

Income Statement Report

The Collection

Common

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - Maintenance Fees	62,392.04	62,392.00	0.04	748,704.48	748,704.00	0.48	748,704.00	(0.48)
4030 - Special Assessments	77,826.39	0.00	77,826.39	778,263.90	0.00	778,263.90	0.00	(778,263.90)
Total Assessment Income	140,218.43	62,392.00	77,826.43	1,526,968.38	748,704.00	778,264.38	748,704.00	(778,264.38)
User Fee Income								
4225 - Key Receipt	0.00	0.00	0.00	102.70	0.00	102.70	0.00	(102.70)
Total User Fee Income	0.00	0.00	0.00	102.70	0.00	102.70	0.00	(102.70)
Rental Income								
4400 - Rent Receipts	9,400.00	4,950.00	4,450.00	62,850.00	59,400.00	3,450.00	59,400.00	(3,450.00)
Total Rental Income	9,400.00	4,950.00	4,450.00	62,850.00	59,400.00	3,450.00	59,400.00	(3,450.00)
Collections Income								
4710 - Late Fees	4,547.86	0.00	4,547.86	13,443.23	0.00	13,443.23	0.00	(13,443.23)
Total Collections Income	4,547.86	0.00	4,547.86	13,443.23	0.00	13,443.23	0.00	(13,443.23)
Other Income								
4805 - Bottles & Cans Recycles	(2,450.28)	0.00	(2,450.28)	600.95	0.00	600.95	0.00	(600.95)
4840 - Holiday Funds Receipts	30,458.00	0.00	30,458.00	34,508.00	0.00	34,508.00	0.00	(34,508.00)
Total Other Income	28,007.72	0.00	28,007.72	35,108.95	0.00	35,108.95	0.00	(35,108.95)
Investment Income								
4900 - Interest Earned - Operating Accounts	14.86	1.00	13.86	181.99	12.00	169.99	12.00	(169.99)
Total Investment Income	14.86	1.00	13.86	181.99	12.00	169.99	12.00	(169.99)
Total Common Income	182,188.87	67,343.00	114,845.87	1,638,655.25	808,116.00	830,539.25	808,116.00	(830,539.25)
<u>Expense</u>								
Administrative								
5000 - General Administrative	2,211.90	1,800.00	411.90	22,327.20	21,600.00	727.20	21,600.00	(727.20)
5015 - Bank Charges	0.00	0.00	0.00	2.77	0.00	2.77	0.00	(2.77)
5045 - Dues & Subscriptions	0.00	300.00	(300.00)	375.00	3,600.00	(3,225.00)	3,600.00	3,225.00

