

The Manor House at 50 Biscayne Condominium Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenues							
400000 - Association Fees	77,366.98	77,367.00	(.02)	696,302.82	696,303.00	(.18)	928,404.00
401000 - Special Assessment	-	-	-	232,368.00	240,000.00	(7,632.00)	240,000.00
411000 - Capital Contributions	3,138.00	-	3,138.00	18,154.94	3,750.00	14,404.94	5,000.00
420000 - Interest Income	324.68	1.00	323.68	1,615.31	9.00	1,606.31	12.00
430000 - Late Fee	213.84	50.00	163.84	1,393.15	450.00	943.15	600.00
430010 - Late Fee Interest	45.92	10.00	35.92	207.65	90.00	117.65	120.00
431000 - NSF/Bank Fees	-	-	-	70.00	-	70.00	-
432000 - Violations/Fines	-	-	-	500.00	50.00	450.00	50.00
442012 - Access Card/FOB Purchase	75.00	75.00	-	850.00	375.00	475.00	450.00
Total Revenues	81,164.42	77,503.00	3,661.42	951,461.87	941,027.00	10,434.87	1,174,636.00
Funds Transfers							
491000 - Funds Transfers - Operating to Reserves	(8,954.00)	(8,954.00)	-	(80,586.00)	(80,586.00)	-	(107,448.00)
491510 - Funds Transfers - Special Assessments	(2,463.41)	-	(2,463.41)	(228,268.90)	(240,000.00)	11,731.10	(240,000.00)
491551 - Funds Transfers - Capital Contributions	(3,138.00)	-	(3,138.00)	(18,154.94)	(3,750.00)	(14,404.94)	(5,000.00)
Total Funds Transfers	(14,555.41)	(8,954.00)	(5,601.41)	(327,009.84)	(324,336.00)	(2,673.84)	(352,448.00)
Total Income	66,609.01	68,549.00	(1,939.99)	624,452.03	616,691.00	7,761.03	822,188.00
Operating Expense							
Utilities							
500000 - Electricity	3,222.50	3,631.92	409.42	30,898.07	32,445.40	1,547.33	42,527.64
501000 - Water & Sewer	1,992.72	7,016.29	5,023.57	16,016.78	66,364.96	50,348.18	90,636.30
502000 - Gas	2,650.90	2,374.15	(276.75)	23,970.04	24,325.84	355.80	31,448.29
503010 - Internet Service Provider	2,237.20	2,236.75	(.45)	19,656.28	20,130.75	474.47	26,841.00
504000 - Trash Service - Main	1,745.90	2,292.00	546.10	17,350.80	20,628.00	3,277.20	27,504.00
504020 - Recycling	-	-	-	3,510.54	3,686.55	176.01	3,686.55
506000 - Office Phones / Data Lines	849.21	744.60	(104.61)	4,962.88	6,701.40	1,738.52	8,935.20
Total Utilities	12,698.43	18,295.71	5,597.28	116,365.39	174,282.90	57,917.51	231,578.98
Repairs & Maintenance - Mechanical							
511010 - Mechanical - Electrical R&M	1,140.00	-	(1,140.00)	1,770.67	1,500.00	(270.67)	2,000.00
511013 - Generator	-	-	-	1,212.48	1,177.83	(34.65)	2,008.00
512000 - Plumbing	1,735.00	-	(1,735.00)	8,844.00	4,500.00	(4,344.00)	6,000.00
512016 - Backflow	-	-	-	3,025.99	-	(3,025.99)	250.00
514010 - HVAC - Service Contract	-	-	-	2,325.00	1,395.00	(930.00)	2,790.00
514011 - HVAC - Repairs	-	-	-	1,227.00	600.00	(627.00)	1,200.00
515010 - Elevators - Service Contract	-	-	-	11,700.00	13,897.80	2,197.80	18,530.40
515011 - Elevators - Repairs	-	-	-	1,595.00	1,500.00	(95.00)	2,000.00
516010 - Trash R&M - Chute Maintenance	-	-	-	-	-	-	773.85
519000 - Other Mechanical R&M	-	-	-	-	300.00	300.00	400.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
519010 - Misc Supplies - Mechanical R&M	-	-	-	9.01	300.00	290.99	400.00
Total Repairs & Maintenance - Mechanical	2,875.00	-	(2,875.00)	31,709.15	25,170.63	(6,538.52)	36,352.25
Repairs & Maintenance - Building							
520000 - Repairs & Maintenance - Building	1,519.00	-	(1,519.00)	4,296.39	7,500.00	3,203.61	10,000.00
522010 - Gutters	-	-	-	-	4,000.00	4,000.00	4,000.00
523010 - Garage & Parking - Cleaning	500.00	-	(500.00)	1,000.00	1,500.00	500.00	2,000.00
524100 - Gates	185.00	-	(185.00)	9,367.58	4,500.00	(4,867.58)	6,000.00
525311 - Carpet Cleaning	-	2,300.00	2,300.00	-	2,300.00	2,300.00	2,300.00
526110 - Pressure Washing	-	-	-	500.00	3,500.00	3,000.00	3,500.00
527100 - Janitorial - Service Contracts	4,189.36	4,039.36	(150.00)	36,504.24	36,354.24	(150.00)	48,472.32
527101 - Janitorial - Supplies	246.89	310.00	63.11	1,905.60	2,790.00	884.40	3,720.00
527201 - Pest Control - Services	250.00	260.00	10.00	1,945.00	1,820.00	(125.00)	2,340.00
527202 - Termite Bond	-	-	-	-	-	-	1,045.00
