## Grand Harbor Community Association Financial Report

				Month - A	pril 2025		
Income Statement		•	•	Deferred Maintenance	Total Operations &	Budaet	Better (Worse)
Maintenance Assessmentis   S47,283.47	Income Statement						( 1 1 )
Replacement Fund Assessments (3)							
Deb   Marit Fund Assessments   3		347,263.47	-	-			(0.03)
Security Clase Income   9,803.71   -	•	-	2,861.50	04 666 67	,	,	- 0.00
Working Caphal Contributions   1,732.42		0 603 71	-	91,000.07			
Cable Contract Income (s)		,	-	-			
Miscellaneous Income		1,732.42		3 202 50			1,232.42
Architectural Reviews Late Foot forcome 1 1,480.53 53.29 1,540.32 1,307.77 14.75 total Revenues 358,599.69 4,394.53 94,922.46 457,075.89 454,975.07 2,901.52    Expenses  Management Foes 15,571.83 0.00 2.00 1,001.70 1,001.70 2,003.33 991.64 Accounting/Auctil 8,499.50 0.00 6.00 1,001.70 2,003.33 991.64 Accounting/Auctil 8,499.50 0.00 6.00 1,001.70 1,001.70 2,003.33 991.64 Accounting/Auctil 8,499.50 0.00 0.00 0.00 1,001.70 1,001.70 2,003.33 991.64 Accounting/Auctil 8,499.50 0.00 0.00 0.00 0.00 0.00 0.00 0.00	. ,	-	_	0,202.00	0,202.00	0,202.00	-
Laif Cool Income   1,409.03   53.20   1,546.32   1,397.57   1487.5   Total Revenues   358,699.60   4,354.53   94,922.46   457,876.59   454,976.07   2,901.52		_	_	_	-	-	-
Interest Income		-	_	_	-	_	-
Expenses		-	1,493.03	53.29	1,546.32	1,397.57	148.75
Management   Management   Section   Section	Total Revenues	358,599.60	4,354.53	94,922.46	457,876.59	454,975.07	2,901.52
Management   Management   Section   Section	Expenses						
Legal (incl. MRTA expenses)	-						
Accounting/Audit   B499.50   - B499.50   B500.00   0.50   Instructe Expense   -   -   -   -   -   -   -   -   -		15,571.83	-	-	15,571.83	15,571.83	0.00
Interest Expense	Legal (incl. MRTA expenses)		-	-	1,091.79	2,083.33	991.54
Insurance		8,499.50	-	-	8,499.50	8,500.00	0.50
Administative	•	-	-	-	-	-	-
Bad Debt Expense		,	-	-			, ,
Security   Security   Security   Security   Security   Provider Contract   61,586.16   - 61,586.16   66,927.50   5,341.34   Guard House Expenses   4,979.01   - 72,887.92   - 72,887.92   - 78,177.50   5,289.58   - 1,288.99   - 72,887.92   - 78,177.50   5,289.58   - 2,246.67   - 75,277		311.76	-	-	311.76	312.50	0.74
Security Provider Contract   61,586.16		24.065.26			24.065.26	24 904 00	725.64
Security Provider Contract   61,586.16   - 61,586.16   66,927.50   5,341,34     Guard House Expenses   6,322.75   - 6,322.75   6,666.67   34,39.25     Total Security   72,887.92   - 72,887.92   78,177.50   5,289.58     Landscape Maintenance   Lake & Estuary Maintenance   21,663.90   - 21,663.90   22,416.67   75,277     Mangrove Trimming   1,6760.00   16,760.00     Invasive Removal & Cleanup   1,920.00   - 1,920.00   5,000.00   3,080.00     Inrigation Repairs   11,788.18   6,666.67   (5,121.51)     Lawr Care   46,295.00   - 1,320.00   40,250.00   (6,045.00)     Mulch   1,530.83.00   - 5,3083.00   19,166.67   (33,916.33)     Tree & Plant Pruning/Replacement   53,083.00   - 5,3083.00   19,166.67   (33,916.33)     Total Landscape Maintenance   111,742.42   111,742.42   110,066.67   (1,675.75)     Electricity   3,781.43   - 3,781.43   4,166.67   385.24     Pump Electricity   4,758.67   - 4,758.67   2,750.00   (2,008.67)     Cable & Internet Service   111,742.82   111,742.42   110,066.67   (1,675.75)     Repairs & Maintenance   - 1,758.67   - 4,758.67   2,750.00   (2,008.67)     Challeting   - 1,758.67   - 1,758.67   - 1,758.67   - 1,758.67   (2,008.67)     Challeting   -	rotai Management	34,065.36	-	-	34,065.36	34,001.00	735.64
Guard House Expenses							
