

The Collection

Financial Packet Variance Report and Executive Summary

Month Ending September 30, 2025

Dear Board of Directors

Enclosed is your financial report package. As a supplement to the information contained within this report, below you'll find an executive summary.

BALANCE SHEET					
Account	Balance		Notes & Recommended Board Action		
Operating Funds	\$1,075,533.38				
1657	-\$168,443.94				
1658	\$168,443.94				
Reserve Funds	\$6,774,789.30				
Accounts Receivable	\$36,679.70				
Prepaid Expenses	\$147,236.97		Prepaid Insurance		
Prepaid Assessments	\$100,485.18		Prepaid Assessments & Unearned Revenue		
Notes Payable - Long term	\$748,523.61				
Accounts Payable	\$17,685.31		Accounts Payable		
Net Income/(Loss)	\$586,546.97		<i>(before consideration of transfers to/from reserves)</i>		
INCOME STATEMENT					
GL Description	Mo. Actual	Mo. Budget	MTD Variance	YTD Variance	Explanation of Variance
Income Description					
Assessment Income	573,492.76	486,203.00	87,289.76	586,869.03	
User Fee Income	4,558.90	1,887.00	2,671.90	38,303.53	GL4270-Chargepoint
Rental Income	-	4,950.00	(4,950.00)	(500.00)	
Collections Income	1,767.58	-	1,767.58	9,065.51	
Other Income	825.94	4,102.00	(3,276.06)	(14,104.79)	
Interest Earned - Operating Accounts	54.07	5.00	49.07	345.98	
Totals: Income	580,699.25	497,147.00	83,552.25	619,979.26	
Expense Description					
Administrative	16,273.79	17,383.00	(1,109.21)	1,299.78	
Communications	-	1,150.00	(1,150.00)	(9,283.32)	
Payroll & Benefits	114,658.27	121,493.00	(6,834.73)	(90,077.07)	
Insurance	106,377.71	35,232.00	71,145.71	652,256.39	GL5457-(Common- Amortized Hurricane Insurance Premium.
Utilities	220,072.88	223,132.00	(3,059.12)	(104,012.52)	
Landscaping	2,462.83	4,730.00	(2,267.17)	(14,509.21)	
Operations	-	748.00	(748.00)	(5,129.11)	
Contracted Services	26,651.05	24,340.00	2,311.05	4,542.60	GL6408-Elevator (Tower-TKE-CPU Locked Up), GL6412-Compactor (Tower-Qtrly Maint.), GL6422-Gate(Tower-ADA Lobby door, side gates, etc), GL6440-Security (Tower-Everon-repairs).
Repair & Maintenance	1,979.09	7,990.00	(6,010.91)	1,782.88	
Professional Services	4,729.66	7,192.00	(2,462.34)	(7,981.58)	
Association Owned Unit Expenses	1,903.39	2,450.00	(546.61)	(681.70)	
Taxes	13,602.43	2,840.00	10,762.43	30,538.18	GL9000-Fed Taxes, GL9005-State Taxes, GL9025-GET (Common)
Other Expenses	45,584.00	45,584.00	-	-	Monthly Reserve Contribution.
Totals: Operating Expense:	554,295.10	494,264.00	60,031.10	458,745.32	
Totals: Operating Income/(Loss)	26,404.15	2,883.00	23,521.15	161,233.94	
Reserve Expenses:					
Repair & Replacement Expenses	-	23,467.00	(23,467.00)	(18,076.15)	
Reserve Contribution Income	45,584.00	45,584.00	-	-	
Interest Earned - Reserve Accounts	26,498.32	24,044.00	2,454.32	(34,159.12)	
Totals: Reserve Expense	72,082.32	46,161.00	25,921.32	(16,082.97)	
INVESTMENTS - CDs, MMKT, SAV					
Account	Balance		Interest Rate	Term Months	Notes & Recommended Board Action
CIT OP 6827 (Common Dept)	\$ 302,152.46		0.05%	0	
CIT OP 0859 (Tower Dept)	\$ 715,347.94		0.05%	0	
CIT OP 0867 (Midrise Dept)	\$ 95,190.12		0.05%	0	
CIT OP 0875 (Commercial Dept)	\$ 64,957.14		0.05%	0	
CPB Square 1094 (Common Dept)	\$ 56,323.57		0.02%	0	
Petty Cash - CIT DC 6835	\$ 10,006.09		0.05%	0	
RSV ICS, CIT, 1227 (Common Dept)	\$ 112.96		0.00%	0	
RSV ICS, CIT, 1316 (Tower Dept)	\$ 150.31		0.00%	0	
RSV MMK, CIT, 2199 (Common Dept)	\$ 36,263.85		0.17%	0	
RSV MMK, CIT, 5902 (Tower Dept)	\$ 647,989.17		0.52%	0	
RSV MMK, CIT, 5910 (Midrise Dept)	\$ 100,675.18		0.18%	0	
RSV MMK, CIT, 5929 (Commercial Dept)	\$ 25,408.70		0.17%	0	
RSV SAV,APFCU,2624 (Tower Dept)	\$ 100.00		0.00%	0	
RSV SAV,HFFCU,6910 (Tower Dept)	\$ 4,264.75		0.10%	0	

