

The Marina at the Bluffs Condominium Association, Inc.
February 28, 2026

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The Marina at the Bluffs Condominium Association, Inc.
BOARD OF DIRECTORS
FINANCIAL REPORT SUMMARY
February 28, 2026

Reserve Fund Balance:		<u><u>\$4,120,254</u></u>
Operating Fund Balance Beginning		\$ 741,764
Net Income/(Loss) current year	\$ 171,533	0
Prior Period Adjustments		
Total Current Year Net Income/(Loss)		<u>\$ 171,533</u>
Operating Fund Surplus/(Deficit)		<u>\$ 913,298</u>

	Unaudited - Beg		Spec Assessmt		
	Bal 01-01-26	Income	Income	Expenses	Balance
Reserve Funds	4,023,713	104,765	-	(8,224)	<u><u>\$ 4,120,254</u></u>
				Common	1,506,628
				Buildings	<u>2,613,625</u>
					<u>\$ 4,120,254</u>
			AP-Reserves	02/28/26	-
					<u><u>\$ 4,120,254</u></u>

Assets

OPERATING CASH

10-00100-000	Southstate Bank Lockbox 6065	\$	102,835.42
10-00107-000	SouthState Operating ICS		1,133,544.94
10-00108-000	SouthState Operating 0454		171,242.89
10-00109-000	Due (To) From Reserves		<u>531,118.49</u>

TOTAL OPERATING CASH		\$	<u>1,938,741.74</u>
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OTHER ASSETS

14-00110-000	Accounts Receivable	\$	83,503.48
14-00113-000	Allowance for Bad Debt		(1,458.31)
14-00118-000	Accounts Receivable Elevator SA		21,456.37
14-00120-000	Prepaid Insurance		463,234.64
14-00122-000	Prepaid Expenses		33,264.87
14-00124-000	Property/Equipment		108,709.51
14-00125-000	Accumulated Depreciation		(108,709.51)
14-00126-000	Utility Deposits		<u>14,354.00</u>

TOTAL OTHER ASSETS		\$	<u>614,355.05</u>
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Total Assets		\$	<u><u>2,553,096.79</u></u>
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Liabilities & Equity

LIABILITIES

20-00210-000	Accounts Payable	\$	122,571.48
20-00211-000	Insurance Contracts Payable		281,486.11
20-00212-000	Accrued Expenses		40,221.41
20-00213-000	Lease Deposits		56,760.00
20-00214-000	Deferred Cable Revenue		92,400.00
20-00217-000	Unearned Maintenance		562,227.69
20-00219-000	Prepaid Owner Assessments		151,618.00
20-00220-000	Prepaid Assessments-Previous Owners		1,276.74
20-00228-000	Deferred Special Assessment		<u>331,351.67</u>

TOTAL LIABILITIES		\$	<u>1,639,913.10</u>
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EQUITY

35-00370-000	Retained Earnings	\$	741,650.24
	Net Income Gain / (Loss)	\$	<u>171,533.45</u>

TOTAL EQUITY		\$	<u>913,183.69</u>
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Total Liabilities & Equity		\$	<u><u>2,553,096.79</u></u>
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Assets

RESERVE CASH

12-00116-000	Southstate MM Res 6943	\$	196,348.61
12-00117-000	SouthState Reserve ICS		4,455,020.52
12-00121-000	Due (To) From Operating		(531,118.49)

TOTAL RESERVE CASH		\$	4,120,250.64
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Total Assets

\$ 4,120,250.64

Liabilities & Equity

COMMON RESERVES

30-00240-000	Common Reserve -Intercoastal Erosion	\$	170,999.40
30-00241-000	Common Reserve - Pool Equip/Refurbish		94,724.88
30-00242-000	Common Reserve - Hurricane		1,398.94
30-00243-000	Common Reserve - Plant Replacement		7,139.68
30-00244-000	Common Reserve - Paving & Parking		360,545.51
30-00248-000	Common Reserve -Tennis Courts		42,025.33
30-00249-000	Common Reserve -Pool Furniture		17,388.51
30-00250-000	Common Reserve -Generators		136,598.98
30-00251-000	Common Reserve -Fire Pumps		110,284.14
30-00252-000	Common Reserve - Fire Alarms		155,591.90
30-00253-000	Common Reserve- Roofs		22,717.53
30-00255-000	Common Reserve - Painting		18,099.98
30-00257-000	Common Reserve -Interest		178,155.94
30-00260-000	Pooled Reserve Fund		86,666.80
30-00261-000	Common Reserve-Clubhouse/Mgmt Room		9,340.20
30-00262-000	Common Reserve- Restrooms		12,239.16
30-00263-000	Common Reserve-Sidewalks/Pavers		92,363.04
30-00264-000	Common Reserve-Electrical		16,001.04
30-00265-000	Common Reserve-Tennis Court Lighting		1,251.24
30-00266-000	Common Reserve-Path Lighting		2,404.92

TOTAL COMMON RESERVES		\$	1,535,937.12
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BUILDING RESERVES

31-00246-000	Building Reserve - Elevator	\$	619,275.86
31-00254-000	Building Reserve - Roof		730,711.25
31-00256-000	Building Reserve - Painting		962,450.81
31-00259-000	Building Reserve - Ins Deductible		19,746.00
31-00270-000	Building Reserve- Railings Bldg 501-1701		63,002.16
31-00271-000	Building Reserve- Railings Bldg 1801-2601		133,880.04
31-00272-000	Building Reserve- Plumbing		3,199.68
31-00274-000	Building Reserve- Structural		52,047.72
	Net Income Gain / (Loss)		-

TOTAL BUILDING RESERVES		\$	2,584,313.52
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Total Liabilities & Equity

\$ 4,120,250.64

The Marina at the Bluffs Condominium Association, Inc.
Schedule of Changes in Reserve Fund Balances
February 28, 2026

	Unaudited Balance 12/31/25	Additions to Fund	Special Assessment	Charges to Fund	Balance 02/28/26
BUILDING 501					
Building Reserves					
Elevators	32,936.31	0.00		-	32,936.31
Roofs	31,938.09	0.00	-	-	31,938.09
Painting	38,495.66	0.00			38,495.66
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,210.50	0.00			1,210.50
	111,938.12	0.00	0.00	0.00	111,938.12
BUILDING 601					
Building Reserves					
Elevators	34,081.95	0.00		-	34,081.95
Roofs	32,114.65	0.00	0.00	0.00	32,114.65
Painting	44,345.34	0.00			44,345.34
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,151.70	0.00			1,151.70
	119,051.20	0.00	0.00	0.00	119,051.20
BUILDING 701					
Building Reserves					
Elevators	35,533.33	0.00		-	35,533.33
Roofs	31,641.30	0.00	0.00	0.00	31,641.30
Painting	45,045.34	0.00			45,045.34
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,286.60	0.00			1,286.60
	120,864.13	0.00	0.00	0.00	120,864.13
BUILDING 801					
Building Reserves					
Elevators	21,076.53	0.00		-	21,076.53
Roofs	31,854.03	0.00	0.00	0.00	31,854.03
Painting	39,795.02	0.00			39,795.02
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,295.80	0.00			1,295.80
	101,378.94	0.00	0.00	0.00	101,378.94
BUILDING 901					
Building Reserves					
Elevators	33,764.98	0.00		-	33,764.98
Roofs	31,556.17	0.00	0.00	0.00	31,556.17
Painting	44,344.86	0.00			44,344.86
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,193.28	0.00			1,193.28
	118,216.85	0.00	0.00	0.00	118,216.85
BUILDING 1001					
Building Reserves					
Elevators	26,384.14	0.00		-	26,384.14
Roofs	31,577.91	0.00	0.00	0.00	31,577.91
Painting	45,045.66	0.00		0.00	45,045.66
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,436.84	0.00			1,436.84
	111,802.11	0.00	0.00	0.00	111,802.11
BUILDING 1101					
Building Reserves					
Elevators	34,177.87	0.00		-	34,177.87

