



**FirstService**  
RESIDENTIAL

# OSQH THE WATER CLUB CONDOMINIUM ASSOCIATION INC

## RESIDENT PACKAGE [ZA] - FRO TIER CONSOLIDATED

For period ending December 31, 2025

*Confidential - For Management Use Only*



THE WATER CLUB CONDOMINIUM ASSOCIATION INC  
**RESIDENT PACKAGE [ZA] - FRO TIER CONSOLIDATED**

December 31, 2025

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### Disclosures:

1. Please note that effective January 1, 2013 – for all accounts, FDIC coverage is \$250,000 per deposit at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

# Executive Summary

December 31, 2025

**TOTAL CASH**

Operating	\$315,574
Other	\$848,370
Reserves	\$2,148,519
Security Deposits	-
Special Assessment	\$385,971
<b>Total Cash</b>	<b>\$3,698,434</b>

**OPERATING CASH**

Beginning Cash	\$430,086
Change in Cash	(\$114,512)
Ending Cash	\$315,574
Less: Accruals	\$194,064
Less: Current Accounts Payable	\$0
<b>Adjusted Operating Cash</b>	<b>\$121,510</b>

**ACCOUNTS RECEIVABLE SUMMARY**

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$30	-	-	-	\$30
II Interest Income	\$1,500	\$1,103	\$996	\$5,360	\$8,960
IU2 Insurance Assessment	(\$28,295)	-	-	(\$12,216)	(\$40,511)
LF Late Fees	-	-	\$379	\$2,177	\$2,556
MI Miscellaneous	\$20	-	-	-	\$20
MQ Maintenance Fees	(\$304,372)	-	(\$36,680)	\$2,524	(\$338,528)
SM Special Assessment	(\$7,661)	-	-	\$31,600	\$23,939
UD Demand/30 Day Collection Notice	\$252	\$216	\$72	\$36	\$576
UF Reminder Collection Cost	-	\$11	\$11	\$11	\$33
VF Violation Fees	\$900	-	-	-	\$900
<b>TOTAL</b>	<b>(\$337,626)</b>	<b>\$1,330</b>	<b>(\$35,222)</b>	<b>\$29,492</b>	<b>(\$342,026)</b>



# Executive Summary

December 31, 2025

## INCOME STATEMENT SUMMARY

### Income Recap

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$422,213	\$405,740	\$16,473	\$12,030,189	\$7,207,447	\$4,822,742	\$7,207,447	\$4,822,742
TOTAL EXPENSES	\$663,816	\$600,594	(\$63,222)	\$12,006,370	\$7,207,447	(\$4,798,923)	\$7,207,447	(\$4,798,923)
NET INCOME/(LOSS)	(\$241,603)	(\$194,854)	(\$46,749)	\$23,819	-	\$23,819	-	\$23,819

### Expense Summary

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$27,553	\$15,214	(\$12,339)	\$287,139	\$182,700	(\$104,439)	\$182,700	(\$104,439)
PROPERTY INSURANCE	\$178,720	\$194,885	\$16,165	\$2,116,011	\$2,338,576	\$222,565	\$2,338,576	\$222,565
UTILITIES	\$61,208	\$56,776	(\$4,432)	\$613,141	\$681,389	\$68,248	\$681,389	\$68,248
CONTRACTS	\$32,351	\$19,526	(\$12,825)	\$202,881	\$234,400	\$31,519	\$234,400	\$31,519
OPERATING SALARIES & BENEFITS	\$181,657	\$143,931	(\$37,726)	\$1,750,353	\$1,727,117	(\$23,236)	\$1,727,117	(\$23,236)
REPAIRS/MAINTENANCE	\$48,644	\$49,862	\$1,218	\$772,639	\$598,465	(\$174,174)	\$598,465	(\$174,174)
SPECIAL ASSESSMENT	\$2,158	-	(\$2,158)	\$4,752,515	-	(\$4,752,515)	-	(\$4,752,515)
RESERVE TRANSFERS	\$131,525	\$120,400	(\$11,125)	\$1,511,690	\$1,444,800	(\$66,890)	\$1,444,800	(\$66,890)

# Executive Summary

December 31, 2025

**CASH SUMMARY**

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
<b>Operating</b>					
OPR1 - TRUIST BANK OPR CKG	OPERATING CHECKING - TRUIST BANK OPR CKG	-	-	-	-
OPR2 - VALLEY BANK OPR CLICK CKG ICS	OPERATING CLICK CHECKING ICS - VALLEY BANK OPR CLICK CKG ICS	\$329,476	\$382,317	\$497,052	\$214,740
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
MM01 - VALLEY NATIONAL BANK OPR MM ICS	OPERATING MONEY MARKET ICS - VALLEY NATIONAL BANK OPR MM ICS	\$100,610	\$224	-	\$100,834
<b>Total Operating</b>		<b>\$430,086</b>	<b>\$382,540</b>	<b>\$497,052</b>	<b>\$315,574</b>
<b>Other</b>					
RSV3 - TRUIST BANK RSV INVESTMENT ACCOUNT	RESERVES INVESTMENT ACCOUNT - TRUIST BANK RSV INVESTMENT ACCOUNT	\$12,510	-	-	\$12,510
RSV2 - CHARLES SCHWAB ONE BANK RSV INVESTMENT ACCOUNT	RESERVES INVESTMENT ACCOUNT - CHARLES SCHWAB ONE BANK RSV INVESTMENT ACCOUNT	\$830,133	\$5,727	-	\$835,860
<b>Total Other</b>		<b>\$842,643</b>	<b>\$5,727</b>	<b>-</b>	<b>\$848,370</b>
<b>Reserves</b>					
RSV1 - TRUIST BANK RSV MM	RESERVES MONEY MARKET - TRUIST BANK RSV MM	\$61,383	-	-	\$61,383
RSV4 - VALLEY BANK RSV MM ICS ***ACCT CLOSED 11-11-25***	RESERVES MONEY MARKET ICS - VALLEY BANK RSV MM ICS ***ACCT CLOSED 11-11-25***	(\$7,095)	\$7,095	-	-
RSV5 - VALLEY NATIONAL BANK RSV MM ICS	RESERVES MONEY MARKET ICS - VALLEY NATIONAL BANK RSV MM ICS	\$2,011,434	\$183,724	\$108,023	\$2,087,136
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	-	-	-
<b>Total Reserves</b>		<b>\$2,065,722</b>	<b>\$190,819</b>	<b>\$108,023</b>	<b>\$2,148,519</b>
<b>Special Assessment</b>					
SPA1 - VALLEY BANK SPA CKG CLICK-Hurricane Expenses SPA ICS	SPECIAL ASSESSMENT CLICK CHECKING ICS - VALLEY BANK SPA CKG CLICK-Hurricane Expenses SPA ICS	\$228,759	\$36,121	\$206,835	\$58,044
SPA2 - WEBSTER BANK SPA CKG ICS	SPECIAL ASSESSMENT CHECKING ICS - WEBSTER BANK SPA CKG ICS	\$2,185,250	\$1,861,639	\$3,718,962	\$327,927
<b>Total Special Assessment</b>		<b>\$2,414,009</b>	<b>\$1,897,759</b>	<b>\$3,925,797</b>	<b>\$385,971</b>
<b>Total Cash</b>		<b>\$5,752,461</b>	<b>\$2,476,846</b>	<b>\$4,530,873</b>	<b>\$3,698,434</b>