RSV,WELLS,5280 (Tower Dept)	\$	223,821.08	0.15%	0
RSV, CS, 9644 (Common Dept)	\$	2,206.84	3.95%	0
RSV, MS, 8496 (Tower Dept)	\$	4,909,788.56	3.47%	0
RSV, MS, 8499 (Midrise Dept)	\$	221,095.46	3.83%	0
RSV, MS, 8498 (Commercial Dept)	\$	133,077.15	3.67%	0
RSV, MS, 8497 (Common Dept)	\$	295,580.14	3.67%	0
RSV, CS, 9644 (Tower Dept)	\$	5,811.21	3.95%	0
Total Funds		7,850,322.68		

As always, please contact me with any questions you may have regarding the enclosed information or any other matters related to your community. Thank you for allowing us the opportunity to provide management services for your Association!

Sincerely,

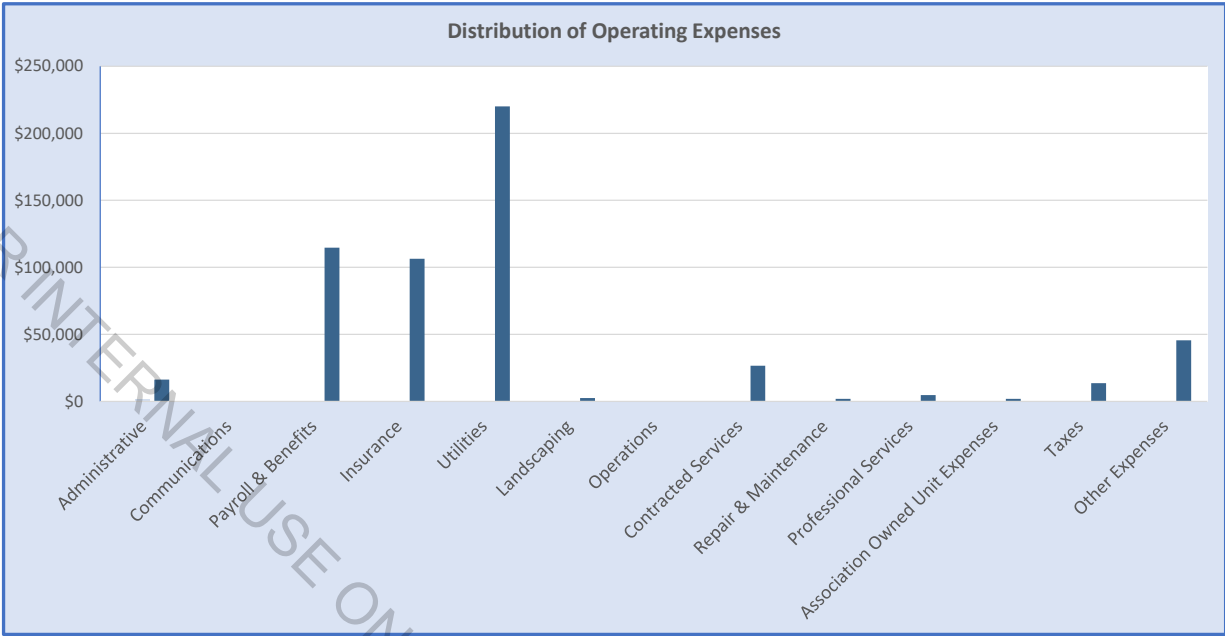
Michele Alueta

Community Manager

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INTERNAL USE ONLY. NOT FOR REAL ESTATE TRANSACTIONS.



