

Monthly Financial Package

Palm-Aire Country Club Condominium Association No. 11, Inc.

02/28/2025

Prepared by:



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Palm-Aire Country Club Condominium Association No. 11, Inc.

Balance Sheet For 2/28/2025

Operating Cash

01006 - Alliance Operating	\$1,646.90
01009 - Alliance Operating ICS	\$1,039,167.73
01042 - Alliance CAD/ARC Deposit	(\$8,000.00)
01049 - Alliance CAD/ARC ICS	\$244,341.48

Total Operating Cash

\$1,277,156.11

Reserve Cash

01021 - Alliance Bank Reserves	(\$7,589.00)
01023 - Alliance Reserves ICS	\$1,300,405.64
01024 - Capital One Reserve 0486	\$410,488.87
01031 - Capital One CD 6189	\$44,097.91
01032 - Capital One CD 6192	\$191,472.39

Total Reserve Cash

\$1,938,875.81

Accounts Receivables

01310 - Accounts Receivable	\$71,580.23
01315 - Allowance for Bad Debt	(\$48,861.25)

Total Accounts Receivables

\$22,718.98

Other Assets

01610 - Prepaid Insurance	(\$101.05)
01630 - Prepaid Elevator	\$15,325.80

Total Other Assets

\$15,224.75

Total Assets

\$3,253,975.65

Current Liabilities

03012 - Accrued Expenses	\$35,877.55
03040 - CAD/ARC Deposits	\$237,341.48
03310 - Prepaid Owner Assessments	\$100,560.26
03350 - Capital One Loan	\$3,886,127.70

Total Current Liabilities

\$4,259,906.99

Reserves

05110 - Reserves-Condo 111	\$186,591.36
05120 - Reserves-Condo 112	\$234,480.26
05130 - Reserves-Condo 113	\$213,628.57
05140 - Reserves-Condo 114	\$264,644.55
05150 - Reserves-Condo 115	\$197,185.23
05160 - Reserves-Condo 116	\$313,139.71
05170 - Reserves-Condo 117	\$234,947.84
05180 - Reserves-Rec Area	\$37,237.92
05400 - Reserves Interest	\$50,050.34

Total Reserves

\$1,731,905.78

Equity

05500 - Net Income	(\$1,240,070.20)
05510 - Retained Earnings	(\$1,497,766.92)

Total Equity

(\$2,737,837.12)

Total Liabilities / Equity

\$3,253,975.65

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Consolidated Income							
Income							
06310 - Maintenance Income	427,786.98	427,808.25	(21.27)	3,422,295.84	3,422,466.00	(170.16)	5,133,699.00
06320 - Reserve Income	89,252.10	89,252.01	.09	714,016.80	714,016.08	.72	1,071,024.00
06340 - Late Fee Income	700.00	-	700.00	4,325.00	-	4,325.00	-
06350 - Misc Income	120.00	-	120.00	4,605.80	-	4,605.80	-
06370 - Cable Income	13,927.92	13,927.92	-	111,423.36	111,423.36	-	167,135.00
06510 - Resales & Leasing	1,350.00	-	1,350.00	7,590.00	-	7,590.00	-
06910 - Interest Income	44.44	-	44.44	292.47	-	292.47	-
Total Income	533,181.44	530,988.18	2,193.26	4,264,549.27	4,247,905.44	16,643.83	6,371,858.00
Total Income	533,181.44	530,988.18	2,193.26	4,264,549.27	4,247,905.44	16,643.83	6,371,858.00

Consolidated Expense

Building Expenses

07452 - Condo Fees	-	199.00	199.00	2,388.00	1,592.00	(796.00)	2,388.00
07503 - Exterminating	3,640.36	5,512.49	1,872.13	29,477.52	44,099.92	14,622.40	66,150.00
07507 - Tree Trimming	-	2,350.00	2,350.00	-	18,800.00	18,800.00	28,200.00
07518 - Elevator Contract	3,831.47	3,832.50	1.03	30,651.76	30,660.00	8.24	45,990.00
07540 - Irrigation	-	229.18	229.18	-	1,833.44	1,833.44	2,750.00
07600 - Bad Debt Expense	25.00	1,391.67	1,366.67	18,777.00	11,133.36	(7,643.64)	16,700.00
07605 - Other Expenses Bldg	-	625.00	625.00	-	5,000.00	5,000.00	7,500.00
07892 - Resale & Leasing Expense	455.00	545.82	90.82	2,758.00	4,366.56	1,608.56	6,550.00
07910 - Fire Alarm Monitoring	1,265.29	2,700.00	1,434.71	3,736.99	21,600.00	17,863.01	32,400.00
07920 - Tele-Entry Service	1,155.28	-	(1,155.28)	4,621.12	-	(4,621.12)	-
08010 - Electric	6,491.10	7,575.00	1,083.90	52,336.00	60,600.00	8,264.00	90,900.00
08030 - Water	11,002.13	9,995.00	(1,007.13)	72,844.22	79,960.00	7,115.78	119,940.00
08032 - Sewer	17,626.78	17,369.58	(257.20)	121,192.23	138,956.64	17,764.41	208,435.00
08040 - Grounds Landscaping	-	3,791.69	3,791.69	21,646.50	30,333.52	8,687.02	45,500.00
08050 - Waste Removal	4,261.34	3,595.85	(665.49)	29,285.76	28,766.80	(518.96)	43,150.00
08060 - Building Insurance	197,538.98	236,111.16	38,572.18	1,516,655.92	1,888,889.28	372,233.36	2,833,334.00
08070 - Janitorial Contract	22,092.58	22,094.83	2.25	176,740.64	176,758.64	18.00	265,138.00
08090 - R & M Building	8,482.81	13,833.33	5,350.52	151,525.45	110,666.64	(40,858.81)	166,000.00
08100 - Lawn Maintenance	16,295.72	16,444.60	148.88	130,365.76	131,556.80	1,191.04	197,335.00
Total Building Expenses	294,163.84	348,196.70	54,032.86	2,365,002.87	2,785,573.60	420,570.73	4,178,360.00

Common Expenses

07010 - Management Fees	18,803.75	18,803.75	-	150,430.00	150,430.00	-	225,645.00
07020 - Accounting Fees	650.00	833.34	183.34	5,200.00	6,666.72	1,466.72	10,000.00
07160 - Legal Fees	637.50	1,250.18	612.68	10,631.01	10,001.44	(629.57)	15,002.00
07170 - Loan Expense	679,226.82	17,958.33	(661,268.49)	1,991,348.06	143,666.64	(1,847,681.42)	215,500.00
07270 - Cable TV	-	13,927.92	13,927.92	(27,742.66)	111,423.36	139,166.02	167,135.00
07320 - Printing/Copies/Postage	181.16	625.01	443.85	3,889.64	5,000.08	1,110.44	7,500.00
07321 - Bank Fees	(60.00)	-	60.00	(735.00)	-	735.00	-

