

# Casa Del Mar Condominium Association

## Balance Sheet For 12/31/2025

### Assets

|                         |             |
|-------------------------|-------------|
| Pinnacle Operating 6679 | \$49,204.93 |
| Pinnacle Reserve 6711   | \$6,337.85  |
| Accounts Receivable     | \$16,894.46 |

### Total Assets

|                     |                    |
|---------------------|--------------------|
| <b>Total Assets</b> | <b>\$72,437.24</b> |
|                     | <b>\$72,437.24</b> |

### Liabilities

|                  |            |
|------------------|------------|
| Accounts Payable | \$2,578.37 |
|------------------|------------|

### Total Liabilities

**\$2,578.37**

### Equity

|                                            |             |
|--------------------------------------------|-------------|
| Reserve Balance Equity/Retained Earnings   | \$6,159.30  |
| Operating Balance Equity/Retained Earnings | \$6,542.90  |
| Net Income                                 | \$57,156.67 |

### Total Equity

|                                   |                    |
|-----------------------------------|--------------------|
| <b>Total Liabilities / Equity</b> | <b>\$69,858.87</b> |
|                                   | <b>\$72,437.24</b> |

# Casa Del Mar Condominium Association

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

|                                                 | Current Period |          |          | Year To Date |           |            | Annual Budget |
|-------------------------------------------------|----------------|----------|----------|--------------|-----------|------------|---------------|
|                                                 | Actual         | Budget   | Variance | Actual       | Budget    | Variance   |               |
| Operating Funds Income                          |                |          |          |              |           |            |               |
| Income                                          |                |          |          |              |           |            |               |
| 40-1005 - Association Reimbursement - Homeowner | -              | -        | -        | 43.60        | -         | 43.60      | -             |
| 40-1020 - Interest for Late Charges             | 167.53         | -        | 167.53   | 274.23       | -         | 274.23     | -             |
| 40-1025 - Late Fees                             | 50.00          | -        | 50.00    | 150.00       | -         | 150.00     | -             |
| 40-1030 - Association Returned Item Fee         | -              | -        | -        | 70.00        | -         | 70.00      | -             |
| 40-2000 - Special Assessment                    | -              | -        | -        | 184,704.46   | -         | 184,704.46 | -             |
| 40-4000 - Assessments and Dues                  | 6,127.85       | 6,002.83 | 125.02   | 72,725.16    | 72,034.00 | 691.16     | 72,034.00     |
| 40-4004 - Reserve Transfer for Maintenance      | -              | -        | -        | 5,262.16     | -         | 5,262.16   | -             |
| 42-1105 - Reserve Income                        | 1,249.97       | 416.63   | 833.34   | 3,333.32     | 5,000.00  | (1,666.68) | 5,000.00      |
| 42-1120 - Special Assessment                    | -              | 125.00   | (125.00) | 500.00       | 1,500.00  | (1,000.00) | 1,500.00      |
| 42-4011 - Interest Income - Reserve             | 5.47           | -        | 5.47     | 31.89        | -         | 31.89      | -             |
| Total Income                                    | 7,600.82       | 6,544.46 | 1,056.36 | 267,094.82   | 78,534.00 | 188,560.82 | 78,534.00     |
| Total Income                                    | 7,600.82       | 6,544.46 | 1,056.36 | 267,094.82   | 78,534.00 | 188,560.82 | 78,534.00     |

## Operating Funds Expense

|                                             |                 |                 |                 |                  |                  |                   |                  |
|---------------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|------------------|
| <b>Administration/Operations</b>            |                 |                 |                 |                  |                  |                   |                  |
| 60-1015 - Attorney Fees                     | -               | 125.00          | 125.00          | -                | 1,500.00         | 1,500.00          | 1,500.00         |
| 60-1035 - License and Permits               | -               | 1.66            | 1.66            | 20.00            | 20.00            | -                 | 20.00            |
| 60-1060 - Postage                           | 24.02           | 16.66           | (7.36)          | 89.56            | 200.00           | 110.44            | 200.00           |
| 60-1080 - Reserve Study                     | -               | 25.00           | 25.00           | 300.00           | 300.00           | -                 | 300.00           |
| 60-1175 - Notice Processing Fee - Homeowner | 40.00           | -               | (40.00)         | 90.00            | -                | (90.00)           | -                |
| 60-1215 - Monthly Bank Fees                 | -               | -               | -               | 80.24            | -                | (80.24)           | -                |
| 60-1230 - Remote Deposit Capture Service    | -               | -               | -               | .24              | -                | (.24)             | -                |
| 60-1250 - Management Fee Expense            | 650.00          | -               | (650.00)        | 5,200.00         | -                | (5,200.00)        | -                |
| 60-1255 - Previous Management Fees          | -               | 392.00          | 392.00          | 1,568.00         | 4,704.00         | 3,136.00          | 4,704.00         |
| 60-1305 - Audit/Tax preparation             | -               | 208.33          | 208.33          | 195.00           | 2,500.00         | 2,305.00          | 2,500.00         |
| 60-1355 - Insurance Premium                 | 1,871.97        | 850.00          | (1,021.97)      | 19,041.63        | 10,200.00        | (8,841.63)        | 10,200.00        |
| 60-1360 - Federal Tax                       | -               | -               | -               | 1,151.31         | -                | (1,151.31)        | -                |
| <b>Total Administration/Operations</b>      | <b>2,585.99</b> | <b>1,618.65</b> | <b>(967.34)</b> | <b>27,735.98</b> | <b>19,424.00</b> | <b>(8,311.98)</b> | <b>19,424.00</b> |