THE WATER CLUB CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
<b>ASSETS</b>							
<b>**CURRENT ASSETS</b>							
10010 229	Cash-Operating - 229 Valley National	214,740	329,476	(114,736)	214,740	260,980	(46,240)
10010 25	Cash-Operating - 25 Truist Bank	0	0	0	0	(17,169)	17,169
10014 229	Cash-Money Market - 229 Valley National	100,834	100,610	224	100,834	0	100,834
10200	Due (To)/From Reserves	254,154	285,550	(31,396)	254,154	509,940	(255,787)
10202	Due (To)/From Special Assessment	(582,277)	(585,302)	3,025	(582,277)	(849,929)	267,652
10300	Accounts Receivable	56,200	59,948	(3,748)	56,200	113,093	(56,892)
10310	Special Assessment Receivable	31,600	31,600	0	31,600	15,917	15,683
10330 85	Other Receivables - 85 Vendors	0	17,555	(17,555)	0	20,412	(20,412)
10500	Prepaid Insurance	841,399	1,020,116	(178,717)	841,399	855,214	(13,814)
10505	Prepaid Expenses	2,815	14,318	(11,503)	2,815	10,603	(7,788)
10549	A/P Clearing	8,787	11,637	(2,850)	8,787	61,350	(52,563)
10550	A/R Clearing	0	(736)	736	0	0	0
<b>**TOTAL CURRENT ASSETS</b>		<b>\$928,252</b>	<b>\$1,284,772</b>	<b>(\$356,520)</b>	<b>\$928,252</b>	<b>\$980,410</b>	<b>(\$52,158)</b>
<b>**RESTRICTED FUNDS</b>							
12010 190	Cash-Reserves - 190 Charles Schwab	835,860	830,133	5,727	835,860	1,306,475	(470,616)
12010 229	Cash-Reserves - 229 Valley National	0	(7,095)	7,095	0	375,801	(375,801)
12010 229a	Cash-Reserves - 229a Valley National	2,087,136	2,011,434	75,701	2,087,136	0	2,087,136
12010 25	Cash-Reserves - 25 Truist Bank	61,383	61,383	0	61,383	60,771	613
12010 25a	Cash-Reserves - 25a Truist Bank	12,510	12,510	0	12,510	12,498	13
12045	Due (To)/From Operating	(254,154)	(285,550)	31,396	(254,154)	(509,940)	255,787
12047	Due (To) Reserves	604,051	597,002	7,049	604,051	622,020	(17,969)
12048	Due From SPA	(604,051)	(597,002)	(7,049)	(604,051)	(622,020)	17,969
12049	Due (To)/From Special Assessment	582,277	585,302	(3,025)	582,277	849,929	(267,652)
12050 229	Cash-Spec Assess - 229 Valley National	58,044	228,759	(170,714)	58,044	0	58,044
12050 742	Cash-Spec Assess - 742 Webster Bank	327,927	2,185,250	(1,857,323)	327,927	0	327,927

Entity: OSQH

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Balance Sheet

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THE WATER CLUB CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$3,710,984</b>	<b>\$5,622,127</b>	<b>(\$1,911,144)</b>	<b>\$3,710,984</b>	<b>\$2,095,534</b>	<b>\$1,615,450</b>
<b>**OTHER ASSETS</b>							
19010	Utility Deposits	9,138	9,138	0	9,138	0	9,138
<b>**TOTAL OTHER ASSETS</b>		<b>\$9,138</b>	<b>\$9,138</b>	<b>\$0</b>	<b>\$9,138</b>	<b>\$0</b>	<b>\$9,138</b>
<b>**TOTAL ASSETS</b>		<b>\$4,648,373</b>	<b>\$6,916,037</b>	<b>(\$2,267,664)</b>	<b>\$4,648,373</b>	<b>\$3,075,944</b>	<b>\$1,572,430</b>
<b>LIABILITIES</b>							
<b>**CURRENT LIABILITIES</b>							
20000	Accounts Payable	0	(130)	130	0	0	0
20003	Florida Department of Revenue Payable	19	19	0	19	19	0
20010	Accrued Expenses	194,064	153,934	40,130	194,064	396,163	(202,099)
20012	Accrued Expense S/A	20,603	0	20,603	20,603	0	20,603
20013	Accrued Exp - Resrve	39,907	0	39,907	39,907	0	39,907
20030	Insurance Payable	0	50,987	(50,987)	0	0	0
20040	Taxes Payable	0	0	0	0	8,972	(8,972)
20100	PrePaid Assessments	422,166	89,498	332,668	422,166	289,064	133,102
20110	Prepaid Spec Assess	7,661	0	7,661	7,661	0	7,661
20150	Deferred Assessments	0	405,461	(405,461)	0	0	0
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$684,419</b>	<b>\$699,770</b>	<b>(\$15,350)</b>	<b>\$684,419</b>	<b>\$694,218</b>	<b>(\$9,799)</b>
<b>**SPECIAL ASSESSMENT LIABILITIES</b>							
21000 00	S/A Liability-Billed - 00	0	0	0	0	86,000	(86,000)
21010 00	S/A Liability-Spent - 00	0	0	0	0	(86,000)	86,000
<b>**TOTAL SPECIAL ASSESSMENT LIABILITIES</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