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Michele Alueta
Community Manager

Income Statement Report The Collection Consolidated

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	420,252.28	420,252.00	0.28	3,782,270.52	3,782,268.00	2.52	5,043,024.00	1,260,753.48
4030 - Special Assessments	77,826.39	0.00	77,826.39	544,784.73	0.00	544,784.73	0.00	(544,784.73)
4090 - Electric Assessments	75,414.09	65,951.00	9,463.09	635,640.78	593,559.00	42,081.78	791,412.00	155,771.22
Total Assessment Income	573,492.76	486,203.00	87,289.76	4,962,696.03	4,375,827.00	586,869.03	5,834,436.00	871,739.97
User Fee Income								
4215 - Bike & Surf Fees	350.00	599.00	(249.00)	5,397.25	5,391.00	6.25	7,188.00	1,790.75
4220 - Gate & Access Fees/Lockout Fees	150.00	0.00	150.00	2,050.00	0.00	2,050.00	0.00	(2,050.00)
4225 - Key Receipt	493.35	0.00	493.35	5,009.80	0.00	5,009.80	0.00	(5,009.80)
4255 - Pet Fees	75.00	288.00	(213.00)	2,598.41	2,592.00	6.41	3,456.00	857.59
4270 - Utility Fees - Chargepoint	3,490.55	1,000.00	2,490.55	40,231.07	9,000.00	31,231.07	12,000.00	(28,231.07)
Total User Fee Income	4,558.90	1,887.00	2,671.90	55,286.53	16,983.00	38,303.53	22,644.00	(32,642.53)
Rental Income								
4400 - Rent Receipts	0.00	4,950.00	(4,950.00)	44,050.00	44,550.00	(500.00)	59,400.00	15,350.00
Total Rental Income	0.00	4,950.00	(4,950.00)	44,050.00	44,550.00	(500.00)	59,400.00	15,350.00
Collections Income								
4710 - Late Fees	1,767.58	0.00	1,767.58	9,065.51	0.00	9,065.51	0.00	(9,065.51)
Total Collections Income	1,767.58	0.00	1,767.58	9,065.51	0.00	9,065.51	0.00	(9,065.51)
Other Income								
4805 - Bottles & Cans Recycles	409.94	0.00	409.94	2,599.08	0.00	2,599.08	0.00	(2,599.08)
4810 - Compliance Fines	0.00	1.00	(1.00)	0.00	9.00	(9.00)	12.00	12.00
4812 - Smoke Detector	0.00	0.00	0.00	(1,148.79)	0.00	(1,148.79)	0.00	1,148.79
4835 - Miscellaneous Income	16.00	1,200.00	(1,184.00)	52.00	10,800.00	(10,748.00)	14,400.00	14,348.00
4840 - Holiday Funds Receipts	0.00	0.00	0.00	1,700.00	0.00	1,700.00	0.00	(1,700.00)
4841 - Non-Taxable: Housekeeping (Midrise)	0.00	1,200.00	(1,200.00)	7,978.11	10,800.00	(2,821.89)	14,400.00	6,421.89
4842 - Non-Taxable: Maintenance (Midrise)	0.00	300.00	(300.00)	1,231.82	2,700.00	(1,468.18)	3,600.00	2,368.18