Roofs	31,971.85	0.00	0.00	0.00	31,971.85
Painting	45,045.34	0.00			45,045.34
Insurance deductible	6,310.00				6,310.00
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,691.14	0.00			1,691.14
	126,553.76	0.00	0.00	0.00	126,553.76
BUILDING 1201					
Building Reserves					
Elevators	34,294.54	0.00		-	34,294.54
Roofs	32,133.17	0.00	0.00	0.00	32,133.17
Painting	44,345.78	0.00			44,345.78
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,048.30	0.00			1,048.30
	119,179.35	0.00	0.00	0.00	119,179.35
BUILDING 1301					
Building Reserves					
Elevators	34,859.87	0.00		-	34,859.87
Roofs	31,825.73	0.00	0.00	0.00	31,825.73
Painting	45,045.78	0.00			45,045.78
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,228.36	0.00			1,228.36
	120,317.30	0.00	0.00	0.00	120,317.30
BUILDING 1401					
Building Reserves					
Elevators	33,575.74	0.00		-	33,575.74
Roofs	31,377.26	0.00	0.00	0.00	31,377.26
Painting	45,045.34	0.00			45,045.34
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,112.68	0.00			1,112.68
	118,468.58	0.00	0.00	0.00	118,468.58
BUILDING 1501					
Building Reserves					
Elevators	38,340.86	0.00		-	38,340.86
Roofs	32,128.35	0.00	0.00	0.00	32,128.35
Painting	45,044.98	0.00			45,044.98
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,117.24	0.00			1,117.24
	123,988.99	0.00	0.00	0.00	123,988.99
BUILDING 1601					
Building Reserves					
Elevators	(9,451.50)	0.00		(43,265.00)	(52,716.50)
Roofs	31,909.98	0.00	0.00	0.00	31,909.98
Painting	45,044.90	0.00			45,044.90
Insurance deductible	6,578.00				6,578.00
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,102.64	0.00			1,102.64
	82,541.58	0.00	0.00	(43,265.00)	39,276.58
BUILDING 1701					
Building Reserves					
Elevators	32,065.15	0.00		-	32,065.15
Roofs	31,754.70	0.00	0.00	0.00	31,754.70
Painting	44,345.22	0.00			44,345.22
Railings	4,846.32	0.00			4,846.32
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,292.20	0.00			1,292.20
	116,814.83	0.00	0.00	0.00	116,814.83
BUILDING 1801					
Building Reserves					

Elevators	36,674.11	0.00		-	36,674.11
Roofs	34,742.72	0.00	0.00	0.00	34,742.72
Painting	44,347.02	0.00			44,347.02
Railings	14,875.56	0.00			14,875.56
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	2,099.16	0.00			2,099.16
	135,249.81	0.00	0.00	0.00	135,249.81
BUILDING 1901					
Building Reserves					
Elevators	31,209.35	0.00		-	31,209.35
Roofs	35,012.78	0.00	0.00	0.00	35,012.78
Painting	47,045.02	0.00		0.00	47,045.02
Railings	14,875.56	0.00		0.00	14,875.56
Plumbing	145.44	0.00		0.00	145.44
Structural	2,365.80	0.00		0.00	2,365.80
Interest	1,489.76	0.00			1,489.76
	132,143.71	0.00	0.00	0.00	132,143.71
BUILDING 2001					
Building Reserves					
Elevators	33,880.63	0.00		-	33,880.63
Roofs	35,346.11	0.00	0.00	0.00	35,346.11
Painting	47,045.22	0.00			47,045.22
Railings	14,875.56	0.00			14,875.56
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,427.60	0.00			1,427.60
	135,086.36	0.00	0.00	0.00	135,086.36
BUILDING 2101					
Building Reserves					
Elevators	33,310.51	0.00		-	33,310.51
Roofs	35,383.39	0.00	0.00	-	35,383.39
Painting	17,794.98	0.00		(29,250.00)	(11,455.02)
Railings	14,875.56	0.00			14,875.56
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,312.16	0.00			1,312.16
	105,187.84	0.00	0.00	(29,250.00)	75,937.84
BUILDING 2201					
Building Reserves					
Elevators	34,159.82	0.00		-	34,159.82
Roofs	33,898.40	0.00	0.00	0.00	33,898.40
Painting	47,044.94	0.00			47,044.94
Railings	14,875.56	0.00			14,875.56
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,443.24	0.00			1,443.24
	133,933.20	0.00	0.00	0.00	133,933.20
BUILDING 2301					
Building Reserves					
Elevators	35,855.22	0.00		-	35,855.22
Roofs	35,537.93	0.00	0.00	0.00	35,537.93
Painting	47,045.68	0.00			47,045.68
Railings	14,875.56	0.00			14,875.56
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,685.88	0.00			1,685.88
	137,511.51	0.00	0.00	0.00	137,511.51
BUILDING 2401					
Building Reserves					
Elevators	(8,977.54)	0.00			(8,977.54)
Roofs	34,840.39	0.00	0.00	0.00	34,840.39
Painting	47,045.67	0.00			47,045.67
Railings	14,875.56	0.00			14,875.56
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,288.90	0.00			1,288.90
	91,584.22	0.00	0.00	0.00	91,584.22
BUILDING 2501					
Building Reserves					
Elevators	22,145.05	0.00		-	22,145.05

Roofs	34,959.28	0.00	0.00	0.00	34,959.28
Painting	47,045.47	0.00			47,045.47
Railings	14,875.56	0.00			14,875.56
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,031.88	0.00			1,031.88
	122,568.48	0.00	0.00	0.00	122,568.48
BUILDING 2601					
Building Reserves					
Elevators	19,384.99	0.00		-	19,384.99
Roofs	36,207.48	0.00	0.00	0.00	36,207.48
Painting	47,045.63	0.00			47,045.63
Insurance deductible	6,858.00				6,858.00
Railings	14,875.56	0.00			14,875.56
Plumbing	145.44	0.00			145.44
Structural	2,365.80	0.00			2,365.80
Interest	1,361.10	0.00			1,361.10
	128,244.00	0.00	0.00	0.00	128,244.00
BUILDING CONSOLIDATED					
Common Reserves:					
260 Pooled Reserve Fund	0	86,667.15			86,667.15
241 Pool Equip/Refurb	94,724.88	-			94,724.88
242 Hurricane	1,398.94	-			1,398.94
240 Erosion	170,999.40	-			170,999.40
243 Plant Replacement	15,363.62	-		(8,223.94)	7,139.68
244 Pavement/Pkg lots	360,545.15	-			360,545.15
248 Tennis Court	42,025.33	-			42,025.33
249 Pool Furniture	17,388.51	-			17,388.51
250 Generators	136,598.98	-			136,598.98
251 Fire Pumps	110,284.14	-			110,284.14
252 Fire Alarms	155,591.90	-			155,591.90
253 Roofs - Common	22,717.53	-			22,717.53
255 Painting - Common	18,099.98	-			18,099.98
261 Clubhouse/Management Roo	9,340.20	-			9,340.20
262 Restrooms	12,239.16	-			12,239.16
263 Sidewalks/Pavers	92,363.04	-			92,363.04
264 Electrical	16,001.04	-			16,001.04
265 Tennis Court Lighting	1,251.24	-			1,251.24
266 Path Lighting	2,404.24	-			2,404.24
257 Common Interest	130,750.01	18,097.97			148,847.98
	1,410,087.29	104,765.12	0.00	(8,223.94)	1,506,628.47
Building Reserves					
246 Elevators	619,281.92	0.00	0.00		619,281.92
254 Roofs	730,711.25	0.00	0.00		730,711.25
256 Painting	962,448.85	0.00	0.00		962,448.85
259 Insurance deductible	19,746.00	0.00	0.00		19,746.00
270 Railings Buildings 501-1701	63,002.16	0.00			63,002.16
271 Railings Buildings 1801-2601	133,880.04	0.00			133,880.04
272 Plumbing	3,199.68	0.00			3,199.68
274 Structural	52,047.60	0.00			52,047.60
257 Interest	29,307.96	0.00	0.00		29,307.96
	2,613,625.46	0.00	0.00	0.00	2,613,625.46
TOTAL	4,023,712.75	104,765.12	0.00	(8,223.94)	4,120,253.93

LIST OF DISBURSEMENTS:

<u>Date</u>	<u>Vendor</u>	<u>Amount</u>
01/01/26	American Landscaping LLC	\$4,946.67
02/16/26	Business Card	\$2,527.27
02/18/26	American Landscaping LLC	\$750.00
Total Expenditures		\$8,223.94