Security Cate Expenses   6,322.75   - 6,322.75   6,866.67   343.92   Total Security   72,887.92   - 72,887.92   78,177.50   5,289.58   Total Security   72,887.92   - 72,887.92   78,177.50   5,289.58   Tandscape Maintenance   21,663.90   - 21,663.90   22,416.67   752.77   Mangrove Trimming   1,920.00   - 1,920.00   16,760.00   16,760.00   Mingation Repairs   11,788.18   - 1,788.18   6,666.67   (5,121.51)   Lawn Care   46,285.00   - 46,285.00   40,280.00   (6,045.00)   Mulch   1,768.18   - 1,768.18   6,666.67   (5,121.51)   Lawn Care   46,285.00   - 46,285.00   40,280.00   (6,045.00)   Mulch   1,768.18   - 1,768.18   6,666.67   (5,121.51)   Lawn Care   46,285.00   - 46,285.00   40,280.00   (6,045.00)   Mulch   1,768.61   - 5,3083.00   19,166.67   (33,916.33)   Total Landscape Maintenance   134,750.08   - 134,750.08   110,260.00   (24,490.08)   Utilities   11,742.42   - 111,742.42   110,066.67   (1,675.75)   Electricity   3,781.43   - 3,781.43   4,166.67   385.24   Pump Electricity   4,786.67   - 4,786.67   2,780.00   (2,008.67)   Total Utilities   120,282.52   - 120,282.52   116,983.33   (3,299.19)   Repairs & Maintenance   - 1,786.67   - 3,333.33   (49,45)   Repairs & Maintenance Services   3,693.87   - 3,693.87   - 3,333.33   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 2,780.00   Maintenance Supplies   3,802.78   - 3,802.78   3,333.33   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 2,083.33   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 2,083.33   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 2,083.33   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 1,786.67   - 1,786.67   (49,45)   Maintenance Pumps   - 1,786.67   - 1,786.67   - 1,786.67   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 1,786.67   - 1,786.67   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 1,786.67   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 1,786.67   (49,45)   Repairs & Maintenance Pumps   - 1,786.67   - 1,786.67   (49,45)   (49,45)   Repairs & Maintenance Pumps   -			-	-	,	,	- , -
Total Security   Tota	•	,	-	-			, ,
Lañascape Maintenance							
Lake & Estuary Maintenance 21,663.90 - 21,663.90 22,416.67 752.77 Mangrovs Trimming 16,760.00 16,760.00 16,760.00 16,760.00 16,760.00 16,760.00 16,760.00 16,760.00 16,760.00 17,760	Total Security	72,007.92	-	-	12,001.92	70,177.30	3,209.30
Mangrove Trimming							
Invasive Removal & Cleanup   1,920.00		21,663.90	-	-	21,663.90	,	
Irrigation Repairs		1 000 00	-	-	4 000 00	,	,
Lawn Care   46,295.00   -   -   46,295.00   40,250.00   (6,045.00)   Mulch   -   -   -   -   -   -   -   -   -		,	-	-	,	,	,
Mulch		,	-	-	,	,	, , ,
Tree & Plant Pruning/Replacement         53,083.00         -         -         53,083.00         19,166.67         (33,916.33)           Total Landscape Maintenance         134,750.08         -         134,750.08         110,260.00         (24,490.08)           Utilities         2         -         111,742.42         110,066.67         (1,675.75)           Electricity         3,781.43         -         3,781.43         4,166.67         385.24           Pump Electricity         4,758.67         -         4,758.67         2,750.00         (2,008.67)           Total Utilities         120,282.52         -         -         120,282.52         116,983.33         (3,299.19)           Repairs & Maintenance         -         -         -         120,282.52         116,983.33         (3,299.19)           Repairs & Maintenance         -		40,293.00		-	40,295.00	40,230.00	(0,043.00)
Total Landscape Maintenance   134,750.08   -		53.083.00	_	_	53.083.00	19.166.67	(33.916.33)
Cable & Internet Service			-	-			
Electricity	Utilities						