THE WATER CLUB CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
<b>**SPECIAL ASSESSMENT II LIABILITIES</b>							
21020 00	Special Assessment 2023 Liab - Billed - 00	0	0	0	0	3,956,000	(3,956,000)
21030 00	S/A 2023 Liab - Spent - 00	0	0	0	0	(3,136,436)	3,136,436
<b>**TOTAL SPECIAL ASSESSMENT II LIABILITIES</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$819,564</b>	<b>(\$819,564)</b>
<b>**SPECIAL ASSESSMENT III LIABILITIES</b>							
21040 00	Special Assessment 2025 Liab-Billed - 00	4,880,216	4,866,560	13,656	4,880,216	0	4,880,216
21042	S/A Interest Income	22,515	20,357	2,158	22,515	517,753	(495,238)
21045 00	S/A 2025 Liab - Spent - 00	(4,535,197)	(2,453,008)	(2,082,189)	(4,535,197)	(1,093,490)	(3,441,708)
<b>**TOTAL SPECIAL ASSESSMENT III LIABILITIES</b>		<b>\$367,533</b>	<b>\$2,433,909</b>	<b>(\$2,066,376)</b>	<b>\$367,533</b>	<b>(\$575,737)</b>	<b>\$943,270</b>
<b>**RESERVE LIABILITIES</b>							
30000 001	Reserves - 001 Pooled	1,375,246	1,208,494	166,751	1,375,246	1,695,533	(320,288)
30003 001	SIRS Reserves - 001 Pooled	1,186,575	1,087,694	98,881	1,186,575	0	1,186,575
30011	Reserves - 2023 SPA Funding	3,956,000	3,956,000	0	3,956,000	0	3,956,000
30012	Reserves - 2023 SPA Expenditures	(3,443,909)	(3,222,818)	(221,092)	(3,443,909)	0	(3,443,909)
30080	Reserve-Interest	232,968	190,448	42,521	232,968	172,091	60,877
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$3,306,880</b>	<b>\$3,219,818</b>	<b>\$87,062</b>	<b>\$3,306,880</b>	<b>\$1,867,624</b>	<b>\$1,439,255</b>
<b>**TOTAL LIABILITIES</b>		<b>\$4,358,832</b>	<b>\$6,353,497</b>	<b>(\$1,994,665)</b>	<b>\$4,358,832</b>	<b>\$2,805,669</b>	<b>\$1,553,163</b>
<b>**MEMBERS EQUITY</b>							
38020 00	Prior Year Adjustment - 00	88,193	26,844	61,350	88,193	(20,809)	109,002
38020 05	Prior Year Adjustment - 05 Beginning Bal Set up	0	0	0	0	(290)	290
38880	Fund Balance	177,529	270,275	(92,746)	177,529	291,373	(113,844)



THE WATER CLUB CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
Current Year							
Net Income/ (Loss)		23,819	265,422	(241,603)	23,819	0	23,819
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$289,541</b>	<b>\$562,540</b>	<b>(\$272,999)</b>	<b>\$289,541</b>	<b>\$270,275</b>	<b>\$19,267</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$4,648,373</b>	<b>\$6,916,037</b>	<b>(\$2,267,664)</b>	<b>\$4,648,373</b>	<b>\$3,075,944</b>	<b>\$1,572,430</b>

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
<b>Entity: OSQH-THE WATER CLUB CONDOMINIUM ASSOCIATION INC</b>											
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	285,061	285,090	(29)	0.0%	3,395,864	3,421,135	(25,271)	-0.7%	3,421,135	25,271
40002	Reserve Income	120,400	120,400	0	0.0%	1,444,800	1,444,800	0	0.0%	1,444,800	0
40004	Special Assess Fees	0	0	0	0.0%	4,730,000	0	4,730,000	0.0%	0	(4,730,000)
40011	Late Fee Income	0	0	0	0.0%	6,316	0	6,316	0.0%	0	(6,316)
40024	Assessments - Other	0	0	0	0.0%	2,338,512	2,338,512	0	0.0%	2,338,512	0
40025	Returned Check Fees	60	0	60	0.0%	810	0	810	0.0%	0	(810)
40030	Screening Fees	0	87	(87)	-100.0%	200	1,000	(800)	-80.0%	1,000	800
40060	Gate/Key Cards	50	163	(113)	-69.3%	1,415	2,000	(585)	-29.3%	2,000	585
40065	Violation Fees	900	0	900	0.0%	900	0	900	0.0%	0	(900)
40068	Key Fob Income	40	0	40	0.0%	245	0	245	0.0%	0	(245)
40075	Construction Fees	0	0	0	0.0%	5,250	0	5,250	0.0%	0	(5,250)
40078	Late Fee Interest	1,700	0	1,700	0.0%	11,110	0	11,110	0.0%	0	(11,110)
40079	Clubhouse Fee	0	0	0	0.0%	2,250	0	2,250	0.0%	0	(2,250)
40080	Interest Income	224	0	224	0.0%	834	0	834	0.0%	0	(834)
40081	Reserve Interest	11,125	0	11,125	0.0%	66,890	0	66,890	0.0%	0	(66,890)
40082	Spec Assess Interest	2,158	0	2,158	0.0%	22,515	0	22,515	0.0%	0	(22,515)
40090	Miscellaneous Income	20	0	20	0.0%	275	0	275	0.0%	0	(275)
40115	Administrative Fee	396	0	396	0.0%	1,509	0	1,509	0.0%	0	(1,509)
41010	House Charges	80	0	80	0.0%	495	0	495	0.0%	0	(495)
<b>OPERATING REVENUE TOTAL:</b>		<b>\$422,213</b>	<b>\$405,740</b>	<b>\$16,473</b>	<b>4.1%</b>	<b>\$12,030,189</b>	<b>\$7,207,447</b>	<b>\$4,822,742</b>	<b>66.9%</b>	<b>\$7,207,447</b>	<b>(\$4,822,742)</b>
<b>TOTAL REVENUE:</b>		<b>\$422,213</b>	<b>\$405,740</b>	<b>\$16,473</b>	<b>4.1%</b>	<b>\$12,030,189</b>	<b>\$7,207,447</b>	<b>\$4,822,742</b>	<b>66.9%</b>	<b>\$7,207,447</b>	<b>(\$4,822,742)</b>

EXPENSES											
ADMINISTRATIVE											
50015	Bank Charges	0	0	0	0.0%	925	0	(925)	0.0%	0	(925)