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	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4843 - Non-Taxable: Security (Midrise)	0.00	1,000.00	(1,000.00)	6,810.99	9,000.00	(2,189.01)	12,000.00	5,189.01
4846 - Non-Taxable: Security (Commercial)	400.00	401.00	(1.00)	3,590.00	3,609.00	(19.00)	4,812.00	1,222.00
Total Other Income	825.94	4,102.00	(3,276.06)	22,813.21	36,918.00	(14,104.79)	49,224.00	26,410.79
Investment Income								
4900 - Interest Earned - Operating Accounts	54.07	5.00	49.07	390.98	45.00	345.98	60.00	(330.98)
4905 - Reserve Contribution Income	45,584.00	45,584.00	0.00	410,256.00	410,256.00	0.00	547,008.00	136,752.00
4910 - Interest Earned - Reserve Accounts	26,498.32	24,044.00	2,454.32	182,236.88	216,396.00	(34,159.12)	288,528.00	106,291.12
Total Investment Income	72,136.39	69,633.00	2,503.39	592,883.86	626,697.00	(33,813.14)	835,596.00	242,712.14
Total Income	652,781.57	566,775.00	86,006.57	5,686,795.14	5,100,975.00	585,820.14	6,801,300.00	1,114,504.86
<u>Expense</u>								
Administrative								
5000 - General Administrative	1,674.78	1,800.00	(125.22)	16,440.00	16,200.00	240.00	21,600.00	5,160.00
5015 - Bank Charges	0.00	0.00	0.00	(19.38)	0.00	(19.38)	0.00	19.38
5045 - Dues & Subscriptions	0.00	400.00	(400.00)	2,463.41	3,600.00	(1,136.59)	4,800.00	2,336.59
5060 - Bank Loan	1,659.31	1,678.00	(18.69)	14,889.45	15,102.00	(212.55)	20,136.00	5,246.55
5070 - Master Association Dues Expense	11,658.64	11,659.00	(0.36)	106,072.42	104,931.00	1,141.42	139,908.00	33,835.58
5080 - NSF Charges	0.00	30.00	(30.00)	(10.00)	270.00	(280.00)	360.00	370.00
5085 - Office Equipment	15.68	231.00	(215.32)	2,203.09	2,079.00	124.09	2,772.00	568.91
5090 - Office Supplies	357.75	500.00	(142.25)	3,546.60	4,500.00	(953.40)	6,000.00	2,453.40
5095 - Payroll Services	682.40	565.00	117.40	5,994.09	5,085.00	909.09	6,780.00	785.91
5105 - Reserve Studies	0.00	70.00	(70.00)	0.00	630.00	(630.00)	840.00	840.00
5115 - Web Site Maintenance	225.23	450.00	(224.77)	6,167.10	4,050.00	2,117.10	5,400.00	(767.10)
Total Administrative	16,273.79	17,383.00	(1,109.21)	157,746.78	156,447.00	1,299.78	208,596.00	50,849.22
Communications								
5200 - Community Events	0.00	500.00	(500.00)	636.62	4,500.00	(3,863.38)	6,000.00	5,363.38

