
5002 Bank Service Charge	30.00	166.68	-136.68	-82.0 %	80.00	0.00	80.00	
5004 Legal & Professional	3,120.06	1,853.36	1,266.70	68.3 %	0.00	733.34	-733.34	-100.0 %
5005 Miscellaneous Administrative	640.61	166.68	473.93	284.3 %	0.00	166.66	-166.66	-100.0 %
5006 Office Equipment	0.00	166.68	-166.68	-100.0 %	1,220.00	0.00	1,220.00	
5007 Office Supplies	287.76	500.00	-212.24	-42.4 %	470.28	252.00	218.28	86.6 %
5008 Printing & Postage	223.85	50.00	173.85	347.7 %	5.52	133.36	-127.84	-95.9 %
5009 Telephone	873.18	166.68	706.50	423.9 %	821.80	66.68	755.12	1,132.5 %
5011 Management Fees	18,035.32	18,035.36	-0.04	0.0 %	17,510.00	17,510.00	0.00	0.0 %
5014 Computer & IT Support / Repair	388.94	333.36	55.58	16.7 %	886.42	260.00	626.42	240.9 %
5015 Cell Phone / After Hours	0.00	116.68	-116.68	-100.0 %	0.00	0.00	0.00	
5016 Uniforms	0.00	116.68	-116.68	-100.0 %	0.00	166.64	-166.64	-100.0 %
5017 Software / Training	165.00	133.36	31.64	23.7 %	216.23	75.00	141.23	188.3 %
5000 Total Administration	24,014.72	21,888.88	2,125.84	9.7 %	21,460.25	19,383.68	2,076.57	10.7 %
5100 Payroll								
5101 Administrative Payroll	20,649.52	20,748.04	-98.52	-0.5 %	19,762.31	18,126.65	1,635.66	9.0 %
5103 Administrative Payroll Taxes	1,381.81	1,335.36	46.45	3.5 %	1,304.74	1,263.48	41.26	3.3 %
5104 Admin Other Employee Related Co	172.58	504.20	-331.62	-65.8 %	470.96	400.00	70.96	17.7 %
5105 Admin Temp Labor	2,934.25	2,738.16	196.09	7.2 %	2,700.00	2,833.64	-133.64	-4.7 %
5106 Maintenance Payroll	19,289.60	22,782.48	-3,492.88	-15.3 %	19,436.71	31,197.72	-11,761.01	-37.7 %
5107 Maintenance Benefits	1,720.52	1,542.87	177.65	11.5 %	1,361.00	1,647.76	-286.76	-17.4 %

	Actual 01/01/26 - 04/30/26	Budget 01/26 - 04/26	\$ Change	% Change	Actual YTD 01/01/25 - 04/30/25	Budget YTD 01/25 - 04/25	\$ Change	% Change
5108 Maintenance Payroll Taxes	1,745.16	1,866.65	-121.49	-6.5 %	1,450.92	2,542.00	-1,091.08	-42.9 %
5109 Maint Other Employee Related Cos	82.80	89.56	-6.76	-7.5 %	0.00	125.00	-125.00	-100.0 %
5110 Maint Temp Labor	6,220.00	10,061.40	-3,841.40	-38.2 %	13,635.00	0.00	13,635.00	
5100 Total Payroll	54,196.24	61,668.72	-7,472.48	-12.1 %	60,121.64	58,136.25	1,985.39	3.4 %
5300 Maintenance-Vendor Contract & Supp								
5301 Alarm System/Fire Sprinklers	18,537.51	16,666.68	1,870.83	11.2 %	25,865.61	7,553.36	18,312.25	242.4 %
5302 Contracted Services & Supplies	8,300.00	833.36	7,466.64	896.0 %	1,592.50	833.32	759.18	91.1 %
5303 Common Area Contracted Service	10,445.58	8,333.36	2,112.22	25.3 %	10,013.07	6,666.68	3,346.39	50.2 %
5304 Asphalt Repairs / Restripe	907.46	2,400.00	-1,492.54	-62.2 %	2,635.51	1,666.64	968.87	58.1 %
5306 Concrete Repairs	0.00	166.68	-166.68	-100.0 %	0.00	500.00	-500.00	-100.0 %
5307 Plumbing Repairs	7,356.69	11,666.68	-4,309.99	-36.9 %	27,022.86	11,666.72	15,356.14	131.6 %
5308 Roof Repairs	570.00	833.36	-263.36	-31.6 %	0.00	1,333.36	-1,333.36	-100.0 %
5309 Stairs / Landings	0.00	1,000.00	-1,000.00	-100.0 %	2,990.40	0.00	2,990.40	
5310 Painting Services	0.00	833.36	-833.36	-100.0 %	900.00	0.00	900.00	
5311 Electrical Repairs	1,068.75	666.68	402.07	60.3 %	1,090.00	500.00	590.00	118.0 %
5312 Landscaping Contract	22,923.00	22,416.27	506.73	2.3 %	22,370.00	21,348.83	1,021.17	4.8 %
5313 Snow Removal	1,041.79	6,666.68	-5,624.89	-84.4 %	5,366.54	10,000.00	-4,633.46	-46.3 %
5314 Landscaping Services/Grounds Sup	886.81	11,666.68	-10,779.87	-92.4 %	4,430.78	8,333.32	-3,902.54	-46.8 %
5315 Pest Control	103.37	133.36	-29.99	-22.5 %	365.25	0.00	365.25	
5316 Rec. Fac./Pool & Spa	4,116.25	5,000.00	-883.75	-17.7 %	2,743.39	6,000.00	-3,256.61	-54.3 %
5317 Rec. Fac./Rec. Equipment Mainten	384.32	666.68	-282.36	-42.4 %	383.96	920.00	-536.04	-58.3 %
5318 Window Washing Service	0.00	1,066.68	-1,066.68	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
5319 Maintenance Supplies	117.45	300.00	-182.55	-60.8 %	227.46	300.00	-72.54	-24.2 %
5320 Vehicle/Equip Expense	0.00	500.00	-500.00	-100.0 %	0.00	633.36	-633.36	-100.0 %
5300 Other Maintenance-Vendor Contrac	0.00	500.00	-500.00	-100.0 %	178.00	0.00	178.00	
5300 Total Maintenance-Vendor Contrac	76,758.98	92,316.51	-15,557.53	-16.9 %	108,175.33	79,255.59	28,919.74	36.5 %
5400 Repairs & Maintenance - In House								
5401 Paint Supplies	1,372.26	1,733.36	-361.10	-20.8 %	2,055.12	1,466.69	588.43	40.1 %
5402 Plumbing Supplies	0.00	333.36	-333.36	-100.0 %	0.00	48.00	-48.00	-100.0 %
5403 Electrical Supplies	0.00	66.68	-66.68	-100.0 %	50.00	93.36	-43.36	-46.4 %
5404 Light Bulbs / Fixtures	446.59	666.68	-220.09	-33.0 %	758.93	666.64	92.29	13.8 %
5405 Exterior Building	0.00	333.36	-333.36	-100.0 %	175.61	533.36	-357.75	-67.1 %
5407 Doors/Windows/Screen Repair Sup	0.00	166.68	-166.68	-100.0 %	420.32	96.68	323.64	334.8 %
5408 Maintenance Equipment	0.00	266.68	-266.68	-100.0 %	75.32	500.00	-424.68	-84.9 %
5409 Misc Repairs & Maintenance Suppl	925.52	1,666.68	-741.16	-44.5 %	1,879.57	1,600.00	279.57	17.5 %
5400 Other Repairs & Maintenance - In H	0.00	0.00	0.00		168.77	0.00	168.77	
5400 Total Repairs & Maintenance - In H	2,744.37	5,233.48	-2,489.11	-47.6 %	5,583.64	5,004.73	578.91	11.6 %
5900 Utilities								
5901 Bulk Cable & Internet	56,399.52	58,557.52	-2,158.00	-3.7 %	53,779.00	61,706.99	-7,927.99	-12.8 %
5902 Electricity	14,130.14	11,595.32	2,534.82	21.9 %	12,542.67	12,131.20	411.47	3.4 %
5903 Internet Service-Office	875.43	847.23	28.20	3.3 %	819.60	800.00	19.60	2.4 %
5904 Natural Gas	3,812.95	6,251.50	-2,438.55	-39.0 %	3,879.34	5,709.12	-1,829.78	-32.1 %
5905 Trash	0.00	6,384.00	-6,384.00	-100.0 %	0.00	0.00	0.00	