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Consolidated Expense							
07450 - Licenses & Fees	-	250.09	250.09	205.00	2,000.72	1,795.72	3,001.00
07512 - Maintenance Payroll	7,958.60	8,083.33	124.73	66,515.16	64,666.64	(1,848.52)	97,000.00
07550 - Security	13,278.28	14,383.41	1,105.13	109,545.76	115,067.28	5,521.52	172,601.00
07560 - Security Camera Maint	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
07890 - Other Expenses	100.00	416.84	316.84	6,133.74	3,334.72	(2,799.02)	5,002.00
Total Common Expenses	720,776.11	76,657.20	(644,118.91)	2,315,420.71	613,257.60	(1,702,163.11)	919,886.00
Recreational Expenses							
08220 - Rec-Pool Contract	2,500.00	2,666.59	166.59	20,450.00	21,332.72	882.72	31,999.00
08222 - Rec- Maint and Repairs	1,283.43	1,250.18	(33.25)	10,920.17	10,001.44	(918.73)	15,002.00
08226 - Rec-Pools Repairs	290.00	1,666.66	1,376.66	4,540.00	13,333.28	8,793.28	20,000.00
08230 - Rec Janitorial Contract	3,586.08	3,583.42	(2.66)	28,688.64	28,667.36	(21.28)	43,001.00
08260 - Rec-Electric	4,194.49	4,535.08	340.59	26,323.48	36,280.64	9,957.16	54,421.00
08280 - Rec-Water	763.65	485.33	(278.32)	3,982.33	3,882.64	(99.69)	5,824.00
08282 - Rec-Sewer	628.70	404.16	(224.54)	3,324.47	3,233.28	(91.19)	4,850.00
08283 - Rec-Grounds Landscaping	-	999.92	999.92	11,700.00	7,999.36	(3,700.64)	11,999.00
08284 - Rec-Tree Trimming	-	999.92	999.92	-	7,999.36	7,999.36	11,999.00
08286 - Rec-Irrigation	-	291.58	291.58	250.00	2,332.64	2,082.64	3,499.00
Total Recreational Expenses	13,246.35	16,882.84	3,636.49	110,179.09	135,062.72	24,883.63	202,594.00
Reserve Contribution							
09110 - Reserve - Cash Flow	80,627.09	80,627.09	-	645,016.72	645,016.72	-	967,525.00
09111 - Reserve - Cash Flow Rec	8,625.01	8,624.92	(.09)	69,000.08	68,999.36	(.72)	103,499.00
Total Reserve Contribution	89,252.10	89,252.01	(.09)	714,016.80	714,016.08	(.72)	1,071,024.00
Total Expense	1,117,438.40	530,988.75	(586,449.65)	5,504,619.47	4,247,910.00	(1,256,709.47)	6,371,864.00
Consolidated Net Total	(584,256.96)	(.57)	(584,256.39)	(1,240,070.20)	(4.56)	(1,240,065.64)	(6.00)
Net Total	(584,256.96)	(.57)	(584,256.39)	(1,240,070.20)	(4.56)	(1,240,065.64)	(6.00)

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

111 Income

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 - Maintenance Income	36,194.57	36,213.75	(19.18)	289,556.56	289,710.00	(153.44)	434,565.00
06320 - Reserve Income	7,738.93	7,738.92	.01	61,911.44	61,911.36	.08	92,867.00
06340 - Late Fee Income	100.00	-	100.00	950.00	-	950.00	-
06350 - Misc Income	70.00	-	70.00	1,479.80	-	1,479.80	-
06370 - Cable Income	1,166.50	1,166.50	-	9,332.00	9,332.00	-	13,998.00
06510 - Resales & Leasing	-	-	-	450.00	-	450.00	-
06910 - Interest Income	3.58	-	3.58	23.55	-	23.55	-
Total 111 Income	45,273.58	45,119.17	154.41	363,703.35	360,953.36	2,749.99	541,430.00

111 Expense

Building Expenses							
07452 - Condo Fees	-	16.67	16.67	200.00	133.36	(66.64)	200.00
07503 - Exterminating	293.41	441.67	148.26	2,310.99	3,533.36	1,222.37	5,300.00
07507 - Tree Trimming	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
07518 - Elevator Contract	308.82	547.50	238.68	2,470.56	4,380.00	1,909.44	6,570.00
07540 - Irrigation	-	20.83	20.83	-	166.64	166.64	250.00
07600 - Bad Debt Expense	-	-	-	5,868.00	-	(5,868.00)	-
07605 - Other Expenses Bldg	-	83.33	83.33	-	666.64	666.64	1,000.00
07892 - Resale & Leasing Expense	-	62.50	62.50	-	500.00	500.00	750.00
07910 - Fire Alarm Monitoring	-	266.67	266.67	199.22	2,133.36	1,934.14	3,200.00
07920 - Tele-Entry Service	165.04	-	(165.04)	588.22	-	(588.22)	-
08010 - Electric	611.96	720.83	108.87	5,028.33	5,766.64	738.31	8,650.00
08030 - Water	991.97	1,000.00	8.03	8,044.26	8,000.00	(44.26)	12,000.00
08032 - Sewer	1,512.20	1,604.17	91.97	12,203.51	12,833.36	629.85	19,250.00
08040 - Grounds Landscaping	-	541.67	541.67	2,911.12	4,333.36	1,422.24	6,500.00
08050 - Waste Removal	558.83	485.42	(73.41)	4,482.80	3,883.36	(599.44)	5,825.00
08060 - Building Insurance	15,931.96	19,679.58	3,747.62	124,280.64	157,436.64	33,156.00	236,155.00
08070 - Janitorial Contract	1,780.72	1,812.50	31.78	14,245.76	14,500.00	254.24	21,750.00
08090 - R & M Building	428.48	1,000.00	571.52	16,753.78	8,000.00	(8,753.78)	12,000.00
08100 - Lawn Maintenance	1,313.40	1,305.42	(7.98)	10,507.22	10,443.36	(63.86)	15,665.00
Total Building Expenses	23,896.79	29,797.09	5,900.30	210,094.41	238,376.72	28,282.31	357,565.00

Common Expenses							
07010 - Management Fees	1,515.60	1,515.58	(.02)	12,124.80	12,124.64	(.16)	18,187.00
07020 - Accounting Fees	52.39	67.17	14.78	419.12	537.36	118.24	806.00
07160 - Legal Fees	51.38	100.75	49.37	667.28	806.00	138.72	1,209.00
07170 - Loan Expense	1,122.50	1,447.42	324.92	173,782.40	11,579.36	(162,203.04)	17,369.00
07270 - Cable TV	-	1,166.50	1,166.50	(2,236.06)	9,332.00	11,568.06	13,998.00
07320 - Printing/Copies/Postage	14.60	50.42	35.82	313.46	403.36	89.90	605.00
07321 - Bank Fees	(30.00)	-	30.00	(269.52)	-	269.52	-
07450 - Licenses & Fees	-	20.17	20.17	23.06	161.36	138.30	242.00