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
50050	License,Taxes,Permi t	0	413	413	100.0%	4,488	5,000	512	10.2%	5,000	512
50070	Office Equipment Lea	999	837	(162)	-19.4%	8,094	10,000	1,906	19.1%	10,000	1,906
50075	Office Expenses	2,846	1,038	(1,808)	<-100%	46,174	12,500	(33,674)	<-100%	12,500	(33,674)
50090	Professional Fees	(5,950)	0	5,950	0.0%	0	0	0	0.0%	0	0
50090	Professional Fees - Reserve Study	0	663	663	100.0%	17,090	8,000	(9,090)	<-100%	8,000	(9,090)
50091	Professional Fees	29,657	12,263	(17,394)	<-100%	210,368	147,200	(63,168)	-42.9%	147,200	(63,168)
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$27,553</b>	<b>\$15,214</b>	<b>(\$12,339)</b>	<b>-81.1%</b>	<b>\$287,139</b>	<b>\$182,700</b>	<b>(\$104,439)</b>	<b>-57.2%</b>	<b>\$182,700</b>	<b>(\$104,439)</b>
<b>PROPERTY INSURANCE</b>											
52030	Multiperil Insurance	178,720	194,885	16,165	8.3%	2,116,011	2,338,576	222,565	9.5%	2,338,576	222,565
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$178,720</b>	<b>\$194,885</b>	<b>\$16,165</b>	<b>8.3%</b>	<b>\$2,116,011</b>	<b>\$2,338,576</b>	<b>\$222,565</b>	<b>9.5%</b>	<b>\$2,338,576</b>	<b>\$222,565</b>
<b>UTILITIES</b>											
54050	Electricity	14,738	20,984	6,246	29.8%	189,353	251,874	62,521	24.8%	251,874	62,521
54070	Water & Sewer	18,794	10,987	(7,807)	-71.1%	140,978	131,800	(9,178)	-7.0%	131,800	(9,178)
54070	Water & Sewer - Common Area	89	1,576	1,487	94.3%	834	18,857	18,023	95.6%	18,857	18,023
54077	Utilities Internet Service	2,023	1,670	(353)	-21.2%	23,061	20,040	(3,021)	-15.1%	20,040	(3,021)
54077	Utilities Cable TV	17,540	17,939	399	2.2%	210,000	215,378	5,378	2.5%	215,378	5,378
54081	Pool Heating/Gas	6,821	2,620	(4,201)	<-100%	34,411	31,440	(2,971)	-9.5%	31,440	(2,971)
54095	Trash	1,202	1,000	(202)	-20.2%	14,505	12,000	(2,505)	-20.9%	12,000	(2,505)
<b>UTILITIES TOTAL:</b>		<b>\$61,208</b>	<b>\$56,776</b>	<b>(\$4,432)</b>	<b>-7.8%</b>	<b>\$613,141</b>	<b>\$681,389</b>	<b>\$68,248</b>	<b>10.0%</b>	<b>\$681,389</b>	<b>\$68,248</b>
<b>CONTRACTS</b>											
60090	Landscaping & Grounds	20,817	15,663	(5,154)	-32.9%	153,896	188,000	34,104	18.1%	188,000	34,104
61010	Pest Control	1,454	1,250	(204)	-16.3%	12,925	15,000	2,075	13.8%	15,000	2,075
61075	Window Services	10,080	2,613	(7,467)	<-100%	36,060	31,400	(4,660)	-14.8%	31,400	(4,660)
<b>CONTRACTS TOTAL:</b>		<b>\$32,351</b>	<b>\$19,526</b>	<b>(\$12,825)</b>	<b>-65.7%</b>	<b>\$202,881</b>	<b>\$234,400</b>	<b>\$31,519</b>	<b>13.4%</b>	<b>\$234,400</b>	<b>\$31,519</b>

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
<b>OPERATING SALARIES &amp; BENEFITS</b>											
65000	Salaries - Maintenance	64,543	53,906	(10,637)	-19.7%	646,884	646,828	(56)	0.0%	646,828	(56)
65000	Salaries - Concierge	47,512	34,338	(13,174)	-38.4%	407,551	412,034	4,483	1.1%	412,034	4,483
65000	Salaries - Security	40,591	23,716	(16,875)	-71.2%	373,997	284,559	(89,438)	-31.4%	284,559	(89,438)
65000	Salaries - Admin	29,012	31,971	2,959	9.3%	321,921	383,696	61,775	16.1%	383,696	61,775
	<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>	<b>\$181,657</b>	<b>\$143,931</b>	<b>(\$37,726)</b>	<b>-26.2%</b>	<b>\$1,750,353</b>	<b>\$1,727,117</b>	<b>(\$23,236)</b>	<b>-1.3%</b>	<b>\$1,727,117</b>	<b>(\$23,236)</b>
<b>REPAIRS/MAINTENANCE</b>											
70018	R&M-Beach	580	689	109	15.8%	17,139	8,235	(8,904)	<-100%	8,235	(8,904)
70037	R&M Doors	(1,748)	1,250	2,998	>100%	18,976	15,000	(3,976)	-26.5%	15,000	(3,976)
70040	R&M-Elevator	8,688	13,326	4,638	34.8%	157,212	160,000	2,788	1.7%	160,000	2,788
70043	R&M Life Safety	13,520	7,076	(6,444)	-91.1%	106,461	85,000	(21,461)	-25.2%	85,000	(21,461)
70043	R&M HVAC	2,336	2,049	(287)	-14.0%	59,522	24,500	(35,022)	<-100%	24,500	(35,022)
70045	R&M-Electrical	26	2,076	2,050	98.7%	10,616	25,000	14,384	57.5%	25,000	14,384
70051	Gym Equipment	(10)	500	510	>100%	1,237	6,000	4,763	79.4%	6,000	4,763
70060	Maintenance Other	3,803	6,451	2,648	41.1%	195,777	77,500	(118,277)	<-100%	77,500	(118,277)
70063	R&M-Generator	0	1,826	1,826	100.0%	993	22,000	21,007	95.5%	22,000	21,007
70076	Maintenance Supplies	6,165	4,587	(1,578)	-34.4%	64,871	55,000	(9,871)	-17.9%	55,000	(9,871)
70082	R&M Floor Repairs	0	650	650	100.0%	500	7,800	7,300	93.6%	7,800	7,300
70084	Fire Pump	0	746	746	100.0%	0	9,007	9,007	100.0%	9,007	9,007
70090	R&M-Plumbing	511	2,087	1,576	75.5%	53,018	25,000	(28,018)	<-100%	25,000	(28,018)
70096	R&M - Pool/Indoor	2,638	2,187	(451)	-20.6%	35,104	26,200	(8,904)	-34.0%	26,200	(8,904)
70120	R&M-Tennis Courts	0	837	837	100.0%	14,453	10,000	(4,453)	-44.5%	10,000	(4,453)
70134	Interior Landscaping	4,826	1,438	(3,388)	<-100%	29,451	17,223	(12,228)	-71.0%	17,223	(12,228)
70170	Hurricane Prep./Clean-up	0	2,087	2,087	100.0%	0	25,000	25,000	100.0%	25,000	25,000
70289	Contingency	7,310	0	(7,310)	0.0%	7,310	0	(7,310)	0.0%	0	(7,310)
	<b>REPAIRS/MAINTENANCE TOTAL:</b>	<b>\$48,644</b>	<b>\$49,862</b>	<b>\$1,218</b>	<b>2.4%</b>	<b>\$772,639</b>	<b>\$598,465</b>	<b>(\$174,174)</b>	<b>-29.1%</b>	<b>\$598,465</b>	<b>(\$174,174)</b>