The Marina at The Bluffs Condo Assoc Inc

COMMON

End Date: 02/28/2026

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
COMMON							
INCOME							
INCOME							
40-00414 Cable Contract Revenue	\$ 1,100.00	\$ -	\$ 1,100.00	\$ 2,200.00	\$ -	\$ 2,200.00	\$ -
40-00430 Interest Income	260.81	-	260.81	516.63	-	516.63	-
40-00444 Miscellaneous Income	-	-	-	210.00	-	210.00	-
TOTAL INCOME	\$ 1,360.81	\$ -	\$ 1,360.81	\$ 2,926.63	\$ -	\$ 2,926.63	\$ -
TOTAL INCOME	\$ 1,360.81	\$ -	\$ 1,360.81	\$ 2,926.63	\$ -	\$ 2,926.63	\$ 0.00
EXPENSES							
ADMINISTRATIVE EXPENSES							
50-00503 Line of Credit	-	416.67	416.67	-	833.34	833.34	5,000.00
50-00505 Legal	57.00	12,500.00	12,443.00	11,032.27	25,000.00	13,967.73	150,000.00
50-00506 Audit/Tax Prep	-	1,875.00	1,875.00	-	3,750.00	3,750.00	22,500.00
50-00507 Insurance Claim Expense	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
50-00520 Board Meeting	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
50-00521 Office Supplies	884.79	2,916.67	2,031.88	1,450.73	5,833.34	4,382.61	35,000.00
50-00522 Office Equipment Rental	1,190.73	666.67	(524.06)	1,282.40	1,333.34	50.94	8,000.00
50-00524 Office Payroll	4,774.00	5,000.00	226.00	9,254.00	10,000.00	746.00	60,000.00
50-00525 Management Payroll	11,538.52	12,705.00	1,166.48	23,077.04	25,410.00	2,332.96	152,460.00
50-00526 Payroll Taxes	2,052.25	2,916.67	864.42	4,333.57	5,833.34	1,499.77	35,000.00
50-00527 Payroll Other/Bonus	458.60	750.00	291.40	899.14	1,500.00	600.86	9,000.00
50-00530 Fees & Licenses	-	833.33	833.33	901.08	1,666.66	765.58	10,000.00
50-00532 Bank Charges	-	8.33	8.33	6.00	16.66	10.66	100.00
50-00533 Inspections	920.00	1,666.67	746.67	1,970.00	3,333.34	1,363.34	20,000.00
50-00534 Printing	-	666.67	666.67	-	1,333.34	1,333.34	8,000.00
50-00535 Engineering	2,268.33	2,083.33	(185.00)	2,268.33	4,166.66	1,898.33	25,000.00
50-00540 Postage	57.99	500.00	442.01	149.64	1,000.00	850.36	6,000.00
50-00541 Newsletter	-	75.00	75.00	-	150.00	150.00	900.00
50-00573 Bad Debt	-	75.00	75.00	-	150.00	150.00	900.00
50-00701 Maintenance Payroll	16,316.00	17,500.00	1,184.00	32,971.00	35,000.00	2,029.00	210,000.00
TOTAL ADMINSTRATIVE EXPENSES	\$ 40,518.21	\$ 64,988.34	\$ 24,470.13	\$ 89,595.20	\$129,976.68	\$ 40,381.48	\$ 779,860.00
BLDG INSURANCE							
54-00515 Insurance Property Bldg	139,926.10	153,918.67	13,992.57	279,852.20	307,837.34	27,985.14	1,847,024.00
TOTAL BLDG INSURANCE	\$139,926.10	\$ 153,918.67	\$ 13,992.57	\$279,852.20	\$307,837.34	\$ 27,985.14	\$1,847,024.00
COMMON INSURANCE							
55-00509 Ins-General Liability	9,375.36	10,374.58	999.22	18,750.72	20,749.16	1,998.44	124,495.00
55-00510 Ins-Health	5,385.39	6,250.00	864.61	11,346.53	12,500.00	1,153.47	75,000.00
55-00511 Ins-Fidelity Bond	114.26	125.67	11.41	228.52	251.34	22.82	1,508.00
55-00512 Insurance-Workers Comp	430.92	474.00	43.08	861.84	948.00	86.16	5,688.00
55-00517 Ins-Umbrella	1,164.27	1,280.67	116.40	2,328.54	2,561.34	232.80	15,368.00
55-00518 Insurance-Finance Charge	2,739.23	3,013.17	273.94	5,478.46	6,026.34	547.88	36,158.00
55-00519 Insurance- D&O	661.41	727.58	66.17	1,322.82	1,455.16	132.34	8,731.00
TOTAL COMMON INSURANCE	\$ 19,870.84	\$ 22,245.67	\$ 2,374.83	\$ 40,317.43	\$ 44,491.34	\$ 4,173.91	\$ 266,948.00

The Marina at The Bluffs Condo Assoc Inc

COMMON

End Date: 02/28/2026

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
CONTRACTS							
60-00529 Management Services	\$4,655.09	\$5,033.33	\$378.24	\$9,255.09	\$10,066.66	\$811.57	\$60,400.00
60-00536 Security Patrol	6,126.89	7,000.00	873.11	14,232.91	14,000.00	(232.91)	84,000.00
60-00634 Mangrove Trimming	1,066.00	416.67	(649.33)	1,066.00	833.34	(232.66)	5,000.00
60-00636 Farmer & Irwin	-	4,031.42	4,031.42	3,686.80	8,062.84	4,376.04	48,377.00
60-00638 Elevator Contract	-	3,750.00	3,750.00	-	7,500.00	7,500.00	45,000.00
60-00640 Tree Trimming	-	6,250.00	6,250.00	-	12,500.00	12,500.00	75,000.00
60-00676 Pressure Cleaning	-	1,875.00	1,875.00	-	3,750.00	3,750.00	22,500.00
60-00678 Generator Maintenance	564.45	1,166.67	602.22	564.45	2,333.34	1,768.89	14,000.00
60-00680 Landscape Maintenance	12,783.33	14,591.67	1,808.34	25,566.66	29,183.34	3,616.68	175,100.00
60-00685 Pest	3,272.00	3,272.33	0.33	9,816.00	6,544.66	(3,271.34)	39,268.00
Control/Fertilization-Landscape							
60-00686 Lake Management	238.50	250.00	11.50	477.00	500.00	23.00	3,000.00
60-00688 Janitorial Maintenance	15,603.63	15,833.33	229.70	31,207.26	31,666.66	459.40	190,000.00
Contract							
60-00689 Fire Extinguisher Service	-	137.50	137.50	-	275.00	275.00	1,650.00
TOTAL CONTRACTS	\$44,309.89	\$63,607.92	\$19,298.03	\$95,872.17	\$127,215.84	\$31,343.67	\$763,295.00
LANDSCAPE EXPENSES							
61-00625 Landscape Maintenance	27,787.98	11,833.33	(15,954.65)	29,650.86	23,666.66	(5,984.20)	142,000.00
61-00630 Irrigation Supplies	2,467.59	1,666.67	(800.92)	4,063.06	3,333.34	(729.72)	20,000.00
61-00681 Plant Replacements	-	3,166.67	3,166.67	-	6,333.34	6,333.34	38,000.00
61-00682 Mulch	-	2,916.67	2,916.67	-	5,833.34	5,833.34	35,000.00
TOTAL LANDSCAPE EXPENSES	\$30,255.57	\$19,583.34	(\$10,672.23)	\$33,713.92	\$39,166.68	\$5,452.76	\$235,000.00
MAINTENANCE							
62-00601 R&M Bocci Court	700.00	416.67	(283.33)	700.00	833.34	133.34	5,000.00
62-00602 R&M Tennis Court	-	416.67	416.67	-	833.34	833.34	5,000.00
62-00603 R&M Club House	-	1,666.67	1,666.67	1,327.99	3,333.34	2,005.35	20,000.00
62-00604 R&M Building	-	20,833.33	20,833.33	-	41,666.66	41,666.66	250,000.00
62-00605 R&M Gas & Oil	80.82	375.00	294.18	307.35	750.00	442.65	4,500.00
62-00608 R&M Fire System	-	5,833.33	5,833.33	18,452.00	11,666.66	(6,785.34)	70,000.00
62-00609 R&M Fire Pump	-	416.67	416.67	-	833.34	833.34	5,000.00
62-00610 R&M Fire Alarm	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
62-00650 R&M Pool/Chemicals	-	4,833.33	4,833.33	3,205.07	9,666.66	6,461.59	58,000.00
62-00677 R&M Elevator	638.00	2,500.00	1,862.00	638.00	5,000.00	4,362.00	30,000.00
62-00690 R&M Trash Removal	8,084.18	9,583.33	1,499.15	16,168.36	19,166.66	2,998.30	115,000.00
62-00700 R&M Misc	1,232.78	5,833.33	4,600.55	4,492.86	11,666.66	7,173.80	70,000.00
TOTAL MAINTENANCE	\$10,735.78	\$53,958.33	\$43,222.55	\$45,291.63	\$107,916.66	\$62,625.03	\$647,500.00
UTILITIES							
63-00551 Electricity	10,574.30	9,600.00	(974.30)	18,334.85	19,200.00	865.15	115,200.00
63-00552 Water	40,221.41	43,750.00	3,528.59	79,495.63	87,500.00	8,004.37	525,000.00
63-00553 Sewer	16,818.88	22,360.42	5,541.54	33,637.76	44,720.84	11,083.08	268,325.00
63-00571 Telephone	3,235.96	2,750.00	(485.96)	6,308.97	5,500.00	(808.97)	33,000.00
63-00687 Cable	53,479.07	53,553.25	74.18	107,116.35	107,106.50	(9.85)	642,639.00
TOTAL UTILITIES	\$124,329.62	\$132,013.67	\$7,684.05	\$244,893.56	\$264,027.34	\$19,133.78	\$1,584,164.00
OTHER EXPENSES							
64-00537 Miscellaneous Expense	21,134.90	4,166.67	(16,968.23)	23,448.24	8,333.34	(15,114.90)	50,000.00
64-00538 Hurricane Expense	-	708.33	708.33	-	1,416.66	1,416.66	8,500.00
64-00547 S/A Fire Panel Replacement	(2,399.30)	-	2,399.30	(2,399.30)	-	2,399.30	-
TOTAL OTHER EXPENSES	\$18,735.60	\$4,875.00	(\$13,860.60)	\$21,048.94	\$9,750.00	(\$11,298.94)	\$58,500.00
BUILDING ALLOCATION							
92-08000 Allocation of Common Expenses	(427,320.80)	-	427,320.80	(847,658.42)	-	847,658.42	-
TOTAL BUILDING ALLOCATION	(\$427,320.80)	\$-	\$427,320.80	(\$847,658.42)	\$-	\$847,658.42	\$-
TOTAL EXPENSES	\$1,360.81	\$515,190.94	\$513,830.13	\$2,926.63	\$1,030,381.88	\$1,027,455.25	\$6,182,291.00
COMMON NET INCREASE (DECREASE)	\$-	(\$515,190.94)	\$515,190.94	\$-	(\$1,030,381.88)	\$1,030,381.88	(\$6,182,291.00)

