

Income/Expense Statement
EPOA - The Escape Property POA, Inc.
 Period: 12/1/2025 - 12/31/2025

Income	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
40075 Annual Dues	\$0.00	\$1,566.63	(\$1,566.63)	\$18,811.34	\$18,800.00	\$11.34	\$18,800.00
40100 Maintenance	\$50,232.19	\$49,293.75	\$938.44	\$602,455.17	\$591,525.00	\$10,930.17	\$591,525.00
40110 Sewer	\$33,378.73	\$11,477.62	\$21,901.11	\$240,606.65	\$137,731.00	\$102,875.65	\$137,731.00
40111 Water	(\$14,093.47)	\$11,583.13	(\$25,676.60)	\$6,300.72	\$138,998.00	(\$132,697.28)	\$138,998.00
40115 Bad Debt (5%)	\$0.00	\$208.37	(\$208.37)	\$0.00	\$2,500.00	(\$2,500.00)	\$2,500.00
40301 Capital Improv Fee	\$0.00	\$0.00	\$0.00	\$900.00	\$0.00	\$900.00	\$0.00
40302 Resale Certificates	\$200.00	\$208.37	(\$8.37)	\$2,400.00	\$2,500.00	(\$100.00)	\$2,500.00
40303 Rental Fees	\$0.00	\$1,183.37	(\$1,183.37)	\$13,999.90	\$14,200.00	(\$200.10)	\$14,200.00
40304 Short Term Rental Reg. Fee	\$201.34	\$818.50	(\$617.16)	\$6,799.34	\$9,822.00	(\$3,022.66)	\$9,822.00
40400 Citation Fees	\$312.98	\$964.63	(\$651.65)	\$10,808.77	\$11,576.00	(\$767.23)	\$11,576.00
40445 Water Fees Income	\$73.56	\$26.63	\$46.93	\$250.20	\$320.00	(\$69.80)	\$320.00
40446 Collection Cost Income	\$1,147.70	\$302.50	\$845.20	\$2,236.88	\$3,630.00	(\$1,393.12)	\$3,630.00
40550 Late Charge Income	\$925.83	\$275.00	\$650.83	\$4,374.15	\$3,300.00	\$1,074.15	\$3,300.00
40700 Miscellaneous Income	\$0.00	\$126.12	(\$126.12)	\$2,435.33	\$1,513.00	\$922.33	\$1,513.00
40701 Dues Raffle Income	\$260.00	\$0.00	\$260.00	\$622.08	\$0.00	\$622.08	\$0.00
40706 Dock Admin Fee	\$0.00	\$1,583.37	(\$1,583.37)	\$4,546.50	\$19,000.00	(\$14,453.50)	\$19,000.00
40775 EPOA Lot Transaction	\$0.00	\$555.62	(\$555.62)	\$1,566.00	\$6,667.00	(\$5,101.00)	\$6,667.00
40800 Interest Income	<u>\$37.47</u>	<u>\$10.87</u>	<u>\$26.60</u>	<u>\$2,419.30</u>	<u>\$130.00</u>	<u>\$2,289.30</u>	<u>\$130.00</u>
Current Period				Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Income	\$72,676.33	\$80,184.48	(\$7,508.15)	\$921,532.33	\$962,212.00	(\$40,679.67)	\$962,212.00
Current Period				Year to Date			
Administrative	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
60001 Office Payroll	\$15,872.16	\$11,399.62	(\$4,472.54)	\$150,734.04	\$136,795.00	(\$13,939.04)	\$136,795.00
60002 Mileage Reimbursement	\$0.00	\$340.25	\$340.25	\$3,742.75	\$4,083.00	\$340.25	\$4,083.00
60003 Payroll Taxes	\$2,872.77	\$3,325.12	(\$452.35)	\$29,437.72	\$39,901.00	\$10,463.28	\$39,901.00
60004 Accounting	\$229.36	\$1,138.25	(\$908.89)	\$11,756.99	\$13,659.00	\$1,902.01	\$13,659.00
60008 Workers Comp Insurance	\$1,671.00	\$500.50	(\$1,170.50)	\$8,056.00	\$6,006.00	(\$2,050.00)	\$6,006.00
60009 General Liability Insurance	\$12,708.00	\$3,302.63	(\$9,405.37)	\$53,201.00	\$39,632.00	(\$13,569.00)	\$39,632.00
60010 Umbrella Insurance	\$8,881.00	\$465.87	(\$8,415.13)	\$8,881.00	\$5,590.00	(\$3,291.00)	\$5,590.00
60011 Directors & Officers Insurance	\$0.00	\$423.50	\$423.50	\$0.00	\$5,082.00	\$5,082.00	\$5,082.00
60013 Health Insurance	\$9,872.06	\$4,402.50	(\$5,469.56)	\$69,595.08	\$52,830.00	(\$16,765.08)	\$52,830.00
60014 Telephone & Internet	\$322.97	\$747.75	\$424.78	\$3,669.13	\$8,973.00	\$5,303.87	\$8,973.00
