The Meadows South Association, Inc.
Profit Loss Statement

November 2025

LI	ITEM		2025 NOV (ACTUAL $)	2025 NOV (EST. $)	2025 NOV CUM (ACTUAL $)	2025 NOV CUM (EST. $)	2,025.00 EOY CUM (ADOPTED $)
1	**INCOME**						
2	Estoppels	(Not Tracked Separately)					0.00
3	Late Fees	(Not Tracked Separately)					0.00
4	Maintenance Fees		22,207.37	21,700.00	235,483.51	239,260.00	262,795.00
	11/03/25	CCU Deposit	3,065.00				
	11/04/25	CCU Deposit	11,075.00				
	11/07/25	CCU Deposit	4,010.00				
	11/15/25	CCU Deposit	1,525.00				
	11/18/25	CCU Deposit	1,680.00				
	11/24/25	CCU Deposit	852.37				
5	Fines		0.00	0.00	0.00	0.00	0.00
5A	Interest (CCU)		10.62	0.00	117.79	0.00	0.00
5B	Transfer from Reserves		0.00	0.00	55,798.00	0.00	0.00
5C	Member Loan Repayments		100.00	155.00	775.00	530.00	0.00
6	**Total**		**22,217.99**	**21,700.00**	**291,399.30**	**239,260.00**	**262,795.00**
7	**EXPENSES**						
8	**Contracts, Recurring**		**15,811.15**	**16,536.66**	**176,452.89**	**183,703.32**	**200,240.00**
9	Cable, Spectrum	[Contract thru 04/05/27]	10,427.49	10,433.33	114,702.38	114,766.66	125,200.00
10	Lawn Care		2,200.00	3,000.00	28,400.00	33,300.00	36,300.00
11	Waste Collection, City		2,429.59	2,300.00	23,770.12	25,300.00	27,600.00
12	Electric, FPL		689.37	733.33	6,890.10	8,066.66	8,800.00
12A	Property Management		0.00	0.00	0.00	0.00	0.00
13	Insurance		0.00	0.00	1,978.59	1,500.00	1,500.00
14	Water, Reclaimed, City		64.70	70.00	711.70	770.00	840.00
15	**Pest Control**		**600.00**	**300.00**	**12,612.74**	**10,900.00**	**11,200.00**
16	Termite Bond Inspection		0.00	0.00	8,112.74	7,600.00	7,600.00
17	Interior		300.00	300.00	3,300.00	3,300.00	3,600.00
17A	Exterior		300.00	0.00	1,200.00	0.00	0.00
18	**Contracts, Non-Recurring**		**1,534.35**	**541.66**	**94,599.38**	**35,608.32**	**39,800.00**
19	Stormwater, Apollo Road		0.00	0.00	47,893.00	29,650.00	29,650.00
20	Property Maintenance/Repairs		775.00	333.33	39,819.82	3,666.66	4,000.00
21	**Irrigation System Maintenance**		**759.35**	**208.33**	**6,521.56**	**2,291.66**	**2,500.00**
22	**Financial Services**						**3,650.00**
23	Bookkeeping Services						3,600.00
24	Banking Fees						50.00
25	**Straight-Line Reserves**		**785.00**	**0.00**	**8,635.00**	**0.00**	**0.00**
26	Streets	Transfer to Reserves	785.00	0.00	8,635.00	0.00	0.00
27	Irrigation	Transfer to Reserves					0.00
28	**General**		**363.97**	**1,307.00**	**7,379.84**	**9,459.00**	**11,555.00**
29	Printing Services		0.00	600.00	0.00	1,550.00	2,200.00
30	Officer Discounts		280.00	280.00	2,520.00	1,820.00	2,100.00
31	Miscellaneous		0.00	125.00	652.37	1,375.00	1,500.00
32	Legal & Taxes		0.00	125.00	949.06	1,375.00	1,500.00
33	Postage & Box Rental		0.00	0.00	200.00	600.00	1,350.00
34	Office Supplies		83.97	67.00	83.97	734.00	800.00
35	Room Rentals		0.00	60.00	400.00	655.00	705.00
36	Website		0.00	50.00	119.52	550.00	600.00
37	Office Equipment		0.00	0.00	79.92	550.00	550.00
38	Financial Account Audit		0.00	0.00	175.00	250.00	250.00
38A	Member Loans		0.00	0.00	2,200.00	0.00	0.00
39	**Total Expenses**		**19,094.47**	**18,685.32**	**299,679.85**	**239,670.64**	**262,795.00**

Summary: Income - Expenses	**3,123.52**	**3,014.68**	**(8,280.55)**	**(410.64)**	