The Marina at the Bluffs Condominium Association, Inc.
Operating Fund Balances by Building
February 28, 2026

Building	Fund Balance 12/31/25	YTD Net Income /(Deficit) 02/28/26	Fund Balance (Deficit) 02/28/26
370-005	73,960.33	5,046.22	79,006.55
370-006	54,584.19	(1,326.63)	53,257.56
370-007	94,234.56	7,443.41	101,677.97
370-008	63,978.23	1,037.37	65,015.60
370-009	73,378.76	7,612.33	80,991.09
370-010	68,526.41	4,479.86	73,006.27
370-011	(27,660.43)	4,423.93	(23,236.50)
370-012	27,003.99	8,461.22	35,465.21
370-013	(57,653.30)	49,970.03	(7,683.27)
370-014	42,581.57	7,806.22	50,387.79
370-015	82,299.45	4,330.20	86,629.65
370-016	32,424.92	5,981.83	38,406.75
370-017	29,050.83	7,623.42	36,674.25
370-018	87,067.47	7,826.21	94,893.68
370-019	74,389.37	5,236.57	79,625.94
370-020	175,533.62	7,610.21	183,143.83
370-021	118,852.21	5,801.21	124,653.42
370-022	29,023.78	5,606.21	34,629.99
370-023	51,206.95	7,821.71	59,028.66
370-024	(119,893.15)	99,749.11	(20,144.04)
370-025	(121,267.96)	5,316.07	(115,951.89)
370-026	(109,857.66)	(86,323.26)	(196,180.92)
Prior Period Adj			
	<u>741,764.14</u>	<u>171,533.45</u>	<u>913,297.59</u>
Combined Net Income			

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-
-
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Description	Current	Over 30	Over 60	Over 90	Balance
563-09503 - Albert Tagliaferri** Owner					Last Payment: \$1,949.59 on 08/28/2024
901 Seafarer Circle Unit 503					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$28.72	\$2,583.00	\$28.72	\$20,152.92	\$22,793.36
563-19103 - Yasuko Moore** Owner					Last Payment: \$3,157.18 on 04/05/2025
1901 Marina Isle Way Unit 103 Lot 103					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$29.18	\$2,583.46	\$29.18	\$14,708.55	\$17,350.37
563-24104 - Peter Boll** & Joan Boll** Owner					Last Payment: \$3,181.14 on 08/27/2025
2401 Marina Isle Way Unit 104					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$1,262.30	\$5,633.71	\$0.00	\$9,541.72	\$16,437.73
563-08504 - Max Spurgeon** & Esperanza Spurgeon** Owner					Last Payment: \$9,575.98 on 07/16/2025
801 Seafarer Circle Unit 504					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$1,032.85	\$2,554.28	\$924.70	\$6,182.18	\$10,694.01
563-13504 - Frank Bandl & Theresa Tropin Owner					Last Payment: \$3,098.61 on 08/29/2025
1301 Seafarer Circle Unit 504					
Total:	\$855.79	\$3,999.88	\$0.00	\$4,544.22	\$9,399.89
563-16106 - Zeb Moree LLC Owner					Last Payment: \$6,122.90 on 12/04/2025
1601 Marina Isle Way Unit 106 Lot 106					
Total:	\$0.00	\$2,554.28	\$0.00	\$25.00	\$2,579.28
563-07505 - Claudia Apey Owner					Last Payment: \$3,098.44 on 10/29/2025
701 Seafarer Circle Unit 505					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$0.00	\$2,554.28	\$0.00	\$0.00	\$2,554.28
563-11406 - Lee Ann Campisi Owner					Last Payment: \$4,837.53 on 11/29/2025
1101 Seafarer Circle Unit 406					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$0.00	\$2,554.28	\$0.00	\$0.00	\$2,554.28
563-13304 - David Holdorf & Mary Holdorf Owner					Last Payment: \$1,445.61 on 02/03/2026
1301 Seafarer Circle Unit 304					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$0.00	\$2,554.27	\$0.00	\$0.01	\$2,554.28
563-16202 - William Rene Steel Owner					Last Payment: \$3,098.95 on 11/05/2025
1601 Marina Isle Way Unit 202					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$0.00	\$2,554.28	\$0.00	\$0.00	\$2,554.28
563-17402 - Jose Luis Gutierrez-Azpe Owner					Last Payment: \$8,225.99 on 12/12/2025
1701 Marina Isle Way Unit 402					
					Collection Attorney: BECKER & POLIAKOFF PA
Total:	\$0.00	\$2,554.28	\$0.00	\$0.00	\$2,554.28

Homeowner Aging Report

The Marina at The Bluffs Condo Assoc Inc

End Date: 02/28/2026

Description	Current	Over 30	Over 60	Over 90	Balance
563-18502 - Chrstian J Giubilato Owner Last Payment: \$3,180.32 on 10/22/2025					
1801 Marina Isle Way Unit 502 Lot 502					
Collection Attorney: BECKER & POLIAKOFF PA					
Total:	\$0.00	\$2,554.28	\$0.00	\$0.00	\$2,554.28
563-11205 - Joseph John Dispaltro Owner Last Payment: \$10,748.29 on 01/20/2026					
1101 Seafarer Circle Unit 205					
Total:	\$0.00	\$509.59	\$0.00	\$2,019.69	\$2,529.28
563-19402 - James Colasante & Virginia Colasante Owner Last Payment: \$2,529.28 on 01/05/2026					
1901 Marina Isle Way Unit 402 Lot 402					
Total:	\$0.00	\$0.00	\$0.00	\$1,918.13	\$1,918.13
563-12104 - Tadeusz Alberski & Beata Alberski Owner Last Payment: \$2,529.28 on 01/05/2026					
1201 Seafarer Circle Unit 104					
Total:	\$0.00	\$0.00	\$0.00	\$1,768.83	\$1,768.83
563-07401 - Keith Michael Murphy Owner Last Payment: \$14,000.00 on 11/06/2025					
701 Seafarer Circle Unit 401 Lot 401					
Total:	\$0.00	\$1,662.66	\$0.00	\$0.00	\$1,662.66
563-13202 - Karen Tesorero Owner Last Payment: \$2,529.28 on 01/09/2026					
1301 Seafarer Circle Unit 202 Lot 202					
Total:	\$0.00	\$1,445.60	\$0.00	\$0.00	\$1,445.60
563-20501 - Leonard A. Arbeit & Mary Bellotti Owner Last Payment: \$840.00 on 02/10/2026					
2001 Marina Isle Way Unit 501 Lot 501					
Total:	\$0.00	\$662.25	\$0.00	\$0.00	\$662.25
563-19302 - Kathleen Saetta Previous Owner Last Payment: \$3,157.18 on 01/13/2025					
1901 Marina Isle Way Unit 302					
Total:	\$0.00	\$0.00	\$0.00	\$72.36	\$72.36
563-09102 - Eleanor Burk & c/o Stephen Burk Owner Last Payment: \$2,529.28 on 01/07/2026					
901 Seafarer Circle Unit 102 Lot 102					
Total:	\$0.00	\$71.11	\$0.00	\$0.00	\$71.11
563-06104 - Maureen S Giglio Owner Last Payment: \$2,529.28 on 02/26/2026					
601 Seafarer Circle Unit 104 Lot 104					
Total:	\$0.00	\$53.67	\$0.00	\$0.00	\$53.67
563-24401 - Douglas DeMay Owner Last Payment: \$3,079.43 on 01/15/2026					
2401 Marina Isle Way Unit 401					
Total:	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00
563-21104 - Diane Sullivan Owner Last Payment: \$2,529.28 on 01/09/2026					
2101 Marina Isle Way Unit 104 Lot 104					
Total:	\$0.00	\$47.34	\$0.00	\$0.00	\$47.34
563-15303 - Virginia Gallopo Owner Last Payment: \$2,529.28 on 12/23/2025					
1501 Marina Isle Way Unit 303 Lot 303					
Total:	\$0.00	\$28.63	\$0.00	\$0.00	\$28.63
563-08102 - Marcia Bozeman & Mark Breuens Owner Last Payment: \$499.94 on 01/28/2026					
801 Seafarer Circle Unit 102 Lot 102					
Total:	\$0.00	\$25.00	\$0.00	\$0.00	\$25.00