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	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Communications								
5215 - Postage	0.00	650.00	(650.00)	430.06	5,850.00	(5,419.94)	7,800.00	7,369.94
Total Communications	0.00	1,150.00	(1,150.00)	1,066.68	10,350.00	(9,283.32)	13,800.00	12,733.32
Payroll & Benefits								
5306 - General Manager Salaries	19,398.82	19,100.00	298.82	176,289.21	171,900.00	4,389.21	229,200.00	52,910.79
5310 - Housekeeping/Custodial Salaries	16,154.26	16,555.00	(400.74)	145,018.43	148,995.00	(3,976.57)	198,660.00	53,641.57
5312 - Security Salaries	38,601.12	41,702.00	(3,100.88)	351,585.24	375,318.00	(23,732.76)	500,424.00	148,838.76
5314 - Maintenance Salaries	19,986.47	16,643.00	3,343.47	142,328.41	149,787.00	(7,458.59)	199,716.00	57,387.59
5325 - Bonuses	0.00	3,333.00	(3,333.00)	0.00	29,997.00	(29,997.00)	39,996.00	39,996.00
5330 - Health Benefits	11,572.67	14,000.00	(2,427.33)	111,991.03	126,000.00	(14,008.97)	168,000.00	56,008.97
5355 - FICA Payroll Taxes	7,201.77	7,137.00	64.77	60,787.94	64,233.00	(3,445.06)	85,644.00	24,856.06
5360 - Payroll Taxes FUTA	14.59	88.00	(73.41)	980.60	792.00	188.60	1,056.00	75.40
5365 - Payroll Taxes SUTA	81.77	501.00	(419.23)	647.01	4,509.00	(3,861.99)	6,012.00	5,364.99
5390 - Workers Compensation	1,646.80	2,100.00	(453.20)	11,665.70	18,900.00	(7,234.30)	25,200.00	13,534.30
5399 - EE Benefits,TDI	0.00	334.00	(334.00)	2,066.36	3,006.00	(939.64)	4,008.00	1,941.64
Total Payroll & Benefits	114,658.27	121,493.00	(6,834.73)	1,003,359.93	1,093,437.00	(90,077.07)	1,457,916.00	454,556.07
Insurance								
5400 - Insurance Premiums - HO6	0.00	0.00	0.00	11,945.00	0.00	11,945.00	0.00	(11,945.00)
5410 - Fidelity Bond Insurance Premiums	75.33	79.00	(3.67)	677.97	711.00	(33.03)	948.00	270.03
5415 - D&O Insurance Premiums	2,376.17	2,614.00	(237.83)	21,385.53	23,526.00	(2,140.47)	31,368.00	9,982.47
5420 - Umbrella Insurance Premiums	4,110.67	3,209.00	901.67	36,996.03	28,881.00	8,115.03	38,508.00	1,511.97
5430 - Equipment Breakdown Ins. Premiums	259.83	236.00	23.83	2,338.47	2,124.00	214.47	2,832.00	493.53
5445 - General Liability Insurance Premiums	5,192.92	4,676.00	516.92	46,736.28	42,084.00	4,652.28	56,112.00	9,375.72
5457 - Hurricane Insurance Premiums	64,855.37	0.00	64,855.37	583,698.33	0.00	583,698.33	0.00	(583,698.33)
5458 - Owned Unit 401 HO6 Insurace	0.00	35.00	(35.00)	0.00	315.00	(315.00)	420.00	420.00
5460 - Property Insurance Premiums	29,507.42	24,383.00	5,124.42	265,566.78	219,447.00	46,119.78	292,596.00	27,029.22
Total Insurance	106,377.71	35,232.00	71,145.71	969,344.39	317,088.00	652,256.39	422,784.00	(546,560.39)

Income Statement Report

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September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6000 - Electric Service	141,984.98	141,000.00	984.98	1,199,460.85	1,269,000.00	(69,539.15)	1,692,000.00	492,539.15
6005 - Gas Service	2,567.79	3,500.00	(932.21)	23,698.59	31,500.00	(7,801.41)	42,000.00	18,301.41
6020 - Sub-Meter Expenses	5,028.67	5,079.00	(50.33)	48,863.87	45,711.00	3,152.87	60,948.00	12,084.13
6025 - Water Service	7,021.62	7,358.00	(336.38)	60,528.56	66,222.00	(5,693.44)	88,296.00	27,767.44
6030 - Sewer Service	30,547.81	33,045.00	(2,497.19)	274,870.02	297,405.00	(22,534.98)	396,540.00	121,669.98
6035 - Trash and Recycling Service	6,582.36	6,623.00	(40.64)	59,871.59	59,607.00	264.59	79,476.00	19,604.41
6045 - Cable Service	25,671.75	25,777.00	(105.25)	231,045.75	231,993.00	(947.25)	309,324.00	78,278.25
6050 - Telephone Service	667.90	750.00	(82.10)	5,836.25	6,750.00	(913.75)	9,000.00	3,163.75
Total Utilities	220,072.88	223,132.00	(3,059.12)	1,904,175.48	2,008,188.00	(104,012.52)	2,677,584.00	773,408.52
Landscaping								
6100 - Grounds & Landscaping - Contract	2,462.83	3,540.00	(1,077.17)	28,060.79	31,860.00	(3,799.21)	42,480.00	14,419.21
6165 - Tree Removal	0.00	1,190.00	(1,190.00)	0.00	10,710.00	(10,710.00)	14,280.00	14,280.00
Total Landscaping	2,462.83	4,730.00	(2,267.17)	28,060.79	42,570.00	(14,509.21)	56,760.00	28,699.21
Operations								
6310 - Backflow Device Inspection	0.00	348.00	(348.00)	0.00	3,132.00	(3,132.00)	4,176.00	4,176.00
6315 - Uniforms	0.00	400.00	(400.00)	1,602.89	3,600.00	(1,997.11)	4,800.00	3,197.11
Total Operations	0.00	748.00	(748.00)	1,602.89	6,732.00	(5,129.11)	8,976.00	7,373.11
Contracted Services								
6400 - Booster Pump Services	0.00	100.00	(100.00)	1,020.94	900.00	120.94	1,200.00	179.06
6408 - Elevator Services	6,212.43	5,300.00	912.43	49,739.13	47,700.00	2,039.13	63,600.00	13,860.87
6410 - Equipment Services	0.00	75.00	(75.00)	0.00	675.00	(675.00)	900.00	900.00
6412 - Compactor Services	471.20	183.00	288.20	2,112.03	1,647.00	465.03	2,196.00	83.97
6414 - Fire Prevention & Protection	392.67	3,194.00	(2,801.33)	21,827.95	28,746.00	(6,918.05)	38,328.00	16,500.05
6416 - Fitness Room Services	0.00	396.00	(396.00)	3,105.03	3,564.00	(458.97)	4,752.00	1,646.97
6418 - Generator Services	0.00	300.00	(300.00)	0.00	2,700.00	(2,700.00)	3,600.00	3,600.00
6422 - Gate Services	6,194.76	1,391.00	4,803.76	17,727.73	12,519.00	5,208.73	16,692.00	(1,035.73)