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
<b>SPECIAL ASSESSMENT</b>											
73000	Special Assess Transfer	0	0	0	0.0%	4,730,000	0	(4,730,000)	0.0%	0	(4,730,000)
73001	Spec Assess-Interest	2,158	0	(2,158)	0.0%	22,515	0	(22,515)	0.0%	0	(22,515)
	<b>SPECIAL ASSESSMENT TOTAL:</b>	<b>\$2,158</b>	<b>\$0</b>	<b>(\$2,158)</b>	<b>0.0%</b>	<b>\$4,752,515</b>	<b>\$0</b>	<b>(\$4,752,515)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$4,752,515)</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers - Pooled	120,400	120,400	0	0.0%	1,444,800	1,444,800	0	0.0%	1,444,800	0
80001	Reserve Interest	11,125	0	(11,125)	0.0%	66,890	0	(66,890)	0.0%	0	(66,890)
	<b>RESERVE TRANSFERS TOTAL:</b>	<b>\$131,525</b>	<b>\$120,400</b>	<b>(\$11,125)</b>	<b>-9.2%</b>	<b>\$1,511,690</b>	<b>\$1,444,800</b>	<b>(\$66,890)</b>	<b>-4.6%</b>	<b>\$1,444,800</b>	<b>(\$66,890)</b>
	<b>TOTAL EXPENSES:</b>	<b>\$663,816</b>	<b>\$600,594</b>	<b>(\$63,222)</b>	<b>-10.5%</b>	<b>\$12,006,370</b>	<b>\$7,207,447</b>	<b>(\$4,798,923)</b>	<b>-66.6%</b>	<b>\$7,207,447</b>	<b>(\$4,798,923)</b>
	<b>NET INCOME/ (LOSS):</b>	<b>(241,603)</b>	<b>(194,854)</b>	<b>(\$46,749)</b>	<b>24.0%</b>	<b>23,819</b>	<b>0</b>	<b>23,819</b>	<b>0.0%</b>	<b>0</b>	<b>(23,819)</b>

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
<b>Entity: CSQH-THE WATER CLUB CONDO ASSOC INC - COMMON</b>											
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	238,615	238,641	(26)	0.0%	2,838,508	2,863,714	(25,206)	-0.9%	2,863,714	25,206
40002	Reserve Income	100,783	100,779	4	0.0%	1,209,392	1,209,392	0	0.0%	1,209,392	0
40004	Special Assess Fees	0	0	0	0.0%	4,730,000	0	4,730,000	0.0%	0	(4,730,000)
40011	Late Fee Income	0	0	0	0.0%	6,316	0	6,316	0.0%	0	(6,316)
40024	Assessments - Other	0	0	0	0.0%	1,957,487	1,957,487	0	0.0%	1,957,487	0
40025	Returned Check Fees	60	0	60	0.0%	810	0	810	0.0%	0	(810)
40030	Screening Fees	0	87	(87)	-100.0%	200	1,000	(800)	-80.0%	1,000	800
40060	Gate/Key Cards	50	163	(113)	-69.3%	1,415	2,000	(585)	-29.3%	2,000	585
40065	Violation Fees	900	0	900	0.0%	900	0	900	0.0%	0	(900)
40068	Key Fob Income	40	0	40	0.0%	245	0	245	0.0%	0	(245)
40075	Construction Fees	0	0	0	0.0%	5,250	0	5,250	0.0%	0	(5,250)
40078	Late Fee Interest	1,700	0	1,700	0.0%	11,110	0	11,110	0.0%	0	(11,110)
40079	Clubhouse Fee	0	0	0	0.0%	2,250	0	2,250	0.0%	0	(2,250)
40080	Interest Income	224	0	224	0.0%	834	0	834	0.0%	0	(834)
40081	Reserve Interest	11,125	0	11,125	0.0%	66,890	0	66,890	0.0%	0	(66,890)
40082	Spec Assess Interest	2,158	0	2,158	0.0%	22,515	0	22,515	0.0%	0	(22,515)
40090	Miscellaneous Income	20	0	20	0.0%	275	0	275	0.0%	0	(275)
40115	Administrative Fee	396	0	396	0.0%	1,509	0	1,509	0.0%	0	(1,509)
41010	House Charges	80	0	80	0.0%	495	0	495	0.0%	0	(495)
<b>OPERATING REVENUE TOTAL:</b>		<b>\$356,149</b>	<b>\$339,670</b>	<b>\$16,479</b>	<b>4.9%</b>	<b>\$10,856,400</b>	<b>\$6,033,593</b>	<b>\$4,822,807</b>	<b>79.9%</b>	<b>\$6,033,593</b>	<b>(\$4,822,807)</b>
<b>TOTAL REVENUE:</b>		<b>\$356,149</b>	<b>\$339,670</b>	<b>\$16,479</b>	<b>4.9%</b>	<b>\$10,856,400</b>	<b>\$6,033,593</b>	<b>\$4,822,807</b>	<b>79.9%</b>	<b>\$6,033,593</b>	<b>(\$4,822,807)</b>
EXPENSES											
ADMINISTRATIVE											
50015	Bank Charges	0	0	0	0.0%	925	0	(925)	0.0%	0	(925)