60015 Computer Expense	\$293.00	\$452.00	\$159.00	\$8,787.75	\$5,424.00	(\$3,363.75)	\$5,424.00
60016 Office Expense	\$0.00	\$405.62	\$405.62	\$6,486.74	\$4,867.00	(\$1,619.74)	\$4,867.00
60017 Postage	\$0.00	\$129.87	\$129.87	\$142.35	\$1,558.00	\$1,415.65	\$1,558.00
60019 Printing	\$0.00	\$105.88	\$105.88	\$560.05	\$1,271.00	\$710.95	\$1,271.00
60020 Leased Equipment	\$0.00	\$109.12	\$109.12	\$607.86	\$1,309.00	\$701.14	\$1,309.00
60021 Dues & Subscriptions	\$0.00	\$33.75	\$33.75	\$312.50	\$405.00	\$92.50	\$405.00
60022 Collection Costs	\$0.00	\$98.63	\$98.63	\$1,103.44	\$1,184.00	\$80.56	\$1,184.00
60023 Legal Fees -General	\$712.50	\$737.38	\$24.88	\$12,000.00	\$8,849.00	(\$3,151.00)	\$8,849.00
60024 Training	\$0.00	\$47.25	\$47.25	\$0.00	\$567.00	\$567.00	\$567.00
60025 Professional Fees	\$0.00	\$311.62	\$311.62	\$0.00	\$3,739.00	\$3,739.00	\$3,739.00
60027 Doubtful (Delinquent) Accounts	\$0.00	\$708.37	\$708.37	\$0.00	\$8,500.00	\$8,500.00	\$8,500.00
60028 Miscellaneous Expense	\$0.00	\$340.63	\$340.63	\$16,951.68	\$4,088.00	(\$12,863.68)	\$4,088.00
61649 Office Utilities	\$0.00	\$215.50	\$215.50	\$2,408.88	\$2,586.00	\$177.12	\$2,586.00
Current Period				Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Administrative Expenses	\$53,434.82	\$29,741.61	(\$23,693.21)	\$388,434.96	\$356,898.00	(\$31,536.96)	\$356,898.00
Current Period				Year to Date			
Amenities	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
62004 Amenity Utilities	\$69.90	\$586.13	\$516.23	\$8,393.51	\$7,034.00	(\$1,359.51)	\$7,034.00
62009 Pool Attendant	\$0.00	\$770.00	\$770.00	\$7,840.25	\$9,240.00	\$1,399.75	\$9,240.00
62010 Recreation Equip, Supplies, & Event Expenses	\$3,316.99	\$213.25	(\$3,103.74)	\$4,759.76	\$2,559.00	(\$2,200.76)	\$2,559.00
62011 Event Expenses	\$0.00	\$260.63	\$260.63	\$0.00	\$3,128.00	\$3,128.00	\$3,128.00
62693 Parking Stickers & Pool Passes	\$0.00	\$183.75	\$183.75	\$2,190.87	\$2,205.00	\$14.13	\$2,205.00
62698 Pool Maintenance	\$0.00	\$1,051.63	\$1,051.63	\$12,967.63	\$12,620.00	(\$347.63)	\$12,620.00
Current Period				Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget

Total Amenities Expenses	\$3,386.89	\$3,065.39	(\$321.50)	\$36,152.02	\$36,786.00	\$633.98	\$36,786.00
	Current Period			Year to Date			
Sewage System Expenses	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
63011 Chemicals & Supplies (Sewer)	\$1,583.94	\$1,455.37	(\$128.57)	\$19,809.21	\$17,464.00	(\$2,345.21)	\$17,464.00
63012 Parts & Repairs (Sewer)	\$0.00	\$2,348.62	\$2,348.62	\$2,667.79	\$28,183.00	\$25,515.21	\$28,183.00
63013 Lab Testing (Sewer)	\$594.00	\$1,354.12	\$760.12	\$3,956.00	\$16,249.00	\$12,293.00	\$16,249.00
63014 Sludge Removal	\$3,200.00	\$1,905.75	(\$1,294.25)	\$23,025.00	\$22,869.00	(\$156.00)	\$22,869.00
63015 Permits (Sewage)	\$75.00	\$621.37	\$546.37	\$2,120.00	\$7,456.00	\$5,336.00	\$7,456.00
63016 Utilities - Sewer	\$3,268.26	\$1,780.62	(\$1,487.64)	\$21,232.01	\$21,367.00	\$134.99	\$21,367.00
63017 Operations & Maintenance Wages (Sewage System)	<u>\$7,300.00</u>	<u>\$4,161.00</u>	<u>(\$3,139.00)</u>	<u>\$46,231.97</u>	<u>\$49,932.00</u>	<u>\$3,700.03</u>	<u>\$49,932.00</u>
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Sewage System Expenses	\$16,021.20	\$13,626.85	(\$2,394.35)	\$119,041.98	\$163,520.00	\$44,478.02	\$163,520.00
