

Balance Sheet

Wednesday December 31, 2025

REVISED
Feb. 2 26

CURRY COVE CONDO ASSOC

Accrual Accounting Year Starts January 1, 2025

ASSETS

CURRENT ASSETS

ACCOUNTS RECEIVABLE	\$1,805.00	
DUE FROM RSV TO OP	\$5,378.35	
OP CADENCE CURRY COVE	\$51,567.50	
PPD EXPENSES	\$42.17	
PPD INSURANCE	\$118,758.95	
Total CURRENT ASSETS		\$177,551.97

OTHER ASSETS

DUE TO OP FR RSV	(\$5,378.35)	
EJ CD 12/23/25	\$300,000.00	
ICS ACC MM CADENCE	\$9,715.16	
RSV CADENCE M/M	\$159,305.52	
RSV TRUIST CURRY COVE	\$28,127.76	
Total OTHER ASSETS		\$491,770.09

TOTAL ASSETS \$669,322.06

LIABILITIES

CURRENT LIABILITIES

PPD ASSESSMENTS	\$10,085.00	
Total CURRENT LIABILITIES		\$10,085.00

TOTAL LIABILITIES \$10,085.00

EQUITY

EQUITY

RETAINED EARNINGS	\$98,729.12	
Total EQUITY		\$98,729.12

RESERVE FUND BALANCES

RSV BLDG MAINT.	\$6,948.00	
RSV CAPITAL EXPEND EXP	\$36,218.60	
RSV INTEREST	\$26,540.31	
RSV LEGAL EXP	\$6,740.21	
RSV PAINTING BLDG	\$97,151.11	
RSV ROOF	\$111,043.19	
RSV STREET MAINT	\$207,128.67	
Total RESERVE FUND BALANCES		\$491,770.09

CURRENT YEAR EARNINGS	\$68,737.85	
-----------------------	-------------	--

TOTAL EQUITY \$659,237.06

TOTAL LIABILITIES AND EQUITY \$669,322.06

Revenue and Expenses

Monday December 1, 2025 to Wednesday December 31, 2025

CURRY COVE CONDO ASSOC

Accrual Accounting Year Starts January 1, 2025

	Current	Percent	Year To Date	Percent
INCOME				
INCOME				
LATE FEES	\$0.00	0.0	\$215.30	0.0
MAINTENANCE FEES	\$33,654.00	83.2	\$403,848.00	83.1
RENTAL/SALES SCREEN FEE	\$0.00	0.0	\$100.00	0.0
RSV INCOME	\$6,801.00	16.8	\$81,613.00	16.8
TOTAL INCOME	\$40,455.00	100.0	\$485,776.30	100.0
TOTAL INCOME	\$40,455.00	100.0	\$485,776.30	100.0
EXPENSES				
ADMINISTRATION				
ADMINISTRATION	\$188.44	0.5	\$2,095.40	0.4
ANNUAL COMPILATION/AUDIT	\$0.00	0.0	\$5,875.00	1.2
BANK SERVICE CHARGE	\$0.00	0.0	\$62.31	0.0
BUREAU OF CONDOMINIUMS	\$348.00	0.9	\$792.05	0.2
INCORPORATION/POOL FEES	\$0.00	0.0	\$275.00	0.1
INSURANCE	\$11,390.00	28.2	\$138,275.00	28.5
IRS & PAYROLL TAX EXPENS	\$240.56	0.6	\$3,114.34	0.6
LEGAL	\$584.81	1.4	\$2,107.36	0.4
MANAGEMENT FEE	\$1,417.00	3.5	\$17,004.00	3.5
OWNER REFUNDS	\$0.00	0.0	\$1,861.00	0.4
TRANSFER TO RSV	\$6,801.00	16.8	\$81,612.00	16.8
Total ADMINISTRATION	\$20,969.81	51.8	\$253,073.46	52.1
UTILITIES				
CABLE	\$4,318.02	10.7	\$50,432.12	10.4
ELECTRIC	\$927.19	2.3	\$8,450.84	1.7
WATER/TRASH	\$150.75	0.4	\$1,505.23	0.3
Total UTILITIES	\$5,395.96	13.3	\$60,388.19	12.4
POOL AREA EXPENSES				
CLEAN CABANA	\$50.00	0.1	\$300.00	0.1
POOL PARTS	\$0.00	0.0	\$1,284.82	0.3
POOL SERVICE CONTRACT	\$500.00	1.2	\$6,000.00	1.2
Total POOL AREA EXPENSES	\$550.00	1.4	\$7,584.82	1.6
GROUNDS MAINTENANCE				
IRRIGATION SUPPLIES	\$0.00	0.0	\$677.10	0.1
LAWN CARE CONTRACT	\$4,642.55	11.5	\$55,710.60	11.5
MAINTENACE SUPPLIES	\$0.00	0.0	\$8,783.50	1.8
MAINTENANCE PERSONNEL	\$1,300.00	3.2	\$17,350.56	3.6
MULCH	\$0.00	0.0	\$1,081.85	0.2
PEST CONTROL CONTRACT	\$500.00	1.2	\$2,500.00	0.5
POND MAINTENANCE	\$150.00	0.4	\$1,640.00	0.3
REPLACEMENT TREES/SHRUBS	\$0.00	0.0	\$288.37	0.1
TRIM PALMS & OAKS	\$0.00	0.0	\$7,960.00	1.6
Total GROUNDS MAINTENANCE	\$6,592.55	16.3	\$95,991.98	19.8

Revenue and Expenses

Monday December 1, 2025 to Wednesday December 31, 2025

CURRY COVE CONDO ASSOC (Continued)

Accrual Accounting Year Starts January 1, 2025

	<u>Current</u>	<u>Percent</u>	<u>Year To Date</u>	<u>Percent</u>
TOTAL EXPENSES	<u>\$33,508.32</u>	82.8	<u>\$417,038.45</u>	85.8
NET INCOME (LOSS)	<u>\$6,946.68</u>	17.2	<u>\$68,737.85</u>	14.2