

Income/Expense Statement
EPOA - The Escape Property POA, Inc.
Period: 2/1/2026 - 2/28/2026

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
40075 Annual Dues	\$16,309.59	\$1,566.67	\$14,742.92	\$16,309.59	\$3,133.34	\$13,176.25	\$18,800.00
40100 Maintenance	\$48,961.33	\$49,293.75	(\$332.42)	\$107,596.51	\$98,587.50	\$9,009.01	\$591,525.00
40110 Sewer	\$5,686.57	\$11,477.58	(\$5,791.01)	\$15,502.10	\$22,955.16	(\$7,453.06)	\$137,731.00
40111 Water	\$10,797.40	\$11,583.17	(\$785.77)	\$21,481.47	\$23,166.34	(\$1,684.87)	\$138,998.00
40115 Bad Debt (5%)	\$0.00	\$208.33	(\$208.33)	\$0.00	\$416.66	(\$416.66)	\$2,500.00
40302 Resale Certificates	\$0.00	\$208.33	(\$208.33)	\$0.00	\$416.66	(\$416.66)	\$2,500.00
40303 Rental Fees	\$1,075.00	\$1,183.33	(\$108.33)	\$12,227.44	\$2,366.66	\$9,860.78	\$14,200.00
40304 Short Term Rental Reg. Fee	\$50.00	\$818.50	(\$768.50)	\$207.98	\$1,637.00	(\$1,429.02)	\$9,822.00
40400 Citation Fees	\$510.01	\$964.67	(\$454.66)	\$1,169.33	\$1,929.34	(\$760.01)	\$11,576.00
40445 Water Fees Income	\$0.00	\$26.67	(\$26.67)	\$0.00	\$53.34	(\$53.34)	\$320.00
40446 Collection Cost Income	\$12.00	\$302.50	(\$290.50)	\$205.71	\$605.00	(\$399.29)	\$3,630.00
40550 Late Charge Income	\$151.16	\$275.00	(\$123.84)	\$449.78	\$550.00	(\$100.22)	\$3,300.00
40700 Miscellaneous Income	\$0.00	\$126.08	(\$126.08)	\$0.00	\$252.16	(\$252.16)	\$1,513.00
40701 Dues Raffle Income	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
40706 Dock Admin Fee	\$0.00	\$1,583.33	(\$1,583.33)	\$0.00	\$3,166.66	(\$3,166.66)	\$19,000.00
40775 EPOA Lot Transaction	\$0.00	\$555.58	(\$555.58)	\$0.00	\$1,111.16	(\$1,111.16)	\$6,667.00
40800 Interest Income	<u>\$44.02</u>	<u>\$10.83</u>	<u>\$33.19</u>	<u>\$77.41</u>	<u>\$21.66</u>	<u>\$55.75</u>	<u>\$130.00</u>

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	\$83,597.08	\$80,184.32	\$3,412.76	\$175,327.32	\$160,368.64	\$14,958.68	\$962,212.00