	Actual 01/01/26 - 04/30/26	Budget 01/26 - 04/26	\$ Change	% Change	Actual YTD 01/01/25 - 04/30/25	Budget YTD 01/25 - 04/25	\$ Change	% Change
5906 Sewer	42,427.48	49,146.65	-6,719.17	-13.7 %	41,271.80	44,720.14	-3,448.34	-7.7 %
5907 Water	102,875.07	97,844.56	5,030.51	5.1 %	92,722.53	99,016.72	-6,294.19	-6.4 %
5900 Total Utilities	220,520.59	230,626.78	-10,106.19	-4.4 %	205,014.94	224,084.17	-19,069.23	-8.5 %
6100 Insurance								
6103 Package/Liability Insurance	13,754.30	13,860.44	-106.14	-0.8 %	12,474.40	13,860.49	-1,386.09	-10.0 %
6104 Umbrella Insurance	0.00	404.00	-404.00	-100.0 %	0.00	404.00	-404.00	-100.0 %
6105 Worker's Comp Insurance	0.00	500.00	-500.00	-100.0 %	0.00	584.17	-584.17	-100.0 %
6100 Total Insurance	13,754.30	14,764.44	-1,010.14	-6.8 %	12,474.40	14,848.66	-2,374.26	-16.0 %
6200 Taxes								
6201 State/Federal Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
6200 Total Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
7000 Defaulted Dues Bad Debt	11,778.35	0.00	11,778.35		0.00	0.00	0.00	
TOTAL EXPENSE	404,856.21	426,498.81	-21,642.60	-5.1 %	414,104.20	400,963.08	13,141.12	3.3 %
OTHER INCOME								
8000 Reserve Account Income								
4009 Reserve Assessment	113,750.00	0.00	113,750.00		108,333.36	108,333.36	0.00	0.0 %
8001 Interest Income	265.08	0.00	265.08		399.11	0.00	399.11	
8000 Total Reserve Account Income	114,015.08	0.00	114,015.08		108,732.47	108,333.36	399.11	0.4 %
TOTAL OTHER INCOME	114,015.08	0.00	114,015.08		108,732.47	108,333.36	399.11	0.4 %
OTHER EXPENSE								
9000 Reserve Account Expense								
9001 Reserve Expense	25,845.60	0.00	25,845.60		5,853.00	0.00	5,853.00	
9000 Total Reserve Account Expense	25,845.60	0.00	25,845.60		5,853.00	0.00	5,853.00	
TOTAL OTHER EXPENSE	25,845.60	0.00	25,845.60		5,853.00	0.00	5,853.00	
NET INCOME	118,249.64	-0.74	118,250.38	15,979,781.1 %	106,482.51	116,919.14	-10,436.63	-8.9 %
NET INCOME SUMMARY								
Income	434,936.37	426,498.07	8,438.30	2.0 %	417,707.24	409,548.86	8,158.38	2.0 %
Expense	-404,856.21	-426,498.81	21,642.60	5.1 %	-414,104.20	-400,963.08	-13,141.12	3.3 %
Other Income & Expense	88,169.48	0.00	88,169.48		102,879.47	108,333.36	-5,453.89	-5.0 %
NET INCOME	118,249.64	-0.74	118,250.38	15,979,781.1 %	106,482.51	116,919.14	-10,436.63	-8.9 %

Balance Sheet

Property: Powder Wood Condominium Association
As of 05/31/26 (accrual basis)

ASSETS

Bank	
1000 Powder Wood Operating Acct	223,773.12
1020 Reserve Account	389,617.19
Total Bank	613,390.31
Accounts Receivable	
1100 Accounts Receivable	16,387.31
Total Accounts Receivable	16,387.31
Other Current Asset	
1200 Undeposited Funds	220.71
1700 Prepaid Expenses	
1702 Commercial / Umbrella Prepaid	14,166.33
1704 Taxes Prepaid	2,703.00
1700 Total Prepaid Expenses	16,869.33
Total Other Current Asset	17,090.04
TOTAL ASSETS	646,867.66

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	56,276.35
Total Accounts Payable	56,276.35
Other Current Liability	
2300 Prepaid HOA Dues	38,178.20
Total Other Current Liability	38,178.20
Total Liabilities	94,454.55

Equity

3000 Net Income	154,035.93
3001 Retained Earnings	398,377.18
Total Equity	552,413.11
TOTAL LIABILITIES & EQUITY	646,867.66

Financial Statement

Property: Powder Wood Condominium Association

01/01/26 - 05/31/26 (accrual)

