

**Income/Expense Statement**  
**EPOA - The Escape Property POA, Inc.**  
Period: 11/1/2025 - 11/30/2025

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
40075 Annual Dues	\$50.00	\$1,566.67	(\$1,516.67)	\$18,811.34	\$17,233.37	\$1,577.97	\$18,800.00
40100 Maintenance	\$52,015.10	\$49,293.75	\$2,721.35	\$552,222.98	\$542,231.25	\$9,991.73	\$591,525.00
40110 Sewer	\$39,235.97	\$11,477.58	\$27,758.39	\$207,227.92	\$126,253.38	\$80,974.54	\$137,731.00
40111 Water	(\$14,077.26)	\$11,583.17	(\$25,660.43)	\$20,394.19	\$127,414.87	(\$107,020.68)	\$138,998.00
40115 Bad Debt (5%)	\$0.00	\$208.33	(\$208.33)	\$0.00	\$2,291.63	(\$2,291.63)	\$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	\$208.33	(\$8.33)	\$2,200.00	\$2,291.63	(\$91.63)	\$2,500.00
40303 Rental Fees	\$0.00	\$1,183.33	(\$1,183.33)	\$13,999.90	\$13,016.63	\$983.27	\$14,200.00
40304 Short Term Rental Reg. Fee	\$645.87	\$818.50	(\$172.63)	\$6,598.00	\$9,003.50	(\$2,405.50)	\$9,822.00
40400 Citation Fees	\$1,654.34	\$964.67	\$689.67	\$10,495.79	\$10,611.37	(\$115.58)	\$11,576.00
40445 Water Fees Income	\$26.44	\$26.67	(\$0.23)	\$176.64	\$293.37	(\$116.73)	\$320.00
40446 Collection Cost Income	\$284.00	\$302.50	(\$18.50)	\$1,089.18	\$3,327.50	(\$2,238.32)	\$3,630.00
40550 Late Charge Income	\$455.63	\$275.00	\$180.63	\$3,448.32	\$3,025.00	\$423.32	\$3,300.00
40700 Miscellaneous Income	\$0.00	\$126.08	(\$126.08)	\$2,435.33	\$1,386.88	\$1,048.45	\$1,513.00
40701 Dues Raffle Income	\$20.00	\$0.00	\$20.00	\$362.08	\$0.00	\$362.08	\$0.00
40706 Dock Admin Fee	\$4,546.50	\$1,583.33	\$2,963.17	\$4,546.50	\$17,416.63	(\$12,870.13)	\$19,000.00
40775 EPOA Lot Transaction	\$0.00	\$555.58	(\$555.58)	\$1,566.00	\$6,111.38	(\$4,545.38)	\$6,667.00
40800 Interest Income	<u>\$32.08</u>	<u>\$10.83</u>	<u>\$21.25</u>	<u>\$2,381.83</u>	<u>\$119.13</u>	<u>\$2,262.70</u>	<u>\$130.00</u>

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Income</b>	\$85,088.67	\$80,184.32	\$4,904.35	\$848,856.00	\$882,027.52	(\$33,171.52)	\$962,212.00

Administrative	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60001 Office Payroll	\$24,322.33	\$11,399.58	(\$12,922.75)	\$134,861.88	\$125,395.38	(\$9,466.50)	\$136,795.00
60002 Mileage Reimbursement	\$340.25	\$340.25	\$0.00	\$3,742.75	\$3,742.75	\$0.00	\$4,083.00
60003 Payroll Taxes	\$3,561.08	\$3,325.08	(\$236.00)	\$26,564.95	\$36,575.88	\$10,010.93	\$39,901.00
60004 Accounting	\$251.16	\$1,138.25	\$887.09	\$11,527.63	\$12,520.75	\$993.12	\$13,659.00
60008 Workers Comp Insurance	\$0.00	\$500.50	\$500.50	\$6,385.00	\$5,505.50	(\$879.50)	\$6,006.00
60009 General Liability Insurance	\$0.00	\$3,302.67	\$3,302.67	\$40,493.00	\$36,329.37	(\$4,163.63)	\$39,632.00
60010 Umbrella Insurance	\$0.00	\$465.83	\$465.83	\$0.00	\$5,124.13	\$5,124.13	\$5,590.00
60011 Directors & Officers Insurance	\$0.00	\$423.50	\$423.50	\$0.00	\$4,658.50	\$4,658.50	\$5,082.00
60013 Health Insurance	\$3,470.67	\$4,402.50	\$931.83	\$59,723.02	\$48,427.50	(\$11,295.52)	\$52,830.00
60014 Telephone & Internet	\$0.00	\$747.75	\$747.75	\$3,346.16	\$8,225.25	\$4,879.09	\$8,973.00
60015 Computer Expense	\$738.19	\$452.00	(\$286.19)	\$8,494.75	\$4,972.00	(\$3,522.75)	\$5,424.00
60016 Office Expense	\$1,389.31	\$405.58	(\$983.73)	\$6,486.74	\$4,461.38	(\$2,025.36)	\$4,867.00
60017 Postage	\$0.00	\$129.83	\$129.83	\$142.35	\$1,428.13	\$1,285.78	\$1,558.00
60019 Printing	\$0.00	\$105.92	\$105.92	\$560.05	\$1,165.12	\$605.07	\$1,271.00
60020 Leased Equipment	\$0.00	\$109.08	\$109.08	\$607.86	\$1,199.88	\$592.02	\$1,309.00
60021 Dues & Subscriptions	\$165.00	\$33.75	(\$131.25)	\$312.50	\$371.25	\$58.75	\$405.00
60022 Collection Costs	\$0.00	\$98.67	\$98.67	\$1,103.44	\$1,085.37	(\$18.07)	\$1,184.00
60023 Legal Fees -General	\$412.50	\$737.42	\$324.92	\$11,287.50	\$8,111.62	(\$3,175.88)	\$8,849.00
60024 Training	\$0.00	\$47.25	\$47.25	\$0.00	\$519.75	\$519.75	\$567.00
60025 Professional Fees	\$0.00	\$311.58	\$311.58	\$0.00	\$3,427.38	\$3,427.38	\$3,739.00
60027 Doubtful (Delinquent) Accounts	\$0.00	\$708.33	\$708.33	\$0.00	\$7,791.63	\$7,791.63	\$8,500.00
60028 Miscellaneous Expense	\$0.00	\$340.67	\$340.67	\$16,951.68	\$3,747.37	(\$13,204.31)	\$4,088.00
61649 Office Utilities	<u>\$107.64</u>	<u>\$215.50</u>	<u>\$107.86</u>	<u>\$2,408.88</u>	<u>\$2,370.50</u>	<u>(\$38.38)</u>	<u>\$2,586.00</u>