|                                         |               |               |               |                 |                 |                 |                 |
|-----------------------------------------|---------------|---------------|---------------|-----------------|-----------------|-----------------|-----------------|
| <b>Buildings and Grounds</b>            |               |               |               |                 |                 |                 |                 |
| 60-1605 - Back Flow Testing             | -             | 5.00          | 5.00          | -               | 60.00           | 60.00           | 60.00           |
| 60-1610 - Fire & Safety Inspection      | -             | 125.00        | 125.00        | 669.00          | 1,500.00        | 831.00          | 1,500.00        |
| 60-1615 - Fire Alarm Monitoring         | -             | -             | -             | 738.55          | -               | (738.55)        | -               |
| 60-1630 - Contract Landscaping          | -             | 358.33        | 358.33        | 118.59          | 4,300.00        | 4,181.41        | 4,300.00        |
| 60-1640 - Landscaping - Non-contractual | -             | -             | -             | 39.21           | -               | (39.21)         | -               |
| 60-1655 - Pest Control                  | 218.00        | -             | (218.00)      | 915.60          | -               | (915.60)        | -               |
| 60-1695 - Gutter/Roof Cleaning          | -             | -             | -             | 3,167.47        | -               | (3,167.47)      | -               |
| 60-1905 - Lights/fixtures/bulbs         | -             | -             | -             | 638.38          | -               | (638.38)        | -               |
| <b>Total Buildings and Grounds</b>      | <b>218.00</b> | <b>488.33</b> | <b>270.33</b> | <b>6,286.80</b> | <b>5,860.00</b> | <b>(426.80)</b> | <b>5,860.00</b> |

# Casa Del Mar Condominium Association

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

|                                          | Current Period |          |             | Year To Date |           |              | Annual Budget |
|------------------------------------------|----------------|----------|-------------|--------------|-----------|--------------|---------------|
|                                          | Actual         | Budget   | Variance    | Actual       | Budget    | Variance     |               |
| Operating Funds Expense                  |                |          |             |              |           |              |               |
| Maintenance                              |                |          |             |              |           |              |               |
| 60-1920 - General Maintenance            | 226.18         | 625.00   | 398.82      | 12,790.13    | 7,500.00  | (5,290.13)   | 7,500.00      |
| Total Maintenance                        | 226.18         | 625.00   | 398.82      | 12,790.13    | 7,500.00  | (5,290.13)   | 7,500.00      |
| Utilities                                |                |          |             |              |           |              |               |
| 60-1515 - Electric Bill                  | 29.72          | 62.50    | 32.78       | 370.66       | 750.00    | 379.34       | 750.00        |
| 60-1550 - Natural Gas                    | 138.48         | 166.66   | 28.18       | 1,695.56     | 2,000.00  | 304.44       | 2,000.00      |
| 60-1575 - Water/Sewage/Garbage           | 1,750.99       | 2,500.00 | 749.01      | 21,273.41    | 30,000.00 | 8,726.59     | 30,000.00     |
| Total Utilities                          | 1,919.19       | 2,729.16 | 809.97      | 23,339.63    | 32,750.00 | 9,410.37     | 32,750.00     |
| Reserve/Special Assessments              |                |          |             |              |           |              |               |
| 60-1100 - Reserve Plan - Maintenance     | -              | -        | -           | 5,762.16     | -         | (5,762.16)   | -             |
| 60-2115 - Special Assessment - Roof      | 68,511.29      | -        | (68,511.29) | 123,261.29   | -         | (123,261.29) | -             |
| 60-2145 - Reserve Contribution from Dues | 1,249.97       | 416.66   | (833.31)    | 5,000.00     | 5,000.00  | -            | 5,000.00      |
| 60-2155 - Special Assessment             | -              | 125.00   | 125.00      | -            | 1,500.00  | 1,500.00     | 1,500.00      |
| 62-1100 - Reserve Plan - Maintenance     | -              | -        | -           | 5,762.16     | -         | (5,762.16)   | -             |
| Total Reserve/Special Assessments        | 69,761.26      | 541.66   | (69,219.60) | 139,785.61   | 6,500.00  | (133,285.61) | 6,500.00      |
| Total Expense                            | 74,710.62      | 6,002.80 | (68,707.82) | 209,938.15   | 72,034.00 | (137,904.15) | 72,034.00     |
| Operating Funds Net Total                | (67,109.80)    | 541.66   | (67,651.46) | 57,156.67    | 6,500.00  | 50,656.67    | 6,500.00      |
| Net Total                                | (67,109.80)    | 541.66   | (67,651.46) | 57,156.67    | 6,500.00  | 50,656.67    | 6,500.00      |