527301 - Pet Sanitation Bags	-	-	-	239.54	600.00	360.46	800.00
528103 - Light Bulbs	-	-	-	527.42	675.00	147.58	900.00
Total Repairs & Maintenance - Building	6,890.25	6,909.36	19.11	56,285.77	65,539.24	9,253.47	85,077.32
Grounds							
531010 - Landscaping - Contract	1,042.97	1,042.96	(.01)	9,386.73	9,386.33	(.40)	12,515.21
531013 - Landscaping - Exterior Plants & Flowers	-	3,442.00	3,442.00	3,461.72	6,884.00	3,422.28	6,884.00
531015 - Landscaping - Pinestraw/Mulch	-	-	-	1,595.00	1,600.00	5.00	3,200.00
531018 - Landscaping - Storm Damages	-	-	-	1,130.00	500.00	(630.00)	1,000.00
531019 - Landscaping - Improvements	-	500.00	500.00	1,200.00	1,500.00	300.00	2,000.00
532010 - Irrigation Repairs & Maintenance	-	-	-	3,098.85	750.00	(2,348.85)	1,500.00
536000 - Fountains & Monuments	34.01	420.00	385.99	138.40	4,200.00	4,061.60	5,460.00
Total Grounds	1,076.98	5,404.96	4,327.98	20,010.70	24,820.33	4,809.63	32,559.21
Access Control & Life Safety							
540010 - Access Control - Service Contracts	55.95	55.00	(.95)	765.55	495.00	(270.55)	1,020.00
541000 - Access Devices - Cards / FOBs	-	-	-	1,841.85	-	(1,841.85)	600.00
542000 - Alarms & Monitoring - General	-	-	-	-	-	-	700.00
542013 - Alarms & Monitoring - Systems	-	361.92	361.92	-	1,085.76	1,085.76	1,447.68
543011 - Life Safety - R&M	-	-	-	1,537.00	500.00	(1,037.00)	10,100.00
543012 - Life Safety - Inspections	-	-	-	-	-	-	4,900.00
Total Access Control & Life Safety	55.95	416.92	360.97	4,144.40	2,080.76	(2,063.64)	18,767.68
Amenities							
551010 - Pools - Licenses & Inspections	-	-	-	525.00	550.00	25.00	550.00
551011 - Pools - Service Contracts	300.00	1,035.00	735.00	7,350.00	7,100.00	(250.00)	8,000.00
551012 - Pools - Maintenance	-	500.00	500.00	2,726.15	2,000.00	(726.15)	2,000.00
555010 - Fitness Center - Repairs & Maintenance	-	150.00	150.00	300.00	450.00	150.00	600.00
Total Amenities	300.00	1,685.00	1,385.00	10,901.15	10,100.00	(801.15)	11,150.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
General & Administrative							
563011 - Bad Debt	3,962.62	-	(3,962.62)	4,288.91	-	(4,288.91)	
564100 - Audit and Tax Service	-	-	-	565.00	400.00	(165.00)	400.00
564200 - Legal	-	-	-	1,800.00	6,000.00	4,200.00	8,000.00
564201 - Legal - Retainer	-	-	-	-	1,855.00	1,855.00	1,855.00
564300 - Management Fee	2,153.00	2,160.98	7.98	19,377.00	19,448.58	71.58	25,931.52
564301 - Management Fee - Special Assessment	-	7,050.00	7,050.00	-	7,050.00	7,050.00	7,050.00
565400 - Social Committee	-	-	-	407.50	1,500.00	1,092.50	2,000.00
567000 - Office Equipment & Supplies	-	-	-	265.36	750.00	484.64	1,000.00
567100 - Computers - IT Services	-	100.00	100.00	-	900.00	900.00	1,200.00
567103 - Web Site Expense	-	-	-	159.90	160.00	.10	2,766.00
568000 - Office Supplies	-	-	-	55.74	300.00	244.26	400.00
568002 - Printing & Copy Services	-	5.00	5.00	15.55	45.00	29.45	60.00
568100 - Postage & Delivery	18.69	22.00	3.31	192.20	198.00	5.80	264.00
568900 - Other G&A - General	145.11	180.00	34.89	739.35	1,620.00	880.65	2,160.00
569100 - Staff Tips & Bonuses	-	-	-	-	-	-	5,500.00
Total General & Administrative	6,279.42	9,517.98	3,238.56	27,866.51	40,226.58	12,360.07	58,586.52
Insurance, Taxes, Debt & Depreciation							
571000 - Insurance Premium	-	-	-	94,519.00	97,328.00	2,809.00	97,328.00
Total Insurance, Taxes, Debt & Depreciation	-	-	-	94,519.00	97,328.00	2,809.00	97,328.00
Salaries & Wages							
592000 - Maintenance	115.29	123.00	7.71	662.47	1,169.00	506.53	1,600.00
592010 - Concierge	7,666.00	16,188.00	8,522.00	142,068.61	153,785.00	11,716.39	210,442.00
592012 - Office Management	3,910.51	2,980.00	(930.51)	23,748.33	28,311.00	4,562.67	38,742.00
Total Salaries & Wages	11,691.80	19,291.00	7,599.20	166,479.41	183,265.00	16,785.59	250,784.00
Total Expense	41,867.83	61,520.93	19,653.10	528,281.48	622,813.44	94,531.96	822,183.96
Operating Net Total	24,741.18	7,028.07	17,713.11	96,170.55	(6,122.44)	102,292.99	4.04

