

Monthly Financial Package

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

01/31/2025

Prepared by:



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

Balance Sheet For 1/31/2025

Operating Cash

01006 - Alliance Operating	\$7,902.62
01009 - Alliance Operating ICS	\$954,937.12
01042 - Alliance CAD/ARC Deposit	(\$4,000.00)
01049 - Alliance CAD/ARC ICS	\$244,341.48

Total Operating Cash

\$1,203,181.22

Reserve Cash

01021 - Alliance Bank Reserves	(\$1,258.50)
01023 - Alliance Reserves ICS	\$774,246.66
01024 - Capital One Reserve 0486	\$1,080,239.66
01031 - Capital One CD 6189	\$44,097.91
01032 - Capital One CD 6192	\$191,472.39

Total Reserve Cash

\$2,088,798.12

Accounts Receivables

01310 - Accounts Receivable	\$66,660.23
01315 - Allowance for Bad Debt	(\$48,861.25)

Total Accounts Receivables

\$17,798.98

Other Assets

01610 - Prepaid Insurance	(\$3.59)
01630 - Prepaid Elevator	\$19,157.27
02600 - Exchange	\$50.00

Total Other Assets

\$19,203.68

Total Assets

\$3,328,982.00

Current Liabilities

03012 - Accrued Expenses	\$35,227.55
03040 - CAD/ARC Deposits	\$240,341.48
03310 - Prepaid Owner Assessments	\$108,788.13
03350 - Capital One Loan	\$3,886,127.70

Total Current Liabilities

\$4,270,484.86

Reserves

05110 - Reserves-Condo 111	\$179,547.61
05120 - Reserves-Condo 112	\$245,377.59
05130 - Reserves-Condo 113	\$216,864.40
05140 - Reserves-Condo 114	(\$97,022.24)
05150 - Reserves-Condo 115	\$188,851.90
05160 - Reserves-Condo 116	\$304,785.54
05170 - Reserves-Condo 117	\$97,626.77
05180 - Reserves-Rec Area	\$28,612.91
05400 - Reserves Interest	\$47,432.82

Total Reserves

\$1,212,077.30

Equity

05500 - Net Income	(\$655,813.24)
05510 - Retained Earnings	(\$1,497,766.92)

Total Equity

(\$2,153,580.16)

Total Liabilities / Equity

\$3,328,982.00

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	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)	2,994,508.86	2,994,657.75	(148.89)	5,133,699.00
06320 - Reserve Income	89,252.10	89,252.01	.09	624,764.70	624,764.07	.63	1,071,024.00
06340 - Late Fee Income	525.00	-	525.00	3,625.00	-	3,625.00	-
06350 - Misc Income	100.00	-	100.00	4,485.80	-	4,485.80	-
06370 - Cable Income	13,927.92	13,927.92	-	97,495.44	97,495.44	-	167,135.00
06510 - Resales & Leasing	900.00	-	900.00	6,240.00	-	6,240.00	-
06910 - Interest Income	44.49	-	44.49	248.03	-	248.03	-
Total Income	532,536.49	530,988.18	1,548.31	3,731,367.83	3,716,917.26	14,450.57	6,371,858.00
Total Income	532,536.49	530,988.18	1,548.31	3,731,367.83	3,716,917.26	14,450.57	6,371,858.00

Consolidated Expense

Building Expenses							
07452 - Condo Fees	2,388.00	199.00	(2,189.00)	2,388.00	1,393.00	(995.00)	2,388.00
07503 - Exterminating	-	5,512.49	5,512.49	25,837.16	38,587.43	12,750.27	66,150.00
07507 - Tree Trimming	-	2,350.00	2,350.00	-	16,450.00	16,450.00	28,200.00
07518 - Elevator Contract	(19,157.31)	3,832.50	22,989.81	26,820.29	26,827.50	7.21	45,990.00
07540 - Irrigation	-	229.18	229.18	-	1,604.26	1,604.26	2,750.00
07600 - Bad Debt Expense	-	1,391.67	1,391.67	18,752.00	9,741.69	(9,010.31)	16,700.00
07605 - Other Expenses Bldg	-	625.00	625.00	-	4,375.00	4,375.00	7,500.00
07892 - Resale & Leasing Expense	495.00	545.82	50.82	2,303.00	3,820.74	1,517.74	6,550.00
07910 - Fire Alarm Monitoring	-	2,700.00	2,700.00	2,471.70	18,900.00	16,428.30	32,400.00
07920 - Tele-Entry Service	-	-	-	3,465.84	-	(3,465.84)	-
08010 - Electric	6,762.07	7,575.00	812.93	45,844.90	53,025.00	7,180.10	90,900.00
08030 - Water	-	9,995.00	9,995.00	61,842.09	69,965.00	8,122.91	119,940.00
08032 - Sewer	-	17,369.58	17,369.58	103,565.45	121,587.06	18,021.61	208,435.00
08040 - Grounds Landscaping	2,832.00	3,791.69	959.69	21,646.50	26,541.83	4,895.33	45,500.00
08050 - Waste Removal	4,316.98	3,595.85	(721.13)	25,024.42	25,170.95	146.53	43,150.00
08060 - Building Insurance	197,538.98	236,111.16	38,572.18	1,319,116.94	1,652,778.12	333,661.18	2,833,334.00
08070 - Janitorial Contract	22,092.58	22,094.83	2.25	154,648.06	154,663.81	15.75	265,138.00
08090 - R & M Building	16,063.61	13,833.33	(2,230.28)	143,042.64	96,833.31	(46,209.33)	166,000.00
08100 - Lawn Maintenance	16,295.72	16,444.60	148.88	114,070.04	115,112.20	1,042.16	197,335.00
Total Building Expenses	249,627.63	348,196.70	98,569.07	2,070,839.03	2,437,376.90	366,537.87	4,178,360.00

Common Expenses							
07010 - Management Fees	18,803.75	18,803.75	-	131,626.25	131,626.25	-	225,645.00
07020 - Accounting Fees	650.00	833.34	183.34	4,550.00	5,833.38	1,283.38	10,000.00
07160 - Legal Fees	108.00	1,250.18	1,142.18	9,993.51	8,751.26	(1,242.25)	15,002.00
07170 - Loan Expense	13,712.98	17,958.33	4,245.35	1,312,121.24	125,708.31	(1,186,412.93)	215,500.00
07270 - Cable TV	-	13,927.92	13,927.92	(27,742.66)	97,495.44	125,238.10	167,135.00
07320 - Printing/Copies/Postage	1,229.78	625.01	(604.77)	3,708.48	4,375.07	666.59	7,500.00
07321 - Bank Fees	(30.00)	-	30.00	(675.00)	-	675.00	-