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
111 Expense							
07512 - Maintenance Payroll	641.43	651.50	10.07	5,361.04	5,212.00	(149.04)	7,818.00
07550 - Security	1,070.22	1,159.33	89.11	8,829.31	9,274.64	445.33	13,912.00
07560 - Security Camera Maint	-	10.08	10.08	35.97	80.64	44.67	121.00
07890 - Other Expenses	8.06	33.58	25.52	1,066.61	268.64	(797.97)	403.00
Total Common Expenses	4,446.18	6,222.50	1,776.32	200,117.47	49,780.00	(150,337.47)	74,670.00
Recreational Expenses							
08220 - Rec-Pool Contract	201.50	214.92	13.42	1,648.27	1,719.36	71.09	2,579.00
08222 - Rec- Maint and Repairs	103.47	100.75	(2.72)	880.71	806.00	(74.71)	1,209.00
08226 - Rec-Pools Repairs	23.37	134.33	110.96	365.85	1,074.64	708.79	1,612.00
08230 - Rec Janitorial Contract	289.00	288.83	(.17)	2,312.00	2,310.64	(1.36)	3,466.00
08260 - Rec-Electric	338.06	365.50	27.44	2,121.69	2,924.00	802.31	4,386.00
08280 - Rec-Water	61.55	39.08	(22.47)	320.98	312.64	(8.34)	469.00
08282 - Rec-Sewer	50.67	32.58	(18.09)	267.95	260.64	(7.31)	391.00
08283 - Rec-Grounds Landscaping	-	80.58	80.58	943.03	644.64	(298.39)	967.00
08284 - Rec-Tree Trimming	-	80.58	80.58	-	644.64	644.64	967.00
08286 - Rec-Irrigation	-	23.50	23.50	20.13	188.00	167.87	282.00
Total Recreational Expenses	1,067.62	1,360.65	293.03	8,880.61	10,885.20	2,004.59	16,328.00
Reserve Contribution							
09110 - Reserve - Cash Flow	7,043.75	7,043.75	-	56,350.00	56,350.00	-	84,525.00
09111 - Reserve - Cash Flow Rec	695.18	695.17	(.01)	5,561.44	5,561.36	(.08)	8,342.00
Total Reserve Contribution	7,738.93	7,738.92	(.01)	61,911.44	61,911.36	(.08)	92,867.00
Total 111 Expense	37,149.52	45,119.16	7,969.64	481,003.93	360,953.28	(120,050.65)	541,430.00
Net 111 Income (Loss)	8,124.06	.01	8,124.05	(117,300.58)	.08	(117,300.66)	-

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
112 Income							
Income							
06310 - Maintenance Income	71,566.84	71,580.50	(13.66)	572,534.72	572,644.00	(109.28)	858,966.00
06320 - Reserve Income	15,000.16	15,000.17	(.01)	120,001.28	120,001.36	(.08)	180,002.00
06340 - Late Fee Income	125.00	-	125.00	525.00	-	525.00	-
06350 - Misc Income	-	-	-	100.00	-	100.00	-
06370 - Cable Income	2,333.00	2,333.00	-	18,664.00	18,664.00	-	27,996.00
06510 - Resales & Leasing	150.00	-	150.00	996.00	-	996.00	-
06910 - Interest Income	7.52	-	7.52	49.47	-	49.47	-
Total 112 Income	89,182.52	88,913.67	268.85	712,870.47	711,309.36	1,561.11	1,066,964.00

112 Expense

Building Expenses							
07452 - Condo Fees	-	33.33	33.33	400.00	266.64	(133.36)	400.00
07503 - Exterminating	615.58	920.83	305.25	4,848.48	7,366.64	2,518.16	11,050.00
07507 - Tree Trimming	-	233.33	233.33	-	1,866.64	1,866.64	2,800.00
07518 - Elevator Contract	647.90	547.50	(100.40)	5,183.20	4,380.00	(803.20)	6,570.00
07605 - Other Expenses Bldg	-	83.33	83.33	-	666.64	666.64	1,000.00
07892 - Resale & Leasing Expense	98.00	100.00	2.00	246.00	800.00	554.00	1,200.00
07910 - Fire Alarm Monitoring	-	583.33	583.33	417.96	4,666.64	4,248.68	7,000.00
07920 - Tele-Entry Service	165.04	-	(165.04)	690.48	-	(690.48)	-
08010 - Electric	1,606.93	1,158.33	(448.60)	9,371.10	9,266.64	(104.46)	13,900.00
08030 - Water	1,831.19	1,580.00	(251.19)	11,180.79	12,640.00	1,459.21	18,960.00
08032 - Sewer	2,938.72	2,783.33	(155.39)	19,056.26	22,266.64	3,210.38	33,400.00
08040 - Grounds Landscaping	-	541.67	541.67	2,704.59	4,333.36	1,628.77	6,500.00
08050 - Waste Removal	629.81	683.33	53.52	4,160.16	5,466.64	1,306.48	8,200.00
08060 - Building Insurance	33,540.73	39,815.42	6,274.69	256,671.96	318,523.36	61,851.40	477,785.00
08070 - Janitorial Contract	3,735.84	3,730.25	(5.59)	29,886.72	29,842.00	(44.72)	44,763.00
08090 - R & M Building	1,142.02	2,500.00	1,357.98	22,744.50	20,000.00	(2,744.50)	30,000.00
08100 - Lawn Maintenance	2,755.60	2,824.17	68.57	22,044.80	22,593.36	548.56	33,890.00
Total Building Expenses	49,707.36	58,118.15	8,410.79	389,607.00	464,945.20	75,338.20	697,418.00

Common Expenses							
07010 - Management Fees	3,179.71	3,179.75	.04	25,437.68	25,438.00	.32	38,157.00
07020 - Accounting Fees	109.92	140.92	31.00	879.36	1,127.36	248.00	1,691.00
07160 - Legal Fees	107.80	211.42	103.62	854.45	1,691.36	836.91	2,537.00
07170 - Loan Expense	2,355.03	3,036.75	681.72	478,817.33	24,294.00	(454,523.33)	36,441.00
07270 - Cable TV	-	2,333.00	2,333.00	(4,691.28)	18,664.00	23,355.28	27,996.00
07320 - Printing/Copies/Postage	30.63	105.67	75.04	657.73	845.36	187.63	1,268.00
07321 - Bank Fees	(30.00)	-	30.00	(58.99)	-	58.99	-
07450 - Licenses & Fees	-	42.25	42.25	31.91	338.00	306.09	507.00
07512 - Maintenance Payroll	1,345.80	1,366.92	21.12	11,247.71	10,935.36	(312.35)	16,403.00
07550 - Security	2,245.36	2,432.25	186.89	18,524.22	19,458.00	933.78	29,187.00