Homeowner Aging Report

The Marina at The Bluffs Condo Assoc Inc

End Date: 02/28/2026

Description	Current	Over 30	Over 60	Over 90	Balance
563-10502 - Eric Cregeen & Kathleen Cregeen Owner Last Payment: \$2,529.28 on 01/05/2026					
1001 Seafarer Circle Unit 502					
Total:	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
563-17204 - Alan Coriaty & Nancy Coriaty Owner Last Payment: \$2,529.28 on 01/03/2026					
1701 Marina Isle Way Unit 204 Lot 204					
Total:	\$0.00	\$17.34	\$0.00	\$0.00	\$17.34
563-21405 - Robert Maschi & Sandra Maschi Owner Last Payment: \$2,527.28 on 12/23/2025					
2101 Marina Isle Way Unit 405					
Total:	\$0.00	\$2.00	\$0.00	\$0.00	\$2.00
563-23202 - Ethan Kostbar Owner Last Payment: \$2,529.28 on 01/04/2026					
2301 Marina Isle Way Unit 202					
Total:	\$0.00	\$0.00	\$0.00	\$0.16	\$0.16
563-22401 - John Gilligan & Stephanie Gilligan Owner Last Payment: \$2,529.20 on 12/27/2025					
2201 Marina Isle Way Unit 401					
Total:	\$0.00	\$0.08	\$0.00	\$0.00	\$0.08
563-25306 - Marguerite R. Searing Owner Last Payment: \$2,529.23 on 12/04/2025					
2501 Marina Isle Way Unit 306 Lot 306					
Total:	\$0.00	\$0.05	\$0.00	\$0.00	\$0.05
563-16402 - John Andreoli & Karen Andreoli Owner Last Payment: \$2,504.26 on 01/09/2026					
1601 Marina Isle Way Unit 402 Lot 402					
Total:	\$0.00	\$0.02	\$0.00	\$0.00	\$0.02
563-23103 - Anthony Burke & Theresa Adubato Owner Last Payment: \$2,529.26 on 12/23/2025					
2301 Marina Isle Way Unit 103 Lot 103					
Total:	\$0.00	\$0.02	\$0.00	\$0.00	\$0.02
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
The Marina at The Bluffs Condo Assoc Inc	\$3,208.84	\$39,809.64	\$982.60	\$60,958.77	\$104,959.85

Description	Current	Over 30	Over 60	Over 90	Balance
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Description	Total
Assessment - Homeowner (Collection Fee)2025	\$3,630.09
Assessment - Homeowner (Collection Fee)2026	\$2,351.76
Assessment - Homeowner (Delinquent Fee)2025	\$736.34
Assessment - Homeowner (Delinquent Fee)2026	\$388.36
Assessment - Homeowner (Delinquent Interest)2024	\$579.00
Assessment - Homeowner (Delinquent Interest)2025	\$1,266.28
Assessment - Homeowner (Delinquent Interest)2026	\$1,220.41
Assessment - Homeowner 2024	\$3,859.83
Assessment - Homeowner 2025	\$31,773.26
Assessment - Homeowner 2026	\$31,475.92
Assessment-Milestone SA 2024	\$4,311.30
Assessment-Milestone SA 2025	\$14,092.97
Assessment-Milestone SA 2026	\$7,466.23
Legal Fees (Collection Fee)2025	\$1,070.00
Legal Fees 2025	\$508.16
Miscellaneous Income (Delinquent Fee)2025	\$50.00
Miscellaneous Income (Delinquent Interest)2025	\$179.94
Total:	\$104,959.85
AR Total (Exclude Prepaid Assessments):	\$104,959.85

Account No:	Homeowner Name	Address	Balance
563-15106	Dianne Lapointe	1501 Marina Isle Way Unit 106 Jupiter, FL 33477	(\$25.00)
563-15203	Brian Dawson & Jill Dawson	1501 Marina Isle Way Unit 203 Jupiter, FL 33477	(\$60.00)
563-15406	Patricia Hart nanaandpahart@gmail.com,karaleehart@gmail.com	1501 Marina Isle Way Unit 406 Lot 406 Jupiter, FL 33477	(\$75.00)
563-15504	Frank Dikranis & Joyce Dikranis dikranis@optonline.net	1501 Marina Isle Way Unit 504 Lot 504 Jupiter, FL 33477	(\$25.00)
563-15203	Bela P Desai & Pratik D Desai desai.priyaa@yahoo.com	1501 Marina Isle Way Unit 203 Jupiter, FL 33477	(\$8.16)
563-16305	Allen Nemric & Christine Nemric	1601 Marina Isle Way Unit 305 Jupiter, FL 33477	(\$25.00)
563-17504	Robert Walters & Melinda Walters mindywalters@yahoo.com	1701 Marina Isle Way Unit 504 Jupiter, FL 33477	(\$560.52)
563-18302	William Keir & Jeanne Towers	1801 Marina Isle Way Unit 302 Lot 302 Jupiter, FL 33477	(\$25.00)
563-18306	Anthony Cutia ascutia@aol.com	1801 Marina Isle Way Unit 306 Lot 306 Jupiter, FL 33477	(\$25.00)
563-18403	Michael Baltzer & Lori Baltzer mbaltzer53@gmail.com,mb1b3m11@gmail.com	1801 Marina Isle Way Unit 403 Lot 403 Jupiter, FL 33477	(\$626.04)
563-19101	Corinne Smith	1901 Marina Isle Way Unit 101 Jupiter, FL 33477	(\$25.00)
563-19104	Patricia Meglino pbipat@comcast.net	1901 Marina Isle Way Unit 104 Lot 104 Jupiter, FL 33477	(\$20.00)
563-19202	Phillip Kramer & Mary Kramer bowietuna@aol.com	1901 Marina Isle Way Unit 202 Jupiter, FL 33477	(\$25.00)
563-19303	David Hogan & Eileen Swenson eileenswenson1014@gmail.com	1901 Marina Isle Way Unit 303 Jupiter, FL 33477	(\$627.90)
563-19304	Elisa C Foley elisafoley@gmail.com	1901 Marina Isle Way Unit 304 Jupiter, FL 33477	(\$840.10)
563-21106	Patrick L Brown pbrown13011@gmail.com	2101 Marina Isle Way Unit 106 Lot 106 Jupiter, FL 33477	(\$25.00)
563-21204	Neal Goldstein & Nancy Goldstein goldn99@optonline.net	2101 Marina Isle Way Unit 204 Jupiter, FL 33477	(\$25.00)
563-21302	Tina Marie Mannheimer tinamann728@gmail.com,tinamannheimer@aol.com	2101 Marina Isle Way Unit 302 Jupiter, FL 33477	(\$25.00)
563-21305	Ronald Sherry & Patricia Sherry	2101 Marina Isle Way Unit 305 Jupiter, FL 33477	(\$25.00)
563-22103	Joseph L Zuklie & Karen A Zuklie	2201 Marina Isle Way Unit 103 Jupiter, FL 33477	(\$8,727.33)
563-22105	Linda Jakob Lindajakob50@yahoo.com	2201 Marina Isle Way Unit 105 Jupiter, FL 33477	(\$0.01)
563-22106	Jupiter Mann Properties LLC & c/o Robert Mannheimer rmbobmann@gmail.com	2201 Marina Isle Way Unit 106 Jupiter, FL 33477	(\$627.29)
563-22306	Eleanor Ponzo & Salvatore Ponzo sponzo2027@gmail.com,ellieponzo@gmail.com	2201 Marina Isle Way Unit 306 Lot 306 Jupiter, FL 33477	(\$602.29)
563-23301	Robert Marsh & Frances Marsh fdm11457@gmail.com,rm@wyerivermarine.com	2301 Marina Isle Way Unit 301 Lot 301 Jupiter, FL 33477	(\$2,529.28)
563-23405	Roland Einhorn & Barbara Einhorn reinhorn@comcast.net	2301 Marina Isle Way Unit 405 Jupiter, FL 33477	(\$626.00)
563-24102	Laura A. Bruce Trustee lauradot_2000@yahoo.com,laurabfla7@yahoo.com	2401 Marina Isle Way Unit 102 Lot 102 Jupiter, FL 33477	(\$3,079.43)
563-24105	Peter Mangiolino & Vincenza Mangiolino themangiolinose@hotmail.com;mangipac@hotmail.com	2401 Marina Isle Way Unit 105 Lot 105 Jupiter, FL 33477	(\$3,079.42)
563-24201	Charles E Foley & Diane Foley foley-c@bellsouth.net	2401 Marina Isle Way Unit 201 Lot 201 Jupiter, FL 33477	(\$3,079.43)