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Revenues							
420000 - Interest Income	1,304.39	-	1,304.39	6,290.92	-	6,290.92	-
Total Revenues	1,304.39	-	1,304.39	6,290.92	-	6,290.92	-
Funds Transfers							
491000 - Funds Transfers - Operating to Reserves	8,954.00	8,954.00	-	80,586.00	80,586.00	-	107,448.00
491510 - Funds Transfers - Special Assessments	2,463.41	-	2,463.41	228,268.90	240,000.00	(11,731.10)	240,000.00
491551 - Funds Transfers - Capital Contributions	3,138.00	-	3,138.00	18,154.94	3,750.00	14,404.94	5,000.00
Total Funds Transfers	14,555.41	8,954.00	5,601.41	327,009.84	324,336.00	2,673.84	352,448.00
Total Income	15,859.80	8,954.00	6,905.80	333,300.76	324,336.00	8,964.76	352,448.00

Reserve Expense

Capital Expenditures - Mechanical							
611013 - RSV-Generator	-	-	-	6,631.78	-	(6,631.78)	-
614000 - RSV-HVAC / Corridor	7,304.55	-	(7,304.55)	22,949.15	20,000.00	(2,949.15)	20,000.00
Total Capital Expenditures - Mechanical	7,304.55	-	(7,304.55)	29,580.93	20,000.00	(9,580.93)	20,000.00
Capital Expenditures - Building							
620000 - RSV-Repairs & Maintenance - Building	-	-	-	17,700.00	-	(17,700.00)	-
620001 - RSV-Exterior Maintenance	284,850.00	-	(284,850.00)	582,670.51	-	(582,670.51)	-
622011 - RSV-Drainage	-	-	-	-	50,000.00	50,000.00	50,000.00
623011 - RSV-Garage & Parking - Repairs	-	-	-	-	90,000.00	90,000.00	90,000.00
Total Capital Expenditures - Building	284,850.00	-	(284,850.00)	600,370.51	140,000.00	(460,370.51)	140,000.00
Capital Expenditures - Grounds							
631019 - RSV-Landscaping - Improvements	-	-	-	-	5,796.00	5,796.00	5,796.00
635010 - RSV-Paths & Walkways	-	-	-	7,000.00	-	(7,000.00)	-
636000 - RSV-Fountains & Monuments	3,329.70	-	(3,329.70)	12,037.72	-	(12,037.72)	-
Total Capital Expenditures - Grounds	3,329.70	-	(3,329.70)	19,037.72	5,796.00	(13,241.72)	5,796.00
Capital Expenditures - Access Control & Life Safety							
640010 - RSV-Access Control - Service Contracts	-	-	-	-	57,964.00	57,964.00	57,964.00
Total Capital Expenditures - Access Control & Life Safety	-	-	-	-	57,964.00	57,964.00	57,964.00
Capital Expenditures - Amenities							
651012 - RSV-Pools - Maintenance	-	-	-	-	1,159.00	1,159.00	1,159.00
651014 - RSV-Pools - Repairs	-	-	-	2,654.09	2,500.00	(154.09)	2,500.00
651015 - RSV-Pools - Repairs - Mechanical	-	-	-	-	-	-	20,000.00
Total Capital Expenditures - Amenities	-	-	-	2,654.09	3,659.00	1,004.91	23,659.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Capital Expenditures - General & Administrative							
664401 - RSV-Reserve Study	-	-	-	-	-	-	8,000.00
Total Capital Expenditures - General & Administrative	-	-	-	-	-	-	8,000.00
Capital Expenditures - Other							
673000 - RSV-Loan Costs	-	-	-	-	-	-	64,000.00
673100 - RSV-Loans - Principal #1	-	3,908.77	3,908.77	-	35,777.57	35,777.57	240,000.00
673200 - RSV-Loans - Interest Exp #1	5,320.95	6,712.86	1,391.91	47,263.27	59,817.10	12,553.83	79,441.90
Total Capital Expenditures - Other	5,320.95	10,621.63	5,300.68	47,263.27	95,594.67	48,331.40	383,441.90
Total Expense	300,805.20	10,621.63	(290,183.57)	698,906.52	323,013.67	(375,892.85)	638,860.90
Reserve Net Total	(284,945.40)	(1,667.63)	(283,277.77)	(365,605.76)	1,322.33	(366,928.09)	(286,412.90)
Net Total	(260,204.22)	5,360.44	(265,564.66)	(269,435.21)	(4,800.11)	(264,635.10)	(286,408.86)