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50050	License,Taxes,Permi t	0	413	413	100.0%	4,488	5,000	512	10.2%	5,000	512
50070	Office Equipment Lea	999	837	(162)	-19.4%	8,094	10,000	1,906	19.1%	10,000	1,906
50075	Office Expenses	2,846	1,038	(1,808)	<-100%	46,174	12,500	(33,674)	<-100%	12,500	(33,674)
50090	Professional Fees	(5,950)	0	5,950	0.0%	0	0	0	0.0%	0	0
50090	Professional Fees - Reserve Study	0	663	663	100.0%	17,090	8,000	(9,090)	<-100%	8,000	(9,090)
50091	Professional Fees	29,657	12,263	(17,394)	<-100%	210,368	147,200	(63,168)	-42.9%	147,200	(63,168)
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$27,553</b>	<b>\$15,214</b>	<b>(\$12,339)</b>	<b>-81.1%</b>	<b>\$287,139</b>	<b>\$182,700</b>	<b>(\$104,439)</b>	<b>-57.2%</b>	<b>\$182,700</b>	<b>(\$104,439)</b>
<b>PROPERTY INSURANCE</b>											
52030	Multiperil Insurance	178,720	194,885	16,165	8.3%	2,116,011	2,338,576	222,565	9.5%	2,338,576	222,565
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$178,720</b>	<b>\$194,885</b>	<b>\$16,165</b>	<b>8.3%</b>	<b>\$2,116,011</b>	<b>\$2,338,576</b>	<b>\$222,565</b>	<b>9.5%</b>	<b>\$2,338,576</b>	<b>\$222,565</b>
<b>UTILITIES</b>											
54050	Electricity	4,393	5,298	905	17.1%	51,027	63,576	12,549	19.7%	63,576	12,549
54070	Water & Sewer	2,156	150	(2,006)	<-100%	18,613	1,800	(16,813)	<-100%	1,800	(16,813)
54070	Water & Sewer - Common Area	89	1,576	1,487	94.3%	834	18,857	18,023	95.6%	18,857	18,023
54077	Utilities Internet Service	1,482	1,150	(332)	-28.8%	16,997	13,800	(3,197)	-23.2%	13,800	(3,197)
54081	Pool Heating/Gas	6,821	2,620	(4,201)	<-100%	34,411	31,440	(2,971)	-9.5%	31,440	(2,971)
54095	Trash	1,202	1,000	(202)	-20.2%	14,505	12,000	(2,505)	-20.9%	12,000	(2,505)
<b>UTILITIES TOTAL:</b>		<b>\$16,144</b>	<b>\$11,794</b>	<b>(\$4,350)</b>	<b>-36.9%</b>	<b>\$136,387</b>	<b>\$141,473</b>	<b>\$5,086</b>	<b>3.6%</b>	<b>\$141,473</b>	<b>\$5,086</b>
<b>CONTRACTS</b>											
60090	Landscaping & Grounds	20,817	15,663	(5,154)	-32.9%	153,896	188,000	34,104	18.1%	188,000	34,104
61010	Pest Control	1,454	1,250	(204)	-16.3%	12,925	15,000	2,075	13.8%	15,000	2,075
<b>CONTRACTS TOTAL:</b>		<b>\$22,271</b>	<b>\$16,913</b>	<b>(\$5,358)</b>	<b>-31.7%</b>	<b>\$166,821</b>	<b>\$203,000</b>	<b>\$36,179</b>	<b>17.8%</b>	<b>\$203,000</b>	<b>\$36,179</b>
<b>OPERATING SALARIES &amp; BENEFITS</b>											

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
65000	Salaries - Maintenance	64,543	53,906	(10,637)	-19.7%	646,884	646,828	(56)	0.0%	646,828	(56)
65000	Salaries - Concierge	47,512	34,338	(13,174)	-38.4%	407,551	412,034	4,483	1.1%	412,034	4,483
65000	Salaries - Security	40,591	23,716	(16,875)	-71.2%	373,997	284,559	(89,438)	-31.4%	284,559	(89,438)
65000	Salaries - Admin	29,012	31,971	2,959	9.3%	321,921	383,696	61,775	16.1%	383,696	61,775
	<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>	<b>\$181,657</b>	<b>\$143,931</b>	<b>(\$37,726)</b>	<b>-26.2%</b>	<b>\$1,750,353</b>	<b>\$1,727,117</b>	<b>(\$23,236)</b>	<b>-1.3%</b>	<b>\$1,727,117</b>	<b>(\$23,236)</b>
<b>REPAIRS/MAINTENANCE</b>											
70018	R&M-Beach	580	689	109	15.8%	17,139	8,235	(8,904)	<-100%	8,235	(8,904)
70037	R&M Doors	(1,748)	1,250	2,998	>100%	18,976	15,000	(3,976)	-26.5%	15,000	(3,976)
70043	R&M HVAC	1,693	375	(1,318)	<-100%	25,659	4,500	(21,159)	<-100%	4,500	(21,159)
70045	R&M-Electrical	26	1,250	1,224	97.9%	7,553	15,000	7,447	49.6%	15,000	7,447
70051	Gym Equipment	(10)	500	510	>100%	1,237	6,000	4,763	79.4%	6,000	4,763
70060	Maintenance Other	1,894	4,163	2,269	54.5%	43,042	50,000	6,958	13.9%	50,000	6,958
70076	Maintenance Supplies	6,165	4,587	(1,578)	-34.4%	64,871	55,000	(9,871)	-17.9%	55,000	(9,871)
70082	R&M Floor Repairs	0	650	650	100.0%	500	7,800	7,300	93.6%	7,800	7,300
70090	R&M-Plumbing	511	413	(98)	-23.7%	5,474	5,000	(474)	-9.5%	5,000	(474)
70096	R&M - Pool/Indoor	2,638	2,187	(451)	-20.6%	35,104	26,200	(8,904)	-34.0%	26,200	(8,904)
70120	R&M-Tennis Courts	0	837	837	100.0%	14,453	10,000	(4,453)	-44.5%	10,000	(4,453)
70134	Interior Landscaping	3,569	300	(3,269)	<-100%	6,220	3,600	(2,620)	-72.8%	3,600	(2,620)
70170	Hurricane Prep./Clean-up	0	2,087	2,087	100.0%	0	25,000	25,000	100.0%	25,000	25,000
70289	Contingency	7,310	0	(7,310)	0.0%	7,310	0	(7,310)	0.0%	0	(7,310)
	<b>REPAIRS/MAINTENANCE TOTAL:</b>	<b>\$22,628</b>	<b>\$19,288</b>	<b>(\$3,340)</b>	<b>-17.3%</b>	<b>\$247,537</b>	<b>\$231,335</b>	<b>(\$16,202)</b>	<b>-7.0%</b>	<b>\$231,335</b>	<b>(\$16,202)</b>
<b>SPECIAL ASSESSMENT</b>											
73000	Special Assess Transfer	0	0	0	0.0%	4,730,000	0	(4,730,000)	0.0%	0	(4,730,000)