ASSETS

Bank	
1000 Powder Wood Operating Acct	223,773.12
1020 Reserve Account	389,617.19
Total Bank	613,390.31
Accounts Receivable	
1100 Accounts Receivable	16,387.31
Total Accounts Receivable	16,387.31
Other Current Asset	
1200 Undeposited Funds	220.71
1700 Prepaid Expenses	
1702 Commercial / Umbrella Prepaid	14,166.33
1704 Taxes Prepaid	2,703.00
1700 Total Prepaid Expenses	16,869.33
Total Other Current Asset	17,090.04
TOTAL ASSETS	646,867.66

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	56,276.35
Total Accounts Payable	56,276.35
Other Current Liability	
2300 Prepaid HOA Dues	38,178.20
Total Other Current Liability	38,178.20
Total Liabilities	94,454.55

Equity

Equity	
3001 Retained Earnings	398,377.18
Total Equity	398,377.18
Income	
4000 Income	
4001 HOA Assessments	272,108.16
4002 Fees-Late/Interest/Atty	-94.16
4003 Parking Income	1,327.00
4004 Clubhouse Rental Income	1,575.00
4005 Misc Income	1,630.00
4007 Fines	-75.00
4008 Maintenance Assessment	2,085.00
4010 Cable/Internet Assessment	73,263.61
4011 Water/Sewer Assessment	184,463.24
4012 Reinvestment Fee	5,348.29
4000 Total Income	541,631.14

Total Income	541,631.14
Other Income	
8000 Reserve Account Income	
4009 Reserve Assessment	142,187.50
8001 Interest Income	345.33
8000 Total Reserve Account Income	142,532.83
Total Other Income	142,532.83
Expense	
5000 Administration	
5001 Accounting Services	250.00
5002 Bank Service Charge	40.00
5004 Legal & Professional	3,120.06
5005 Miscellaneous Administrative	698.11
5007 Office Supplies	383.36
5008 Printing & Postage	223.85
5009 Telephone	1,089.37
5011 Management Fees	22,544.15
5014 Computer & IT Support / Repair	779.36
5017 Software / Training	165.00
5000 Total Administration	29,293.26
5100 Payroll	
5101 Administrative Payroll	25,723.45
5103 Administrative Payroll Taxes	1,691.81
5104 Admin Other Employee Related Costs/Payroll Fee	243.51
5105 Admin Temp Labor	3,944.25
5106 Maintenance Payroll	23,856.86
5107 Maintenance Benefits	2,149.90
5108 Maintenance Payroll Taxes	2,151.14
5109 Maint Other Employee Related Costs	82.80
5110 Maint Temp Labor	12,680.00
5100 Total Payroll	72,523.72
5300 Maintenance-Vendor Contract & Supplies	
5301 Alarm System/Fire Sprinklers	20,032.51
5302 Contracted Services & Supplies	5,460.00
5303 Common Area Contracted Service & Supplies	10,445.58
5304 Asphalt Repairs / Restripe	1,053.61
5307 Plumbing Repairs	12,706.69
5308 Roof Repairs	570.00
5310 Painting Services	140.00
5311 Electrical Repairs	1,068.75
5312 Landscaping Contract	28,583.00
5313 Snow Removal	1,041.79
5314 Landscaping Services/Grounds Supplies	1,307.75
5315 Pest Control	103.37
5316 Rec. Fac./Pool & Spa	10,561.47
5317 Rec. Fac./Rec. Equipment Maintenance	487.23
5319 Maintenance Supplies	117.45
5300 Total Maintenance-Vendor Contract & Supplies	93,679.20
5400 Repairs & Maintenance - In House	
5401 Paint Supplies	1,439.18
5404 Light Bulbs / Fixtures	446.59
5405 Exterior Building	265.09
5409 Misc Repairs & Maintenance Supplies	966.00
5400 Total Repairs & Maintenance - In House	3,116.86

5900 Utilities	
5901 Bulk Cable & Internet	70,499.40
5902 Electricity	17,077.87
5903 Internet Service-Office	1,099.28
5904 Natural Gas	4,666.54
5906 Sewer	53,034.35
5907 Water	128,917.39
5900 Total Utilities	<u>275,294.83</u>
6100 Insurance	
6103 Package/Liability Insurance	<u>17,363.38</u>
6100 Total Insurance	<u>17,363.38</u>
6200 Taxes	
6201 State/Federal Taxes	<u>1,088.66</u>
6200 Total Taxes	<u>1,088.66</u>
7000 Defaulted Dues Bad Debt	<u>11,778.35</u>
Total Expense	504,138.26
Other Expense	
9000 Reserve Account Expense	
9001 Reserve Expense	<u>25,989.78</u>
9000 Total Reserve Account Expense	<u>25,989.78</u>
Total Other Expense	<u>25,989.78</u>
Net Income (1/1/2026 thru 5/31/2026)	154,035.93
 Total Equity	 <u>552,413.11</u>
 TOTAL LIABILITIES & EQUITY	 <u><u>646,867.66</u></u>

Budget Comparison

Property: Powder Wood Condominium Association

Comparison Periods: 01/01/26 - 05/31/26 and 01/01/25 - 05/31/25 (accrual basis)