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Expense								
Administrative								
5060 - Bank Loan	1,587.45	1,678.00	(90.55)	19,723.05	20,136.00	(412.95)	20,136.00	412.95
5080 - NSF Charges	0.00	30.00	(30.00)	(10.00)	360.00	(370.00)	360.00	370.00
5085 - Office Equipment	203.62	231.00	(27.38)	3,047.89	2,772.00	275.89	2,772.00	(275.89)
5090 - Office Supplies	588.48	500.00	88.48	5,184.45	6,000.00	(815.55)	6,000.00	815.55
5105 - Reserve Studies	0.00	70.00	(70.00)	0.00	840.00	(840.00)	840.00	840.00
5115 - Web Site Maintenance	2,375.36	450.00	1,925.36	10,163.96	5,400.00	4,763.96	5,400.00	(4,763.96)
Total Administrative	6,966.81	5,059.00	1,907.81	60,814.32	60,708.00	106.32	60,708.00	(106.32)
Communications								
5200 - Community Events	4,842.99	500.00	4,342.99	6,008.50	6,000.00	8.50	6,000.00	(8.50)
5215 - Postage	0.00	650.00	(650.00)	430.06	7,800.00	(7,369.94)	7,800.00	7,369.94
Total Communications	4,842.99	1,150.00	3,692.99	6,438.56	13,800.00	(7,361.44)	13,800.00	7,361.44
Payroll & Benefits								
5325 - Bonuses	0.00	3,333.00	(3,333.00)	27,000.00	39,996.00	(12,996.00)	39,996.00	12,996.00
Total Payroll & Benefits	0.00	3,333.00	(3,333.00)	27,000.00	39,996.00	(12,996.00)	39,996.00	12,996.00
Insurance								
5410 - Fidelity Bond Insurance Premiums	69.67	79.00	(9.33)	892.68	948.00	(55.32)	948.00	55.32
5415 - D&O Insurance Premiums	2,426.17	2,614.00	(187.83)	28,613.60	31,368.00	(2,754.40)	31,368.00	2,754.40
5420 - Umbrella Insurance Premiums	4,932.83	3,209.00	1,723.83	50,972.32	38,508.00	12,464.32	38,508.00	(12,464.32)
5430 - Equipment Breakdown Ins. Premiums	247.42	236.00	11.42	3,093.18	2,832.00	261.18	2,832.00	(261.18)
5445 - General Liability Insurance Premiums	5,828.25	4,676.00	1,152.25	63,585.66	56,112.00	7,473.66	56,112.00	(7,473.66)
5457 - Hurricane Insurance Premiums	30,030.08	0.00	30,030.08	708,613.81	0.00	708,613.81	0.00	(708,613.81)
5458 - Owned Unit 401 HO6 Insurace	0.00	35.00	(35.00)	0.00	420.00	(420.00)	420.00	420.00
5460 - Property Insurance Premiums	30,786.08	24,383.00	6,403.08	356,650.32	292,596.00	64,054.32	292,596.00	(64,054.32)
Total Insurance	74,320.50	35,232.00	39,088.50	1,212,421.57	422,784.00	789,637.57	422,784.00	(789,637.57)

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	1,096.22	750.00	346.22	9,895.96	9,000.00	895.96	9,000.00	(895.96)
Total Utilities	1,096.22	750.00	346.22	9,895.96	9,000.00	895.96	9,000.00	(895.96)
Landscaping								
6100 - Grounds & Landscaping - Contract	2,462.83	3,240.00	(777.17)	35,449.28	38,880.00	(3,430.72)	38,880.00	3,430.72
6165 - Tree Removal	11,193.72	940.00	10,253.72	11,193.72	11,280.00	(86.28)	11,280.00	86.28
Total Landscaping	13,656.55	4,180.00	9,476.55	46,643.00	50,160.00	(3,517.00)	50,160.00	3,517.00
Contracted Services								
6434 - Pest Control	232.19	230.00	2.19	2,779.48	2,760.00	19.48	2,760.00	(19.48)
Total Contracted Services	232.19	230.00	2.19	2,779.48	2,760.00	19.48	2,760.00	(19.48)
Repair & Maintenance								
6515 - Building Repair & Maintenance	48.67	570.00	(521.33)	6,660.66	6,840.00	(179.34)	6,840.00	179.34
6545 - Electrical Supplies/Repair & Maintena	0.00	66.00	(66.00)	0.00	792.00	(792.00)	792.00	792.00
6635 - Janitorial Supplies & Maintenance	0.00	0.00	0.00	89.93	0.00	89.93	0.00	(89.93)
6795 - Other Supplies/Repair & Maintenance	0.00	70.00	(70.00)	0.00	840.00	(840.00)	840.00	840.00
Total Repair & Maintenance	48.67	706.00	(657.33)	6,750.59	8,472.00	(1,721.41)	8,472.00	1,721.41
Professional Services								
7000 - Audit & Tax Services	0.00	920.00	(920.00)	10,471.20	11,040.00	(568.80)	11,040.00	568.80
7030 - Legal Services - General Counsel	1,389.26	1,000.00	389.26	6,687.96	12,000.00	(5,312.04)	12,000.00	5,312.04
7040 - Management Fees	4,110.29	4,110.00	0.29	47,699.94	49,320.00	(1,620.06)	49,320.00	1,620.06
7095 - Professional Fees,Common	221.46	400.00	(178.54)	3,900.07	4,800.00	(899.93)	4,800.00	899.93
Total Professional Services	5,721.01	6,430.00	(708.99)	68,759.17	77,160.00	(8,400.83)	77,160.00	8,400.83
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	2,000.72	1,900.00	100.72	22,444.54	22,800.00	(355.46)	22,800.00	355.46
8905 - Owned Unit Repair & Maintenance	178.23	550.00	(371.77)	5,347.29	6,600.00	(1,252.71)	6,600.00	1,252.71
Total Association Owned Unit Expenses	2,178.95	2,450.00	(271.05)	27,791.83	29,400.00	(1,608.17)	29,400.00	1,608.17