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6424 - HVAC Services	0.00	1,850.00	(1,850.00)	22,645.20	16,650.00	5,995.20	22,200.00	(445.20)
6430 - Janitorial Services	995.44	1,200.00	(204.56)	9,232.34	10,800.00	(1,567.66)	14,400.00	5,167.66
6432 - Maintenance Services	398.30	300.00	98.30	1,701.96	2,700.00	(998.04)	3,600.00	1,898.04
6434 - Pest Control	1,156.83	1,225.00	(68.17)	10,395.03	11,025.00	(629.97)	14,700.00	4,304.97
6440 - Safety & Security	10,829.42	3,050.00	7,779.42	37,883.67	27,450.00	10,433.67	36,600.00	(1,283.67)
6442 - Roof Services	0.00	168.00	(168.00)	0.00	1,512.00	(1,512.00)	2,016.00	2,016.00
6446 - Window Cleaning Services	0.00	5,608.00	(5,608.00)	46,211.59	50,472.00	(4,260.41)	67,296.00	21,084.41
Total Contracted Services	26,651.05	24,340.00	2,311.05	223,602.60	219,060.00	4,542.60	292,080.00	68,477.40
Repair & Maintenance								
6515 - Building Repair & Maintenance	62.79	1,919.00	(1,856.21)	11,339.08	17,271.00	(5,931.92)	23,028.00	11,688.92
6535 - Dryer Exhaust System Inspection	0.00	35.00	(35.00)	0.00	315.00	(315.00)	420.00	420.00
6545 - Electrical Supplies/Repair & Maintenance	255.34	481.00	(225.66)	11,049.08	4,329.00	6,720.08	5,772.00	(5,277.08)
6550 - Elevator Repair & Maintenance	0.00	167.00	(167.00)	0.00	1,503.00	(1,503.00)	2,004.00	2,004.00
6610 - Golf Cart Repair & Maintenance	0.00	175.00	(175.00)	1,385.04	1,575.00	(189.96)	2,100.00	714.96
6635 - Janitorial Supplies & Maintenance	584.18	1,850.00	(1,265.82)	15,203.44	16,650.00	(1,446.56)	22,200.00	6,996.56
6680 - Painting Services & Supplies	5.18	205.00	(199.82)	1,374.15	1,845.00	(470.85)	2,460.00	1,085.85
6695 - Plumbing Supplies/Repair & Maintenance	0.00	530.00	(530.00)	1,529.85	4,770.00	(3,240.15)	6,360.00	4,830.15
6700 - Pool Supplies/Repair & Maintenance	846.79	1,400.00	(553.21)	23,274.28	12,600.00	10,674.28	16,800.00	(6,474.28)
6730 - Security System Repair & Maintenance	0.00	0.00	0.00	4,837.69	0.00	4,837.69	0.00	(4,837.69)
6760 - Trash Chute Cleaning	0.00	378.00	(378.00)	0.00	3,402.00	(3,402.00)	4,536.00	4,536.00
6765 - Grill Repair & Maintenance	0.00	300.00	(300.00)	2,711.18	2,700.00	11.18	3,600.00	888.82
6775 - Vehicle Gas & Maintenance	0.00	0.00	0.00	84.70	0.00	84.70	0.00	(84.70)
6795 - Other Supplies/Repair & Maintenance	224.81	550.00	(325.19)	904.39	4,950.00	(4,045.61)	6,600.00	5,695.61
Total Repair & Maintenance	1,979.09	7,990.00	(6,010.91)	73,692.88	71,910.00	1,782.88	95,880.00	22,187.12
Professional Services								
7000 - Audit & Tax Services	0.00	920.00	(920.00)	10,471.20	8,280.00	2,191.20	11,040.00	568.80
7030 - Legal Services - General Counsel	508.90	1,350.00	(841.10)	3,614.93	12,150.00	(8,535.07)	16,200.00	12,585.07