	Actual 01/01/26 - 05/31/26	Budget 01/26 - 05/26	\$ Change	% Change	Actual YTD 01/01/25 - 05/31/25	Budget YTD 01/25 - 05/25	\$ Change	% Change
INCOME								
4000 Income								
4001 HOA Assessments	272,108.16	270,769.98	1,338.18	0.5 %	246,528.30	245,048.15	1,480.15	0.6 %
4002 Fees-Late/Interest/Atty	-94.16	416.67	-510.83	-122.6 %	2,555.86	1,250.00	1,305.86	104.5 %
4003 Parking Income	1,327.00	1,875.00	-548.00	-29.2 %	2,425.00	1,875.00	550.00	29.3 %
4004 Clubhouse Rental Income	1,575.00	0.00	1,575.00		1,125.00	500.00	625.00	125.0 %
4005 Misc Income	1,630.00	416.69	1,213.31	291.2 %	1,490.80	625.00	865.80	138.5 %
4007 Fines	-75.00	0.00	-75.00		150.00	0.00	150.00	
4008 Maintenance Assessment	2,085.00	1,041.67	1,043.33	100.2 %	3,613.70	416.65	3,197.05	767.3 %
4010 Cable/Internet Assessment	73,263.61	73,196.90	66.71	0.1 %	77,132.40	77,133.68	-1.28	0.0 %
4011 Water/Sewer Assessment	184,463.24	183,739.00	724.24	0.4 %	179,747.40	179,670.95	76.45	0.0 %
4012 Reinvestment Fee	5,348.29	1,666.67	3,681.62	220.9 %	4,999.99	5,416.65	-416.66	-7.7 %
4000 Total Income	541,631.14	533,122.58	8,508.56	1.6 %	519,768.45	511,936.08	7,832.37	1.5 %
TOTAL INCOME	541,631.14	533,122.58	8,508.56	1.6 %	519,768.45	511,936.08	7,832.37	1.5 %
EXPENSE								
5000 Administration								
5001 Accounting Services	250.00	104.19	145.81	139.9 %	250.00	40.00	210.00	525.0 %
5002 Bank Service Charge	40.00	208.35	-168.35	-80.8 %	80.00	0.00	80.00	
5004 Legal & Professional	3,120.06	2,316.69	803.37	34.7 %	0.00	916.67	-916.67	-100.0 %
5005 Miscellaneous Administrative	698.11	208.35	489.76	235.1 %	0.00	208.32	-208.32	-100.0 %
5006 Office Equipment	0.00	208.35	-208.35	-100.0 %	1,220.00	0.00	1,220.00	
5007 Office Supplies	383.36	625.00	-241.64	-38.7 %	470.28	315.00	155.28	49.3 %
5008 Printing & Postage	223.85	62.50	161.35	258.2 %	5.52	166.69	-161.17	-96.7 %
5009 Telephone	1,089.37	208.35	881.02	422.9 %	1,027.13	83.34	943.79	1,132.5 %
5011 Management Fees	22,544.15	22,544.19	-0.04	0.0 %	21,887.50	21,887.50	0.00	0.0 %
5014 Computer & IT Support / Repair	779.36	416.69	362.67	87.0 %	963.68	325.00	638.68	196.5 %
5015 Cell Phone / After Hours	0.00	145.85	-145.85	-100.0 %	0.00	0.00	0.00	
5016 Uniforms	0.00	145.85	-145.85	-100.0 %	163.02	208.31	-45.29	-21.7 %
5017 Software / Training	165.00	166.69	-1.69	-1.0 %	216.23	75.00	141.23	188.3 %
5000 Total Administration	29,293.26	27,361.05	1,932.21	7.1 %	26,283.36	24,225.83	2,057.53	8.5 %
5100 Payroll								
5101 Administrative Payroll	25,723.45	25,935.05	-211.60	-0.8 %	24,966.63	22,658.31	2,308.32	10.2 %
5103 Administrative Payroll Taxes	1,691.81	1,669.20	22.61	1.4 %	1,634.78	1,579.34	55.44	3.5 %
5104 Admin Other Employee Related Co	243.51	630.25	-386.74	-61.4 %	579.41	500.00	79.41	15.9 %
5105 Admin Temp Labor	3,944.25	3,422.70	521.55	15.2 %	3,710.00	3,542.04	167.96	4.7 %
5106 Maintenance Payroll	23,856.86	28,478.10	-4,621.24	-16.2 %	23,939.54	38,997.13	-15,057.59	-38.6 %
5107 Maintenance Benefits	2,149.90	1,928.58	221.32	11.5 %	1,740.39	2,059.69	-319.30	-15.5 %

	Actual 01/01/26 - 05/31/26	Budget 01/26 - 05/26	\$ Change	% Change	Actual YTD 01/01/25 - 05/31/25	Budget YTD 01/25 - 05/25	\$ Change	% Change
5108 Maintenance Payroll Taxes	2,151.14	2,333.31	-182.17	-7.8 %	1,851.00	3,177.50	-1,326.50	-41.7 %
5109 Maint Other Employee Related Cos	82.80	111.95	-29.15	-26.0 %	70.82	125.00	-54.18	-43.3 %
5110 Maint Temp Labor	12,680.00	12,576.75	103.25	0.8 %	17,235.00	0.00	17,235.00	
5100 Total Payroll	72,523.72	77,085.89	-4,562.17	-5.9 %	75,727.57	72,639.01	3,088.56	4.3 %
5300 Maintenance-Vendor Contract & Supp								
5301 Alarm System/Fire Sprinklers	20,032.51	20,833.35	-800.84	-3.8 %	29,431.61	9,441.69	19,989.92	211.7 %
5302 Contracted Services & Supplies	5,460.00	1,041.69	4,418.31	424.1 %	1,592.50	1,041.65	550.85	52.9 %
5303 Common Area Contracted Service	10,445.58	10,416.69	28.89	0.3 %	10,333.07	8,333.34	1,999.73	24.0 %
5304 Asphalt Repairs / Restripe	1,053.61	3,000.00	-1,946.39	-64.9 %	2,875.11	2,083.31	791.80	38.0 %
5306 Concrete Repairs	0.00	208.35	-208.35	-100.0 %	0.00	625.00	-625.00	-100.0 %
5307 Plumbing Repairs	12,706.69	14,583.35	-1,876.66	-12.9 %	27,657.86	14,583.38	13,074.48	89.7 %
5308 Roof Repairs	570.00	1,041.69	-471.69	-45.3 %	880.00	1,666.69	-786.69	-47.2 %
5309 Stairs / Landings	0.00	1,250.00	-1,250.00	-100.0 %	2,990.40	0.00	2,990.40	
5310 Painting Services	140.00	1,041.69	-901.69	-86.6 %	1,732.00	0.00	1,732.00	
5311 Electrical Repairs	1,068.75	833.35	235.40	28.2 %	1,090.00	625.00	465.00	74.4 %
5312 Landscaping Contract	28,583.00	28,020.33	562.67	2.0 %	28,030.00	26,686.03	1,343.97	5.0 %
5313 Snow Removal	1,041.79	8,333.35	-7,291.56	-87.5 %	5,366.54	12,500.00	-7,133.46	-57.1 %
5314 Landscaping Services/Grounds Sup	1,307.75	14,583.35	-13,275.60	-91.0 %	6,129.29	10,416.65	-4,287.36	-41.2 %
5315 Pest Control	103.37	166.69	-63.32	-38.0 %	365.25	50.00	315.25	630.5 %
5316 Rec. Fac./Pool & Spa	10,561.47	6,250.00	4,311.47	69.0 %	3,205.89	7,500.00	-4,294.11	-57.3 %
5317 Rec. Fac./Rec. Equipment Mainten	487.23	833.35	-346.12	-41.5 %	583.75	1,150.00	-566.25	-49.2 %
5318 Window Washing Service	0.00	1,333.35	-1,333.35	-100.0 %	0.00	1,250.00	-1,250.00	-100.0 %
5319 Maintenance Supplies	117.45	375.00	-257.55	-68.7 %	227.46	375.00	-147.54	-39.3 %
5320 Vehicle/Equip Expense	0.00	625.00	-625.00	-100.0 %	402.36	791.69	-389.33	-49.2 %
5300 Other Maintenance-Vendor Contrac	0.00	625.00	-625.00	-100.0 %	178.00	0.00	178.00	
5300 Total Maintenance-Vendor Contrac	93,679.20	115,395.58	-21,716.38	-18.8 %	123,071.09	99,119.43	23,951.66	24.2 %
5400 Repairs & Maintenance - In House								
5401 Paint Supplies	1,439.18	2,166.69	-727.51	-33.6 %	2,055.12	1,833.35	221.77	12.1 %
5402 Plumbing Supplies	0.00	416.69	-416.69	-100.0 %	0.00	48.00	-48.00	-100.0 %
5403 Electrical Supplies	0.00	83.35	-83.35	-100.0 %	50.00	116.69	-66.69	-57.2 %
5404 Light Bulbs / Fixtures	446.59	833.35	-386.76	-46.4 %	758.93	833.31	-74.38	-8.9 %
5405 Exterior Building	265.09	416.69	-151.60	-36.4 %	175.61	666.69	-491.08	-73.7 %
5407 Doors/Windows/Screen Repair Sup	0.00	208.35	-208.35	-100.0 %	420.32	120.84	299.48	247.8 %
5408 Maintenance Equipment	0.00	333.35	-333.35	-100.0 %	75.32	625.00	-549.68	-87.9 %
5409 Misc Repairs & Maintenance Suppl	966.00	2,083.35	-1,117.35	-53.6 %	1,879.57	2,000.00	-120.43	-6.0 %
5400 Other Repairs & Maintenance - In H	0.00	0.00	0.00		168.77	0.00	168.77	
5400 Total Repairs & Maintenance - In H	3,116.86	6,541.82	-3,424.96	-52.4 %	5,583.64	6,243.88	-660.24	-10.6 %
5900 Utilities								
5901 Bulk Cable & Internet	70,499.40	73,196.90	-2,697.50	-3.7 %	67,414.68	77,133.72	-9,719.04	-12.6 %
5902 Electricity	17,077.87	14,494.15	2,583.72	17.8 %	15,413.51	15,164.00	249.51	1.6 %
5903 Internet Service-Office	1,099.28	1,059.03	40.25	3.8 %	1,019.55	1,000.00	19.55	2.0 %
5904 Natural Gas	4,666.54	7,814.37	-3,147.83	-40.3 %	4,331.17	7,136.40	-2,805.23	-39.3 %
5905 Trash	0.00	7,980.00	-7,980.00	-100.0 %	0.00	0.00	0.00	