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Consolidated Expense							
07450 - Licenses & Fees	100.00	250.09	150.09	205.00	1,750.63	1,545.63	3,001.00
07512 - Maintenance Payroll	8,653.18	8,083.33	(569.85)	58,556.56	56,583.31	(1,973.25)	97,000.00
07550 - Security	13,278.28	14,383.41	1,105.13	96,267.48	100,683.87	4,416.39	172,601.00
07560 - Security Camera Maint	-	125.00	125.00	-	875.00	875.00	1,500.00
07890 - Other Expenses	205.40	416.84	211.44	6,033.74	2,917.88	(3,115.86)	5,002.00
Total Common Expenses	56,711.37	76,657.20	19,945.83	1,594,644.60	536,600.40	(1,058,044.20)	919,886.00
Recreational Expenses							
08220 - Rec-Pool Contract	2,500.00	2,666.59	166.59	17,950.00	18,666.13	716.13	31,999.00
08222 - Rec- Maint and Repairs	2,077.18	1,250.18	(827.00)	9,636.74	8,751.26	(885.48)	15,002.00
08226 - Rec-Pools Repairs	495.00	1,666.66	1,171.66	4,250.00	11,666.62	7,416.62	20,000.00
08230 - Rec Janitorial Contract	3,586.08	3,583.42	(2.66)	25,102.56	25,083.94	(18.62)	43,001.00
08260 - Rec-Electric	4,389.22	4,535.08	145.86	22,128.99	31,745.56	9,616.57	54,421.00
08280 - Rec-Water	(50.04)	485.33	535.37	3,218.68	3,397.31	178.63	5,824.00
08282 - Rec-Sewer	(24.49)	404.16	428.65	2,695.77	2,829.12	133.35	4,850.00
08283 - Rec-Grounds Landscaping	250.00	999.92	749.92	11,700.00	6,999.44	(4,700.56)	11,999.00
08284 - Rec-Tree Trimming	-	999.92	999.92	-	6,999.44	6,999.44	11,999.00
08286 - Rec-Irrigation	250.00	291.58	41.58	250.00	2,041.06	1,791.06	3,499.00
Total Recreational Expenses	13,472.95	16,882.84	3,409.89	96,932.74	118,179.88	21,247.14	202,594.00
Reserve Contribution							
09110 - Reserve - Cash Flow	80,627.09	80,627.09	-	564,389.63	564,389.63	-	967,525.00
09111 - Reserve - Cash Flow Rec	8,625.01	8,624.92	(.09)	60,375.07	60,374.44	(.63)	103,499.00
Total Reserve Contribution	89,252.10	89,252.01	(.09)	624,764.70	624,764.07	(.63)	1,071,024.00
Total Expense	409,064.05	530,988.75	121,924.70	4,387,181.07	3,716,921.25	(670,259.82)	6,371,864.00
Consolidated Net Total	123,472.44	(.57)	123,473.01	(655,813.24)	(3.99)	(655,809.25)	(6.00)
Net Total	123,472.44	(.57)	123,473.01	(655,813.24)	(3.99)	(655,809.25)	(6.00)

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

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)	253,361.99	253,496.25	(134.26)	434,565.00
06320 - Reserve Income	7,738.93	7,738.92	.01	54,172.51	54,172.44	.07	92,867.00
06340 - Late Fee Income	100.00	-	100.00	850.00	-	850.00	-
06350 - Misc Income	-	-	-	1,409.80	-	1,409.80	-
06370 - Cable Income	1,166.50	1,166.50	-	8,165.50	8,165.50	-	13,998.00
06510 - Resales & Leasing	-	-	-	450.00	-	450.00	-
06910 - Interest Income	3.58	-	3.58	19.97	-	19.97	-
Total 111 Income	45,203.58	45,119.17	84.41	318,429.77	315,834.19	2,595.58	541,430.00

111 Expense

Building Expenses							
07452 - Condo Fees	200.00	16.67	(183.33)	200.00	116.69	(83.31)	200.00
07503 - Exterminating	-	441.67	441.67	2,017.58	3,091.69	1,074.11	5,300.00
07507 - Tree Trimming	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
07518 - Elevator Contract	(1,544.08)	547.50	2,091.58	2,161.74	3,832.50	1,670.76	6,570.00
07540 - Irrigation	-	20.83	20.83	-	145.81	145.81	250.00
07600 - Bad Debt Expense	-	-	-	5,868.00	-	(5,868.00)	-
07605 - Other Expenses Bldg	-	83.33	83.33	-	583.31	583.31	1,000.00
07892 - Resale & Leasing Expense	-	62.50	62.50	-	437.50	437.50	750.00
07910 - Fire Alarm Monitoring	-	266.67	266.67	199.22	1,866.69	1,667.47	3,200.00
07920 - Tele-Entry Service	-	-	-	423.18	-	(423.18)	-
08010 - Electric	687.48	720.83	33.35	4,416.37	5,045.81	629.44	8,650.00
08030 - Water	-	1,000.00	1,000.00	7,052.29	7,000.00	(52.29)	12,000.00
08032 - Sewer	-	1,604.17	1,604.17	10,691.31	11,229.19	537.88	19,250.00
08040 - Grounds Landscaping	-	541.67	541.67	2,911.12	3,791.69	880.57	6,500.00
08050 - Waste Removal	563.31	485.42	(77.89)	3,923.97	3,397.94	(526.03)	5,825.00
08060 - Building Insurance	15,931.96	19,679.58	3,747.62	108,348.68	137,757.06	29,408.38	236,155.00
08070 - Janitorial Contract	1,780.72	1,812.50	31.78	12,465.04	12,687.50	222.46	21,750.00
08090 - R & M Building	2,152.77	1,000.00	(1,152.77)	16,325.30	7,000.00	(9,325.30)	12,000.00
08100 - Lawn Maintenance	1,313.42	1,305.42	(8.00)	9,193.82	9,137.94	(55.88)	15,665.00
Total Building Expenses	21,085.58	29,797.09	8,711.51	186,197.62	208,579.63	22,382.01	357,565.00

Common Expenses							
07010 - Management Fees	1,515.60	1,515.58	(.02)	10,609.20	10,609.06	(.14)	18,187.00
07020 - Accounting Fees	52.39	67.17	14.78	366.73	470.19	103.46	806.00
07160 - Legal Fees	8.70	100.75	92.05	615.90	705.25	89.35	1,209.00
07170 - Loan Expense	1,105.27	1,447.42	342.15	172,659.90	10,131.94	(162,527.96)	17,369.00
07270 - Cable TV	-	1,166.50	1,166.50	(2,236.06)	8,165.50	10,401.56	13,998.00
07320 - Printing/Copies/Postage	99.11	50.42	(48.69)	298.86	352.94	54.08	605.00
07321 - Bank Fees	-	-	-	(239.52)	-	239.52	-
07450 - Licenses & Fees	8.06	20.17	12.11	23.06	141.19	118.13	242.00

