## 7519 Marker Avenue — KALC LLC

*Profit & Loss, January – September 2026 (from Encore Resort at Reunion owner statements)*

| | Jan 2026 | Feb 2026 | Mar 2026 | Apr 2026 | May 2026 | Jun 2026 | Jul 2026 | Aug 2026 | Sep 2026 | YTD Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **RENTAL INCOME** | | | | | | | | | | |
| Gross Rental Income | $2,657.37 | $6,488.91 | $9,260.80 | $11,902.02 | $3,887.19 | $7,402.27 | $6,610.57 | $3,836.58 | $5,047.22 | **$57,092.93** |
| Less: Travel Agent Commission (on reservations) | - | ($587.60) | ($622.17) | ($572.70) | - | ($194.41) | ($278.47) | ($464.01) | - | **($2,719.36)** |
| Less: Management Fee (20% — "Income Expense") | ($531.47) | ($1,180.27) | ($1,727.73) | ($2,265.87) | ($777.44) | ($1,441.56) | ($1,266.43) | ($674.51) | ($1,009.45) | **($10,874.73)** |
| Encore rounding (to statement reservation subtotal) | ($0.01) | $0.01 | $0.01 | $0.01 | - | ($0.01) | - | $0.01 | $0.01 | **$0.03** |
| **Net Rental Income** | **$2,125.89** | **$4,721.05** | **$6,910.91** | **$9,063.46** | **$3,109.75** | **$5,766.29** | **$5,065.67** | **$2,698.07** | **$4,037.78** | **$43,498.87** |
| Pool Heat Income (credited to owner) | $40.00 | - | $240.00 | $133.33 | - | - | - | - | - | **$413.33** |
| **TOTAL INCOME** | **$2,165.89** | **$4,721.05** | **$7,150.91** | **$9,196.79** | **$3,109.75** | **$5,766.29** | **$5,065.67** | **$2,698.07** | **$4,037.78** | **$43,912.20** |
| | | | | | | | | | | |
| **OPERATING EXPENSES** | | | | | | | | | | |
| ***Utilities*** | | | | | | | | | | |
| Electric (Duke) | $454.93 | $532.66 | $259.61 | $336.69 | $553.62 | $433.51 | $545.77 | $761.80 | $700.34 | **$4,578.93** |
| Gas (Teco) | $109.45 | $309.34 | $44.02 | $83.90 | $242.17 | $112.25 | $63.46 | $71.03 | $66.36 | **$1,101.98** |
| Water (TOHO) | $117.06 | $207.28 | $284.68 | $253.72 | $129.88 | $129.88 | $160.84 | $207.28 | $341.95 | **$1,832.57** |
| TV / Internet | $54.33 | $54.33 | $54.33 | $54.33 | $54.33 | $54.33 | $54.33 | $54.33 | $54.33 | **$488.97** |
| ***Association & Resort Fees*** | | | | | | | | | | |
| HOA Dues | $697.00 | $697.00 | $697.00 | $697.00 | $697.00 | $697.00 | $697.00 | $697.00 | $697.00 | **$6,273.00** |
| Club Dues | $118.52 | $118.52 | $118.52 | $118.52 | $118.52 | $118.52 | $118.52 | $118.52 | $118.52 | **$1,066.68** |
| Home Care Program | $450.00 | $450.00 | $450.00 | $450.00 | $450.00 | $450.00 | $450.00 | $450.00 | $450.00 | **$4,050.00** |
| Point Central | $12.00 | $12.00 | $12.00 | $12.00 | $12.00 | $12.00 | $12.00 | $12.00 | $12.00 | **$108.00** |
| ***Pool, Cleaning & Maintenance*** | | | | | | | | | | |
| Pool/Hot Tub Service Fee | $170.00 | $170.00 | $170.00 | $170.00 | $170.00 | $170.00 | $170.00 | $170.00 | $170.00 | **$1,530.00** |