Pump Electricity	Cable & Internet Service	111,742.42	-	-	111,742.42	110,066.67	(1,675.75)
Total Utilities	Electricity	3,781.43	-	-	3,781.43	4,166.67	385.24
Repairs & Maintenance Fountain Maintenance Fountain Maintenance Maintenance Services 3,693.87	Pump Electricity	4,758.67			4,758.67	2,750.00	(2,008.67)
Fountain Maintenance	Total Utilities	120,282.52	-	-	120,282.52	116,983.33	(3,299.19)
Maintenance Services         3,693.87         -         3,693.87         -         (3,693.87)           Christmas Lights         -	Repairs & Maintenance						
Christmas Lights         -		-	-	-		-	
Maintenance Supplies         3,802.78         -         -         3,802.78         3,333.33         (469.45)           Repairs & Maintenance General         200.00         -         -         200.00         8,166.67         7,966.67           Repairs & Maintenance Pumps         - <t< td=""><td></td><td>3,693.87</td><td>-</td><td>-</td><td>3,693.87</td><td>-</td><td>(3,693.87)</td></t<>		3,693.87	-	-	3,693.87	-	(3,693.87)
Repairs & Maintenance General Repairs & Maintenance Pumps         200.00         -         200.00         8,166.67         7,966.67           Repairs & Maintenance Pumps         - <t< td=""><td></td><td>0.000.70</td><td>-</td><td>-</td><td>- 0.000.70</td><td></td><td>(400.45)</td></t<>		0.000.70	-	-	- 0.000.70		(400.45)
Repairs & Maintenance Pumps			-	-			, ,
Hurricane Repairs & Cleanup		200.00	-	-	200.00	0,100.07	7,900.07
Contingency Fund         5,557.04         -         -         5,557.04         8,333.33         2,776.29           Total Repairs & Maintenance         13,253.69         -         -         13,253.69         21,916.67         8,662.98           Special Projects         Special Projects         -	·	-		-		2 083 33	2 083 33
Total Repairs & Maintenance         13,253.69         -         -         13,253.69         21,916.67         8,662.98           Special Projects         Bridge Rebuilding         -         <		5.557.04	_	_	5.557.04		
Bridge Rebuilding         -			-	-			
Bridge Rebuilding         -	Special Projects						
Road Resurfacing         -		_	_	_	_	_	_
Reclaim Pond Retention Wall         -<		_	_	_	_	_	_
Stormwater Pond Remediation         -         -         153,072.72         153,072.72         -         (153,072.72)           Irrigation Pumps (OH)         -		_	_	_	-	-	-
Irrigation Pumps (OH)         -		_	_	153,072.72	153,072.72	_	(153,072.72)
Security System Upgrades         - <td></td> <td>-</td> <td>-</td> <td>-</td> <td>· -</td> <td>_</td> <td>-</td>		-	-	-	· -	_	-
GuardHouses         - <th< td=""><td> ,</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></th<>	,	-	-	-	-	-	-
Total Special Projects         -         -         168,751.38         168,751.38         12,921.28         (155,830.10)           Litigation Expenses         -         -         14,761.19         14,761.19         -         (14,761.19)           Total Expenses         375,239.57         -         183,512.57         558,752.14         375,059.78         (183,692.36)		-	-	-	-	-	-
Litigation Expenses         -         -         14,761.19         14,761.19         -         (14,761.19)           Total Expenses         375,239.57         -         183,512.57         558,752.14         375,059.78         (183,692.36)							(2,757.38)
Total Expenses         375,239.57         -         183,512.57         558,752.14         375,059.78         (183,692.36)	Total Special Projects	-	-	168,751.38	168,751.38	12,921.28	(155,830.10)
Total Expenses         375,239.57         -         183,512.57         558,752.14         375,059.78         (183,692.36)	Litigation Expenses			14,761.19			