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
111 Expense							
07512 - Maintenance Payroll	697.45	651.50	(45.95)	4,719.61	4,560.50	(159.11)	7,818.00
07550 - Security	1,070.22	1,159.33	89.11	7,759.09	8,115.31	356.22	13,912.00
07560 - Security Camera Maint	-	10.08	10.08	35.97	70.56	34.59	121.00
07890 - Other Expenses	16.56	33.58	17.02	1,058.55	235.06	(823.49)	403.00
Total Common Expenses	4,573.36	6,222.50	1,649.14	195,671.29	43,557.50	(152,113.79)	74,670.00
Recreational Expenses							
08220 - Rec-Pool Contract	201.50	214.92	13.42	1,446.77	1,504.44	57.67	2,579.00
08222 - Rec- Maint and Repairs	167.39	100.75	(66.64)	777.24	705.25	(71.99)	1,209.00
08226 - Rec-Pools Repairs	39.90	134.33	94.43	342.48	940.31	597.83	1,612.00
08230 - Rec Janitorial Contract	289.00	288.83	(.17)	2,023.00	2,021.81	(1.19)	3,466.00
08260 - Rec-Electric	353.77	365.50	11.73	1,783.63	2,558.50	774.87	4,386.00
08280 - Rec-Water	(4.03)	39.08	43.11	259.43	273.56	14.13	469.00
08282 - Rec-Sewer	(2.00)	32.58	34.58	217.28	228.06	10.78	391.00
08283 - Rec-Grounds Landscaping	20.13	80.58	60.45	943.03	564.06	(378.97)	967.00
08284 - Rec-Tree Trimming	-	80.58	80.58	-	564.06	564.06	967.00
08286 - Rec-Irrigation	20.13	23.50	3.37	20.13	164.50	144.37	282.00
Total Recreational Expenses	1,085.79	1,360.65	274.86	7,812.99	9,524.55	1,711.56	16,328.00
Reserve Contribution							
09110 - Reserve - Cash Flow	7,043.75	7,043.75	-	49,306.25	49,306.25	-	84,525.00
09111 - Reserve - Cash Flow Rec	695.18	695.17	(.01)	4,866.26	4,866.19	(.07)	8,342.00
Total Reserve Contribution	7,738.93	7,738.92	(.01)	54,172.51	54,172.44	(.07)	92,867.00
Total 111 Expense	34,483.66	45,119.16	10,635.50	443,854.41	315,834.12	(128,020.29)	541,430.00
Net 111 Income (Loss)	10,719.92	.01	10,719.91	(125,424.64)	.07	(125,424.71)	-

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

112 Income

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 - Maintenance Income	71,566.84	71,580.50	(13.66)	500,967.88	501,063.50	(95.62)	858,966.00
06320 - Reserve Income	15,000.16	15,000.17	(.01)	105,001.12	105,001.19	(.07)	180,002.00
06340 - Late Fee Income	25.00	-	25.00	400.00	-	400.00	-
06350 - Misc Income	-	-	-	100.00	-	100.00	-
06370 - Cable Income	2,333.00	2,333.00	-	16,331.00	16,331.00	-	27,996.00
06510 - Resales & Leasing	300.00	-	300.00	846.00	-	846.00	-
06910 - Interest Income	7.53	-	7.53	41.95	-	41.95	-
Total 112 Income	89,232.53	88,913.67	318.86	623,687.95	622,395.69	1,292.26	1,066,964.00

112 Expense

Building Expenses							
07452 - Condo Fees	400.00	33.33	(366.67)	400.00	233.31	(166.69)	400.00
07503 - Exterminating	-	920.83	920.83	4,232.90	6,445.81	2,212.91	11,050.00
07507 - Tree Trimming	-	233.33	233.33	-	1,633.31	1,633.31	2,800.00
07518 - Elevator Contract	(3,239.50)	547.50	3,787.00	4,535.30	3,832.50	(702.80)	6,570.00
07605 - Other Expenses Bldg	-	83.33	83.33	-	583.31	583.31	1,000.00
07892 - Resale & Leasing Expense	103.00	100.00	(3.00)	148.00	700.00	552.00	1,200.00
07910 - Fire Alarm Monitoring	-	583.33	583.33	417.96	4,083.31	3,665.35	7,000.00
07920 - Tele-Entry Service	-	-	-	525.44	-	(525.44)	-
08010 - Electric	1,113.19	1,158.33	45.14	7,764.17	8,108.31	344.14	13,900.00
08030 - Water	-	1,580.00	1,580.00	9,349.60	11,060.00	1,710.40	18,960.00
08032 - Sewer	-	2,783.33	2,783.33	16,117.54	19,483.31	3,365.77	33,400.00
08040 - Grounds Landscaping	-	541.67	541.67	2,704.59	3,791.69	1,087.10	6,500.00
08050 - Waste Removal	639.22	683.33	44.11	3,530.35	4,783.31	1,252.96	8,200.00
08060 - Building Insurance	33,540.73	39,815.42	6,274.69	223,131.23	278,707.94	55,576.71	477,785.00
08070 - Janitorial Contract	3,735.84	3,730.25	(5.59)	26,150.88	26,111.75	(39.13)	44,763.00
08090 - R & M Building	2,502.60	2,500.00	(2.60)	21,602.48	17,500.00	(4,102.48)	30,000.00
08100 - Lawn Maintenance	2,755.60	2,824.17	68.57	19,289.20	19,769.19	479.99	33,890.00
Total Building Expenses	41,550.68	58,118.15	16,567.47	339,899.64	406,827.05	66,927.41	697,418.00

Common Expenses							
07010 - Management Fees	3,179.71	3,179.75	.04	22,257.97	22,258.25	.28	38,157.00
07020 - Accounting Fees	109.92	140.92	31.00	769.44	986.44	217.00	1,691.00
07160 - Legal Fees	18.26	211.42	193.16	746.65	1,479.94	733.29	2,537.00
07170 - Loan Expense	2,318.86	3,036.75	717.89	476,462.30	21,257.25	(455,205.05)	36,441.00
07270 - Cable TV	-	2,333.00	2,333.00	(4,691.28)	16,331.00	21,022.28	27,996.00
07320 - Printing/Copies/Postage	207.95	105.67	(102.28)	627.10	739.69	112.59	1,268.00
07321 - Bank Fees	-	-	-	(28.99)	-	28.99	-
07450 - Licenses & Fees	16.91	42.25	25.34	31.91	295.75	263.84	507.00
07512 - Maintenance Payroll	1,463.25	1,366.92	(96.33)	9,901.91	9,568.44	(333.47)	16,403.00
07550 - Security	2,245.36	2,432.25	186.89	16,278.86	17,025.75	746.89	29,187.00