| Deep Cleaning — see detail tab | - | $624.19 | - | - | - | - | - | $1,052.74 | - | **$1,676.93** |
| Additional Maintenance & Repairs — see detail tab | $1,191.01 | - | $2,947.57 | $55.00 | $171.00 | - | $600.00 | $499.00 | $778.39 | **$6,241.97** |
| ***Other*** | | | | | | | | | | |
| Travel Agent Commission (billed separately) — see detail tab | - | $667.70 | $24.75 | $211.01 | $207.19 | - | $16.80 | - | $436.88 | **$1,564.33** |
| BTR License Renewal | - | - | - | - | - | - | $30.00 | - | - | **$30.00** |
| **TOTAL OPERATING EXPENSES** | **$3,374.30** | **$3,843.02** | **$5,062.48** | **$2,442.17** | **$2,805.71** | **$2,177.49** | **$2,918.72** | **$4,093.70** | **$3,825.77** | **$30,543.36** |
| | | | | | | | | | | |
| **NET OPERATING INCOME** | **($1,208.41)** | **$878.03** | **$2,088.43** | **$6,754.62** | **$304.04** | **$3,588.80** | **$2,146.95** | **($1,395.63)** | **$212.01** | **$13,368.84** |
| | | | | | | | | | | |
| **RENTAL RESERVE & CASH TO OWNER (below the line)** | | | | | | | | | | |
| Rental Reserve Holdback | - | ($43.90) | ($104.42) | ($337.73) | ($15.20) | ($179.44) | ($107.35) | - | ($10.60) | **($798.64)** |
| Rental Reserve Distribution (released to owner) | $139.00 | - | $44.00 | $55.00 | $171.00 | - | $410.00 | $108.00 | - | **$927.00** |
| **Paid to / (Owed by) Owner — Statement Total** | **($1,069.41)** | **$834.13** | **$2,028.01** | **$6,471.89** | **$459.84** | **$3,409.36** | **$2,449.60** | **($1,287.63)** | **$201.41** | **$13,497.20** |
| | | | | | | | | | | |
| **RENTAL RESERVE ACCOUNT** | | | | | | | | | | |
| Starting Balance | $1,139.27 | $1,000.27 | $1,044.17 | $1,104.59 | $1,387.32 | $1,231.52 | $1,410.96 | $1,108.31 | $1,000.31 | **$1,139.27** |
| Plus: Reserve Holdback | - | $43.90 | $104.42 | $337.73 | $15.20 | $179.44 | $107.35 | - | $10.60 | $798.64 |
| Less: Reserve Distribution | ($139.00) | - | ($44.00) | ($55.00) | ($171.00) | - | ($410.00) | ($108.00) | - | ($927.00) |
| **Ending Balance** | **$1,000.27** | **$1,044.17** | **$1,104.59** | **$1,387.32** | **$1,231.52** | **$1,410.96** | **$1,108.31** | **$1,000.31** | **$1,010.91** | **$1,010.91** |
| | | | | | | | | | | |
| **TIE-OUT TO ENCORE STATEMENTS (should all be zero)** | | | | | | | | | | |
| Net Rental Income vs. statement reservation subtotal | - | - | - | - | - | - | - | - | - | |
| Net Operating Income vs. statement subtotal | - | - | - | - | - | - | - | - | - | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Cash to owner vs. statement total | - | - | - | - | - | - | - | - | - |
| Reserve ending balance vs. statement | - | - | - | - | - | - | - | - | - |