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
112 Expense							
07560 - Security Camera Maint	-	21.17	21.17	(15.16)	169.36	184.52	254.00
07890 - Other Expenses	16.91	70.50	53.59	1,820.45	564.00	(1,256.45)	846.00
Total Common Expenses	9,361.16	12,940.60	3,579.44	533,505.41	103,524.80	(429,980.61)	155,287.00
Recreational Expenses							
08220 - Rec-Pool Contract	422.75	450.92	28.17	3,458.10	3,607.36	149.26	5,411.00
08222 - Rec- Maint and Repairs	217.03	211.42	(5.61)	1,846.14	1,691.36	(154.78)	2,537.00
08226 - Rec-Pools Repairs	49.04	281.83	232.79	767.72	2,254.64	1,486.92	3,382.00
08230 - Rec Janitorial Contract	606.42	605.92	(.50)	4,851.36	4,847.36	(4.00)	7,271.00
08260 - Rec-Electric	709.29	766.83	57.54	4,451.31	6,134.64	1,683.33	9,202.00
08280 - Rec-Water	129.13	82.08	(47.05)	673.41	656.64	(16.77)	985.00
08282 - Rec-Sewer	106.31	68.33	(37.98)	562.17	546.64	(15.53)	820.00
08283 - Rec-Grounds Landscaping	-	169.08	169.08	1,978.47	1,352.64	(625.83)	2,029.00
08284 - Rec-Tree Trimming	-	169.08	169.08	-	1,352.64	1,352.64	2,029.00
08286 - Rec-Irrigation	-	49.33	49.33	42.28	394.64	352.36	592.00
Total Recreational Expenses	2,239.97	2,854.82	614.85	18,630.96	22,838.56	4,207.60	34,258.00
Reserve Contribution							
09110 - Reserve - Cash Flow	13,541.67	13,541.67	-	108,333.36	108,333.36	-	162,500.00
09111 - Reserve - Cash Flow Rec	1,458.49	1,458.50	.01	11,667.92	11,668.00	.08	17,502.00
Total Reserve Contribution	15,000.16	15,000.17	.01	120,001.28	120,001.36	.08	180,002.00
Total 112 Expense	76,308.65	88,913.74	12,605.09	1,061,744.65	711,309.92	(350,434.73)	1,066,965.00
Net 112 Income (Loss)	12,873.87	(.07)	12,873.94	(348,874.18)	(.56)	(348,873.62)	(1.00)

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

113 Income

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 - Maintenance Income	75,254.57	75,242.83	11.74	602,036.56	601,942.64	93.92	902,914.00
06320 - Reserve Income	15,692.43	15,692.42	.01	125,539.44	125,539.36	.08	188,309.00
06340 - Late Fee Income	75.00	-	75.00	675.00	-	675.00	-
06350 - Misc Income	-	-	-	150.00	-	150.00	-
06370 - Cable Income	2,333.00	2,333.00	-	18,664.00	18,664.00	-	27,996.00
06510 - Resales & Leasing	300.00	-	300.00	900.00	-	900.00	-
06910 - Interest Income	7.86	-	7.86	51.74	-	51.74	-
Total 113 Income	93,662.86	93,268.25	394.61	748,016.74	746,146.00	1,870.74	1,119,219.00

113 Expense

Building Expenses							
07452 - Condo Fees	-	33.33	33.33	400.00	266.64	(133.36)	400.00
07503 - Exterminating	643.98	962.50	318.52	5,877.18	7,700.00	1,822.82	11,550.00
07507 - Tree Trimming	-	441.67	441.67	-	3,533.36	3,533.36	5,300.00
07518 - Elevator Contract	677.79	547.50	(130.29)	5,422.32	4,380.00	(1,042.32)	6,570.00
07540 - Irrigation	-	41.67	41.67	-	333.36	333.36	500.00
07600 - Bad Debt Expense	-	-	-	6,113.00	-	(6,113.00)	-
07605 - Other Expenses Bldg	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
07892 - Resale & Leasing Expense	-	83.33	83.33	410.00	666.64	256.64	1,000.00
07910 - Fire Alarm Monitoring	789.13	291.67	(497.46)	1,226.37	2,333.36	1,106.99	3,500.00
07920 - Tele-Entry Service	165.04	-	(165.04)	699.50	-	(699.50)	-
08010 - Electric	1,283.75	1,216.67	(67.08)	9,873.40	9,733.36	(140.04)	14,600.00
08030 - Water	1,700.28	1,583.33	(116.95)	11,047.92	12,666.64	1,618.72	19,000.00
08032 - Sewer	2,783.68	2,793.33	9.65	18,902.38	22,346.64	3,444.26	33,520.00
08040 - Grounds Landscaping	-	541.67	541.67	2,780.96	4,333.36	1,552.40	6,500.00
08050 - Waste Removal	636.06	485.42	(150.64)	4,173.11	3,883.36	(289.75)	5,825.00
08060 - Building Insurance	35,658.60	42,744.08	7,085.48	274,158.20	341,952.64	67,794.44	512,929.00
08070 - Janitorial Contract	3,908.13	3,902.50	(5.63)	31,942.01	31,220.00	(722.01)	46,830.00
08090 - R & M Building	1,791.38	2,500.00	708.62	23,122.57	20,000.00	(3,122.57)	30,000.00
08100 - Lawn Maintenance	2,882.72	2,824.17	(58.55)	23,061.76	22,593.36	(468.40)	33,890.00
Total Building Expenses	52,920.54	61,159.51	8,238.97	419,210.68	489,276.08	70,065.40	733,914.00

Common Expenses							
07010 - Management Fees	3,326.38	3,326.42	.04	25,671.20	26,611.36	940.16	39,917.00
07020 - Accounting Fees	114.99	147.42	32.43	919.92	1,179.36	259.44	1,769.00
07160 - Legal Fees	112.77	221.17	108.40	5,578.38	1,769.36	(3,809.02)	2,654.00
07170 - Loan Expense	2,463.65	3,176.83	713.18	479,461.59	25,414.64	(454,046.95)	38,122.00
07270 - Cable TV	-	2,333.00	2,333.00	(4,907.68)	18,664.00	23,571.68	27,996.00
07320 - Printing/Copies/Postage	32.05	110.58	78.53	688.06	884.64	196.58	1,327.00
07321 - Bank Fees	-	-	-	(178.94)	-	178.94	-
07450 - Licenses & Fees	-	44.25	44.25	32.69	354.00	321.31	531.00