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Administrative Expenses</b>	\$34,758.13	\$29,741.49	(\$5,016.64)	\$335,000.14	\$327,156.39	(\$7,843.75)	\$356,898.00

Amenities	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
62004 Amenity Utilities	\$525.79	\$586.17	\$60.38	\$8,323.61	\$6,447.87	(\$1,875.74)	\$7,034.00
62009 Pool Attendant	\$0.00	\$770.00	\$770.00	\$7,840.25	\$8,470.00	\$629.75	\$9,240.00
62010 Recreation Equip, Supplies, & Event Expenses	\$114.00	\$213.25	\$99.25	\$1,442.77	\$2,345.75	\$902.98	\$2,559.00
62011 Event Expenses	\$0.00	\$260.67	\$260.67	\$0.00	\$2,867.37	\$2,867.37	\$3,128.00
62693 Parking Stickers & Pool Passes	\$0.00	\$183.75	\$183.75	\$2,190.87	\$2,021.25	(\$169.62)	\$2,205.00
62698 Pool Maintenance	<u>\$0.00</u>	<u>\$1,051.67</u>	<u>\$1,051.67</u>	<u>\$12,967.63</u>	<u>\$11,568.37</u>	<u>(\$1,399.26)</u>	<u>\$12,620.00</u>

	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

<b>Total Amenities Expenses</b>	\$639.79	\$3,065.51	\$2,425.72	\$32,765.13	\$33,720.61	\$955.48	\$36,786.00
	<b>Current Period</b>			<b>Year to Date</b>			
<b>Sewage System Expenses</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
63011 Chemicals & Supplies (Sewer)	\$1,710.00	\$1,455.33	(\$254.67)	\$18,225.27	\$16,008.63	(\$2,216.64)	\$17,464.00
63012 Parts & Repairs (Sewer)	\$0.00	\$2,348.58	\$2,348.58	\$2,667.79	\$25,834.38	\$23,166.59	\$28,183.00
63013 Lab Testing (Sewer)	\$0.00	\$1,354.08	\$1,354.08	\$3,362.00	\$14,894.88	\$11,532.88	\$16,249.00
63014 Sludge Removal	\$0.00	\$1,905.75	\$1,905.75	\$19,825.00	\$20,963.25	\$1,138.25	\$22,869.00
63015 Permits (Sewage)	\$150.00	\$621.33	\$471.33	\$2,045.00	\$6,834.63	\$4,789.63	\$7,456.00
63016 Utilities - Sewer	\$1,815.98	\$1,780.58	(\$35.40)	\$17,963.75	\$19,586.38	\$1,622.63	\$21,367.00
63017 Operations & Maintenance Wages (Sewage System)	<u>\$4,641.67</u>	<u>\$4,161.00</u>	<u>(\$480.67)</u>	<u>\$38,931.97</u>	<u>\$45,771.00</u>	<u>\$6,839.03</u>	<u>\$49,932.00</u>
	<b>Current Period</b>			<b>Year to Date</b>			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
<b>Total Sewage System Expenses</b>	\$8,317.65	\$13,626.65	\$5,309.00	\$103,020.78	\$149,893.15	\$46,872.37	\$163,520.00
	<b>Current Period</b>			<b>Year to Date</b>			
<b>Water System Expenses</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
64001 Chemicals & Supplies (Water)	\$143.00	\$2,752.75	\$2,609.75	\$11,691.00	\$30,280.25	\$18,589.25	\$33,033.00
64002 Parts & Repairs (Water)	\$0.00	\$2,193.25	\$2,193.25	\$11,475.61	\$24,125.75	\$12,650.14	\$26,319.00
64003 Lab Testing (Water)	\$0.00	\$1,557.17	\$1,557.17	\$3,296.00	\$17,128.87	\$13,832.87	\$18,686.00
64004 Utilities-Water	\$1,226.95	\$1,444.33	\$217.38	\$23,976.88	\$15,887.63	(\$8,089.25)	\$17,332.00
64005 DEP Water Permits	\$0.00	\$122.25	\$122.25	\$2,100.00	\$1,344.75	(\$755.25)	\$1,467.00