**Notes**

- *Management fee = Encore's "Income Expense" column, which is 20% of gross income after any travel agent commission.*
- *Stays crossing month-end are split across statements as Encore reported them (e.g., Res 26349944 in Jul and Aug; Res 22345318 in Feb with a $195.31 adjustment in Jun).*
- *Travel agent commissions appear two ways: deducted on the reservation line, and billed separately as statement line items. Both are shown.*
- *Rental reserve holdbacks/distributions are owner funds moving to and from a reserve account, so they are shown below Net Operating Income.*
- *Every amount comes from the owner statements; the Statement Line Items and Reservations tabs list each one. Blue = entered from statement, green = pulled from another tab, black = calculated.*

| Month | Res # | Rate Type | Arrive | Depart | Gross Income | Travel Agent Commission |
|---|---|---|---|---|---|---|
| Jan | 22613084 | Retail | 12/27/25 | 01/02/26 | $658.95 | - |
| Jan | 24853327 | OTA | 01/10/26 | 01/14/26 | $1,998.42 | - |
| Feb | 22345318 | OTA | 02/20/26 | 02/23/26 | $1,204.75 | - |
| Feb | 23082975 | Wholesale | 02/23/26 | 02/26/26 | $1,855.14 | - |
| Feb | 25427997 | OTA | 02/12/26 | 02/17/26 | $2,879.24 | ($587.60) |
| Feb | 25750334 | Retail | 02/17/26 | 02/18/26 | $549.78 | - |
| Mar | 22523698 | Retail | 03/30/26 | 04/05/26 | $1,415.12 | - |
| Mar | 24136010 | Retail | 03/05/26 | 03/14/26 | $4,458.33 | - |
| Mar | 24671125 | OTA | 03/14/26 | 03/22/26 | $3,387.35 | ($622.17) |
| Apr | 22523698 | Retail | 03/30/26 | 04/05/26 | $3,142.27 | - |
| Apr | 23952170 | OTA | 04/20/26 | 04/28/26 | $3,741.64 | ($572.70) |
| Apr | 24760639 | Retail | 04/05/26 | 04/09/26 | $3,189.63 | - |
| Apr | 26312965 | Group | 04/10/26 | 04/12/26 | $1,487.93 | - |
| Apr | 26499267 | OTA | 04/30/26 | 05/03/26 | $340.55 | - |
| May | 25313018 | Retail | 05/23/26 | 05/30/26 | $3,099.71 | - |
| May | 26499267 | OTA | 04/30/26 | 05/03/26 | $787.48 | - |
| Jun | 22345318 | OTA | 02/20/26 | 02/23/26 | $195.31 | - |
| Jun | 24769115 | Retail | 06/28/26 | 07/04/26 | $1,142.11 | - |
| Jun | 25225304 | Retail | 06/19/26 | 06/22/26 | $1,754.22 | - |
| Jun | 25942365 | Group | 06/04/26 | 06/07/26 | $1,117.61 | - |
| Jun | 26607204 | OTA | 06/12/26 | 06/14/26 | $1,035.45 | ($194.41) |
| Jun | 26872278 | Retail | 06/23/26 | 06/28/26 | $2,157.57 | - |
| Jul | 24588208 | Group | 07/24/26 | 07/27/26 | $1,729.13 | - |
| Jul | 24760493 | OTA | 07/10/26 | 07/13/26 | $1,214.94 | - |
| Jul | 24769115 | Retail | 06/28/26 | 07/04/26 | $1,474.53 | - |
| Jul | 26349944 | OTA | 07/31/26 | 08/03/26 | $431.34 | - |
| Jul | 27085609 | OTA | 07/16/26 | 07/20/26 | $1,760.63 | ($278.47) |
| Aug | 26349944 | OTA | 07/31/26 | 08/03/26 | $862.67 | ($204.67) |
| Aug | 26412550 | OTA | 08/07/26 | 08/09/26 | $870.30 | ($137.65) |
| Aug | 26696668 | Retail | 08/28/26 | 08/31/26 | $1,308.56 | - |
| Aug | 27008449 | OTA | 08/14/26 | 08/16/26 | $795.05 | ($121.69) |
| Sep | 25679675 | Retail | 09/08/26 | 09/14/26 | $3,042.74 | - |
| Sep | 27346805 | Retail | 09/24/26 | 09/27/26 | $937.68 | - |
| Sep | 27507470 | Retail | 09/04/26 | 09/07/26 | $1,066.80 | - |
| **Total** | | | | | **$57,092.93** | **($2,719.36)** |