Excess of Revenues over Expenses (16,639.97) 4,354.53 (88,590.11) (100,875.55) 79,915.29 (180,790.84)		375,239.57				375,059.78	
	Excess of Revenues over Expenses	(16,639.97)	4,354.53	(88,590.11)	(100,875.55)	79,915.29	(180,790.84)

## Grand Harbor Community Association Financial Report

		Year to Date - April 2025				
		Replacement	Deferred Maintenance	Total Operations &		
	Operations	Fund (1)	Fund (2)	Reserves	Budget	Better (Worse
Income Statement Revenues						
Maintenance Assessments	1,389,053.82	_	_	1,389,053.82	1,389,054.00	(0.18)
Replacement Fund Assessment (3)	-	11,446.00	-	11,446.00	11,446.00	-
Def. Maint. Fund Assessments (3)	-	-	366,666.68	366,666.68	366,666.67	0.01
Security Gate Income	36,523.71	-	-	36,523.71	32,333.33	4,190.38
Working Capital Contributions	4,064.24	-	-	4,064.24	2,000.00	2,064.24
Cable Contract Income (4)	- 525.00	-	12,810.00	12,810.00 525.00	12,810.00	- 525.00
Miscellaneous Income Architectural Reviews	525.00			525.00	-	525.00
Late Fee Income	533.54	-	-	533.54	-	533.54
Interest Income	-	5,988.35	178.40	6,166.75	5,565.96	600.79
Total Revenues	1,430,700.31	17,434.35	379,655.08	1,827,789.74	1,819,875.96	7,913.78
Expenses						
Management						
Management Fees	62,287.32	-	-	62,287.32	62,287.33	0.01
Legal (incl. MRTA expenses)	4,039.79	-	-	4,039.79	8,333.33	4,293.54
Accounting/Audit	8,499.50	-	-	8,499.50	8,500.00	0.50
Interest Expense	-	-	-	-	-	- (4.000.50)
Insurance	34,661.92 684.59	-	-	34,661.92 684.59	33,333.33	(1,328.59)
Administative	3.667.34	-	-	3,667.34	1,250.00	565.41 (3,667.34)
Bad Debt Expense Total Management	113,840.46	<del></del>	<del></del>	113,840.46	113,704.00	(136.46)
-					,	(120110)
Security	277,351.62			277,351.62	267,710.00	(9,641.62)
Security Provider Contract Guard House Expenses	277,351.62	-	-	23,741.81	18,333.33	(5,408.48)
Security Gate Expenses	36,583.10		-	36,583.10	26,666.67	(9,916.43)
Total Security	337,676.53			337,676.53	312,710.00	(24,966.53)
•						,
Landscape Maintenance	00 707 40			00 707 40	00.000.07	070.07
Lake & Estuary Maintenance Mangrove Trimming	88,787.40 46,160.00	-	-	88,787.40 46,160.00	89,666.67 67,040.00	879.27 20,880.00
Invasive Removal & Cleanup	1,920.00		-	1,920.00	20,000.00	18,080.00
Irrigation Repairs	20,958.95	-	-	20,958.95	26,666.67	5,707.72
Lawn Care	160,130.00	_	_	160,130.00	161,000.00	870.00
Mulch	-	-	-	-	-	-
Tree & Plant Pruning/Replacement	133,254.93			133,254.93	76,666.67	(56,588.26)
Total Landscape Maintenance	451,211.28	-	-	451,211.28	441,040.00	(10,171.28)
Utilities						
Cable & Internet Service	446,969.68	-	-	446,969.68	440,266.67	(6,703.01)
Electricity	15,737.10	-	-	15,737.10	16,666.67	929.57
Pump Electricity Total Utilities	9,043.86 471,750.64			9,043.86 471,750.64	11,000.00 467,933.33	1,956.14 (3,817.31)
	,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	(0,011101)
Repairs & Maintenance Fountain Maintenance	150.00	_	_	150.00	_	(150.00)
Maintenance Services	18.067.48	_	_	18,067.48	_	(18,067.48)
Christmas Lights	-	_	-	-	-	-
Maintenance Supplies	19,629.65	-	-	19,629.65	13,333.33	(6,296.32)
Repairs & Maintenance General	55,762.55	-	-	55,762.55	32,666.67	(23,095.88)
Repairs & Maintenance Pumps	-	-	-	-	-	-
Hurricane Repairs & Cleanup		-	-		8,333.33	8,333.33
Contingency Fund Total Repairs & Maintenance	<u>5,557.04</u> 99,166.72			5,557.04 99,166.72	33,333.33 87,666.67	<u>27,776.29</u> (11,500.05)
·						,
Special Projects						
Bridge Rebuilding Road Resurfacing	-	-	-	-	-	- -
Reclaim Pond Retention Wall	-	-	15,382.08	15,382.08	-	(15,382.08)
Stormwater Pond Remediation	-	-	197,081.22	197,081.22	-	(197,081.22)
Irrigation Pumps (OH)	-	-	-	-	-	· ,,
Security System Upgrades	-	-	-	-	-	-
Guardhouses	-	-	-	-	-	_