The Manor House at 50 Biscayne Condominium Association, Inc.

Balance Sheet as of 9/30/2025

Assets	Operating	Reserve	Total
Cash - Operating			
100030 - Operating - First Citizens Bank (FCB)	\$100,201.75		\$100,201.75
100511 - Operating - ICS - First Citizens Bank	\$201,368.37		\$201,368.37
101000 - Debit Card	\$91.72		\$91.72
Total Cash - Operating	\$301,661.84		\$301,661.84
Cash - Reserves			
111511 - Reserves - ICS - First Citizens Bank		\$226,168.42	\$226,168.42
115011 - Special Assessment - FCB - ICS		\$272,946.24	\$272,946.24
115013 - Special Assessment 2 - FCB - ICS		\$386.75	\$386.75
117000 - Investment		\$1.08	\$1.08
Total Cash - Reserves		\$499,502.49	\$499,502.49
Accounts Receivable			
120000 - Accounts Receivable	\$7,595.39		\$7,595.39
121000 - Allowance for Doubtful Accounts	(\$4,449.52)		(\$4,449.52)
Total Accounts Receivable	\$3,145.87		\$3,145.87
Total Assets	\$304,807.71	\$499,502.49	\$804,310.20

The Manor House at 50 Biscayne Condominium Association, Inc.

Balance Sheet as of 9/30/2025

Liabilities / Equity	Operating	Reserve	Total
Accounts Payable			
200000 - Accounts Payable	\$2,174.54		\$2,174.54
Total Accounts Payable	\$2,174.54		\$2,174.54
Prepaid Dues			
202000 - Prepaid Dues	\$32,825.77		\$32,825.77
Total Prepaid Dues	\$32,825.77		\$32,825.77
Other Accruals			
230000 - Accrued Expenses	\$2,650.90		\$2,650.90
Total Other Accruals	\$2,650.90		\$2,650.90
Clearing Accounts			
240011 - Debit Card Clearing	(\$408.28)		(\$408.28)
Total Clearing Accounts	(\$408.28)		(\$408.28)
Deposits			
241016 - Returnable Deposits - Move-In	\$3,200.00		\$3,200.00
Total Deposits	\$3,200.00		\$3,200.00
Insurance Claims Liabilities			
243100 - Insurance Claims - 3rd Party Vendors	\$35,433.08		\$35,433.08
Total Insurance Claims Liabilities	\$35,433.08		\$35,433.08
Notes Payables & Long Term Debts			
250010 - Notes Payable-First Century Bank		\$1,546,225.80	\$1,546,225.80
Total Notes Payables & Long Term Debts		\$1,546,225.80	\$1,546,225.80
Retained Earnings			
300000 - Retained Earnings/Funds Balance	\$132,761.15	(\$681,117.55)	(\$548,356.40)
309000 - Net Income - Current Year	\$96,170.55	(\$365,605.76)	(\$269,435.21)
Total Retained Earnings	\$228,931.70	(\$1,046,723.31)	(\$817,791.61)
Total Liabilities / Equity	\$304,807.71	\$499,502.49	\$804,310.20