| Mgmt Fee (Income Expense) | Net (as reported) |
|---|---|
| ($131.79) | $527.16 |
| ($399.68) | $1,598.73 |
| ($240.95) | $963.80 |
| ($371.03) | $1,484.11 |
| ($458.33) | $1,833.31 |
| ($109.96) | $439.82 |
| ($283.02) | $1,132.10 |
| ($891.67) | $3,566.67 |
| ($553.04) | $2,212.14 |
| ($628.45) | $2,513.82 |
| ($633.79) | $2,535.15 |
| ($637.93) | $2,551.70 |
| ($297.59) | $1,190.35 |
| ($68.11) | $272.44 |
| ($619.94) | $2,479.77 |
| ($157.50) | $629.98 |
| ($39.06) | $156.25 |
| ($228.42) | $913.69 |
| ($350.84) | $1,403.38 |
| ($223.52) | $894.09 |
| ($168.21) | $672.83 |
| ($431.51) | $1,726.05 |
| ($345.83) | $1,383.31 |
| ($242.99) | $971.95 |
| ($294.91) | $1,179.62 |
| ($86.27) | $345.07 |
| ($296.43) | $1,185.73 |
| ($131.60) | $526.40 |
| ($146.53) | $586.12 |
| ($261.71) | $1,046.85 |
| ($134.67) | $538.69 |
| ($608.55) | $2,434.19 |
| ($187.54) | $750.15 |
| ($213.36) | $853.44 |
| **($10,874.73)** | **$43,498.86** |

| Month | Statement Description |
|---|---|
| Jan | Duke |
| Jan | TV / Internet Service Provider |
| Jan | Additional Maintenance Cost |
| Jan | Additional Maintenance Cost |
| Jan | Teco |
| Jan | Pool Heat |
| Jan | SWS |
| Jan | Toho |
| Jan | Club Dues |
| Jan | HOA Dues |
| Jan | Pool/Hot Tub Service Fee |
| Jan | Home Care Program |
| Jan | Point Central |
| Feb | Travel Agent Commission |
| Feb | Teco |
| Feb | TV / Internet Service Provider |
| Feb | Duke |
| Feb | Toho |
| Feb | Clean - Deep |
| Feb | Travel Agent Commission |
| Feb | Travel Agent Commission |
| Feb | Club Dues |
| Feb | HOA Dues |
| Feb | Pool/Hot Tub Service Fee |
| Feb | Home Care Program |
| Feb | Point Central |
| Mar | Additional Maintenance Cost |
| Mar | Additional Maintenance Cost |
| Mar | Duke |
| Mar | Teco |
| Mar | TV / Internet Service Provider |
| Mar | Toho |
| Mar | Pool Heat |
| Mar | Travel Agent Commission |
| Mar | Additional Maintenance Cost |
| Mar | Club Dues |
| Mar | HOA Dues |
| Mar | Pool/Hot Tub Service Fee |
| Mar | Home Care Program |
| Mar | Point Central |
| Apr | Teco |
| Apr | TV / Internet Service Provider |
| Apr | Duke |
| Apr | Pool Heat |
| Apr | Toho |
| Apr | Additional Maintenance Cost |

| | |
|---|---|
| Apr | Travel Agent Commission |
| Apr | Travel Agent Commission |
| Apr | Club Dues |
| Apr | HOA Dues |
| Apr | Pool/Hot Tub Service Fee |
| Apr | Home Care Program |
| Apr | Point Central |
| May | Additional Maintenance Cost |
| May | Additional Maintenance Cost |
| May | Toho |
| May | Teco |
| May | TV / Internet Service Provider |
| May | Duke |
| May | Travel Agent Commission |
| May | Club Dues |
| May | HOA Dues |
| May | Pool/Hot Tub Service Fee |
| May | Home Care Program |
| May | Point Central |
| Jun | Teco |
| Jun | Duke |
| Jun | TV / Internet Service Provider |
| Jun | Toho |
| Jun | Club Dues |
| Jun | HOA Dues |
| Jun | Pool/Hot Tub Service Fee |
| Jun | Home Care Program |
| Jun | Point Central |
| Jul | Duke |
| Jul | Teco |
| Jul | TV / Internet Service Provider |
| Jul | License Renewal |
| Jul | Additional Maintenance Cost |
| Jul | Travel Agent Commission |
| Jul | Toho |
| Jul | Club Dues |
| Jul | HOA Dues |
| Jul | Pool/Hot Tub Service Fee |
| Jul | Home Care Program |
| Jul | Point Central |
| Aug | Duke |
| Aug | TV / Internet Service Provider |
| Aug | Teco |
| Aug | Additional Maintenance Cost |
| Aug | Clean - Deep |
| Aug | Additional Maintenance Cost |
| Aug | Toho |
| Aug | Club Dues |