Income Statement Report

The Collection

Consolidated

September 01, 2025 thru September 30, 2025

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	4,110.29	4,110.00	0.29	35,369.07	36,990.00	(1,620.93)	49,320.00	13,950.93
7095 - Professional Fees, Common	110.47	812.00	(701.53)	7,291.22	7,308.00	(16.78)	9,744.00	2,452.78
Total Professional Services	4,729.66	7,192.00	(2,462.34)	56,746.42	64,728.00	(7,981.58)	86,304.00	29,557.58
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,903.39	1,900.00	3.39	16,609.98	17,100.00	(490.02)	22,800.00	6,190.02
8905 - Owned Unit Repair & Maintenance	0.00	550.00	(550.00)	4,758.32	4,950.00	(191.68)	6,600.00	1,841.68
Total Association Owned Unit Expenses	1,903.39	2,450.00	(546.61)	21,368.30	22,050.00	(681.70)	29,400.00	8,031.70
Taxes								
9000 - Federal Income Tax	8,800.00	933.00	7,867.00	28,035.00	8,397.00	19,638.00	11,196.00	(16,839.00)
9005 - State Income Tax	1,900.00	27.00	1,873.00	6,545.00	243.00	6,302.00	324.00	(6,221.00)
9015 - Real Property Tax	0.00	780.00	(780.00)	8,952.73	7,020.00	1,932.73	9,360.00	407.27
9025 - General Excise Tax	2,902.43	1,100.00	1,802.43	12,565.45	9,900.00	2,665.45	13,200.00	634.55
Total Taxes	13,602.43	2,840.00	10,762.43	56,098.18	25,560.00	30,538.18	34,080.00	(22,018.18)
Other Expenses								
9105 - Reserve Contribution Expense	45,584.00	45,584.00	0.00	410,256.00	410,256.00	0.00	547,008.00	136,752.00
Total Other Expenses	45,584.00	45,584.00	0.00	410,256.00	410,256.00	0.00	547,008.00	136,752.00
Reserve Expenses								
9800 - Repair & Replacement Expenses	0.00	23,467.00	(23,467.00)	193,126.85	211,203.00	(18,076.15)	281,604.00	88,477.15
9916 - Paved Surfaces Expenses	0.00	903.00	(903.00)	0.00	8,127.00	(8,127.00)	10,836.00	10,836.00
Total Reserve Expenses	0.00	24,370.00	(24,370.00)	193,126.85	219,330.00	(26,203.15)	292,440.00	99,313.15
Total Expense	554,295.10	518,634.00	35,661.10	5,100,248.17	4,667,706.00	432,542.17	6,223,608.00	1,123,359.83
Net Income / (Loss)	98,486.47	48,141.00	50,345.47	586,546.97	433,269.00	153,277.97	577,692.00	(8,854.97)