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	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)	148.19	163.35	254.00
07890 - Other Expenses	34.73	70.50	35.77	1,803.54	493.50	(1,310.04)	846.00
Total Common Expenses	9,594.95	12,940.60	3,345.65	524,144.25	90,584.20	(433,560.05)	155,287.00
Recreational Expenses							
08220 - Rec-Pool Contract	422.75	450.92	28.17	3,035.35	3,156.44	121.09	5,411.00
08222 - Rec- Maint and Repairs	351.26	211.42	(139.84)	1,629.11	1,479.94	(149.17)	2,537.00
08226 - Rec-Pools Repairs	83.70	281.83	198.13	718.68	1,972.81	1,254.13	3,382.00
08230 - Rec Janitorial Contract	606.42	605.92	(.50)	4,244.94	4,241.44	(3.50)	7,271.00
08260 - Rec-Electric	742.22	766.83	24.61	3,742.02	5,367.81	1,625.79	9,202.00
08280 - Rec-Water	(8.46)	82.08	90.54	544.28	574.56	30.28	985.00
08282 - Rec-Sewer	(4.14)	68.33	72.47	455.86	478.31	22.45	820.00
08283 - Rec-Grounds Landscaping	42.28	169.08	126.80	1,978.47	1,183.56	(794.91)	2,029.00
08284 - Rec-Tree Trimming	-	169.08	169.08	-	1,183.56	1,183.56	2,029.00
08286 - Rec-Irrigation	42.28	49.33	7.05	42.28	345.31	303.03	592.00
Total Recreational Expenses	2,278.31	2,854.82	576.51	16,390.99	19,983.74	3,592.75	34,258.00
Reserve Contribution							
09110 - Reserve - Cash Flow	13,541.67	13,541.67	-	94,791.69	94,791.69	-	162,500.00
09111 - Reserve - Cash Flow Rec	1,458.49	1,458.50	.01	10,209.43	10,209.50	.07	17,502.00
Total Reserve Contribution	15,000.16	15,000.17	.01	105,001.12	105,001.19	.07	180,002.00
Total 112 Expense	68,424.10	88,913.74	20,489.64	985,436.00	622,396.18	(363,039.82)	1,066,965.00
Net 112 Income (Loss)	20,808.43	(.07)	20,808.50	(361,748.05)	(.49)	(361,747.56)	(1.00)

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

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	526,781.99	526,699.81	82.18	902,914.00
06320 - Reserve Income	15,692.43	15,692.42	.01	109,847.01	109,846.94	.07	188,309.00
06340 - Late Fee Income	(50.00)	-	(50.00)	600.00	-	600.00	-
06350 - Misc Income	100.00	-	100.00	150.00	-	150.00	-
06370 - Cable Income	2,333.00	2,333.00	-	16,331.00	16,331.00	-	27,996.00
06510 - Resales & Leasing	-	-	-	600.00	-	600.00	-
06910 - Interest Income	7.87	-	7.87	43.88	-	43.88	-
Total 113 Income	93,337.87	93,268.25	69.62	654,353.88	652,877.75	1,476.13	1,119,219.00

113 Expense

Building Expenses							
07452 - Condo Fees	400.00	33.33	(366.67)	400.00	233.31	(166.69)	400.00
07503 - Exterminating	-	962.50	962.50	5,233.20	6,737.50	1,504.30	11,550.00
07507 - Tree Trimming	-	441.67	441.67	-	3,091.69	3,091.69	5,300.00
07518 - Elevator Contract	(3,388.93)	547.50	3,936.43	4,744.53	3,832.50	(912.03)	6,570.00
07540 - Irrigation	-	41.67	41.67	-	291.69	291.69	500.00
07600 - Bad Debt Expense	-	-	-	6,113.00	-	(6,113.00)	-
07605 - Other Expenses Bldg	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
07892 - Resale & Leasing Expense	-	83.33	83.33	410.00	583.31	173.31	1,000.00
07910 - Fire Alarm Monitoring	-	291.67	291.67	437.24	2,041.69	1,604.45	3,500.00
07920 - Tele-Entry Service	-	-	-	534.46	-	(534.46)	-
08010 - Electric	1,303.32	1,216.67	(86.65)	8,589.65	8,516.69	(72.96)	14,600.00
08030 - Water	-	1,583.33	1,583.33	9,347.64	11,083.31	1,735.67	19,000.00
08032 - Sewer	-	2,793.33	2,793.33	16,118.70	19,553.31	3,434.61	33,520.00
08040 - Grounds Landscaping	-	541.67	541.67	2,780.96	3,791.69	1,010.73	6,500.00
08050 - Waste Removal	645.92	485.42	(160.50)	3,537.05	3,397.94	(139.11)	5,825.00
08060 - Building Insurance	35,658.60	42,744.08	7,085.48	238,499.60	299,208.56	60,708.96	512,929.00
08070 - Janitorial Contract	3,908.13	3,902.50	(5.63)	28,033.88	27,317.50	(716.38)	46,830.00
08090 - R & M Building	2,305.70	2,500.00	194.30	21,331.19	17,500.00	(3,831.19)	30,000.00
08100 - Lawn Maintenance	2,882.72	2,824.17	(58.55)	20,179.04	19,769.19	(409.85)	33,890.00
Total Building Expenses	43,715.46	61,159.51	17,444.05	366,290.14	428,116.57	61,826.43	733,914.00

Common Expenses							
07010 - Management Fees	3,326.38	3,326.42	.04	22,344.82	23,284.94	940.12	39,917.00
07020 - Accounting Fees	114.99	147.42	32.43	804.93	1,031.94	227.01	1,769.00
07160 - Legal Fees	19.11	221.17	202.06	5,465.61	1,548.19	(3,917.42)	2,654.00
07170 - Loan Expense	2,425.83	3,176.83	751.00	476,997.94	22,237.81	(454,760.13)	38,122.00
07270 - Cable TV	-	2,333.00	2,333.00	(4,907.68)	16,331.00	21,238.68	27,996.00
07320 - Printing/Copies/Postage	217.54	110.58	(106.96)	656.01	774.06	118.05	1,327.00
07321 - Bank Fees	(30.00)	-	30.00	(178.94)	-	178.94	-
07450 - Licenses & Fees	17.69	44.25	26.56	32.69	309.75	277.06	531.00