| | |
|---|---|
| Aug | HOA Dues |
| Aug | Pool/Hot Tub Service Fee |
| Aug | Home Care Program |
| Aug | Point Central |
| Sep | Additional Maintenance Cost |
| Sep | TV / Internet Service Provider |
| Sep | Teco |
| Sep | Duke |
| Sep | Travel Agent Commission |
| Sep | Additional Maintenance Cost |
| Sep | Travel Agent Commission |
| Sep | Toho |
| Sep | Additional Maintenance Cost |
| Sep | Club Dues |
| Sep | HOA Dues |
| Sep | Pool/Hot Tub Service Fee |
| Sep | Home Care Program |
| Sep | Point Central |
| **Total** | |

*Negative amounts are charges to the owner; positive*

| Memo | Amount (as on statement) |
|---|---|
| Electric Utilities | ($454.93) |
| Phone/TV/Internet Provider | ($54.33) |
| State Wide Glass - installation | ($512.63) |
| The Pool Mechanic - new filter union supplied and installed | ($300.00) |
| Gas Utilities | ($109.45) |
| | $40.00 |
| Southeast Wiring Solutions, Inc | ($378.38) |
| TOHO Water Authority | ($117.06) |
| Club Dues | ($118.52) |
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| OTA Fees | ($33.66) |
| Gas Utilities | ($309.34) |
| Phone/TV/Internet Provider | ($54.33) |
| Electric Utilities | ($532.66) |
| TOHO Water Authority | ($207.28) |
| | ($624.19) |
| Net Discount Commission | ($226.20) |
| 379733878 01/26 OS | ($407.84) |
| Club Dues | ($118.52) |
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| State Wide Glass | ($183.59) |
| Southeast Wiring Solutions | ($2,380.00) |
| Electric Utilities | ($259.61) |
| Gas Utilities | ($44.02) |
| Phone/TV/Internet Provider | ($54.33) |
| TOHO Water Authority | ($284.68) |
| | $240.00 |
| OTA Fees | ($24.75) |
| Chaise lounge chairs | ($383.98) |
| Club Dues | ($118.52) |
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| Gas Utilities | ($83.90) |
| Phone/TV/Internet Provider | ($54.33) |
| Electric Utilities | ($336.69) |
| April 2026 | $133.33 |
| TOHO Water Authority | ($253.72) |
| Labor for lounge chairs assembly | ($55.00) |

| | |
|---|---|
| OTA Fees | ($56.21) |
| OTA Fees | ($154.80) |
| Club Dues | ($118.52) |
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| The Pool Mechanic - New three way valve gasket kit supplied and installed | ($126.00) |
| Shower head broken and already been replaced | ($45.00) |
| TOHO Water Authority | ($129.88) |
| Gas Utilities | ($242.17) |
| Phone/TV/Internet Provider | ($54.33) |
| Electric Utilities | ($553.62) |
| 381269685 | ($207.19) |
| Club Dues | ($118.52) |
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| Gas Utilities | ($112.25) |
| Electric Utilities | ($433.51) |
| Phone/TV/Internet Provider | ($54.33) |
| TOHO Water Authority | ($129.88) |
| Club Dues | ($118.52) |
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| Electric Utilities | ($545.77) |
| Gas Utilities | ($63.46) |
| Phone/TV/Internet Provider | ($54.33) |
| BTR License Renewal 2026/2027 | ($30.00) |
| TSK Exteriors LLC - 7519 | ($600.00) |
| OTA Fees | ($16.80) |
| TOHO Water Authority | ($160.84) |
| Club Dues | ($118.52) |
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| Electric Utilities | ($761.80) |
| Phone/TV/Internet Provider | ($54.33) |
| Gas Utilities | ($71.03) |
| The Pool Mechanic - New shaft seal supplied & installed - 22099 | ($174.00) |
| | ($1,052.74) |
| Drywall ceiling repair and repaint in bedroom near vent | ($325.00) |
| TOHO Water Authority | ($207.28) |
| Club Dues | ($118.52) |