	Current Period			Year to Date			
Water System Expenses	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
64001 Chemicals & Supplies (Water)	\$8,733.94	\$2,752.75	(\$5,981.19)	\$20,424.94	\$33,033.00	\$12,608.06	\$33,033.00
64002 Parts & Repairs (Water)	\$13,768.70	\$2,193.25	(\$11,575.45)	\$25,244.31	\$26,319.00	\$1,074.69	\$26,319.00
64003 Lab Testing (Water)	\$64.00	\$1,557.13	\$1,493.13	\$3,360.00	\$18,686.00	\$15,326.00	\$18,686.00
64004 Utilities-Water	\$594.01	\$1,444.37	\$850.36	\$24,570.89	\$17,332.00	(\$7,238.89)	\$17,332.00
64005 DEP Water Permits	\$0.00	\$122.25	\$122.25	\$2,100.00	\$1,467.00	(\$633.00)	\$1,467.00
64006 Operations & Maintenance Wages (Water System)	<u>\$7,300.00</u>	<u>\$4,087.87</u>	<u>(\$3,212.13)</u>	<u>\$46,231.97</u>	<u>\$49,054.00</u>	<u>\$2,822.03</u>	<u>\$49,054.00</u>
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Water System Expenses	\$30,460.65	\$12,157.62	(\$18,303.03)	\$121,932.11	\$145,891.00	\$23,958.89	\$145,891.00
	Current Period			Year to Date			
Road Repairs and Maint	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
65000 Anti Skid & Salt	\$0.00	\$1,033.25	\$1,033.25	\$9,426.10	\$12,399.00	\$2,972.90	\$12,399.00
65001 Asphalt & Cold Patch	\$0.00	\$951.38	\$951.38	\$693.13	\$11,417.00	\$10,723.87	\$11,417.00
65002 Signage	\$0.00	\$66.13	\$66.13	\$1,043.74	\$794.00	(\$249.74)	\$794.00
65003 Major Road Rapairs	<u>\$0.00</u>	<u>\$656.88</u>	<u>\$656.88</u>	<u>\$689.02</u>	<u>\$7,883.00</u>	<u>\$7,193.98</u>	<u>\$7,883.00</u>
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Road Repairs and Maintenance Expenses	\$0.00	\$2,707.64	\$2,707.64	\$11,851.99	\$32,493.00	\$20,641.01	\$32,493.00
	Current Period			Year to Date			
Patrol & Maintenance	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
70000 Public Safety Services	\$5,455.25	\$4,211.13	(\$1,244.12)	\$47,280.27	\$50,534.00	\$3,253.73	\$50,534.00
70001 Contracted Security	\$0.00	\$0.00	\$0.00	\$52.44	\$0.00	(\$52.44)	\$0.00
70002 Gasoline	\$1,892.33	\$1,035.50	(\$856.83)	\$12,455.89	\$12,426.00	(\$29.89)	\$12,426.00
70003 Vehicle Maintenance	\$831.51	\$1,201.88	\$370.37	\$27,040.21	\$14,423.00	(\$12,617.21)	\$14,423.00
70004 License & Registration Fees	\$0.00	\$74.38	\$74.38	\$870.00	\$893.00	\$23.00	\$893.00
70008 Garbage Disposal	\$139.89	\$358.62	\$218.73	\$3,839.79	\$4,303.00	\$463.21	\$4,303.00
70009 Tree Maintenance	\$500.00	\$353.75	(\$146.25)	\$11,500.00	\$4,245.00	(\$7,255.00)	\$4,245.00
70010 Maintenance Wages	\$12,079.88	\$8,453.63	(\$3,626.25)	\$101,160.69	\$101,444.00	\$283.31	\$101,444.00
70011 Maintenance Supplies	\$0.00	\$934.00	\$934.00	\$2,508.59	\$11,208.00	\$8,699.41	\$11,208.00
70012 Grounds & Upkeep	<u>\$0.00</u>	<u>\$458.37</u>	<u>\$458.37</u>	<u>\$3,396.17</u>	<u>\$5,500.00</u>	<u>\$2,103.83</u>	<u>\$5,500.00</u>
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Patrol & Maintenance Expenses	\$20,898.86	\$17,081.26	(\$3,817.60)	\$210,104.05	\$204,976.00	(\$5,128.05)	\$204,976.00
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Expenses	\$124,202.42	\$78,380.37	(\$45,822.05)	\$887,517.11	\$940,564.00	\$53,046.89	\$940,564.00
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Net Income	(\$51,526.09)	\$1,804.11	(\$53,330.20)	\$34,015.22	\$21,648.00	\$12,367.22	\$21,648.00