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December 01, 2025 thru December 31, 2025

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Taxes								
9000 - Federal Income Tax	8,800.00	933.00	7,867.00	36,835.00	11,196.00	25,639.00	11,196.00	(25,639.00)
9005 - State Income Tax	0.00	27.00	(27.00)	6,545.00	324.00	6,221.00	324.00	(6,221.00)
9015 - Real Property Tax	0.00	780.00	(780.00)	8,952.73	9,360.00	(407.27)	9,360.00	407.27
9025 - General Excise Tax	1,872.62	1,100.00	772.62	19,062.47	13,200.00	5,862.47	13,200.00	(5,862.47)
Total Taxes	10,672.62	2,840.00	7,832.62	71,395.20	34,080.00	37,315.20	34,080.00	(37,315.20)
Other Expenses								
9105 - Reserve Contribution Expense	2,100.00	2,100.00	0.00	25,200.00	25,200.00	0.00	25,200.00	0.00
Total Other Expenses	2,100.00	2,100.00	0.00	25,200.00	25,200.00	0.00	25,200.00	0.00
Total Common Expense	121,836.51	64,460.00	57,376.51	1,565,889.68	773,520.00	792,369.68	773,520.00	(792,369.68)
Total Common Income / (Loss)	60,352.36	2,883.00	57,469.36	72,765.57	34,596.00	38,169.57	34,596.00	(38,169.57)

FOR INTERNAL USE ONLY. NOT FOR REAL ESTATE TRANSACTIONS.

**Income Statement Report
The Collection
Common Reserves**

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	2,100.00	2,100.00	0.00	25,200.00	25,200.00	0.00	25,200.00	0.00
4910 - Interest Earned - Reserve Accounts	185.32	2,038.00	(1,852.68)	12,236.29	24,456.00	(12,219.71)	24,456.00	12,219.71
Total Investment Income	2,285.32	4,138.00	(1,852.68)	37,436.29	49,656.00	(12,219.71)	49,656.00	12,219.71
Total Common Reserves Income	2,285.32	4,138.00	(1,852.68)	37,436.29	49,656.00	(12,219.71)	49,656.00	12,219.71
Expense								
Reserve Expenses								
9800 - Repair & Replacement Expenses	7,642.93	0.00	7,642.93	50,574.85	0.00	50,574.85	0.00	(50,574.85)
9916 - Paved Surfaces Expenses	0.00	903.00	(903.00)	0.00	10,836.00	(10,836.00)	10,836.00	10,836.00
Total Reserve Expenses	7,642.93	903.00	6,739.93	50,574.85	10,836.00	39,738.85	10,836.00	(39,738.85)
Total Common Reserves Expense	7,642.93	903.00	6,739.93	50,574.85	10,836.00	39,738.85	10,836.00	(39,738.85)
Total Common Reserves Income / (Loss)	(5,357.61)	3,235.00	(8,592.61)	(13,138.56)	38,820.00	(51,958.56)	38,820.00	51,958.56