	Actual 01/01/26 - 05/31/26	Budget 01/26 - 05/26	\$ Change	% Change	Actual YTD 01/01/25 - 05/31/25	Budget YTD 01/25 - 05/25	\$ Change	% Change
5906 Sewer	53,034.35	61,433.31	-8,398.96	-13.7 %	51,589.75	55,900.17	-4,310.42	-7.7 %
5907 Water	128,917.39	122,305.70	6,611.69	5.4 %	116,030.60	123,770.88	-7,740.28	-6.3 %
5900 Total Utilities	275,294.83	288,283.46	-12,988.63	-4.5 %	255,799.26	280,105.17	-24,305.91	-8.7 %
6100 Insurance								
6103 Package/Liability Insurance	17,363.38	17,325.55	37.83	0.2 %	15,593.00	17,325.59	-1,732.59	-10.0 %
6104 Umbrella Insurance	0.00	505.00	-505.00	-100.0 %	0.00	505.00	-505.00	-100.0 %
6105 Worker's Comp Insurance	0.00	625.00	-625.00	-100.0 %	0.00	730.21	-730.21	-100.0 %
6100 Total Insurance	17,363.38	18,455.55	-1,092.17	-5.9 %	15,593.00	18,560.80	-2,967.80	-16.0 %
6200 Taxes								
6201 State/Federal Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
6200 Total Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
7000 Defaulted Dues Bad Debt	11,778.35	0.00	11,778.35		0.00	0.00	0.00	
TOTAL EXPENSE	504,138.26	533,123.35	-28,985.09	-5.4 %	503,331.92	501,144.12	2,187.80	0.4 %
OTHER INCOME								
8000 Reserve Account Income								
4009 Reserve Assessment	142,187.50	142,187.50	0.00	0.0 %	135,416.70	135,416.69	0.01	0.0 %
8001 Interest Income	345.33	0.00	345.33		499.18	0.00	499.18	
8000 Total Reserve Account Income	142,532.83	142,187.50	345.33	0.2 %	135,915.88	135,416.69	499.19	0.4 %
TOTAL OTHER INCOME	142,532.83	142,187.50	345.33	0.2 %	135,915.88	135,416.69	499.19	0.4 %
OTHER EXPENSE								
9000 Reserve Account Expense								
9001 Reserve Expense	25,989.78	0.00	25,989.78		5,853.00	0.00	5,853.00	
9000 Total Reserve Account Expense	25,989.78	0.00	25,989.78		5,853.00	0.00	5,853.00	
TOTAL OTHER EXPENSE	25,989.78	0.00	25,989.78		5,853.00	0.00	5,853.00	
NET INCOME	154,035.93	142,186.73	11,849.20	8.3 %	146,499.41	146,208.65	290.76	0.2 %
NET INCOME SUMMARY								
Income	541,631.14	533,122.58	8,508.56	1.6 %	519,768.45	511,936.08	7,832.37	1.5 %
Expense	-504,138.26	-533,123.35	28,985.09	5.4 %	-503,331.92	-501,144.12	-2,187.80	0.4 %
Other Income & Expense	116,543.05	142,187.50	-25,644.45	-18.0 %	130,062.88	135,416.69	-5,353.81	-4.0 %
NET INCOME	154,035.93	142,186.73	11,849.20	8.3 %	146,499.41	146,208.65	290.76	0.2 %

Balance Sheet

Property: Powder Wood Condominium Association

As of 07/31/26 (accrual basis)

ASSETS

Bank	
1000 Powder Wood Operating Acct	228,393.46
1020 Reserve Account	357,395.46
Total Bank	585,788.92
Accounts Receivable	
1100 Accounts Receivable	11,599.90
Total Accounts Receivable	11,599.90
Other Current Asset	
1200 Undeposited Funds	5,604.67
1700 Prepaid Expenses	
1702 Commercial / Umbrella Prepaid	6,948.17
1704 Taxes Prepaid	2,703.00
1700 Total Prepaid Expenses	9,651.17
Total Other Current Asset	15,255.84
TOTAL ASSETS	612,644.66

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	74,034.83
Total Accounts Payable	74,034.83
Other Current Liability	
2300 Prepaid HOA Dues	53,781.13
Total Other Current Liability	53,781.13
Total Liabilities	127,815.96