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
113 Expense							
07512 - Maintenance Payroll	1,530.75	1,429.92	(100.83)	10,621.52	10,009.44	(612.08)	17,159.00
07550 - Security	2,348.92	2,544.42	195.50	17,029.66	17,810.94	781.28	30,533.00
07560 - Security Camera Maint	-	22.08	22.08	(19.67)	154.56	174.23	265.00
07890 - Other Expenses	36.34	73.75	37.41	1,869.21	516.25	(1,352.96)	885.00
Total Common Expenses	10,007.55	13,429.84	3,422.29	530,716.10	94,008.88	(436,707.22)	161,158.00
Recreational Expenses							
08220 - Rec-Pool Contract	442.25	471.75	29.50	3,175.36	3,302.25	126.89	5,661.00
08222 - Rec- Maint and Repairs	367.46	221.17	(146.29)	1,704.74	1,548.19	(156.55)	2,654.00
08226 - Rec-Pools Repairs	87.57	294.83	207.26	751.87	2,063.81	1,311.94	3,538.00
08230 - Rec Janitorial Contract	634.42	633.92	(.50)	4,440.94	4,437.44	(3.50)	7,607.00
08260 - Rec-Electric	776.45	802.25	25.80	3,914.61	5,615.75	1,701.14	9,627.00
08280 - Rec-Water	(8.85)	85.83	94.68	569.39	600.81	31.42	1,030.00
08282 - Rec-Sewer	(4.33)	71.50	75.83	476.88	500.50	23.62	858.00
08283 - Rec-Grounds Landscaping	44.23	176.92	132.69	2,069.74	1,238.44	(831.30)	2,123.00
08284 - Rec-Tree Trimming	-	176.92	176.92	-	1,238.44	1,238.44	2,123.00
08286 - Rec-Irrigation	44.23	51.58	7.35	44.23	361.06	316.83	619.00
Total Recreational Expenses	2,383.43	2,986.67	603.24	17,147.76	20,906.69	3,758.93	35,840.00
Reserve Contribution							
09110 - Reserve - Cash Flow	14,166.67	14,166.67	-	99,166.69	99,166.69	-	170,000.00
09111 - Reserve - Cash Flow Rec	1,525.76	1,525.75	(.01)	10,680.32	10,680.25	(.07)	18,309.00
Total Reserve Contribution	15,692.43	15,692.42	(.01)	109,847.01	109,846.94	(.07)	188,309.00
Total 113 Expense	71,798.87	93,268.44	21,469.57	1,024,001.01	652,879.08	(371,121.93)	1,119,221.00
Net 113 Income (Loss)	21,539.00	(.19)	21,539.19	(369,647.13)	(1.33)	(369,645.80)	(2.00)

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	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	617,242.36	617,063.44	178.92	1,057,823.00
06320 - Reserve Income	18,237.27	18,237.25	.02	127,660.89	127,660.75	.14	218,847.00
06340 - Late Fee Income	150.00	-	150.00	825.00	-	825.00	-
06350 - Misc Income	-	-	-	100.00	-	100.00	-
06370 - Cable Income	2,776.25	2,776.25	-	19,433.75	19,433.75	-	33,315.00
06510 - Resales & Leasing	-	-	-	1,844.00	-	1,844.00	-
06910 - Interest Income	9.50	-	9.50	52.97	-	52.97	-
Total 114 Income	109,350.50	109,165.42	185.08	767,158.97	764,157.94	3,001.03	1,309,985.00

114 Expense

Building Expenses							
07452 - Condo Fees	476.00	39.67	(436.33)	476.00	277.69	(198.31)	476.00
07503 - Exterminating	-	1,162.50	1,162.50	5,344.38	8,137.50	2,793.12	13,950.00
07507 - Tree Trimming	-	533.33	533.33	-	3,733.31	3,733.31	6,400.00
07518 - Elevator Contract	(4,090.08)	547.50	4,637.58	5,726.14	3,832.50	(1,893.64)	6,570.00
07540 - Irrigation	-	41.67	41.67	-	291.69	291.69	500.00
07600 - Bad Debt Expense	-	-	-	1,938.00	-	(1,938.00)	-
07605 - Other Expenses Bldg	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
07892 - Resale & Leasing Expense	180.00	100.00	(80.00)	882.00	700.00	(182.00)	1,200.00
07910 - Fire Alarm Monitoring	-	516.67	516.67	527.71	3,616.69	3,088.98	6,200.00
07920 - Tele-Entry Service	-	-	-	576.74	-	(576.74)	-
08010 - Electric	1,177.67	1,395.83	218.16	8,175.05	9,770.81	1,595.76	16,750.00
08030 - Water	-	2,045.00	2,045.00	14,655.14	14,315.00	(340.14)	24,540.00
08032 - Sewer	-	3,570.83	3,570.83	23,798.75	24,995.81	1,197.06	42,850.00
08040 - Grounds Landscaping	-	541.67	541.67	2,227.36	3,791.69	1,564.33	6,500.00
08050 - Waste Removal	677.30	485.42	(191.88)	3,568.43	3,397.94	(170.49)	5,825.00
08060 - Building Insurance	41,216.53	48,560.58	7,344.05	273,066.87	339,924.06	66,857.19	582,727.00
08070 - Janitorial Contract	4,716.72	4,710.00	(6.72)	32,340.07	32,970.00	629.93	56,520.00
08090 - R & M Building	4,214.50	3,333.33	(881.17)	28,460.92	23,333.31	(5,127.61)	40,000.00
08100 - Lawn Maintenance	3,479.14	3,404.17	(74.97)	24,353.98	23,829.19	(524.79)	40,850.00
Total Building Expenses	52,047.78	71,154.84	19,107.06	426,117.54	498,083.88	71,966.34	853,858.00

Common Expenses							
07010 - Management Fees	4,014.60	4,014.58	(.02)	29,042.04	28,102.06	(939.98)	48,175.00
07020 - Accounting Fees	138.78	177.92	39.14	971.46	1,245.44	273.98	2,135.00
07160 - Legal Fees	23.06	266.92	243.86	942.71	1,868.44	925.73	3,203.00
07170 - Loan Expense	2,927.72	3,834.08	906.36	161,286.32	26,838.56	(134,447.76)	46,009.00
07270 - Cable TV	-	2,776.25	2,776.25	(5,923.06)	19,433.75	25,356.81	33,315.00
07320 - Printing/Copies/Postage	262.56	133.42	(129.14)	791.76	933.94	142.18	1,601.00
07321 - Bank Fees	-	-	-	(109.72)	-	109.72	-
07450 - Licenses & Fees	21.35	53.42	32.07	36.35	373.94	337.59	641.00

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
114 Expense							
07512 - Maintenance Payroll	1,847.45	1,725.83	(121.62)	12,239.00	12,080.81	(158.19)	20,710.00
07550 - Security	2,834.92	3,070.83	235.91	20,553.16	21,495.81	942.65	36,850.00
07560 - Security Camera Maint	-	26.67	26.67	(40.81)	186.69	227.50	320.00
07890 - Other Expenses	43.85	89.00	45.15	2,177.31	623.00	(1,554.31)	1,068.00
Total Common Expenses	12,114.29	16,168.92	4,054.63	221,966.52	113,182.44	(108,784.08)	194,027.00
Recreational Expenses							
08220 - Rec-Pool Contract	533.75	569.33	35.58	3,832.33	3,985.31	152.98	6,832.00
08222 - Rec- Maint and Repairs	443.48	266.92	(176.56)	2,057.51	1,868.44	(189.07)	3,203.00
08226 - Rec-Pools Repairs	105.68	355.83	250.15	907.42	2,490.81	1,583.39	4,270.00
08230 - Rec Janitorial Contract	765.67	765.08	(.59)	5,359.69	5,355.56	(4.13)	9,181.00
08260 - Rec-Electric	937.10	968.25	31.15	4,724.52	6,777.75	2,053.23	11,619.00
08280 - Rec-Water	(10.69)	103.67	114.36	687.19	725.69	38.50	1,244.00
08282 - Rec-Sewer	(5.22)	86.25	91.47	575.55	603.75	28.20	1,035.00
08283 - Rec-Grounds Landscaping	53.38	213.50	160.12	2,497.95	1,494.50	(1,003.45)	2,562.00
08284 - Rec-Tree Trimming	-	213.50	213.50	-	1,494.50	1,494.50	2,562.00
08286 - Rec-Irrigation	53.38	62.25	8.87	53.38	435.75	382.37	747.00
Total Recreational Expenses	2,876.53	3,604.58	728.05	20,695.54	25,232.06	4,536.52	43,255.00
Reserve Contribution							
09110 - Reserve - Cash Flow	16,395.83	16,395.83	-	114,770.81	114,770.81	-	196,750.00
09111 - Reserve - Cash Flow Rec	1,841.44	1,841.42	(.02)	12,890.08	12,889.94	(.14)	22,097.00
Total Reserve Contribution	18,237.27	18,237.25	(.02)	127,660.89	127,660.75	(.14)	218,847.00
Total 114 Expense	85,275.87	109,165.59	23,889.72	796,440.49	764,159.13	(32,281.36)	1,309,987.00
Net 114 Income (Loss)	24,074.63	(.17)	24,074.80	(29,281.52)	(1.19)	(29,280.33)	(2.00)