Account No:	Homeowner Name	Address	Balance
563-24202	Diane Hausman & Lorraine Mena bchgls@aol.com	2401 Marina Isle Way Unit 202 Lot 202 Jupiter, FL 33477	(\$3,079.43)
563-24205	Ranee Lafratta mariestar2017@gmail.com	2401 Marina Isle Way Unit 205 Jupiter, FL 33477	(\$3,079.44)
563-24301	Robert F. Johnston rjohnston322@aol.com	2401 Marina Isle Way Unit 301 Jupiter, FL 33477	(\$6,158.86)
563-24302	Sandra Jean Boggs sjb303@aol.com	2401 Marina Isle Way Unit 302 Lot 302 Jupiter, FL 33477	(\$25.00)
563-24303	Colette LaCaruba colette.lacaruba@gmail.com,craig.lacaruba@gmail.com	2401 Marina Isle Way Unit 303 Lot 303 Jupiter, FL 33477	(\$3,079.43)
563-24304	Clyde Locke & Adrienne Locke	2401 Marina Isle Way Unit 304 Jupiter, FL 33477	(\$0.01)
563-24305	Richard Sawyer & Martha Sawyer sawy1517@bellsouth.net	2401 Marina Isle Way Unit 305 Lot 305 Jupiter, FL 33477	(\$3,079.43)
563-24402	Ralph Iradi & Cecelia Iradi ralphiradi@aol.com	2401 Marina Isle Way Unit 402 Jupiter, FL 33477	(\$50.00)
563-24404	Richard Conciatori & Jean Conciatori mrduke0611@gmail.com	2401 Marina Isle Way Unit 404 Jupiter, FL 33477	(\$3,079.43)
563-24405	Anne S Levy Trust & c/o David Levy davidlevy63@hotmail.com,levydbo@hotmail.com	2401 Marina Isle Way Unit 405 Lot 405 Jupiter, FL 33477	(\$2,841.13)
563-24502	John White & Kerri White johnwhite2226@gmail.com,kawwhite188@yahoo.com	2401 Marina Isle Way Unit 502 Jupiter, FL 33477	(\$25.57)
563-24505	Rebecca Reincke beckysparadise@gmail.com	2401 Marina Isle Way Unit 505 Lot 505 Jupiter, FL 33477	(\$3,079.43)
563-24506	Michael Lubina & Deborah Lubina	2401 Marina Isle Way Unit 506 Jupiter, FL 33477	(\$3,079.43)
563-25104	John & Xin Mu-Renger & Joseph & Rose Renger john.j.renger@gmail.com,xmrenger@gmail.com	2501 Marina Isle Way Unit 104 Jupiter, FL 33477	(\$8,037.24)
563-25201	Mark Woodcock markw@woodcockrefrigerator.com	2501 Marina Isle Way Unit 201 Lot 201 Jupiter, FL 33477	(\$8,037.24)
563-25303	Virginia L Lynn & Trustee of Virginia Lynn Trust vlynn@icloud.com	2501 Marina Isle Way Unit 303 Lot 303 Jupiter, FL 33477	(\$8,037.24)
563-25403	Mary Mikos ctl042@aol.com,acejotopal@aol.com	2501 Marina Isle Way Unit 403 Lot 403 Jupiter, FL 33477	(\$8,037.24)
563-25404	James Haran & Tina Haran s_j_davis@yahoo.com,sjdavis202@gmail.com	2501 Marina Isle Way Unit 404 Jupiter, FL 33477	(\$8,037.24)
563-25501	Robert Walsh & Ann Walsh walsh_robert@bellsouth.net	2501 Marina Isle Way Unit 501 Lot 501 Jupiter, FL 33477	(\$8,062.24)
563-25503	Brian Ferruggiari & Luisa Ferruggiari brian.ferruggiari@gmail.com;brifer@optonline.net	2501 Marina Isle Way Unit 503 Lot 503 Jupiter, FL 33477	(\$8,037.24)
563-25504	Robert Lisenbey	2501 Marina Isle Way Unit 504 Jupiter, FL 33477	(\$8,328.47)
563-25505	Alina M. Avarez-Builla & Susan T. Bachman Alinasueb@hotmail.com;njsisue@hotmail.com	2501 Marina Isle Way Unit 505 Lot 505 Jupiter, FL 33477	(\$8,037.24)
563-10102	Gerard McCabe & Sharon McCabe shadodd@aol.com,jerative@aol.com	1001 Seafarer Circle Unit 102 Lot 102 Jupiter, FL 33477	(\$25.00)
563-10202	Betsy Heartfield	1001 Seafarer Circle Unit 202 Jupiter, FL 33477	(\$547.50)
563-10404	Richard Waidelich rw10ss@gmail.com,twaidelich@aol.com	1001 Seafarer Circle Unit 404 Lot 404 Jupiter, FL 33477	(\$524.44)
563-10501	Michael Larkin & Carol Larkin ml5187@comcast.net,carollarkin@comcast.net	1001 Seafarer Circle Unit 501 Lot 501 Jupiter, FL 33477	(\$0.01)
563-11201	Gerardo Flasz & Dawn Flasz jflas@comcast.net,dflas@comcast.net	1101 Seafarer Circle Unit 201 Lot 201 Jupiter, FL 33477	(\$24.92)
563-11306	Robert Winn	1101 Seafarer Circle Unit 306 Jupiter, FL 33477	(\$25.00)

Account No:	Homeowner Name	Address	Balance
563-11405	James G Savage Jr jgsavagejr@yahoo.com	1101 Seafarer Circle Unit 405 Lot 405 Jupiter, FL 33477	(\$1,378.07)
563-12206	Robbie Tasca & Deidra Tasca deidratasca@att.net;robbietasca@yahoo.com	1201 Seafarer Circle Unit 206 Lot 206 Jupiter, FL 33477	(\$25.00)
563-12501	Peter DiDonato & Sheree DiDonato didonatoss@gmail.com	1201 Seafarer Circle Unit 501 Jupiter, FL 33477	(\$25.00)
563-13106	Richard Breuer ribreu@aol.com	1301 Seafarer Circle Unit 106 Jupiter, FL 33477	(\$25.20)
563-13203	Clifton Payne & Jean Payne	1301 Seafarer Circle Unit 203 Jupiter, FL 33477	(\$2,916.21)
563-05204	Leslie Hanlon & Brent Hanlon	501 Seafarer Circle Unit 204 Lot 204 Jupiter, FL 33477	(\$99.81)
563-05402	Francis Russo & Carolyn Burke-Martinez Fjr511@optonline.net	501 Seafarer Circle Unit 402 Lot 402 Jupiter, FL 33477	(\$25.00)
563-05503	James D'Errico & Maria D'Errico mariater@optonline.net;jmderrico@optonline.net	501 Seafarer Circle Unit 503 Lot 503 Jupiter, FL 33477	(\$25.00)
563-06103	Howard Postel & Susan Postel hpostel01@gmail.com	601 Seafarer Circle Unit 103 Jupiter, FL 33477	(\$2,529.28)
563-06204	Robert Ghianda	601 Seafarer Circle Unit 204 Jupiter, FL 33477	(\$30.00)
563-06404	Christine Gonzalez	601 Seafarer Circle Unit 404 Jupiter, FL 33477	(\$25.00)
563-06405	Josephine Lees jumpnjosie@gmail.com	601 Seafarer Circle Unit 405 Lot 405 Jupiter, FL 33477	(\$544.49)
563-06406	Carmine Amante & Mary Amante cra601@gmail.com,mylittleking12@gmail.com	601 Seafarer Circle Unit 406 Jupiter, FL 33477	(\$843.09)
563-07206	Santo Trufolo Santodrt@aol.com	701 Seafarer Circle Unit 206 Lot 206 Jupiter, FL 33477	(\$544.16)
563-08404	Antonio Palhares & Rosa Palhares tonyrushcon@aol.com,rose_palhares@aol.com	801 Seafarer Circle Unit 404 Jupiter, FL 33477	(\$25.00)
563-09304	Charles Murphy & Andrea Murphy a.cem@verizon.net	901 Seafarer Circle Unit 304 Lot 304 Jupiter, FL 33477	(\$544.84)
563-09305	Marshall Weinberg	901 Seafarer Circle Unit 305 Jupiter, FL 33477	(\$569.84)
563-14106	Terry Lee Stout crabbiegirl633@aol.com	1401 Tidal Pointe Blvd Unit 106 Lot 106 Jupiter, FL 33477	(\$2,529.28)
563-14506	Michael Interlini & Donna Interlini minterlin@aol.com	1401 Tidal Pointe Blvd Unit 506 Lot 506 Jupiter, FL 33477	(\$25.00)
563-14405	Stewart A Muller muller17@gmail.com	1401 Tidal Pointe Blvd Unit 405 Lot 405 Jupiter, FL 33477	(\$25.00)
The Marina at The Bluffs Condo Assoc Inc Total		76	(\$142,652.32)

The Marina at the Bluffs Condominium Association, Inc.
PREPAID INSURANCE - G/L# 120-000
February 28, 2026