Term Loan Expense	<u> </u>		46,685.04 259,148.34	46,685.04 259,148.34	50,585.38 50,585.38	3,900.34 (208,562.96)
Total Special Projects	-	-	∠∪ઝ, 140.34	209, 140.04	30,365.36	(200,002.90)
Litigation Expenses	-	-	56,213.73	56,213.73	-	(56,213.73)
Total Expenses	1,473,645.63		315,362.07	1,789,007.70	1,473,639.38	(315,368.32)
Excess of Revenues over Expenses	(42,945.32)	17,434.35	64,293.01	38,782.04	346,236.58	(307,454.54)
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## **Grand Harbor Community Association**

Financial Report

			Year to Date - April 2025		
	Operations	Replacement Fund (1)	Deferred Maintenance Fund (2)	Total Operations & Reserves	
Fund Balances	000 057 77	400 550 70	(0.070.004.70)	(4.074.007.00)	
Beginning Balance (1/1/2024)	806,857.77	496,559.70	(2,678,084.73)	(1,374,667.26)	
Net Change Year to Date	(42,945.32)	17,434.35	64,293.01	38,782.04	
InterFund Transfers			-	-	
Ending Balance	763,912.45	513,994.05	(2,613,791.72)	(1,335,885.22)	
Balance Sheet Assets				-	
Current Assets					
Cash or Cash Equivalents	207,760.37	513,018.26	98,765.27	819,543.90	
Assessments Receivable	299.70	-	-	299.70	
less Allowance Bad Debt Allowance	-	-	-	-	
Net Assessments Receivable	299.70	-	-	299.70	
Other Receivables	60.209.85	-	-	60,209.85	
Prepaid Insurance & Expenses InterFund Borrowings (5)	20,243.27	(0.00)	(20,243.27)	(0.00)	
Total Current Assets	288,513.19	513,018.26	78,522.00	880,053.45	
Other Assets					
Due from Developer (6)	604,092.65	975.79	-	605,068.44	
Deposits	5,104.02 <b>609,196.67</b>	975.79		5,104.02	
Total Other Assets	609,196.67	975.79	-	610,172.46	
Total Assets	897,709.86	513,994.05	78,522.00	1,490,225.91	
Liabilities					
Current Liabilities Accounts Payable	94,299.02	_	_	94,299.02	
Accounts Fayable Accrued Expenses	94,299.02	_	-	34,299.02	
Prepaid Assessments	39,498.39	_	_	39,498.39	
Deferred Revenue, current (7)	-	-	25,620.00	25,620.00	
Term Loans, current (8)	_	_	79,507.05	79,507.05	
Notes Payable (9)	-	-	-	-	
Total Current Liabilities	133,797.41	-	105,127.05	238,924.46	
Long Term Liabilities					
Deferred Revenue, less current portion (7)	-	-	38,430.00	38,430.00	
Term Loans, less current portion (8)			2,548,756.67	2,548,756.67	
Total Long Term Liabilities	-	-	2,587,186.67	2,587,186.67	
Total Liabilities	133,797.41		2,692,313.72	2,826,111.13	
Fund Balance	763,912.45	513,994.05	(2,613,791.72)	(1,335,885.22)	
Total Liabilities & Fund Balance	897,709.86	513,994.05	78,522.00	1,490,225.91	
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## NOTES

- 1. Replacement Fund is a statuatory fund for roadway repair and replacement exclusively.
- 2. Deferred Maintenance Fund is a reserve for all other special projects and is not fully funded.
- 4. Reserve Assessments are the portion of assessments allocated to the Rplacement and Deferred Maintenance Funds
- 5. Cable Contract Income is the annual amount of the Comcast Incentive payment recorded as earned in the year.
- 6. InterFund borrowings is a temporary balance resulting from payments made between the various funds.
- 7. Due from Developer are amounts that were recorded to be paid by the Developer at the time of turnover in December
- 8. Deferred Revenue is the total amount of the Comcast incentive payment that has not yet been included in Income.

  \* The special projects are funded by a \$2,000,000 tors less at 2,000.
- The special projects are funded by a \$2,000,000 term loan at 3.99% interest per year from Marine Bank.
- Interest payments only for 2 years, then 15 year repayments, beginning 9/27/2023.
- 9. Notes Payable are the line of credit and term loan balances due to Marine Bank.