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
113 Expense							
07512 - Maintenance Payroll	1,407.88	1,429.92	22.04	12,029.40	11,439.36	(590.04)	17,159.00
07550 - Security	2,348.92	2,544.42	195.50	19,378.58	20,355.36	976.78	30,533.00
07560 - Security Camera Maint	-	22.08	22.08	(19.67)	176.64	196.31	265.00
07890 - Other Expenses	17.69	73.75	56.06	1,886.90	590.00	(1,296.90)	885.00
Total Common Expenses	9,824.33	13,429.84	3,605.51	540,540.43	107,438.72	(433,101.71)	161,158.00
Recreational Expenses							
08220 - Rec-Pool Contract	442.25	471.75	29.50	3,617.61	3,774.00	156.39	5,661.00
08222 - Rec- Maint and Repairs	227.03	221.17	(5.86)	1,931.77	1,769.36	(162.41)	2,654.00
08226 - Rec-Pools Repairs	51.30	294.83	243.53	803.17	2,358.64	1,555.47	3,538.00
08230 - Rec Janitorial Contract	634.42	633.92	(.50)	5,075.36	5,071.36	(4.00)	7,607.00
08260 - Rec-Electric	742.01	802.25	60.24	4,656.62	6,418.00	1,761.38	9,627.00
08280 - Rec-Water	135.09	85.83	(49.26)	704.48	686.64	(17.84)	1,030.00
08282 - Rec-Sewer	111.22	71.50	(39.72)	588.10	572.00	(16.10)	858.00
08283 - Rec-Grounds Landscaping	-	176.92	176.92	2,069.74	1,415.36	(654.38)	2,123.00
08284 - Rec-Tree Trimming	-	176.92	176.92	-	1,415.36	1,415.36	2,123.00
08286 - Rec-Irrigation	-	51.58	51.58	44.23	412.64	368.41	619.00
Total Recreational Expenses	2,343.32	2,986.67	643.35	19,491.08	23,893.36	4,402.28	35,840.00
Reserve Contribution							
09110 - Reserve - Cash Flow	14,166.67	14,166.67	-	113,333.36	113,333.36	-	170,000.00
09111 - Reserve - Cash Flow Rec	1,525.76	1,525.75	(.01)	12,206.08	12,206.00	(.08)	18,309.00
Total Reserve Contribution	15,692.43	15,692.42	(.01)	125,539.44	125,539.36	(.08)	188,309.00
Total 113 Expense	80,780.62	93,268.44	12,487.82	1,104,781.63	746,147.52	(358,634.11)	1,119,221.00
Net 113 Income (Loss)	12,882.24	(.19)	12,882.43	(356,764.89)	(1.52)	(356,763.37)	(2.00)

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
114 Income							
Income							
06310 - Maintenance Income	88,177.48	88,151.92	25.56	705,419.84	705,215.36	204.48	1,057,823.00
06320 - Reserve Income	18,237.27	18,237.25	.02	145,898.16	145,898.00	.16	218,847.00
06340 - Late Fee Income	150.00	-	150.00	975.00	-	975.00	-
06350 - Misc Income	50.00	-	50.00	150.00	-	150.00	-
06370 - Cable Income	2,776.25	2,776.25	-	22,210.00	22,210.00	-	33,315.00
06510 - Resales & Leasing	150.00	-	150.00	1,994.00	-	1,994.00	-
06910 - Interest Income	9.49	-	9.49	62.46	-	62.46	-
Total 114 Income	109,550.49	109,165.42	385.07	876,709.46	873,323.36	3,386.10	1,309,985.00

114 Expense

Building Expenses							
07452 - Condo Fees	-	39.67	39.67	476.00	317.36	(158.64)	476.00
07503 - Exterminating	777.22	1,162.50	385.28	6,121.60	9,300.00	3,178.40	13,950.00
07507 - Tree Trimming	-	533.33	533.33	-	4,266.64	4,266.64	6,400.00
07518 - Elevator Contract	818.02	547.50	(270.52)	6,544.16	4,380.00	(2,164.16)	6,570.00
07540 - Irrigation	-	41.67	41.67	-	333.36	333.36	500.00
07600 - Bad Debt Expense	-	-	-	1,938.00	-	(1,938.00)	-
07605 - Other Expenses Bldg	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
07892 - Resale & Leasing Expense	-	100.00	100.00	882.00	800.00	(82.00)	1,200.00
07910 - Fire Alarm Monitoring	-	516.67	516.67	527.71	4,133.36	3,605.65	6,200.00
07920 - Tele-Entry Service	165.04	-	(165.04)	741.78	-	(741.78)	-
08010 - Electric	1,124.03	1,395.83	271.80	9,299.08	11,166.64	1,867.56	16,750.00
08030 - Water	2,622.20	2,045.00	(577.20)	17,277.34	16,360.00	(917.34)	24,540.00
08032 - Sewer	4,079.50	3,570.83	(508.67)	27,878.25	28,566.64	688.39	42,850.00
08040 - Grounds Landscaping	-	541.67	541.67	2,227.36	4,333.36	2,106.00	6,500.00
08050 - Waste Removal	665.42	485.42	(180.00)	4,233.85	3,883.36	(350.49)	5,825.00
08060 - Building Insurance	41,216.53	48,560.58	7,344.05	314,283.40	388,484.64	74,201.24	582,727.00
08070 - Janitorial Contract	4,716.72	4,710.00	(6.72)	37,056.79	37,680.00	623.21	56,520.00
08090 - R & M Building	1,306.42	3,333.33	2,026.91	29,767.34	26,666.64	(3,100.70)	40,000.00
08100 - Lawn Maintenance	3,479.14	3,404.17	(74.97)	27,833.12	27,233.36	(599.76)	40,850.00
Total Building Expenses	60,970.24	71,154.84	10,184.60	487,087.78	569,238.72	82,150.94	853,858.00

Common Expenses							
07010 - Management Fees	4,014.60	4,014.58	(.02)	33,056.64	32,116.64	(940.00)	48,175.00
07020 - Accounting Fees	138.78	177.92	39.14	1,110.24	1,423.36	313.12	2,135.00
07160 - Legal Fees	136.11	266.92	130.81	1,078.82	2,135.36	1,056.54	3,203.00
07170 - Loan Expense	384,198.38	3,834.08	(380,364.30)	545,484.70	30,672.64	(514,812.06)	46,009.00
07270 - Cable TV	-	2,776.25	2,776.25	(5,923.06)	22,210.00	28,133.06	33,315.00
07320 - Printing/Copies/Postage	38.68	133.42	94.74	830.44	1,067.36	236.92	1,601.00
07321 - Bank Fees	-	-	-	(109.72)	-	109.72	-
07450 - Licenses & Fees	-	53.42	53.42	36.35	427.36	391.01	641.00

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
114 Expense							
07512 - Maintenance Payroll	1,699.16	1,725.83	26.67	13,938.16	13,806.64	(131.52)	20,710.00
07550 - Security	2,834.91	3,070.83	235.92	23,388.07	24,566.64	1,178.57	36,850.00
07560 - Security Camera Maint	-	26.67	26.67	(40.81)	213.36	254.17	320.00
07890 - Other Expenses	21.35	89.00	67.65	2,198.66	712.00	(1,486.66)	1,068.00
Total Common Expenses	393,081.97	16,168.92	(376,913.05)	615,048.49	129,351.36	(485,697.13)	194,027.00
Recreational Expenses							
08220 - Rec-Pool Contract	533.75	569.33	35.58	4,366.08	4,554.64	188.56	6,832.00
08222 - Rec- Maint and Repairs	274.01	266.92	(7.09)	2,331.52	2,135.36	(196.16)	3,203.00
08226 - Rec-Pools Repairs	61.92	355.83	293.91	969.34	2,846.64	1,877.30	4,270.00
08230 - Rec Janitorial Contract	765.67	765.08	(.59)	6,125.36	6,120.64	(4.72)	9,181.00
08260 - Rec-Electric	895.52	968.25	72.73	5,620.04	7,746.00	2,125.96	11,619.00
08280 - Rec-Water	163.04	103.67	(59.37)	850.23	829.36	(20.87)	1,244.00
08282 - Rec-Sewer	134.23	86.25	(47.98)	709.78	690.00	(19.78)	1,035.00
08283 - Rec-Grounds Landscaping	-	213.50	213.50	2,497.95	1,708.00	(789.95)	2,562.00
08284 - Rec-Tree Trimming	-	213.50	213.50	-	1,708.00	1,708.00	2,562.00
08286 - Rec-Irrigation	-	62.25	62.25	53.38	498.00	444.62	747.00
Total Recreational Expenses	2,828.14	3,604.58	776.44	23,523.68	28,836.64	5,312.96	43,255.00
Reserve Contribution							
09110 - Reserve - Cash Flow	16,395.83	16,395.83	-	131,166.64	131,166.64	-	196,750.00
09111 - Reserve - Cash Flow Rec	1,841.44	1,841.42	(.02)	14,731.52	14,731.36	(.16)	22,097.00
Total Reserve Contribution	18,237.27	18,237.25	(.02)	145,898.16	145,898.00	(.16)	218,847.00
Total 114 Expense	475,117.62	109,165.59	(365,952.03)	1,271,558.11	873,324.72	(398,233.39)	1,309,987.00
Net 114 Income (Loss)	(365,567.13)	(.17)	(365,566.96)	(394,848.65)	(1.36)	(394,847.29)	(2.00)

