

The Meadows South Association, Inc.
Profit and Loss

February 2026 Summary

LI	ITEM			2025 FEB (ACTUAL \$)	2025 FEB (EST. \$)	2025 FEB CUM (ACTUAL \$)	2025 FEB CUM (EST. \$)	2025 EOY CUM (ACTUAL \$)	2025 EOY CUM (EST. \$)	2,025.00 EOY CUM (ADOPTED \$)
1	INCOME									
2	Dues, Fees, & Interest			23,142.32	21,980.00	59,163.82	43,960.00	59,163.82	263,760.00	263,760.00
	02/06/26		CCU Deposit	16,660.00						
	02/16/26		CCU Deposit	4,132.32						
	02/24/26		CCU Deposit	2,450.00						
	02/28/26		Member Loans	-100.00						
4	Interest (CCU)			9.94	10.00	20.94	20.00	20.94	120.00	120.00
5	Member Loan Repayments			100.00	155.00	310.00	310.00	310.00	1,320.00	0.00
	1283A		Concrete, Sidewalk (\$1,300)	100.00	100.00					
	1283E		Tree Removal (\$950)	0.00	55.00					
6	Total			23,252.26	22,145.00	59,494.76	44,290.00	59,494.76	265,200.00	263,880.00
7	EXPENSES									
8	Contracts, Recurring									
9	Cable, Spectrum [Contract thru 04/05/27]			10,951.16	11,682.00	21,902.32	23,364.00	140,179.00	140,179.00	140,179.00
10	Waste Collection, City			2,559.42	2,400.00	5,118.84	4,800.00	5,118.84	28,800.00	28,800.00
11	Lawn Care			2,200.00	2,200.00	4,400.00	4,400.00	4,400.00	26,400.00	26,400.00
	02/01/26	C2412	Too Tall Lawn Care	2,200.00						
12	Electric, FPL			667.65	700.00	1,335.30	1,400.00	1,335.30	8,400.00	8,400.00
				493.24						
				106.47						
				35.92						
				32.02						
13	Property Management			600.00	600.00	1,200.00	1,200.00	1,200.00	7,200.00	7,200.00
	02/04/26		EFT: 631 MS	600.00						
	02/04/26		EFT: 631 MS, January Reimbursements	[202]						
14	Insurance			0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
15	Water, Reclaimed, City			64.70	66.00	129.40	132.00	129.40	792.00	792.00
				64.00						
				0.35						
				0.35						
16	Pest Control									
17	Termite Bond Inspection			0.00	0.00	0.00	0.00	0.00	8,500.00	8,500.00
18	Interior			0.00	300.00	300.00	600.00	0.00	3,600.00	3,600.00
19	Exterior			0.00	300.00	300.00	600.00	0.00	3,600.00	3,600.00
20	Complex Maintenance									
21	Landscaping			0.00	650.00	0.00	1,300.00	0.00	7,800.00	7,800.00
22	Asphalt Repairs									3,589.00
23	General Repairs			408.56	210.00	408.56	420.00		2,500.00	2,500.00
	02/05/26	631P	Lowes: Fence Post & Cap	41.58						
	02/05/26	631P	Ace: 3 Clamps & Lock	30.77						
	02/07/26	631P	Ace: 2 Master Lock Keys	10.68						
	02/07/26	631W	2 hrs: 1289G Perimeter Fence/Gate Repair	60.00						
	02/16/26	631P	Home Depot: Fence Supplies	124.94						
	02/16/26	631W	1.5 hrs: 1315A/B Fence Repairs	45.00						
	02/18/26	631W	2 hrs: 1315A/B Fence Repairs	60.00						
	02/26/26	631P	LED Solar Lights, 2-Pack, E-Bay (Entrance 3)	35.59						

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24	Irrigation System			1,410.51	210.00	1,881.79	420.00	1,881.79	2,500.00	2,500.00
	02/02/26	C2413	GWPC	560.00						
	02/15/26	631P	631, Pop-Up Heads & Filters, Gloves, +	132.62						
	02/16/26	C2414	GWPC	600.00						
	02/17/26	631P	Lowes: Quikcrete, 4 bags	17.89						
	02/17/26	631W	1283R SV Complex Concreting: 2 hrs	80.00						
	02/19/26	631W	1283R Box Installation: 0.5 hrs	20.00						
25	Straight-Line Reserves									
26	Streets			785.00	785.00	1,570.00	1,570.00	1,570.00	9,420.00	9,420.00
27	General									
28	Annual Meeting Docs & Mailings			0.00	0.00	0.00	150.00	0.00	2,200.00	2,500.00
29	Legal Counsel			0.00	0.00	0.00	0.00	0.00	2,100.00	2,500.00
30	Miscellaneous			61.25	125.00	83.85	250.00	83.85	1,500.00	1,500.00
	02/11/26	631P	Sunbiz Annual Report Filing Fee	61.25						
31	Postage & Box Rental			0.00	100.00	250.89	200.00	250.89	1,200.00	1,200.00
32	Room Rentals			0.00	0.00	0.00	0.00	0.00	300.00	300.00
33	Website			0.00	150.00	0.00	150.00	0.00	250.00	250.00
34	Financial Account Audit			175.00	250.00	175.00	250.00	175.00	250.00	250.00
	02/27/26	C2415	Sunshine Accounting	175.00						
35	Taxes									100.00
36	Member Loans			0.00	0.00	0.00	0.00	0.00	0.00	0.00
36A	Collections			689.00	0.00	868.40	0.00	868.40	0.00	0.00
	02/09/26	631C	1317H: Intent to Lien Notice	75.00						
	02/10/26	631C	1281H: Claim of Lien	300.00						
	02/10/26	631C	1281I: Claim of Lien	300.00						
	02/16/26	631C	1283I: VN26-0001	7.00						
	02/28/26	631C	1287C: VN26-0002	7.00						
37	Total Expenses			20,572.25	0.00	39,924.35	20,478.00	39,924.35	20,478.00	263,880.00
	Profit/Loss:			2,680.01				19,570.41		