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

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)	314,776.00	314,849.50	(73.50)	539,742.00
06320 - Reserve Income	9,247.58	9,247.58	-	64,733.06	64,733.06	-	110,971.00
06340 - Late Fee Income	75.00	-	75.00	25.00	-	25.00	-
06350 - Misc Income	-	-	-	1,358.50	-	1,358.50	-
06370 - Cable Income	1,376.42	1,376.42	-	9,634.94	9,634.94	-	16,517.00
06510 - Resales & Leasing	150.00	-	150.00	462.00	-	462.00	-
06910 - Interest Income	4.72	-	4.72	26.30	-	26.30	-
Total 115 Income	55,821.72	55,602.50	219.22	391,015.80	389,217.50	1,798.30	667,230.00

115 Expense

Building Expenses							
07452 - Condo Fees	236.00	19.67	(216.33)	236.00	137.69	(98.31)	236.00
07503 - Exterminating	-	583.33	583.33	2,653.42	4,083.31	1,429.89	7,000.00
07507 - Tree Trimming	-	266.67	266.67	-	1,866.69	1,866.69	3,200.00
07518 - Elevator Contract	(2,030.67)	547.50	2,578.17	2,842.98	3,832.50	989.52	6,570.00
07540 - Irrigation	-	41.67	41.67	-	291.69	291.69	500.00
07892 - Resale & Leasing Expense	-	58.33	58.33	45.00	408.31	363.31	700.00
07910 - Fire Alarm Monitoring	-	208.33	208.33	262.00	1,458.31	1,196.31	2,500.00
07920 - Tele-Entry Service	-	-	-	452.54	-	(452.54)	-
08010 - Electric	691.94	754.17	62.23	4,276.61	5,279.19	1,002.58	9,050.00
08030 - Water	-	1,111.67	1,111.67	6,945.76	7,781.69	835.93	13,340.00
08032 - Sewer	-	1,851.67	1,851.67	11,129.29	12,961.69	1,832.40	22,220.00
08040 - Grounds Landscaping	1,307.00	541.67	(765.33)	4,390.55	3,791.69	(598.86)	6,500.00
08050 - Waste Removal	585.10	485.42	(99.68)	3,476.23	3,397.94	(78.29)	5,825.00
08060 - Building Insurance	20,819.63	25,031.25	4,211.62	139,478.37	175,218.75	35,740.38	300,375.00
08070 - Janitorial Contract	2,341.86	2,338.33	(3.53)	17,414.02	16,368.31	(1,045.71)	28,060.00
08090 - R & M Building	1,144.29	1,000.00	(144.29)	13,401.42	7,000.00	(6,401.42)	12,000.00
08100 - Lawn Maintenance	1,727.34	1,700.00	(27.34)	12,091.38	11,900.00	(191.38)	20,400.00
Total Building Expenses	26,822.49	36,539.68	9,717.19	219,095.57	255,777.76	36,682.19	438,476.00

Common Expenses							
07010 - Management Fees	1,993.20	1,993.17	(.03)	12,534.95	13,952.19	1,417.24	23,918.00
07020 - Accounting Fees	68.90	88.33	19.43	482.30	618.31	136.01	1,060.00
07160 - Legal Fees	11.45	132.50	121.05	468.05	927.50	459.45	1,590.00
07170 - Loan Expense	1,453.58	1,903.58	450.00	7,279.16	13,325.06	6,045.90	22,843.00
07270 - Cable TV	-	1,376.42	1,376.42	(2,940.72)	9,634.94	12,575.66	16,517.00
07320 - Printing/Copies/Postage	130.36	66.25	(64.11)	393.11	463.75	70.64	795.00
07321 - Bank Fees	-	-	-	(29.36)	-	29.36	-
07450 - Licenses & Fees	10.60	26.50	15.90	25.60	185.50	159.90	318.00
07512 - Maintenance Payroll	917.24	856.83	(60.41)	6,603.45	5,997.81	(605.64)	10,282.00
07550 - Security	1,407.50	1,524.67	117.17	10,204.37	10,672.69	468.32	18,296.00

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	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	92.75	71.46	159.00
07890 - Other Expenses	21.77	44.17	22.40	1,272.35	309.19	(963.16)	530.00
Total Common Expenses	6,014.60	8,025.67	2,011.07	36,314.55	56,179.69	19,865.14	96,308.00
Recreational Expenses							
08220 - Rec-Pool Contract	265.00	282.67	17.67	1,902.70	1,978.69	75.99	3,392.00
08222 - Rec- Maint and Repairs	220.19	132.50	(87.69)	1,021.52	927.50	(94.02)	1,590.00
08226 - Rec-Pools Repairs	52.47	176.67	124.20	450.50	1,236.69	786.19	2,120.00
08230 - Rec Janitorial Contract	380.08	379.83	(.25)	2,660.56	2,658.81	(1.75)	4,558.00
08260 - Rec-Electric	465.26	480.75	15.49	2,345.67	3,365.25	1,019.58	5,769.00
08280 - Rec-Water	(5.30)	51.42	56.72	341.18	359.94	18.76	617.00
08282 - Rec-Sewer	(2.59)	42.83	45.42	285.75	299.81	14.06	514.00
08283 - Rec-Grounds Landscaping	26.50	106.00	79.50	1,240.20	742.00	(498.20)	1,272.00
08284 - Rec-Tree Trimming	-	106.00	106.00	-	742.00	742.00	1,272.00
08286 - Rec-Irrigation	26.50	30.92	4.42	26.50	216.44	189.94	371.00
Total Recreational Expenses	1,428.11	1,789.59	361.48	10,274.58	12,527.13	2,252.55	21,475.00
Reserve Contribution							
09110 - Reserve - Cash Flow	8,333.33	8,333.33	-	58,333.31	58,333.31	-	100,000.00
09111 - Reserve - Cash Flow Rec	914.25	914.25	-	6,399.75	6,399.75	-	10,971.00
Total Reserve Contribution	9,247.58	9,247.58	-	64,733.06	64,733.06	-	110,971.00
Total 115 Expense	43,512.78	55,602.52	12,089.74	330,417.76	389,217.64	58,799.88	667,230.00
Net 115 Income (Loss)	12,308.94	(.02)	12,308.96	60,598.04	(.14)	60,598.18	-