64006 Operations & Maintenance Wages (Water System)	<u>\$4,641.67</u>	<u>\$4,087.83</u>	<u>(\$553.84)</u>	<u>\$38,931.97</u>	<u>\$44,966.13</u>	<u>\$6,034.16</u>	<u>\$49,054.00</u>
	<b>Current Period</b>			<b>Year to Date</b>			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
<b>Total Water System Expenses</b>	\$6,011.62	\$12,157.58	\$6,145.96	\$91,471.46	\$133,733.38	\$42,261.92	\$145,891.00
	<b>Current Period</b>			<b>Year to Date</b>			
<b>Road Repairs and Maint</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
65000 Anti Skid & Salt	\$0.00	\$1,033.25	\$1,033.25	\$9,426.10	\$11,365.75	\$1,939.65	\$12,399.00
65001 Asphalt & Cold Patch	\$0.00	\$951.42	\$951.42	\$693.13	\$10,465.62	\$9,772.49	\$11,417.00
65002 Signage	\$0.00	\$66.17	\$66.17	\$1,043.74	\$727.87	(\$315.87)	\$794.00
65003 Major Road Repairs	<u>\$0.00</u>	<u>\$656.92</u>	<u>\$656.92</u>	<u>\$689.02</u>	<u>\$7,226.12</u>	<u>\$6,537.10</u>	<u>\$7,883.00</u>
	<b>Current Period</b>			<b>Year to Date</b>			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
<b>Total Road Repairs and Maintenance Expenses</b>	\$0.00	\$2,707.76	\$2,707.76	\$11,851.99	\$29,785.36	\$17,933.37	\$32,493.00
	<b>Current Period</b>			<b>Year to Date</b>			
<b>Patrol &amp; Maintenance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
70000 Public Safety Services	(\$2,845.84)	\$4,211.17	\$7,057.01	\$41,825.02	\$46,322.87	\$4,497.85	\$50,534.00
70001 Contracted Security	\$0.00	\$0.00	\$0.00	\$52.44	\$0.00	(\$52.44)	\$0.00
70002 Gasoline	\$0.00	\$1,035.50	\$1,035.50	\$10,563.56	\$11,390.50	\$826.94	\$12,426.00
70003 Vehicle Maintenance	\$2,078.12	\$1,201.92	(\$876.20)	\$26,208.70	\$13,221.12	(\$12,987.58)	\$14,423.00
70004 License & Registration Fees	\$0.00	\$74.42	\$74.42	\$870.00	\$818.62	(\$51.38)	\$893.00
70008 Garbage Disposal	\$0.00	\$358.58	\$358.58	\$3,699.90	\$3,944.38	\$244.48	\$4,303.00
70009 Tree Maintenance	\$0.00	\$353.75	\$353.75	\$11,000.00	\$3,891.25	(\$7,108.75)	\$4,245.00
70010 Maintenance Wages	\$3,288.98	\$8,453.67	\$5,164.69	\$89,080.81	\$92,990.37	\$3,909.56	\$101,444.00
70011 Maintenance Supplies	\$122.47	\$934.00	\$811.53	\$2,508.59	\$10,274.00	\$7,765.41	\$11,208.00
70012 Grounds & Upkeep	<u>\$0.00</u>	<u>\$458.33</u>	<u>\$458.33</u>	<u>\$3,396.17</u>	<u>\$5,041.63</u>	<u>\$1,645.46</u>	<u>\$5,500.00</u>
	<b>Current Period</b>			<b>Year to Date</b>			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
<b>Total Patrol &amp; Maintenance Expenses</b>	\$2,643.73	\$17,081.34	\$14,437.61	\$189,205.19	\$187,894.74	(\$1,310.45)	\$204,976.00
	<b>Current Period</b>			<b>Year to Date</b>			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
<b>Total Expenses</b>	\$52,370.92	\$78,380.33	\$26,009.41	\$763,314.69	\$862,183.63	\$98,868.94	\$940,564.00
	<b>Current Period</b>			<b>Year to Date</b>			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Yearly Budget</b>
<b>Net Income</b>	\$32,717.75	\$1,803.99	\$30,913.76	\$85,541.31	\$19,843.89	\$65,697.42	\$21,648.00