Administrative	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60001 Office Payroll	\$10,829.46	\$11,399.58	\$570.12	\$21,642.92	\$22,799.16	\$1,156.24	\$136,795.00
60002 Mileage Reimbursement	\$340.25	\$340.25	\$0.00	\$680.50	\$680.50	\$0.00	\$4,083.00
60003 Payroll Taxes	\$2,471.53	\$3,325.08	\$853.55	\$5,163.75	\$6,650.16	\$1,486.41	\$39,901.00
60004 Accounting	\$9,026.46	\$1,138.25	(\$7,888.21)	\$9,255.82	\$2,276.50	(\$6,979.32)	\$13,659.00
60008 Workers Comp Insurance	\$664.00	\$500.50	(\$163.50)	\$4,162.00	\$1,001.00	(\$3,161.00)	\$6,006.00
60009 General Liability Insurance	\$500.00	\$3,302.67	\$2,802.67	\$2,229.00	\$6,605.34	\$4,376.34	\$39,632.00
60010 Umbrella Insurance	\$0.00	\$465.83	\$465.83	\$0.00	\$931.66	\$931.66	\$5,590.00
60011 Directors & Officers Insurance	\$0.00	\$423.50	\$423.50	\$0.00	\$847.00	\$847.00	\$5,082.00
60013 Health Insurance	\$6,169.03	\$4,402.50	(\$1,766.53)	\$11,105.06	\$8,805.00	(\$2,300.06)	\$52,830.00
60014 Telephone & Internet	\$160.00	\$747.75	\$587.75	\$482.48	\$1,495.50	\$1,013.02	\$8,973.00
60015 Computer Expense	\$2,165.49	\$452.00	(\$1,713.49)	\$2,458.49	\$904.00	(\$1,554.49)	\$5,424.00
60016 Office Expense	\$663.06	\$405.58	(\$257.48)	\$663.06	\$811.16	\$148.10	\$4,867.00
60017 Postage	\$0.00	\$129.83	\$129.83	\$0.00	\$259.66	\$259.66	\$1,558.00
60019 Printing	\$0.00	\$105.92	\$105.92	\$497.61	\$211.84	(\$285.77)	\$1,271.00
60020 Leased Equipment	\$0.00	\$109.08	\$109.08	\$0.00	\$218.16	\$218.16	\$1,309.00
60021 Dues & Subscriptions	\$0.00	\$33.75	\$33.75	\$9.00	\$67.50	\$58.50	\$405.00
60022 Collection Costs	\$192.33	\$98.67	(\$93.66)	\$192.33	\$197.34	\$5.01	\$1,184.00
60023 Legal Fees -General	\$1,550.00	\$737.42	(\$812.58)	\$1,712.50	\$1,474.84	(\$237.66)	\$8,849.00
60024 Training	\$0.00	\$47.25	\$47.25	\$0.00	\$94.50	\$94.50	\$567.00
60025 Professional Fees	\$0.00	\$311.58	\$311.58	\$0.00	\$623.16	\$623.16	\$3,739.00
60027 Doubtful (Delinquent) Accounts	\$0.00	\$708.33	\$708.33	\$0.00	\$1,416.66	\$1,416.66	\$8,500.00
60028 Miscellaneous Expense	\$0.00	\$340.67	\$340.67	\$0.00	\$681.34	\$681.34	\$4,088.00
61649 Office Utilities	<u>\$334.57</u>	<u>\$215.50</u>	<u>(\$119.07)</u>	<u>\$334.57</u>	<u>\$431.00</u>	<u>\$96.43</u>	<u>\$2,586.00</u>

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative Expenses	\$35,066.18	\$29,741.49	(\$5,324.69)	\$60,589.09	\$59,482.98	(\$1,106.11)	\$356,898.00

Amenities	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
62004 Amenity Utilities	\$1,399.98	\$586.17	(\$813.81)	\$1,469.88	\$1,172.34	(\$297.54)	\$7,034.00
62009 Pool Attendant	\$0.00	\$770.00	\$770.00	\$0.00	\$1,540.00	\$1,540.00	\$9,240.00
62010 Recreation Equip, Supplies, & Event Expenses	\$247.17	\$213.25	(\$33.92)	\$247.17	\$426.50	\$179.33	\$2,559.00
62011 Event Expenses	\$0.00	\$260.67	\$260.67	\$0.00	\$521.34	\$521.34	\$3,128.00
62693 Parking Stickers & Pool Passes	\$0.00	\$183.75	\$183.75	\$0.00	\$367.50	\$367.50	\$2,205.00
62698 Pool Maintenance	<u>\$0.00</u>	<u>\$1,051.67</u>	<u>\$1,051.67</u>	<u>\$0.00</u>	<u>\$2,103.34</u>	<u>\$2,103.34</u>	<u>\$12,620.00</u>

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Amenities Expenses	\$1,647.15	\$3,065.51	\$1,418.36	\$1,717.05	\$6,131.02	\$4,413.97	\$36,786.00