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

116 Income

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
06310 - Maintenance Income	40,660.54	40,662.75	(2.21)	284,623.78	284,639.25	(15.47)	487,953.00
06320 - Reserve Income	9,153.71	9,153.67	.04	64,075.97	64,075.69	.28	109,844.00
06340 - Late Fee Income	100.00	-	100.00	625.00	-	625.00	-
06350 - Misc Income	-	-	-	1,367.50	-	1,367.50	-
06370 - Cable Income	1,609.75	1,609.75	-	11,268.25	11,268.25	-	19,317.00
06510 - Resales & Leasing	150.00	-	150.00	900.00	-	900.00	-
06910 - Interest Income	4.13	-	4.13	22.99	-	22.99	-
Total 116 Income	51,678.13	51,426.17	251.96	362,883.49	359,983.19	2,900.30	617,114.00

116 Expense

Building Expenses							
07452 - Condo Fees	276.00	23.00	(253.00)	276.00	161.00	(115.00)	276.00
07503 - Exterminating	-	508.33	508.33	2,320.48	3,558.31	1,237.83	6,100.00
07507 - Tree Trimming	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
07518 - Elevator Contract	(1,775.88)	547.50	2,323.38	2,486.26	3,832.50	1,346.24	6,570.00
07540 - Irrigation	-	41.67	41.67	-	291.69	291.69	500.00
07600 - Bad Debt Expense	-	625.00	625.00	3,931.00	4,375.00	444.00	7,500.00
07605 - Other Expenses Bldg	-	41.67	41.67	-	291.69	291.69	500.00
07892 - Resale & Leasing Expense	106.00	58.33	(47.67)	408.00	408.31	.31	700.00
07910 - Fire Alarm Monitoring	-	333.33	333.33	229.13	2,333.31	2,104.18	4,000.00
07920 - Tele-Entry Service	-	-	-	437.18	-	(437.18)	-
08010 - Electric	680.46	762.50	82.04	4,412.77	5,337.50	924.73	9,150.00
08030 - Water	-	1,170.83	1,170.83	5,753.62	8,195.81	2,442.19	14,050.00
08032 - Sewer	-	2,080.42	2,080.42	10,333.24	14,562.94	4,229.70	24,965.00
08040 - Grounds Landscaping	1,525.00	541.67	(983.33)	1,541.22	3,791.69	2,250.47	6,500.00
08050 - Waste Removal	573.69	485.42	(88.27)	3,464.82	3,397.94	(66.88)	5,825.00
08060 - Building Insurance	17,801.61	21,205.58	3,403.97	118,652.79	148,439.06	29,786.27	254,467.00
08070 - Janitorial Contract	2,047.98	2,045.00	(2.98)	14,581.88	14,315.00	(266.88)	24,540.00
08090 - R & M Building	1,578.40	1,000.00	(578.40)	11,145.39	7,000.00	(4,145.39)	12,000.00
08100 - Lawn Maintenance	1,510.62	1,562.50	51.88	10,574.35	10,937.50	363.15	18,750.00
Total Building Expenses	24,323.88	33,282.75	8,958.87	190,548.13	232,979.25	42,431.12	399,393.00

Common Expenses							
07010 - Management Fees	1,743.11	1,743.08	(.03)	11,860.24	12,201.56	341.32	20,917.00
07020 - Accounting Fees	60.26	77.25	16.99	421.82	540.75	118.93	927.00
07160 - Legal Fees	10.01	115.92	105.91	409.31	811.44	402.13	1,391.00
07170 - Loan Expense	1,271.19	1,664.75	393.56	6,365.82	11,653.25	5,287.43	19,977.00
07270 - Cable TV	-	1,609.75	1,609.75	(2,571.75)	11,268.25	13,840.00	19,317.00
07320 - Printing/Copies/Postage	114.01	57.92	(56.09)	343.79	405.44	61.65	695.00
07321 - Bank Fees	-	-	-	(59.44)	-	59.44	-
07450 - Licenses & Fees	9.27	23.17	13.90	24.27	162.19	137.92	278.00

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
116 Expense							
07512 - Maintenance Payroll	802.15	749.33	(52.82)	5,523.72	5,245.31	(278.41)	8,992.00
07550 - Security	1,230.90	1,333.33	102.43	8,924.02	9,333.31	409.29	16,000.00
07560 - Security Camera Maint	-	11.58	11.58	28.97	81.06	52.09	139.00
07890 - Other Expenses	19.04	38.67	19.63	1,161.38	270.69	(890.69)	464.00
Total Common Expenses	5,259.94	7,424.75	2,164.81	32,432.15	51,973.25	19,541.10	89,097.00
Recreational Expenses							
08220 - Rec-Pool Contract	231.75	247.17	15.42	1,663.97	1,730.19	66.22	2,966.00
08222 - Rec- Maint and Repairs	192.57	115.92	(76.65)	893.26	811.44	(81.82)	1,391.00
08226 - Rec-Pools Repairs	45.89	154.50	108.61	394.06	1,081.50	687.44	1,854.00
08230 - Rec Janitorial Contract	332.42	332.17	(.25)	2,326.94	2,325.19	(1.75)	3,986.00
08260 - Rec-Electric	406.88	420.42	13.54	2,051.36	2,942.94	891.58	5,045.00
08280 - Rec-Water	(4.64)	45.00	49.64	298.37	315.00	16.63	540.00
08282 - Rec-Sewer	(2.27)	37.50	39.77	249.90	262.50	12.60	450.00
08283 - Rec-Grounds Landscaping	23.18	92.67	69.49	1,084.58	648.69	(435.89)	1,112.00
08284 - Rec-Tree Trimming	-	92.67	92.67	-	648.69	648.69	1,112.00
08286 - Rec-Irrigation	23.18	27.00	3.82	23.18	189.00	165.82	324.00
Total Recreational Expenses	1,248.96	1,565.02	316.06	8,985.62	10,955.14	1,969.52	18,780.00
Reserve Contribution							
09110 - Reserve - Cash Flow	8,354.17	8,354.17	-	58,479.19	58,479.19	-	100,250.00
09111 - Reserve - Cash Flow Rec	799.54	799.50	(.04)	5,596.78	5,596.50	(.28)	9,594.00
Total Reserve Contribution	9,153.71	9,153.67	(.04)	64,075.97	64,075.69	(.28)	109,844.00
Total 116 Expense	39,986.49	51,426.19	11,439.70	296,041.87	359,983.33	63,941.46	617,114.00
Net 116 Income (Loss)	11,691.64	(.02)	11,691.66	66,841.62	(.14)	66,841.76	-