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

115 Income

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 - Maintenance Income	44,968.00	44,978.50	(10.50)	359,744.00	359,828.00	(84.00)	539,742.00
06320 - Reserve Income	9,247.58	9,247.58	-	73,980.64	73,980.64	-	110,971.00
06340 - Late Fee Income	75.00	-	75.00	100.00	-	100.00	-
06350 - Misc Income	-	-	-	1,358.50	-	1,358.50	-
06370 - Cable Income	1,376.42	1,376.42	-	11,011.36	11,011.36	-	16,517.00
06510 - Resales & Leasing	300.00	-	300.00	762.00	-	762.00	-
06910 - Interest Income	4.71	-	4.71	31.01	-	31.01	-
Total 115 Income	55,971.71	55,602.50	369.21	446,987.51	444,820.00	2,167.51	667,230.00

115 Expense

Building Expenses							
07452 - Condo Fees	-	19.67	19.67	236.00	157.36	(78.64)	236.00
07503 - Exterminating	385.88	583.33	197.45	3,039.30	4,666.64	1,627.34	7,000.00
07507 - Tree Trimming	-	266.67	266.67	-	2,133.36	2,133.36	3,200.00
07518 - Elevator Contract	406.14	547.50	141.36	3,249.12	4,380.00	1,130.88	6,570.00
07540 - Irrigation	-	41.67	41.67	-	333.36	333.36	500.00
07892 - Resale & Leasing Expense	206.00	58.33	(147.67)	251.00	466.64	215.64	700.00
07910 - Fire Alarm Monitoring	238.08	208.33	(29.75)	500.08	1,666.64	1,166.56	2,500.00
07920 - Tele-Entry Service	165.04	-	(165.04)	617.58	-	(617.58)	-
08010 - Electric	599.68	754.17	154.49	4,876.29	6,033.36	1,157.07	9,050.00
08030 - Water	1,255.15	1,111.67	(143.48)	8,200.91	8,893.36	692.45	13,340.00
08032 - Sewer	1,920.50	1,851.67	(68.83)	13,049.79	14,813.36	1,763.57	22,220.00
08040 - Grounds Landscaping	-	541.67	541.67	4,390.55	4,333.36	(57.19)	6,500.00
08050 - Waste Removal	579.20	485.42	(93.78)	4,055.43	3,883.36	(172.07)	5,825.00
08060 - Building Insurance	20,819.63	25,031.25	4,211.62	160,298.00	200,250.00	39,952.00	300,375.00
08070 - Janitorial Contract	2,341.86	2,338.33	(3.53)	19,755.88	18,706.64	(1,049.24)	28,060.00
08090 - R & M Building	1,830.21	1,000.00	(830.21)	15,231.63	8,000.00	(7,231.63)	12,000.00
08100 - Lawn Maintenance	1,727.34	1,700.00	(27.34)	13,818.72	13,600.00	(218.72)	20,400.00
Total Building Expenses	32,474.71	36,539.68	4,064.97	251,570.28	292,317.44	40,747.16	438,476.00

Common Expenses							
07010 - Management Fees	1,993.20	1,993.17	(.03)	14,528.15	15,945.36	1,417.21	23,918.00
07020 - Accounting Fees	68.90	88.33	19.43	551.20	706.64	155.44	1,060.00
07160 - Legal Fees	67.58	132.50	64.92	535.63	1,060.00	524.37	1,590.00
07170 - Loan Expense	1,476.24	1,903.58	427.34	8,755.40	15,228.64	6,473.24	22,843.00
07270 - Cable TV	-	1,376.42	1,376.42	(2,940.72)	11,011.36	13,952.08	16,517.00
07320 - Printing/Copies/Postage	19.20	66.25	47.05	412.31	530.00	117.69	795.00
07321 - Bank Fees	-	-	-	(29.36)	-	29.36	-
07450 - Licenses & Fees	-	26.50	26.50	25.60	212.00	186.40	318.00
07512 - Maintenance Payroll	843.62	856.83	13.21	7,447.07	6,854.64	(592.43)	10,282.00
07550 - Security	1,407.50	1,524.67	117.17	11,611.87	12,197.36	585.49	18,296.00

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
115 Expense							
07560 - Security Camera Maint	-	13.25	13.25	21.29	106.00	84.71	159.00
07890 - Other Expenses	10.60	44.17	33.57	1,282.95	353.36	(929.59)	530.00
Total Common Expenses	5,886.84	8,025.67	2,138.83	42,201.39	64,205.36	22,003.97	96,308.00
Recreational Expenses							
08220 - Rec-Pool Contract	265.00	282.67	17.67	2,167.70	2,261.36	93.66	3,392.00
08222 - Rec- Maint and Repairs	136.04	132.50	(3.54)	1,157.56	1,060.00	(97.56)	1,590.00
08226 - Rec-Pools Repairs	30.74	176.67	145.93	481.24	1,413.36	932.12	2,120.00
08230 - Rec Janitorial Contract	380.08	379.83	(.25)	3,040.64	3,038.64	(2.00)	4,558.00
08260 - Rec-Electric	444.62	480.75	36.13	2,790.29	3,846.00	1,055.71	5,769.00
08280 - Rec-Water	80.95	51.42	(29.53)	422.13	411.36	(10.77)	617.00
08282 - Rec-Sewer	66.64	42.83	(23.81)	352.39	342.64	(9.75)	514.00
08283 - Rec-Grounds Landscaping	-	106.00	106.00	1,240.20	848.00	(392.20)	1,272.00
08284 - Rec-Tree Trimming	-	106.00	106.00	-	848.00	848.00	1,272.00
08286 - Rec-Irrigation	-	30.92	30.92	26.50	247.36	220.86	371.00
Total Recreational Expenses	1,404.07	1,789.59	385.52	11,678.65	14,316.72	2,638.07	21,475.00
Reserve Contribution							
09110 - Reserve - Cash Flow	8,333.33	8,333.33	-	66,666.64	66,666.64	-	100,000.00
09111 - Reserve - Cash Flow Rec	914.25	914.25	-	7,314.00	7,314.00	-	10,971.00
Total Reserve Contribution	9,247.58	9,247.58	-	73,980.64	73,980.64	-	110,971.00
Total 115 Expense	49,013.20	55,602.52	6,589.32	379,430.96	444,820.16	65,389.20	667,230.00
Net 115 Income (Loss)	6,958.51	(.02)	6,958.53	67,556.55	(.16)	67,556.71	-