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	Current Period			Year to Date			
Sewage System Expenses	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
63011 Chemicals & Supplies (Sewer)	\$547.36	\$1,455.33	\$907.97	\$3,857.36	\$2,910.66	(\$946.70)	\$17,464.00
63012 Parts & Repairs (Sewer)	\$6.39	\$2,348.58	\$2,342.19	\$6.39	\$4,697.16	\$4,690.77	\$28,183.00
63013 Lab Testing (Sewer)	\$775.00	\$1,354.08	\$579.08	\$775.00	\$2,708.16	\$1,933.16	\$16,249.00
63014 Sludge Removal	\$0.00	\$1,905.75	\$1,905.75	\$1,637.60	\$3,811.50	\$2,173.90	\$22,869.00
63015 Permits (Sewage)	\$0.00	\$621.33	\$621.33	\$0.00	\$1,242.66	\$1,242.66	\$7,456.00
63016 Utilities - Sewer	\$2,279.98	\$1,780.58	(\$499.40)	\$7,115.77	\$3,561.16	(\$3,554.61)	\$21,367.00
63017 Operations & Maintenance Wages (Sewage System)	<u>\$3,200.00</u>	<u>\$4,161.00</u>	<u>\$961.00</u>	<u>\$6,400.00</u>	<u>\$8,322.00</u>	<u>\$1,922.00</u>	<u>\$49,932.00</u>
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Sewage System Expenses	\$6,808.73	\$13,626.65	\$6,817.92	\$19,792.12	\$27,253.30	\$7,461.18	\$163,520.00
	Current Period			Year to Date			
Water System Expenses	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
64001 Chemicals & Supplies (Water)	\$17,875.00	\$2,752.75	(\$15,122.25)	\$19,024.00	\$5,505.50	(\$13,518.50)	\$33,033.00
64002 Parts & Repairs (Water)	\$274.45	\$2,193.25	\$1,918.80	(\$400.25)	\$4,386.50	\$4,786.75	\$26,319.00
64003 Lab Testing (Water)	\$91.00	\$1,557.17	\$1,466.17	\$91.00	\$3,114.34	\$3,023.34	\$18,686.00
64004 Utilities-Water	\$2,073.65	\$1,444.33	(\$629.32)	\$2,073.65	\$2,888.66	\$815.01	\$17,332.00
64005 DEP Water Permits	\$200.00	\$122.25	(\$77.75)	\$200.00	\$244.50	\$44.50	\$1,467.00
64006 Operations & Maintenance Wages (Water System)	<u>\$3,200.00</u>	<u>\$4,087.83</u>	<u>\$887.83</u>	<u>\$6,400.00</u>	<u>\$8,175.66</u>	<u>\$1,775.66</u>	<u>\$49,054.00</u>
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Water System Expenses	\$23,714.10	\$12,157.58	(\$11,556.52)	\$27,388.40	\$24,315.16	(\$3,073.24)	\$145,891.00
	Current Period			Year to Date			
Road Repairs and Maint	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
65000 Anti Skid & Salt	\$553.07	\$1,033.25	\$480.18	\$7,551.38	\$2,066.50	(\$5,484.88)	\$12,399.00
65001 Asphalt & Cold Patch	\$0.00	\$951.42	\$951.42	\$0.00	\$1,902.84	\$1,902.84	\$11,417.00
65002 Signage	\$0.00	\$66.17	\$66.17	\$0.00	\$132.34	\$132.34	\$794.00
65003 Major Road Repairs	<u>\$0.00</u>	<u>\$656.92</u>	<u>\$656.92</u>	<u>\$0.00</u>	<u>\$1,313.84</u>	<u>\$1,313.84</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	\$553.07	\$2,707.76	\$2,154.69	\$7,551.38	\$5,415.52	(\$2,135.86)	\$32,493.00
	Current Period			Year to Date			
Patrol & Maintenance	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
70000 Public Safety Services	\$2,635.00	\$4,211.17	\$1,576.17	\$5,456.00	\$8,422.34	\$2,966.34	\$50,534.00
70002 Gasoline	\$1,285.92	\$1,035.50	(\$250.42)	\$2,832.14	\$2,071.00	(\$761.14)	\$12,426.00
70003 Vehicle Maintenance	\$1,865.30	\$1,201.92	(\$663.38)	\$6,352.06	\$2,403.84	(\$3,948.22)	\$14,423.00
70004 License & Registration Fees	\$283.00	\$74.42	(\$208.58)	\$283.00	\$148.84	(\$134.16)	\$893.00
70008 Garbage Disposal	\$0.00	\$358.58	\$358.58	\$279.78	\$717.16	\$437.38	\$4,303.00
70009 Tree Maintenance	\$0.00	\$353.75	\$353.75	\$0.00	\$707.50	\$707.50	\$4,245.00
70010 Maintenance Wages	\$8,707.00	\$8,453.67	(\$253.33)	\$17,644.25	\$16,907.34	(\$736.91)	\$101,444.00
70011 Maintenance Supplies	\$496.80	\$934.00	\$437.20	\$587.95	\$1,868.00	\$1,280.05	\$11,208.00
70012 Grounds & Upkeep	<u>\$0.00</u>	<u>\$458.33</u>	<u>\$458.33</u>	<u>\$0.00</u>	<u>\$916.66</u>	<u>\$916.66</u>	<u>\$5,500.00</u>
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Patrol & Maintenance Expenses	\$15,273.02	\$17,081.34	\$1,808.32	\$33,435.18	\$34,162.68	\$727.50	\$204,976.00
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Total Expenses	\$83,062.25	\$78,380.33	(\$4,681.92)	\$150,473.22	\$156,760.66	\$6,287.44	\$940,564.00
	Current Period			Year to Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Net Income	\$534.83	\$1,803.99	(\$1,269.16)	\$24,854.10	\$3,607.98	\$21,246.12	\$21,648.00