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

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)	496,754.86	496,846.00	(91.14)	851,736.00
06320 - Reserve Income	14,182.02	14,182.00	.02	99,274.14	99,274.00	.14	170,184.00
06340 - Late Fee Income	125.00	-	125.00	300.00	-	300.00	-
06370 - Cable Income	2,333.00	2,333.00	-	16,331.00	16,331.00	-	27,996.00
06510 - Resales & Leasing	300.00	-	300.00	1,138.00	-	1,138.00	-
06910 - Interest Income	7.16	-	7.16	39.97	-	39.97	-
Total 117 Income	87,912.16	87,493.00	419.16	613,837.97	612,451.00	1,386.97	1,049,916.00

117 Expense

Building Expenses							
07452 - Condo Fees	400.00	33.33	(366.67)	400.00	233.31	(166.69)	400.00
07503 - Exterminating	-	933.33	933.33	4,035.20	6,533.31	2,498.11	11,200.00
07507 - Tree Trimming	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
07518 - Elevator Contract	(3,088.17)	547.50	3,635.67	4,323.34	3,832.50	(490.84)	6,570.00
07540 - Irrigation	-	41.67	41.67	-	291.69	291.69	500.00
07600 - Bad Debt Expense	-	766.67	766.67	902.00	5,366.69	4,464.69	9,200.00
07605 - Other Expenses Bldg	-	83.33	83.33	-	583.31	583.31	1,000.00
07892 - Resale & Leasing Expense	106.00	83.33	(22.67)	410.00	583.31	173.31	1,000.00
07910 - Fire Alarm Monitoring	-	500.00	500.00	398.44	3,500.00	3,101.56	6,000.00
07920 - Tele-Entry Service	-	-	-	516.30	-	(516.30)	-
08010 - Electric	1,108.01	1,566.67	458.66	8,210.28	10,966.69	2,756.41	18,800.00
08030 - Water	-	1,504.17	1,504.17	8,738.04	10,529.19	1,791.15	18,050.00
08032 - Sewer	-	2,685.83	2,685.83	15,376.62	18,800.81	3,424.19	32,230.00
08040 - Grounds Landscaping	-	541.67	541.67	5,090.70	3,791.69	(1,299.01)	6,500.00
08050 - Waste Removal	632.44	485.42	(147.02)	3,523.57	3,397.94	(125.63)	5,825.00
08060 - Building Insurance	32,569.92	39,074.67	6,504.75	217,939.40	273,522.69	55,583.29	468,896.00
08070 - Janitorial Contract	3,561.33	3,556.25	(5.08)	23,662.29	24,893.75	1,231.46	42,675.00
08090 - R & M Building	2,165.35	2,500.00	334.65	30,775.94	17,500.00	(13,275.94)	30,000.00
08100 - Lawn Maintenance	2,626.88	2,824.17	197.29	18,388.27	19,769.19	1,380.92	33,890.00
Total Building Expenses	40,081.76	58,144.68	18,062.92	342,690.39	407,012.76	64,322.37	697,736.00

Common Expenses							
07010 - Management Fees	3,031.15	3,031.17	.02	22,977.03	21,218.19	(1,758.84)	36,374.00
07020 - Accounting Fees	104.76	134.33	29.57	733.32	940.31	206.99	1,612.00
07160 - Legal Fees	17.41	201.50	184.09	1,345.28	1,410.50	65.22	2,418.00
07170 - Loan Expense	2,210.53	2,894.92	684.39	11,069.80	20,264.44	9,194.64	34,739.00
07270 - Cable TV	-	2,333.00	2,333.00	(4,472.11)	16,331.00	20,803.11	27,996.00
07320 - Printing/Copies/Postage	198.25	100.75	(97.50)	597.85	705.25	107.40	1,209.00
07321 - Bank Fees	-	-	-	(29.03)	-	29.03	-
07450 - Licenses & Fees	16.12	40.33	24.21	31.12	282.31	251.19	484.00
07512 - Maintenance Payroll	1,394.89	1,303.00	(91.89)	8,947.35	9,121.00	173.65	15,636.00

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

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
117 Expense							
07550 - Security	2,140.46	2,318.58	178.12	15,518.32	16,230.06	711.74	27,823.00
07560 - Security Camera Maint	-	20.17	20.17	(10.59)	141.19	151.78	242.00
07890 - Other Expenses	33.11	67.17	34.06	(3,308.60)	470.19	3,778.79	806.00
Total Common Expenses	9,146.68	12,444.92	3,298.24	53,399.74	87,114.44	33,714.70	149,339.00
Recreational Expenses							
08220 - Rec-Pool Contract	403.00	429.83	26.83	2,893.52	3,008.81	115.29	5,158.00
08222 - Rec- Maint and Repairs	334.83	201.50	(133.33)	1,553.36	1,410.50	(142.86)	2,418.00
08226 - Rec-Pools Repairs	79.79	268.67	188.88	684.99	1,880.69	1,195.70	3,224.00
08230 - Rec Janitorial Contract	578.07	577.67	(.40)	4,046.49	4,043.69	(2.80)	6,932.00
08260 - Rec-Electric	707.54	731.08	23.54	3,567.18	5,117.56	1,550.38	8,773.00
08280 - Rec-Water	(8.07)	78.25	86.32	518.84	547.75	28.91	939.00
08282 - Rec-Sewer	(3.94)	65.17	69.11	434.55	456.19	21.64	782.00
08283 - Rec-Grounds Landscaping	40.30	161.17	120.87	1,886.03	1,128.19	(757.84)	1,934.00
08284 - Rec-Tree Trimming	-	161.17	161.17	-	1,128.19	1,128.19	1,934.00
08286 - Rec-Irrigation	40.30	47.00	6.70	40.30	329.00	288.70	564.00
Total Recreational Expenses	2,171.82	2,721.51	549.69	15,625.26	19,050.57	3,425.31	32,658.00
Reserve Contribution							
09110 - Reserve - Cash Flow	12,791.67	12,791.67	-	89,541.69	89,541.69	-	153,500.00
09111 - Reserve - Cash Flow Rec	1,390.35	1,390.33	(.02)	9,732.45	9,732.31	(.14)	16,684.00
Total Reserve Contribution	14,182.02	14,182.00	(.02)	99,274.14	99,274.00	(.14)	170,184.00
Total 117 Expense	65,582.28	87,493.11	21,910.83	510,989.53	612,451.77	101,462.24	1,049,917.00
Net 117 Income (Loss)	22,329.88	(.11)	22,329.99	102,848.44	(.77)	102,849.21	(1.00)
Net Total	123,472.44	(.57)	123,473.01	(655,813.24)	(3.99)	(655,809.25)	(6.00)