| | |
|---|---|
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| The Pool Mechanic - New 2" high temp union, Jandy filter gasket, temperatur | ($383.40) |
| Phone/TV/Internet Provider | ($54.33) |
| Gas Utilities | ($66.36) |
| Electric Utilities | ($700.34) |
| OTA Fees | ($28.86) |
| The Pool Mechanic - two new CMP floor jet covers & shaft seal supplied & ins | ($354.00) |
| TACS Settlement Center | ($408.02) |
| TOHO Water Authority | ($341.95) |
| 2 shower heads replaced part 534137 | ($40.99) |
| Club Dues | ($118.52) |
| HOA Dues | ($697.00) |
| Pool/Hot Tub Service Fee | ($170.00) |
| Home Care Program | ($450.00) |
| Point Central | ($12.00) |
| | **($30,130.03)** |

*amounts (Pool Heat) are credits. Source: Encore Resort owner statements, Jan–Sep 2026.*

| P&L Category |
| --- |
| Electric (Duke) |
| TV / Internet |
| Additional Maintenance & Repairs |
| Additional Maintenance & Repairs |
| Gas (Teco) |
| Pool Heat Income |
| Additional Maintenance & Repairs |
| Water (TOHO) |
| Club Dues |
| HOA Dues |
| Pool/Hot Tub Service Fee |
| Home Care Program |
| Point Central |
| Travel Agent Commission (billed separately) |
| Gas (Teco) |
| TV / Internet |
| Electric (Duke) |
| Water (TOHO) |
| Deep Cleaning |
| Travel Agent Commission (billed separately) |
| Travel Agent Commission (billed separately) |
| Club Dues |
| HOA Dues |
| Pool/Hot Tub Service Fee |
| Home Care Program |
| Point Central |
| Additional Maintenance & Repairs |
| Additional Maintenance & Repairs |
| Electric (Duke) |
| Gas (Teco) |
| TV / Internet |
| Water (TOHO) |
| Pool Heat Income |
| Travel Agent Commission (billed separately) |
| Additional Maintenance & Repairs |
| Club Dues |
| HOA Dues |
| Pool/Hot Tub Service Fee |
| Home Care Program |
| Point Central |
| Gas (Teco) |
| TV / Internet |
| Electric (Duke) |
| Pool Heat Income |
| Water (TOHO) |
| Additional Maintenance & Repairs |

Travel Agent Commission (billed separately)
Travel Agent Commission (billed separately)
Club Dues
HOA Dues
Pool/Hot Tub Service Fee
Home Care Program
Point Central
Additional Maintenance & Repairs
Additional Maintenance & Repairs
Water (TOHO)
Gas (Teco)
TV / Internet
Electric (Duke)
Travel Agent Commission (billed separately)
Club Dues
HOA Dues
Pool/Hot Tub Service Fee
Home Care Program
Point Central
Gas (Teco)
Electric (Duke)
TV / Internet
Water (TOHO)
Club Dues
HOA Dues
Pool/Hot Tub Service Fee
Home Care Program
Point Central
Electric (Duke)
Gas (Teco)
TV / Internet
BTR License Renewal
Additional Maintenance & Repairs
Travel Agent Commission (billed separately)
Water (TOHO)
Club Dues
HOA Dues
Pool/Hot Tub Service Fee
Home Care Program
Point Central
Electric (Duke)
TV / Internet
Gas (Teco)
Additional Maintenance & Repairs
Deep Cleaning
Additional Maintenance & Repairs
Water (TOHO)
Club Dues

HOA Dues
Pool/Hot Tub Service Fee
Home Care Program
Point Central
Additional Maintenance & Repairs
TV / Internet
Gas (Teco)
Electric (Duke)
Travel Agent Commission (billed separately)
Additional Maintenance & Repairs
Travel Agent Commission (billed separately)
Water (TOHO)
Additional Maintenance & Repairs
Club Dues
HOA Dues
Pool/Hot Tub Service Fee
Home Care Program
Point Central