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
116 Income							
Income							
06310 - Maintenance Income	40,660.54	40,662.75	(2.21)	325,284.32	325,302.00	(17.68)	487,953.00
06320 - Reserve Income	9,153.71	9,153.67	.04	73,229.68	73,229.36	.32	109,844.00
06340 - Late Fee Income	125.00	-	125.00	750.00	-	750.00	-
06350 - Misc Income	-	-	-	1,367.50	-	1,367.50	-
06370 - Cable Income	1,609.75	1,609.75	-	12,878.00	12,878.00	-	19,317.00
06510 - Resales & Leasing	450.00	-	450.00	1,350.00	-	1,350.00	-
06910 - Interest Income	4.12	-	4.12	27.11	-	27.11	-
Total 116 Income	52,003.12	51,426.17	576.95	414,886.61	411,409.36	3,477.25	617,114.00

116 Expense

Building Expenses							
07452 - Condo Fees	-	23.00	23.00	276.00	184.00	(92.00)	276.00
07503 - Exterminating	337.46	508.33	170.87	2,657.94	4,066.64	1,408.70	6,100.00
07507 - Tree Trimming	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
07518 - Elevator Contract	355.18	547.50	192.32	2,841.44	4,380.00	1,538.56	6,570.00
07540 - Irrigation	-	41.67	41.67	-	333.36	333.36	500.00
07600 - Bad Debt Expense	25.00	625.00	600.00	3,956.00	5,000.00	1,044.00	7,500.00
07605 - Other Expenses Bldg	-	41.67	41.67	-	333.36	333.36	500.00
07892 - Resale & Leasing Expense	53.00	58.33	5.33	461.00	466.64	5.64	700.00
07910 - Fire Alarm Monitoring	-	333.33	333.33	229.13	2,666.64	2,437.51	4,000.00
07920 - Tele-Entry Service	165.04	-	(165.04)	602.22	-	(602.22)	-
08010 - Electric	82.82	762.50	679.68	4,495.59	6,100.00	1,604.41	9,150.00
08030 - Water	1,049.19	1,170.83	121.64	6,802.81	9,366.64	2,563.83	14,050.00
08032 - Sewer	1,783.94	2,080.42	296.48	12,117.18	16,643.36	4,526.18	24,965.00
08040 - Grounds Landscaping	-	541.67	541.67	1,541.22	4,333.36	2,792.14	6,500.00
08050 - Waste Removal	568.53	485.42	(83.11)	4,033.35	3,883.36	(149.99)	5,825.00
08060 - Building Insurance	17,801.61	21,205.58	3,403.97	136,454.40	169,644.64	33,190.24	254,467.00
08070 - Janitorial Contract	2,047.98	2,045.00	(2.98)	16,629.86	16,360.00	(269.86)	24,540.00
08090 - R & M Building	453.10	1,000.00	546.90	11,598.49	8,000.00	(3,598.49)	12,000.00
08100 - Lawn Maintenance	1,510.62	1,562.50	51.88	12,084.97	12,500.00	415.03	18,750.00
Total Building Expenses	26,233.47	33,282.75	7,049.28	216,781.60	266,262.00	49,480.40	399,393.00

Common Expenses							
07010 - Management Fees	1,743.11	1,743.08	(.03)	13,603.35	13,944.64	341.29	20,917.00
07020 - Accounting Fees	60.26	77.25	16.99	482.08	618.00	135.92	927.00
07160 - Legal Fees	59.10	115.92	56.82	468.41	927.36	458.95	1,391.00
07170 - Loan Expense	1,291.02	1,664.75	373.73	7,656.84	13,318.00	5,661.16	19,977.00
07270 - Cable TV	-	1,609.75	1,609.75	(2,571.75)	12,878.00	15,449.75	19,317.00
07320 - Printing/Copies/Postage	16.80	57.92	41.12	360.59	463.36	102.77	695.00
07321 - Bank Fees	-	-	-	(59.44)	-	59.44	-
07450 - Licenses & Fees	-	23.17	23.17	24.27	185.36	161.09	278.00

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
116 Expense							
07512 - Maintenance Payroll	737.76	749.33	11.57	6,261.48	5,994.64	(266.84)	8,992.00
07550 - Security	1,230.90	1,333.33	102.43	10,154.92	10,666.64	511.72	16,000.00
07560 - Security Camera Maint	-	11.58	11.58	28.97	92.64	63.67	139.00
07890 - Other Expenses	9.27	38.67	29.40	1,170.65	309.36	(861.29)	464.00
Total Common Expenses	5,148.22	7,424.75	2,276.53	37,580.37	59,398.00	21,817.63	89,097.00
Recreational Expenses							
08220 - Rec-Pool Contract	231.75	247.17	15.42	1,895.72	1,977.36	81.64	2,966.00
08222 - Rec- Maint and Repairs	118.97	115.92	(3.05)	1,012.23	927.36	(84.87)	1,391.00
08226 - Rec-Pools Repairs	26.88	154.50	127.62	420.94	1,236.00	815.06	1,854.00
08230 - Rec Janitorial Contract	332.42	332.17	(.25)	2,659.36	2,657.36	(2.00)	3,986.00
08260 - Rec-Electric	388.83	420.42	31.59	2,440.19	3,363.36	923.17	5,045.00
08280 - Rec-Water	70.79	45.00	(25.79)	369.16	360.00	(9.16)	540.00
08282 - Rec-Sewer	58.28	37.50	(20.78)	308.18	300.00	(8.18)	450.00
08283 - Rec-Grounds Landscaping	-	92.67	92.67	1,084.58	741.36	(343.22)	1,112.00
08284 - Rec-Tree Trimming	-	92.67	92.67	-	741.36	741.36	1,112.00
08286 - Rec-Irrigation	-	27.00	27.00	23.18	216.00	192.82	324.00
Total Recreational Expenses	1,227.92	1,565.02	337.10	10,213.54	12,520.16	2,306.62	18,780.00
Reserve Contribution							
09110 - Reserve - Cash Flow	8,354.17	8,354.17	-	66,833.36	66,833.36	-	100,250.00
09111 - Reserve - Cash Flow Rec	799.54	799.50	(.04)	6,396.32	6,396.00	(.32)	9,594.00
Total Reserve Contribution	9,153.71	9,153.67	(.04)	73,229.68	73,229.36	(.32)	109,844.00
Total 116 Expense	41,763.32	51,426.19	9,662.87	337,805.19	411,409.52	73,604.33	617,114.00
Net 116 Income (Loss)	10,239.80	(.02)	10,239.82	77,081.42	(.16)	77,081.58	-