Insurance Agent	Policy	Policy Type	From	To	Months left	Prepaid Balance	Yearly premium	Monthly Expense	
Mack, Mack & Waltz	Lloyd's of London	Wind/Hale	05/31/25	05/31/26	3	\$414,521.19	\$1,658,084.76	\$138,173.73	
	Federal Insurance	BM	05/31/25	05/31/26	3	\$1,883.25	\$7,533.00	\$627.75	
	Arch Specialty	CY Liab	05/31/25	05/31/26	3	\$482.74	\$1,930.95	\$160.91	
	Atlantic Mutual Legal Defense	GAP	05/31/25	05/31/26	3	\$2,891.13	\$11,564.52	\$963.71	
						\$419,778.31	\$1,679,113.23	\$139,926.10	
Mack, Mack & Waltz	Hamilton Select Insurance	GL	05/31/25	05/31/26	3	\$28,126.09	\$112,504.35	\$9,375.36	
Mack, Mack & Waltz	Midvale/Chubb	UMB	05/31/25	05/31/26	3	\$3,492.81	\$13,971.23	\$1,164.27	
Mack, Mack & Waltz	Travelers CAS & Sur of Amer	Crime	05/31/25	05/31/26	3	\$342.79	\$1,371.14	\$114.26	
Mack, Mack & Waltz	Greenwich Ins	D & O	05/31/25	05/31/26	3	\$1,984.23	\$7,936.91	\$661.41	
	Finance/ doc stamps		05/31/25	05/31/26	3	\$8,217.69	\$32,870.77	\$2,739.23	
						\$42,163.60	\$168,654.40	\$14,054.53	
Assured Partners dba Mack, Mack & Waltz			Storage tank	10/24/24	10/24/25	0	-\$0.02	\$672.66	\$56.06
Zenith			Worker's Comp	05/31/25	05/31/26	3	\$1,292.75	\$5,171.00	\$430.92
Totals						\$463,234.64	\$1,847,767.63	\$154,467.61	
						511	Crime	1,371.14	114.26
						519	D&O	7,936.91	661.41
						517	Umbrella	13,971.23	1,164.27
						509	General	112,504.35	9,375.36
						509	Storage Tank	673.20	56.06
						518	Finance	32,870.77	2,739.23
						512	Worker's Comp	\$5,171.00	\$430.92
						174,498.60	14,541.51		
								154,467.61	

Insurance Payable - Acct# 211-000		First Insurance Funding	
Zenith		Premium	1,814,896.86
Premium	\$5,171.00	Doc Stamps	2,450.00
Installment 1	\$913.00	Finance Charges	30,420.77
Installment 2	\$913.00	Down Payment	(820,061.72)
Installment 3	\$791.00	Installment 2	(93,427.81)
Installment 4	\$852.00	Installment 3	(93,427.81)
Installment 5	\$852.00	Installment 4	(93,369.03)
		Installment 5	(93,369.03)
		Installment 6	(93,369.03)
		Installment 7	(93,369.03)
		Installment 8	(93,369.03)
		Installment 9	(93,369.03)
		Installment 10	
		Installment 11	
Balance	\$850.00		
Balance at 02/28/26		\$ 281,486.11	
(Premiums & chg. financed - \$1,027,705.91, payable in 11 mthly payments of \$93,427.81 including interest at a rate of 8.60%)			

The Marina at the Bluffs Condominium Association, Inc.
Prepaid Expenses
February 28, 2026
GL 122-000

COMPANY	GL#	FROM	TO	# MONTHS	REMAINING	TOTAL PAID	MONTHLY	PREPAID
Loxahatchee River District	553	01/01/26	03/31/26	3	1	\$50,456.64	\$16,818.88	\$16,818.88
Blue Cross Blue Shield	510	3/1/2026	3/31/2026	1	1	\$5,385.39	\$5,385.39	\$5,385.39
Waste Management	690	3/1/2026	3/31/2026	2	1	\$7,878.20	\$7,878.20	\$7,878.20
Comcast	571	2/19/2026	3/18/2026	1	1	\$3,058.45	\$3,058.45	\$3,058.45
Business Card						\$123.95		\$123.95
TOTAL								\$33,264.87

Accrued Expenses - Acct# 212-000
February 28, 2026

VENDOR	TYPE	PERIOD	GL#	AMOUNT
Town of Jupiter	Water	1/22/26-2/23/26	552	\$40,221.41
				\$40,221.41



Payables Aging Report
The Marina at The Bluffs Condo Assoc Inc
As Of 2/28/2026

Vendor			Current	Over 30	Over 60	Over 90	Balance
AMERICAN LANDSCAPING GROUP LLC							
Invoice #	Date	Check Memo					
2611	02/18/2026		\$750.00	\$0.00	\$0.00	\$0.00	
			\$750.00	\$0.00	\$0.00	\$0.00	\$750.00
BECKER & POLIAKOFF PA							
Invoice #	Date	Check Memo					
5281613	01/02/2026		\$0.00	(\$478.69)	\$0.00	\$0.00	
			\$0.00	(\$478.69)	\$0.00	\$0.00	(\$478.69)
COASTAL AQUATIC SERVICES OVERSEAS LLC							
Invoice #	Date	Check Memo					
01375	02/26/2026	30% Deposit	\$25,925.10	\$0.00	\$0.00	\$0.00	
			\$25,925.10	\$0.00	\$0.00	\$0.00	\$25,925.10
COASTAL PLANTING SERVICE, INC							
Invoice #	Date	Check Memo					
18104	02/16/2026		\$1,066.00	\$0.00	\$0.00	\$0.00	
			\$1,066.00	\$0.00	\$0.00	\$0.00	\$1,066.00
COMCAST							
Invoice #	Date	Check Memo					
2-19-26-3-18-2	02/15/2026		\$3,058.45	\$0.00	\$0.00	\$0.00	
6							
2-1-26-2-28-26	01/27/2026		\$0.00	\$53,479.07	\$0.00	\$0.00	
			\$3,058.45	\$53,479.07	\$0.00	\$0.00	\$56,537.52
DEALS CUSTOM ALUMINUM INC							
Invoice #	Date	Check Memo					
5439h	02/06/2026		\$2,650.00	\$0.00	\$0.00	\$0.00	
5438h	02/06/2026		\$2,650.00	\$0.00	\$0.00	\$0.00	
			\$5,300.00	\$0.00	\$0.00	\$0.00	\$5,300.00
DELAWARE ELEVATOR							
Invoice #	Date	Check Memo					
84801	02/06/2026		\$638.00	\$0.00	\$0.00	\$0.00	
			\$638.00	\$0.00	\$0.00	\$0.00	\$638.00
EPIC FORENSICS & ENGINEERING INC							
Invoice #	Date	Check Memo					
201768035	02/16/2026		\$4,648.33	\$0.00	\$0.00	\$0.00	
			\$4,648.33	\$0.00	\$0.00	\$0.00	\$4,648.33
FARMER & IRWIN							



Payables Aging Report
The Marina at The Bluffs Condo Assoc Inc
As Of 2/28/2026

Vendor			Current	Over 30	Over 60	Over 90	Balance
Invoice #	Date	Check Memo					
185307	02/12/2026		\$559.13	\$0.00	\$0.00	\$0.00	
185280	02/11/2026		\$6,459.23	\$0.00	\$0.00	\$0.00	
185500	02/19/2026		\$677.29	\$0.00	\$0.00	\$0.00	
			\$7,695.65	\$0.00	\$0.00	\$0.00	\$7,695.65
HI-TEK SECURITY SERVICES INC							
Invoice #	Date	Check Memo					
0169	02/15/2026		\$1,489.34	\$0.00	\$0.00	\$0.00	
0170	02/22/2026		\$1,489.34	\$0.00	\$0.00	\$0.00	
			\$2,978.68	\$0.00	\$0.00	\$0.00	\$2,978.68
KIMBALL MIDWEST							
Invoice #	Date	Check Memo					
104195700	02/18/2026		\$119.00	\$0.00	\$0.00	\$0.00	
			\$119.00	\$0.00	\$0.00	\$0.00	\$119.00
LIVE VOICE							
Invoice #	Date	Check Memo					
000039-310-44	02/01/2026		\$177.51	\$0.00	\$0.00	\$0.00	
1			\$177.51	\$0.00	\$0.00	\$0.00	\$177.51
MTD Painting and Construction Corp							
Invoice #	Date	Check Memo					
MTD2024-319-85	02/19/2026		\$900.00	\$0.00	\$0.00	\$0.00	
MTD2024-319-81	02/17/2026		\$750.00	\$0.00	\$0.00	\$0.00	
			\$1,650.00	\$0.00	\$0.00	\$0.00	\$1,650.00
ONBOARD SOLUTIONS LLC							
Invoice #	Date	Check Memo					
6228	02/05/2026		\$319.50	\$0.00	\$0.00	\$0.00	
			\$319.50	\$0.00	\$0.00	\$0.00	\$319.50
PALM BEACH BUILDING & CONSTRUCTION INC							
Invoice #	Date	Check Memo					
5158	02/05/2026	Repairs	\$700.00	\$0.00	\$0.00	\$0.00	
			\$700.00	\$0.00	\$0.00	\$0.00	\$700.00
RMS ARC SOLUTIONS INC							
Invoice #	Date	Check Memo					
255140	02/18/2026		\$3,982.27	\$0.00	\$0.00	\$0.00	
			\$3,982.27	\$0.00	\$0.00	\$0.00	\$3,982.27