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
73001	Spec Assess-Interest	2,158	0	(2,158)	0.0%	22,515	0	(22,515)	0.0%	0	(22,515)
	<b>SPECIAL ASSESSMENT TOTAL:</b>	<b>\$2,158</b>	<b>\$0</b>	<b>(\$2,158)</b>	<b>0.0%</b>	<b>\$4,752,515</b>	<b>\$0</b>	<b>(\$4,752,515)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$4,752,515)</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers - Pooled	100,783	100,779	(4)	0.0%	1,209,392	1,209,392	0	0.0%	1,209,392	0
80001	Reserve Interest	11,125	0	(11,125)	0.0%	66,890	0	(66,890)	0.0%	0	(66,890)
	<b>RESERVE TRANSFERS TOTAL:</b>	<b>\$111,907</b>	<b>\$100,779</b>	<b>(\$11,128)</b>	<b>-11.0%</b>	<b>\$1,276,282</b>	<b>\$1,209,392</b>	<b>(\$66,890)</b>	<b>-5.5%</b>	<b>\$1,209,392</b>	<b>(\$66,890)</b>
	<b>TOTAL EXPENSES:</b>	<b>\$563,038</b>	<b>\$502,804</b>	<b>(\$60,234)</b>	<b>-12.0%</b>	<b>\$10,733,046</b>	<b>\$6,033,593</b>	<b>(\$4,699,453)</b>	<b>-77.9%</b>	<b>\$6,033,593</b>	<b>(\$4,699,453)</b>
	<b>NET INCOME/ (LOSS):</b>	<b>(206,889)</b>	<b>(163,134)</b>	<b>(\$43,755)</b>	<b>26.8%</b>	<b>123,354</b>	<b>0</b>	<b>123,354</b>	<b>0.0%</b>	<b>0</b>	<b>(123,354)</b>

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
<b>Entity: NSQH-THE WATER CLUB CONDO ASSOC INC - NORTH TOWER</b>											
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	22,386	22,387	(1)	0.0%	268,635	268,666	(31)	0.0%	268,666	31
40002	Reserve Income	9,455	9,457	(2)	0.0%	113,462	113,462	0	0.0%	113,462	0
40024	Assessments - Other	0	0	0	0.0%	183,646	183,646	0	0.0%	183,646	0
	<b>OPERATING REVENUE TOTAL:</b>	<b>\$31,841</b>	<b>\$31,844</b>	<b>(\$3)</b>	<b>0.0%</b>	<b>\$565,742</b>	<b>\$565,774</b>	<b>(\$32)</b>	<b>0.0%</b>	<b>\$565,774</b>	<b>\$32</b>
	<b>TOTAL REVENUE:</b>	<b>\$31,841</b>	<b>\$31,844</b>	<b>(\$3)</b>	<b>0.0%</b>	<b>\$565,742</b>	<b>\$565,774</b>	<b>(\$32)</b>	<b>0.0%</b>	<b>\$565,774</b>	<b>\$32</b>
EXPENSES											
UTILITIES											
54050	Electricity	4,774	7,108	2,334	32.8%	64,988	85,296	20,308	23.8%	85,296	20,308
54070	Water & Sewer	9,657	5,000	(4,657)	-93.1%	60,813	60,000	(813)	-1.4%	60,000	(813)
54077	Utilities Internet Service	273	260	(13)	-4.9%	3,059	3,120	61	2.0%	3,120	61
54077	Utilities Cable TV	8,764	9,163	399	4.4%	104,993	110,000	5,007	4.6%	110,000	5,007
	<b>UTILITIES TOTAL:</b>	<b>\$23,468</b>	<b>\$21,531</b>	<b>(\$1,937)</b>	<b>-9.0%</b>	<b>\$233,853</b>	<b>\$258,416</b>	<b>\$24,563</b>	<b>9.5%</b>	<b>\$258,416</b>	<b>\$24,563</b>
CONTRACTS											
61075	Window Services	5,040	1,447	(3,593)	<-100%	17,243	17,375	133	0.8%	17,375	133
	<b>CONTRACTS TOTAL:</b>	<b>\$5,040</b>	<b>\$1,447</b>	<b>(\$3,593)</b>	<b>&lt;-100%</b>	<b>\$17,243</b>	<b>\$17,375</b>	<b>\$133</b>	<b>0.8%</b>	<b>\$17,375</b>	<b>\$133</b>
REPAIRS/MAINTENANCE											
70040	R&M-Elevator	4,344	6,663	2,319	34.8%	62,844	80,000	17,156	21.4%	80,000	17,156
70043	R&M Life Safety	2,758	2,913	155	5.3%	49,642	35,000	(14,642)	-41.8%	35,000	(14,642)
70043	R&M HVAC	0	837	837	100.0%	17,610	10,000	(7,610)	-76.1%	10,000	(7,610)
70045	R&M-Electrical	0	413	413	100.0%	3,063	5,000	1,937	38.7%	5,000	1,937
70060	Maintenance Other	200	1,250	1,050	84.0%	114,628	15,000	(99,628)	<-100%	15,000	(99,628)
70063	R&M-Generator	0	913	913	100.0%	0	11,000	11,000	100.0%	11,000	11,000
70084	Fire Pump	0	413	413	100.0%	0	5,000	5,000	100.0%	5,000	5,000
70090	R&M-Plumbing	0	837	837	100.0%	22,694	10,000	(12,694)	<-100%	10,000	(12,694)