# Detail behind one-off P&L lines

**Additional Maintenance & Repairs**

| Month | Statement Description |
|---|---|
| Jan | Additional Maintenance Cost |
| Jan | Additional Maintenance Cost |
| Jan | SWS |
| Mar | Additional Maintenance Cost |
| Mar | Additional Maintenance Cost |
| Mar | Additional Maintenance Cost |
| Apr | Additional Maintenance Cost |
| May | Additional Maintenance Cost |
| May | Additional Maintenance Cost |
| Jul | Additional Maintenance Cost |
| Aug | Additional Maintenance Cost |
| Aug | Additional Maintenance Cost |
| Sep | Additional Maintenance Cost |
| Sep | Additional Maintenance Cost |
| Sep | Additional Maintenance Cost |

**Deep Cleaning**

| Month | Statement Description |
|---|---|
| Feb | Clean - Deep |
| Aug | Clean - Deep |

**Travel Agent Commission (billed separately**

| Month | Statement Description |
|---|---|
| Feb | Travel Agent Commission |
| Feb | Travel Agent Commission |
| Feb | Travel Agent Commission |
| Mar | Travel Agent Commission |
| Apr | Travel Agent Commission |
| Apr | Travel Agent Commission |
| May | Travel Agent Commission |
| Jul | Travel Agent Commission |
| Sep | Travel Agent Commission |
| Sep | Travel Agent Commission |

**BTR License Renewal**

| Month | Statement Description |
|---|---|
| Jul | License Renewal |

**Pool Heat Income**

| Month | Statement Description |
|---|---|
| Jan | Pool Heat |
| Mar | Pool Heat |
| Apr | Pool Heat |

| Memo / Vendor | Amount |
|---|---|
| State Wide Glass - installation | ($512.63) |
| The Pool Mechanic - new filter union supplied and installed | ($300.00) |
| Southeast Wiring Solutions, Inc | ($378.38) |
| State Wide Glass | ($183.59) |
| Southeast Wiring Solutions | ($2,380.00) |
| Chaise lounge chairs | ($383.98) |
| Labor for lounge chairs assembly | ($55.00) |
| The Pool Mechanic - New three way valve gasket kit supplied and installed | ($126.00) |
| Shower head broken and already been replaced | ($45.00) |
| TSK Exteriors LLC - 7519 | ($600.00) |
| The Pool Mechanic - New shaft seal supplied & installed - 22099 | ($174.00) |
| Drywall ceiling repair and repaint in bedroom near vent | ($325.00) |
| The Pool Mechanic - New 2" high temp union, Jandy filter gasket, temperature s | ($383.40) |
| The Pool Mechanic - two new CMP floor jet covers & shaft seal supplied & insta | ($354.00) |
| 2 shower heads replaced part 534137 | ($40.99) |
| **Subtotal** | **($6,241.97)** |

| Memo / Vendor | Amount |
|---|---|
| (no memo) | ($624.19) |
| (no memo) | ($1,052.74) |
| **Subtotal** | **($1,676.93)** |

)

| Memo / Vendor | Amount |
|---|---|
| OTA Fees | ($33.66) |
| Net Discount Commission | ($226.20) |
| 379733878 01/26 OS | ($407.84) |
| OTA Fees | ($24.75) |
| OTA Fees | ($56.21) |
| OTA Fees | ($154.80) |
| 381269685 | ($207.19) |
| OTA Fees | ($16.80) |
| OTA Fees | ($28.86) |
| TACS Settlement Center | ($408.02) |
| **Subtotal** | **($1,564.33)** |

| Memo / Vendor | Amount |
|---|---|
| BTR License Renewal 2026/2027 | ($30.00) |
| **Subtotal** | **($30.00)** |

| Memo / Vendor | Amount |
|---|---|
| (no memo) | $40.00 |
| (no memo) | $240.00 |
| April 2026 | $133.33 |
| **Subtotal** | **$413.33** |