Vendor			Current	Over 30	Over 60	Over 90	Balance
SOUTHDATA INC							
Invoice #	Date	Check Memo					
994770897	02/12/2026		\$55.09	\$0.00	\$0.00	\$0.00	
			\$55.09	\$0.00	\$0.00	\$0.00	\$55.09
TGI OFFICE AUTOMATION LLC							
Invoice #	Date	Check Memo					
INV4916648	02/03/2026		\$63.30	\$0.00	\$0.00	\$0.00	
			\$63.30	\$0.00	\$0.00	\$0.00	\$63.30
TOP FLIGHT PROPERTY RESTORATION LLC							
Invoice #	Date	Check Memo					
2594	02/24/2026		\$2,292.69	\$0.00	\$0.00	\$0.00	
			\$2,292.69	\$0.00	\$0.00	\$0.00	\$2,292.69
WEX BANK							
Invoice #	Date	Check Memo					
103569679	03/15/2025		\$0.00	\$0.00	\$0.00	\$192.51	
110649645	02/15/2026		\$80.82	\$0.00	\$0.00	\$0.00	
			\$80.82	\$0.00	\$0.00	\$192.51	\$273.33
WM CORPORATE SERVICES INC							
Invoice #	Date	Check Memo					
0089466-0290-4	02/26/2025		\$0.00	\$0.00	\$0.00	\$7,878.20	
			\$0.00	\$0.00	\$0.00	\$7,878.20	\$7,878.20
Totals:			\$61,500.39	\$53,000.38	\$0.00	\$8,070.71	\$122,571.48

Deferred Comcast Bonus Incentive - GL 214-000
February 28, 2026

Comcast - 60 months
Term 8/1/18 - 7/31/23

Contract terminated 3/1/23

	Amount Deferred	YTD-Amount Recognized
Total Compensation - \$150/unit(660)	\$ 99,000.00	
Per Month	1,650.00	-
Months used to date	60	
Income recognized since inception of contract	99,000.00	
Remaining	\$ -	\$ -

New Cable Contract: Term 3/1/23 - 4/30/33

Comcast - 122 months
Term 3/1/23 - 4/30/33

	Amount Deferred	YTD-Amount Recognized
Total Compensation - \$200/unit(660)	\$ 132,000.00	
Per Month	1,100.00	2,200.00
Months used to date	36	
Income recognized since inception of contract	39,600.00	
Remaining	\$ 92,400.00	\$ 2,200.00

Total cable revenue recognized for 2025 GL 414-000 \$ 2,200.00

The Marina at the Bluffs Condominium Association, Inc.**SPECIAL ASSESSMENT ACTIVITY - OPERATING FUND**

February 28, 2026

Purpose:**Elevator Life Safety Modernization and RedCom Fire Suppression System Special Assessment**

Prior Year SA Billed	\$	4,344.00	464 Units	\$ 2,312,022.00
Special Assessment Billed	\$	1,497.00	198 units	\$ 584,124.00
				\$ 2,896,146.00

Less Expenses - GL#s 546-547:**2023 Expenses:**

	<u>Date</u>	<u>Check #</u>	<u>Amount</u>
RedCom Fire	09/22/23	2105	36,300.00
Air Depot	09/22/23		63,066.66
OnsiteGenPros	09/22/23	2104	56,852.67
RMA ARC Solutions	09/22/23		89,762.37
	09/22/23	2107	110,100.00
Oracle Elevator	10/18/23	5497	61,354.16
Oracle Elevator	10/25/23	AP	61,354.17
ADI - Admin			1,750.00
AMP Electric			13,350.00
Oracle Elevator	12/31/23		61,354.16
Unknown			43,017.00
Total Expenses			
			(598,261.19)

2024 Expenses:

	<u>Date</u>	<u>Amount</u>
Oracle Elevator	01/30/24	61,354.16
Oracle Elevator	02/01/24	61,354.15
RMA ARC Solutions	03/18/24	24,276.63
RMA ARC Solutions	03/26/24	24,276.63
RMA ARC Solutions	03/26/24	3,022.68
OnsiteGenPors	04/01/24	56,852.66
RedComFire	04/02/24	25,433.33
Oracle Elevator	04/03/24	61,354.18
RedComFire	04/04/23	24,142.00
RedComFire	04/04/24	7,700.00
Amp Electrical Serviices	04/09/24	22,500.00
Oracle Elevator	05/06/24	61,354.17
RMA ARC Solutions	05/01/24	30,474.66
RMA ARC Solutions	05/07/24	12,396.06
RMA ARC Solutions	05/07/24	1,511.34
RMA ARC Solutions	05/13/24	20,316.44
RMA ARC Solutions	05/15/24	1,007.56
RMA ARC Solutions	05/23/24	16,184.42
RMA ARC Solutions	05/23/24	1,007.56
Air Depot Inc	05/13/24	63,066.66
Oracle Elevator	06/03/24	61,354.16
Bar9 Fire Detection	07/02/24	42,000.00
Bar9 Fire Detection	07/02/24	25,641.00
Oracle Elevator	07/08/24	61,354.16
AMP Electrical Services	07/10/24	25,788.00
RMS ARC Solutions	08/20/24	20,494.70
RMS ARC Solutions	08/20/24	598.93
RMS ARC Solutions	08/20/24	1,007.56
RMS ARC Solutions	08/20/24	4,310.28
RMS ARC Solutions	08/20/24	392.52
Oracle Elevator	08/20/24	61,354.17
Oracle Elevator	09/09/24	61,354.16
RMS ARC Solutions	09/18/24	1,511.34

Oracle Elevator	10/01/24	61,354.16	
Bar9 Fire Detection	10/01/24	35,000.00	
RMS ARC Solutions	10/01/24	30,751.41	
Oracle Elevator	10/31/24	61,354.16	
Oracle Elevator	10/31/24	61,354.16	
Onsitegenpros LLC	10/31/24	56,852.66	
Oracle Elevator	11/25/24	61,354.16	
Air Depot Inc	12/06/24	58,066.66	
			(1,372,833.64)

2025 Expenses:

	<u>Date</u>	<u>Amount</u>	
Oracle Elevator	01/13/25	61,354.17	
Bar9 Fire Detection	01/13/25	35,606.67	
Bar9 Fire Detection	04/02/25	15,260.00	
Oracle Elevator	05/31/25	61,354.16	
Oracle Elevator	05/31/25	61,354.16	
AMP Electrical Services	07/01/25	25,787.00	
Clarkson & Varick	07/09/25	7,800.00	
Bar9 Fire Detection	07/25/25	75,000.00	
Elevated Facility Service	08/18/25	53,554.17	
Oracle Elevator	08/18/25	61,354.16	
Air Depot	08/22/25	5,000.00	
Oracle Elevator	10/09/25	61,354.17	
Oracle Elevator	10/09/25	61,354.16	
			(586,132.82)

2026 Expenses:

Farmer & Irwin	01/01/26	1,107.45	
Farmer & Irwin	02/11/26	6,459.23	
			(7,566.68)

GL 546 (2,564,794.33)

Deferred Special Assessment at 02/28/26

GL 228-000 \$ 331,351.67

Milestone Building Inspection Repairs

BLDG	2024 Expenses	2025 Expenses	2026 Expenses	SA billed 2026	SA billed 2025	SA billed 2024	Balance
501	\$4,958.84	\$590.00				\$0.00	-\$5,548.84
601	\$4,944.82	\$0.00				\$0.00	-\$4,944.82
701	\$1,915.83	\$452.50				\$90,208.50	\$87,840.17
801	\$1,000.00	\$452.50				\$58,365.90	\$56,913.40
901	\$57,627.50	\$300.00				\$70,973.10	\$13,045.60
1001	\$97,594.00	\$15,664.70			\$122,313.00	\$0.00	\$9,054.30
1101	\$0.00	\$96,656.05			\$104,323.80	\$0.00	\$7,667.75
1201	\$146.67	\$93,833.12			\$106,129.80	\$0.00	\$12,150.01
1301	\$0.00	\$73,394.62		\$43,368.00	\$43,368.30	\$0.00	\$13,341.68
1401	\$0.00	\$295.28				\$0.00	-\$295.28
1501	\$50.71	\$325.78				\$0.00	-\$376.49
1601	\$50.71	\$386.78				\$0.00	-\$437.49
1701	\$825.00	\$386.78				\$0.00	-\$1,211.78
1801	\$101,464.88	\$300.00				\$110,255.40	\$8,490.52
1901	\$102,674.00	\$4,500.00			\$115,087.80	\$0.00	\$7,913.80
2001	\$64,197.60	\$300.00				\$135,805.50	\$71,307.90
2101	\$96,506.05	\$970.00				\$159,270.90	\$61,794.85
2201	\$585.72	\$386.79				\$0.00	-\$972.51
2301	\$3,236.07	\$0.00				\$0.00	-\$3,236.07
2401	\$50.71	\$280,763.55	\$800.00	\$92,382.90	\$92,383.20	\$0.00	-\$96,848.16
2501	\$0.00	\$206,036.39				\$0.00	-\$206,036.39
2601	\$50.71	\$151,095.05	\$90,526.22			\$0.00	-\$241,671.98
		\$927,089.89			\$583,605.90	\$624,879.30	-\$212,059.83