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70134	Interior Landscaping	508	461	(47)	-10.1%	16,854	5,521	(11,333)	<-100%	5,521	(11,333)
	<b>REPAIRS/MAINTENANCE TOTAL:</b>	<b>\$7,809</b>	<b>\$14,700</b>	<b>\$6,891</b>	<b>46.9%</b>	<b>\$287,335</b>	<b>\$176,521</b>	<b>(\$110,814)</b>	<b>-62.8%</b>	<b>\$176,521</b>	<b>(\$110,814)</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers - Pooled	9,455	9,457	2	0.0%	113,462	113,462	0	0.0%	113,462	0
	<b>RESERVE TRANSFERS TOTAL:</b>	<b>\$9,455</b>	<b>\$9,457</b>	<b>\$2</b>	<b>0.0%</b>	<b>\$113,462</b>	<b>\$113,462</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$113,462</b>	<b>\$0</b>
	<b>TOTAL EXPENSES:</b>	<b>\$45,772</b>	<b>\$47,135</b>	<b>\$1,363</b>	<b>2.9%</b>	<b>\$651,893</b>	<b>\$565,774</b>	<b>(\$86,119)</b>	<b>-15.2%</b>	<b>\$565,774</b>	<b>(\$86,119)</b>
	<b>NET INCOME/ (LOSS):</b>	<b>(13,931)</b>	<b>(15,291)</b>	<b>\$1,360</b>	<b>-8.9%</b>	<b>(86,150)</b>	<b>0</b>	<b>(86,150)</b>	<b>0.0%</b>	<b>0</b>	<b>86,150</b>

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
<b>Entity: SSQH-THE WATER CLUB CONDO ASSOC INC - SOUTH TOWER</b>											
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	24,060	24,062	(2)	0.0%	288,722	288,755	(33)	0.0%	288,755	33
40002	Reserve Income	10,162	10,164	(2)	0.0%	121,946	121,946	0	0.0%	121,946	0
40024	Assessments - Other	0	0	0	0.0%	197,379	197,379	0	0.0%	197,379	0
<b>OPERATING REVENUE TOTAL:</b>		<b>\$34,222</b>	<b>\$34,226</b>	<b>(\$4)</b>	<b>0.0%</b>	<b>\$608,047</b>	<b>\$608,080</b>	<b>(\$33)</b>	<b>0.0%</b>	<b>\$608,080</b>	<b>\$33</b>
<b>TOTAL REVENUE:</b>		<b>\$34,222</b>	<b>\$34,226</b>	<b>(\$4)</b>	<b>0.0%</b>	<b>\$608,047</b>	<b>\$608,080</b>	<b>(\$33)</b>	<b>0.0%</b>	<b>\$608,080</b>	<b>\$33</b>
EXPENSES											
UTILITIES											
54050	Electricity	5,571	8,578	3,007	35.1%	73,338	103,002	29,664	28.8%	103,002	29,664
54070	Water & Sewer	6,980	5,837	(1,143)	-19.6%	61,551	70,000	8,449	12.1%	70,000	8,449
54077	Utilities Internet Service	269	260	(9)	-3.4%	3,005	3,120	115	3.7%	3,120	115
54077	Utilities Cable TV	8,776	8,776	0	0.0%	105,006	105,378	372	0.4%	105,378	372
<b>UTILITIES TOTAL:</b>		<b>\$21,596</b>	<b>\$23,451</b>	<b>\$1,855</b>	<b>7.9%</b>	<b>\$242,900</b>	<b>\$281,500</b>	<b>\$38,600</b>	<b>13.7%</b>	<b>\$281,500</b>	<b>\$38,600</b>
CONTRACTS											
61075	Window Services	5,040	1,166	(3,874)	<-100%	18,818	14,025	(4,793)	-34.2%	14,025	(4,793)
<b>CONTRACTS TOTAL:</b>		<b>\$5,040</b>	<b>\$1,166</b>	<b>(\$3,874)</b>	<b>&lt;-100%</b>	<b>\$18,818</b>	<b>\$14,025</b>	<b>(\$4,793)</b>	<b>-34.2%</b>	<b>\$14,025</b>	<b>(\$4,793)</b>
REPAIRS/MAINTENANCE											
70040	R&M-Elevator	4,344	6,663	2,319	34.8%	94,368	80,000	(14,368)	-18.0%	80,000	(14,368)
70043	R&M Life Safety	10,762	4,163	(6,599)	<-100%	56,819	50,000	(6,819)	-13.6%	50,000	(6,819)
70043	R&M HVAC	643	837	195	23.2%	16,253	10,000	(6,253)	-62.5%	10,000	(6,253)
70045	R&M-Electrical	0	413	413	100.0%	0	5,000	5,000	100.0%	5,000	5,000
70060	Maintenance Other	1,708	1,038	(670)	-64.6%	38,107	12,500	(25,607)	<-100%	12,500	(25,607)
70063	R&M-Generator	0	913	913	100.0%	993	11,000	10,007	91.0%	11,000	10,007
70084	Fire Pump	0	333	333	100.0%	0	4,007	4,007	100.0%	4,007	4,007
70090	R&M-Plumbing	0	837	837	100.0%	24,850	10,000	(14,850)	<-100%	10,000	(14,850)

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70134	Interior Landscaping	750	677	(73)	-10.7%	6,377	8,102	1,725	21.3%	8,102	1,725
	<b>REPAIRS/MAINTENANCE TOTAL:</b>	<b>\$18,207</b>	<b>\$15,874</b>	<b>(\$2,333)</b>	<b>-14.7%</b>	<b>\$237,767</b>	<b>\$190,609</b>	<b>(\$47,158)</b>	<b>-24.7%</b>	<b>\$190,609</b>	<b>(\$47,158)</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers - Pooled	10,162	10,164	2	0.0%	121,946	121,946	0	0.0%	121,946	0
	<b>RESERVE TRANSFERS TOTAL:</b>	<b>\$10,162</b>	<b>\$10,164</b>	<b>\$2</b>	<b>0.0%</b>	<b>\$121,946</b>	<b>\$121,946</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$121,946</b>	<b>\$0</b>
	<b>TOTAL EXPENSES:</b>	<b>\$55,005</b>	<b>\$50,655</b>	<b>(\$4,350)</b>	<b>-8.6%</b>	<b>\$621,431</b>	<b>\$608,080</b>	<b>(\$13,351)</b>	<b>-2.2%</b>	<b>\$608,080</b>	<b>(\$13,351)</b>
	<b>NET INCOME/ (LOSS):</b>	<b>(20,783)</b>	<b>(16,429)</b>	<b>(\$4,354)</b>	<b>26.5%</b>	<b>(13,384)</b>	<b>0</b>	<b>(13,384)</b>	<b>0.0%</b>	<b>0</b>	<b>13,384</b>