Equity

3000 Net Income	86,451.52
3001 Retained Earnings	398,377.18
Total Equity	484,828.70
TOTAL LIABILITIES & EQUITY	612,644.66

Financial Statement

Property: Powder Wood Condominium Association

01/01/26 - 07/31/26 (accrual)

ASSETS

Bank	
1000 Powder Wood Operating Acct	228,393.46
1020 Reserve Account	357,395.46
Total Bank	585,788.92
Accounts Receivable	
1100 Accounts Receivable	11,599.90
Total Accounts Receivable	11,599.90
Other Current Asset	
1200 Undeposited Funds	5,604.67
1700 Prepaid Expenses	
1702 Commercial / Umbrella Prepaid	6,948.17
1704 Taxes Prepaid	2,703.00
1700 Total Prepaid Expenses	9,651.17
Total Other Current Asset	15,255.84
TOTAL ASSETS	612,644.66

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	74,034.83
Total Accounts Payable	74,034.83
Other Current Liability	
2300 Prepaid HOA Dues	53,781.13
Total Other Current Liability	53,781.13
Total Liabilities	127,815.96

Equity

Equity	
3001 Retained Earnings	398,377.18
Total Equity	398,377.18

Income

4000 Income	
4001 HOA Assessments	381,019.40
4002 Fees-Late/Interest/Atty	118.59
4003 Parking Income	2,062.00
4004 Clubhouse Rental Income	1,575.00
4005 Misc Income	1,744.11
4007 Fines	25.00
4008 Maintenance Assessment	2,960.00
4010 Cable/Internet Assessment	102,543.37
4011 Water/Sewer Assessment	257,959.40
4012 Reinvestment Fee	5,348.29
4000 Total Income	755,355.16

Total Income	755,355.16
Other Income	
8000 Reserve Account Income	
4009 Reserve Assessment	199,062.50
8001 Interest Income	498.60
8000 Total Reserve Account Income	199,561.10
Total Other Income	199,561.10
Expense	
5000 Administration	
5001 Accounting Services	250.00
5002 Bank Service Charge	70.00
5004 Legal & Professional	3,120.06
5005 Miscellaneous Administrative	823.11
5007 Office Supplies	625.78
5008 Printing & Postage	223.85
5009 Telephone	1,537.17
5011 Management Fees	31,561.81
5014 Computer & IT Support / Repair	1,029.13
5017 Software / Training	588.33
5000 Total Administration	39,829.24
5100 Payroll	
5101 Administrative Payroll	36,194.73
5103 Administrative Payroll Taxes	2,333.46
5104 Admin Other Employee Related Costs/Payroll Fee	638.54
5105 Admin Temp Labor	5,434.25
5106 Maintenance Payroll	33,399.81
5107 Maintenance Benefits	3,008.66
5108 Maintenance Payroll Taxes	2,984.64
5109 Maint Other Employee Related Costs	82.80
5110 Maint Temp Labor	17,380.00
5100 Total Payroll	101,456.89
5300 Maintenance-Vendor Contract & Supplies	
5301 Alarm System/Fire Sprinklers	45,578.50
5302 Contracted Services & Supplies	5,460.00
5303 Common Area Contracted Service & Supplies	11,640.59
5304 Asphalt Repairs / Restripe	1,189.53
5306 Concrete Repairs	1,396.00
5307 Plumbing Repairs	16,156.69
5308 Roof Repairs	570.00
5309 Stairs / Landings	16,800.00
5310 Painting Services	140.00
5311 Electrical Repairs	1,613.75
5312 Landscaping Contract	40,469.00
5313 Snow Removal	1,041.79
5314 Landscaping Services/Grounds Supplies	2,257.68
5315 Pest Control	190.97
5316 Rec. Fac./Pool & Spa	14,650.74
5317 Rec. Fac./Rec. Equipment Maintenance	1,408.08
5318 Window Washing Service	2,300.00
5319 Maintenance Supplies	117.45
5300 Total Maintenance-Vendor Contract & Supplies	162,980.77
5400 Repairs & Maintenance - In House	
5401 Paint Supplies	3,006.27
5404 Light Bulbs / Fixtures	715.59

5405 Exterior Building	265.09
5409 Misc Repairs & Maintenance Supplies	1,475.79
5400 Total Repairs & Maintenance - In House	5,462.74
5900 Utilities	
5901 Bulk Cable & Internet	98,876.93
5902 Electricity	22,411.48
5903 Internet Service-Office	1,531.76
5904 Natural Gas	6,285.46
5905 Trash	18,240.00
5906 Sewer	74,110.12
5907 Water	184,591.02
5900 Total Utilities	406,046.77
6100 Insurance	
6103 Package/Liability Insurance	24,581.54
6100 Total Insurance	24,581.54
6200 Taxes	
6201 State/Federal Taxes	1,088.66
6200 Total Taxes	1,088.66
7000 Defaulted Dues Bad Debt	11,778.35
Total Expense	753,224.96
Other Expense	
9000 Reserve Account Expense	
9001 Reserve Expense	115,239.78
9000 Total Reserve Account Expense	115,239.78
Total Other Expense	115,239.78
Net Income (1/1/2026 thru 7/31/2026)	86,451.52
Total Equity	484,828.70
TOTAL LIABILITIES & EQUITY	612,644.66

Budget Comparison

Property: Powder Wood Condominium Association

Comparison Periods: 01/01/26 - 07/31/26 and 01/01/25 - 07/31/25 (accrual basis)