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

117 Income

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 - Maintenance Income	70,964.98	70,978.00	(13.02)	567,719.84	567,824.00	(104.16)	851,736.00
06320 - Reserve Income	14,182.02	14,182.00	.02	113,456.16	113,456.00	.16	170,184.00
06340 - Late Fee Income	50.00	-	50.00	350.00	-	350.00	-
06370 - Cable Income	2,333.00	2,333.00	-	18,664.00	18,664.00	-	27,996.00
06510 - Resales & Leasing	-	-	-	1,138.00	-	1,138.00	-
06910 - Interest Income	7.16	-	7.16	47.13	-	47.13	-
Total 117 Income	87,537.16	87,493.00	44.16	701,375.13	699,944.00	1,431.13	1,049,916.00

117 Expense

Building Expenses							
07452 - Condo Fees	-	33.33	33.33	400.00	266.64	(133.36)	400.00
07503 - Exterminating	586.83	933.33	346.50	4,622.03	7,466.64	2,844.61	11,200.00
07507 - Tree Trimming	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
07518 - Elevator Contract	617.62	547.50	(70.12)	4,940.96	4,380.00	(560.96)	6,570.00
07540 - Irrigation	-	41.67	41.67	-	333.36	333.36	500.00
07600 - Bad Debt Expense	-	766.67	766.67	902.00	6,133.36	5,231.36	9,200.00
07605 - Other Expenses Bldg	-	83.33	83.33	-	666.64	666.64	1,000.00
07892 - Resale & Leasing Expense	98.00	83.33	(14.67)	508.00	666.64	158.64	1,000.00
07910 - Fire Alarm Monitoring	238.08	500.00	261.92	636.52	4,000.00	3,363.48	6,000.00
07920 - Tele-Entry Service	165.04	-	(165.04)	681.34	-	(681.34)	-
08010 - Electric	1,181.93	1,566.67	384.74	9,392.21	12,533.36	3,141.15	18,800.00
08030 - Water	1,552.15	1,504.17	(47.98)	10,290.19	12,033.36	1,743.17	18,050.00
08032 - Sewer	2,608.24	2,685.83	77.59	17,984.86	21,486.64	3,501.78	32,230.00
08040 - Grounds Landscaping	-	541.67	541.67	5,090.70	4,333.36	(757.34)	6,500.00
08050 - Waste Removal	623.49	485.42	(138.07)	4,147.06	3,883.36	(263.70)	5,825.00
08060 - Building Insurance	32,569.92	39,074.67	6,504.75	250,509.32	312,597.36	62,088.04	468,896.00
08070 - Janitorial Contract	3,561.33	3,556.25	(5.08)	27,223.62	28,450.00	1,226.38	42,675.00
08090 - R & M Building	1,531.20	2,500.00	968.80	32,307.14	20,000.00	(12,307.14)	30,000.00
08100 - Lawn Maintenance	2,626.90	2,824.17	197.27	21,015.17	22,593.36	1,578.19	33,890.00
Total Building Expenses	47,960.73	58,144.68	10,183.95	390,651.12	465,157.44	74,506.32	697,736.00
Common Expenses							
07010 - Management Fees	3,031.15	3,031.17	.02	26,008.18	24,249.36	(1,758.82)	36,374.00
07020 - Accounting Fees	104.76	134.33	29.57	838.08	1,074.64	236.56	1,612.00
07160 - Legal Fees	102.76	201.50	98.74	1,448.04	1,612.00	163.96	2,418.00
07170 - Loan Expense	286,320.00	2,894.92	(283,425.08)	297,389.80	23,159.36	(274,230.44)	34,739.00
07270 - Cable TV	-	2,333.00	2,333.00	(4,472.11)	18,664.00	23,136.11	27,996.00
07320 - Printing/Copies/Postage	29.20	100.75	71.55	627.05	806.00	178.95	1,209.00
07321 - Bank Fees	-	-	-	(29.03)	-	29.03	-
07450 - Licenses & Fees	-	40.33	40.33	31.12	322.64	291.52	484.00
07512 - Maintenance Payroll	1,282.95	1,303.00	20.05	10,230.30	10,424.00	193.70	15,636.00

Palm-Aire Country Club Condominium Association No. 11, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
117 Expense							
07550 - Security	2,140.47	2,318.58	178.11	17,658.79	18,548.64	889.85	27,823.00
07560 - Security Camera Maint	-	20.17	20.17	(10.59)	161.36	171.95	242.00
07890 - Other Expenses	16.12	67.17	51.05	(3,292.48)	537.36	3,829.84	806.00
Total Common Expenses	293,027.41	12,444.92	(280,582.49)	346,427.15	99,559.36	(246,867.79)	149,339.00
Recreational Expenses							
08220 - Rec-Pool Contract	403.00	429.83	26.83	3,296.52	3,438.64	142.12	5,158.00
08222 - Rec- Maint and Repairs	206.88	201.50	(5.38)	1,760.24	1,612.00	(148.24)	2,418.00
08226 - Rec-Pools Repairs	46.75	268.67	221.92	731.74	2,149.36	1,417.62	3,224.00
08230 - Rec Janitorial Contract	578.07	577.67	(.40)	4,624.56	4,621.36	(3.20)	6,932.00
08260 - Rec-Electric	676.16	731.08	54.92	4,243.34	5,848.64	1,605.30	8,773.00
08280 - Rec-Water	123.10	78.25	(44.85)	641.94	626.00	(15.94)	939.00
08282 - Rec-Sewer	101.35	65.17	(36.18)	535.90	521.36	(14.54)	782.00
08283 - Rec-Grounds Landscaping	-	161.17	161.17	1,886.03	1,289.36	(596.67)	1,934.00
08284 - Rec-Tree Trimming	-	161.17	161.17	-	1,289.36	1,289.36	1,934.00
08286 - Rec-Irrigation	-	47.00	47.00	40.30	376.00	335.70	564.00
Total Recreational Expenses	2,135.31	2,721.51	586.20	17,760.57	21,772.08	4,011.51	32,658.00
Reserve Contribution							
09110 - Reserve - Cash Flow	12,791.67	12,791.67	-	102,333.36	102,333.36	-	153,500.00
09111 - Reserve - Cash Flow Rec	1,390.35	1,390.33	(.02)	11,122.80	11,122.64	(.16)	16,684.00
Total Reserve Contribution	14,182.02	14,182.00	(.02)	113,456.16	113,456.00	(.16)	170,184.00
Total 117 Expense	357,305.47	87,493.11	(269,812.36)	868,295.00	699,944.88	(168,350.12)	1,049,917.00
Net 117 Income (Loss)	(269,768.31)	(.11)	(269,768.20)	(166,919.87)	(.88)	(166,918.99)	(1.00)
Net Total	(584,256.96)	(.57)	(584,256.39)	(1,240,070.20)	(4.56)	(1,240,065.64)	(6.00)