	Actual 01/01/26 - 07/31/26	Budget 01/26 - 07/26	\$ Change	% Change	Actual YTD 01/01/25 - 07/31/25	Budget YTD 01/25 - 07/25	\$ Change	% Change
INCOME								
4000 Income								
4001 HOA Assessments	381,019.40	379,077.96	1,941.44	0.5 %	345,139.62	343,067.41	2,072.21	0.6 %
4002 Fees-Late/Interest/Atty	118.59	583.34	-464.75	-79.7 %	4,179.17	1,750.00	2,429.17	138.8 %
4003 Parking Income	2,062.00	2,625.00	-563.00	-21.4 %	3,440.00	2,625.00	815.00	31.0 %
4004 Clubhouse Rental Income	1,575.00	0.00	1,575.00		1,350.00	700.00	650.00	92.9 %
4005 Misc Income	1,744.11	583.35	1,160.76	199.0 %	1,671.17	875.00	796.17	91.0 %
4007 Fines	25.00	0.00	25.00		150.00	0.00	150.00	
4008 Maintenance Assessment	2,960.00	1,458.35	1,501.65	103.0 %	3,963.70	583.31	3,380.39	579.5 %
4010 Cable/Internet Assessment	102,543.37	102,475.66	67.71	0.1 %	107,985.36	107,987.16	-1.80	0.0 %
4011 Water/Sewer Assessment	257,959.40	257,234.59	724.81	0.3 %	251,646.36	251,539.43	106.93	0.0 %
4012 Reinvestment Fee	5,348.29	2,333.35	3,014.94	129.2 %	4,999.99	7,583.34	-2,583.35	-34.1 %
4000 Total Income	755,355.16	746,371.60	8,983.56	1.2 %	724,525.37	716,710.65	7,814.72	1.1 %
TOTAL INCOME	755,355.16	746,371.60	8,983.56	1.2 %	724,525.37	716,710.65	7,814.72	1.1 %
EXPENSE								
5000 Administration								
5001 Accounting Services	250.00	145.85	104.15	71.4 %	250.00	60.00	190.00	316.7 %
5002 Bank Service Charge	70.00	291.69	-221.69	-76.0 %	140.00	0.00	140.00	
5004 Legal & Professional	3,120.06	3,243.35	-123.29	-3.8 %	682.50	1,283.33	-600.83	-46.8 %
5005 Miscellaneous Administrative	823.11	291.69	531.42	182.2 %	0.00	291.67	-291.67	-100.0 %
5006 Office Equipment	0.00	291.69	-291.69	-100.0 %	1,220.00	0.00	1,220.00	
5007 Office Supplies	625.78	875.00	-249.22	-28.5 %	556.14	441.00	115.14	26.1 %
5008 Printing & Postage	223.85	87.50	136.35	155.8 %	5.52	233.35	-227.83	-97.6 %
5009 Telephone	1,537.17	291.69	1,245.48	427.0 %	1,438.17	116.68	1,321.49	1,132.6 %
5011 Management Fees	31,561.81	31,561.85	-0.04	0.0 %	30,642.50	30,642.50	0.00	0.0 %
5014 Computer & IT Support / Repair	1,029.13	583.35	445.78	76.4 %	1,166.41	455.00	711.41	156.4 %
5015 Cell Phone / After Hours	0.00	204.19	-204.19	-100.0 %	0.00	0.00	0.00	
5016 Uniforms	0.00	204.19	-204.19	-100.0 %	163.02	291.65	-128.63	-44.1 %
5017 Software / Training	588.33	233.35	354.98	152.1 %	546.39	75.00	471.39	628.5 %
5000 Total Administration	39,829.24	38,305.39	1,523.85	4.0 %	36,810.65	33,890.18	2,920.47	8.6 %
5100 Payroll								
5101 Administrative Payroll	36,194.73	36,309.06	-114.33	-0.3 %	35,784.33	31,721.61	4,062.72	12.8 %
5103 Administrative Payroll Taxes	2,333.46	2,336.88	-3.42	-0.1 %	2,206.96	2,211.06	-4.10	-0.2 %
5104 Admin Other Employee Related Co	638.54	882.35	-243.81	-27.6 %	940.28	700.00	240.28	34.3 %
5105 Admin Temp Labor	5,434.25	4,791.78	642.47	13.4 %	4,380.00	4,958.84	-578.84	-11.7 %
5106 Maintenance Payroll	33,399.81	39,869.34	-6,469.53	-16.2 %	33,494.41	54,595.95	-21,101.54	-38.7 %
5107 Maintenance Benefits	3,008.66	2,700.00	308.66	11.4 %	2,499.17	2,883.55	-384.38	-13.3 %

	Actual 01/01/26 - 07/31/26	Budget 01/26 - 07/26	\$ Change	% Change	Actual YTD 01/01/25 - 07/31/25	Budget YTD 01/25 - 07/25	\$ Change	% Change
5108 Maintenance Payroll Taxes	2,984.64	3,266.63	-281.99	-8.6 %	2,689.32	4,448.50	-1,759.18	-39.5 %
5109 Maint Other Employee Related Cos	82.80	156.73	-73.93	-47.2 %	127.81	187.50	-59.69	-31.8 %
5110 Maint Temp Labor	17,380.00	17,607.45	-227.45	-1.3 %	23,785.00	0.00	23,785.00	
5100 Total Payroll	101,456.89	107,920.22	-6,463.33	-6.0 %	105,907.28	101,707.01	4,200.27	4.1 %
5300 Maintenance-Vendor Contract & Supp								
5301 Alarm System/Fire Sprinklers	45,578.50	29,166.69	16,411.81	56.3 %	36,004.30	13,218.35	22,785.95	172.4 %
5302 Contracted Services & Supplies	5,460.00	1,458.35	4,001.65	274.4 %	1,592.50	1,458.31	134.19	9.2 %
5303 Common Area Contracted Service	11,640.59	14,583.35	-2,942.76	-20.2 %	15,215.93	11,666.66	3,549.27	30.4 %
5304 Asphalt Repairs / Restripe	1,189.53	4,200.00	-3,010.47	-71.7 %	6,799.28	2,916.65	3,882.63	133.1 %
5306 Concrete Repairs	1,396.00	291.69	1,104.31	378.6 %	0.00	875.00	-875.00	-100.0 %
5307 Plumbing Repairs	16,156.69	20,416.69	-4,260.00	-20.9 %	49,245.53	20,416.70	28,828.83	141.2 %
5308 Roof Repairs	570.00	1,458.35	-888.35	-60.9 %	1,230.00	2,333.35	-1,103.35	-47.3 %
5309 Stairs / Landings	16,800.00	1,750.00	15,050.00	860.0 %	2,990.40	0.00	2,990.40	
5310 Painting Services	140.00	1,458.35	-1,318.35	-90.4 %	2,362.00	0.00	2,362.00	
5311 Electrical Repairs	1,613.75	1,166.69	447.06	38.3 %	2,854.36	875.00	1,979.36	226.2 %
5312 Landscaping Contract	40,469.00	39,228.45	1,240.55	3.2 %	39,350.00	37,360.43	1,989.57	5.3 %
5313 Snow Removal	1,041.79	11,666.69	-10,624.90	-91.1 %	5,366.54	17,500.00	-12,133.46	-69.3 %
5314 Landscaping Services/Grounds Sup	2,257.68	20,416.69	-18,159.01	-88.9 %	23,480.31	14,583.31	8,897.00	61.0 %
5315 Pest Control	190.97	233.35	-42.38	-18.2 %	365.25	150.00	215.25	143.5 %
5316 Rec. Fac./Pool & Spa	14,650.74	8,750.00	5,900.74	67.4 %	7,151.54	10,500.00	-3,348.46	-31.9 %
5317 Rec. Fac./Rec. Equipment Mainten	1,408.08	1,166.69	241.39	20.7 %	1,252.19	1,610.00	-357.81	-22.2 %
5318 Window Washing Service	2,300.00	1,866.69	433.31	23.2 %	2,248.00	1,750.00	498.00	28.5 %
5319 Maintenance Supplies	117.45	525.00	-407.55	-77.6 %	227.46	525.00	-297.54	-56.7 %
5320 Vehicle/Equip Expense	0.00	875.00	-875.00	-100.0 %	402.36	1,108.35	-705.99	-63.7 %
5300 Other Maintenance-Vendor Contrac	0.00	875.00	-875.00	-100.0 %	958.00	0.00	958.00	
5300 Total Maintenance-Vendor Contrac	162,980.77	161,553.72	1,427.05	0.9 %	199,095.95	138,847.11	60,248.84	43.4 %
5400 Repairs & Maintenance - In House								
5401 Paint Supplies	3,006.27	3,033.35	-27.08	-0.9 %	2,866.32	2,566.67	299.65	11.7 %
5402 Plumbing Supplies	0.00	583.35	-583.35	-100.0 %	0.00	72.00	-72.00	-100.0 %
5403 Electrical Supplies	0.00	116.69	-116.69	-100.0 %	50.00	163.35	-113.35	-69.4 %
5404 Light Bulbs / Fixtures	715.59	1,166.69	-451.10	-38.7 %	831.77	1,166.65	-334.88	-28.7 %
5405 Exterior Building	265.09	583.35	-318.26	-54.6 %	175.61	933.35	-757.74	-81.2 %
5407 Doors/Windows/Screen Repair Sup	0.00	291.69	-291.69	-100.0 %	420.32	169.20	251.12	148.4 %
5408 Maintenance Equipment	0.00	466.69	-466.69	-100.0 %	75.32	875.00	-799.68	-91.4 %
5409 Misc Repairs & Maintenance Suppl	1,475.79	2,916.69	-1,440.90	-49.4 %	2,999.01	2,800.00	199.01	7.1 %
5400 Other Repairs & Maintenance - In H	0.00	0.00	0.00		168.77	0.00	168.77	
5400 Total Repairs & Maintenance - In H	5,462.74	9,158.50	-3,695.76	-40.4 %	7,587.12	8,746.22	-1,159.10	-13.3 %
5900 Utilities								
5901 Bulk Cable & Internet	98,876.93	102,475.66	-3,598.73	-3.5 %	94,127.80	107,987.18	-13,859.38	-12.8 %
5902 Electricity	22,411.48	20,291.81	2,119.67	10.4 %	20,328.09	21,229.60	-901.51	-4.2 %
5903 Internet Service-Office	1,531.76	1,482.63	49.13	3.3 %	1,419.80	1,400.00	19.80	1.4 %
5904 Natural Gas	6,285.46	10,940.11	-4,654.65	-42.5 %	5,657.09	9,990.96	-4,333.87	-43.4 %
5905 Trash	18,240.00	11,172.00	7,068.00	63.3 %	18,240.00	26,199.00	-7,959.00	-30.4 %

	Actual 01/01/26 - 07/31/26	Budget 01/26 - 07/26	\$ Change	% Change	Actual YTD 01/01/25 - 07/31/25	Budget YTD 01/25 - 07/25	\$ Change	% Change
5906 Sewer	74,110.12	86,006.63	-11,896.51	-13.8 %	90,106.38	78,260.23	11,846.15	15.1 %
5907 Water	184,591.02	171,227.96	13,363.06	7.8 %	167,902.39	173,279.20	-5,376.81	-3.1 %
5900 Total Utilities	406,046.77	403,596.80	2,449.97	0.6 %	397,781.55	418,346.17	-20,564.62	-4.9 %
6100 Insurance								
6103 Package/Liability Insurance	24,581.54	24,255.77	325.77	1.3 %	21,830.20	24,255.79	-2,425.59	-10.0 %
6104 Umbrella Insurance	0.00	707.00	-707.00	-100.0 %	0.00	707.00	-707.00	-100.0 %
6105 Worker's Comp Insurance	0.00	875.00	-875.00	-100.0 %	0.00	1,022.29	-1,022.29	-100.0 %
6100 Total Insurance	24,581.54	25,837.77	-1,256.23	-4.9 %	21,830.20	25,985.08	-4,154.88	-16.0 %
6200 Taxes								
6201 State/Federal Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
6200 Total Taxes	1,088.66	0.00	1,088.66		1,274.00	250.00	1,024.00	409.6 %
7000 Defaulted Dues Bad Debt	11,778.35	0.00	11,778.35		0.00	0.00	0.00	
TOTAL EXPENSE	753,224.96	746,372.40	6,852.56	0.9 %	770,286.75	727,771.77	42,514.98	5.8 %
OTHER INCOME								
8000 Reserve Account Income								
4009 Reserve Assessment	199,062.50	199,062.50	0.00	0.0 %	189,583.38	189,583.35	0.03	0.0 %
8001 Interest Income	498.60	0.00	498.60		698.10	0.00	698.10	
8000 Total Reserve Account Income	199,561.10	199,062.50	498.60	0.3 %	190,281.48	189,583.35	698.13	0.4 %
TOTAL OTHER INCOME	199,561.10	199,062.50	498.60	0.3 %	190,281.48	189,583.35	698.13	0.4 %
OTHER EXPENSE								
9000 Reserve Account Expense								
9001 Reserve Expense	115,239.78	0.00	115,239.78		90,545.00	0.00	90,545.00	
9000 Total Reserve Account Expense	115,239.78	0.00	115,239.78		90,545.00	0.00	90,545.00	
TOTAL OTHER EXPENSE	115,239.78	0.00	115,239.78		90,545.00	0.00	90,545.00	
NET INCOME	86,451.52	199,061.70	-112,610.18	-56.6 %	53,975.10	178,522.23	-124,547.13	-69.8 %
NET INCOME SUMMARY								
Income	755,355.16	746,371.60	8,983.56	1.2 %	724,525.37	716,710.65	7,814.72	1.1 %
Expense	-753,224.96	-746,372.40	-6,852.56	0.9 %	-770,286.75	-727,771.77	-42,514.98	5.8 %
Other Income & Expense	84,321.32	199,062.50	-114,741.18	-57.6 %	99,736.48	189,583.35	-89,846.87	-47.4 %
NET INCOME	86,451.52	199,061.70	-112,610.18	-56.6 %	53,975.10	178,522.23	-124,547.13	-69.8 %