# The Meadows South Association, Inc.
## Profit and Loss

| LI | ITEM | | | 2026 OCT (ACTUAL $) | 2026 OCT (EST. $) | 2026 OCT CUM (ACTUAL $) | 2026 OCT CUM (EST. $) | 2026 EOY CUM (ACTUAL $) | 2026 EOY CUM (EST. $) | 2026 EOY CUM (ADOPTED $) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **INCOME** | | | | | | | | | |
| 2 | Dues, Fees, & Interest | | | 16,860.78 | 21,980.00 | 246,862.87 | 219,800.00 | 246,862.87 | 263,760.00 | 263,760.00 |
| | 10/06/26 | | LCU Deposit | 11,292.38 | | | | | | |
| | 10/14/26 | | LCU Deposit | 3,760.00 | | | | | | |
| | 10/19/26 | | LCU Returned Check | -145.00 | | | | | | |
| | 10/27/26 | | LCU Deposit | 1,953.40 | | | | | | |
| 4 | CCU Savings Account Interest | | | 5.37 | 10.00 | 102.53 | 100.00 | 102.53 | 120.00 | 120.00 |
| 4A | CCU Reserve Account Interest | | | 11.08 | 9.00 | 90.91 | 90.00 | 90.91 | 108.00 | 0.00 |
| 4B | LCU Savings Account Interest | | | 0.08 | 0.00 | | | | | |
| 4C | LCU Checking Account Interest | | | 6.42 | 0.00 | | | | | |
| 5 | Member Loan Repayments | | | 71.36 | 100.00 | 1,155.86 | 1,265.00 | 1,155.86 | 1,332.09 | 0.00 |
| | 1283A | | Concrete, Sidewalk ($1,300) | 71.36 | 100.00 | | | | | |
| | 1283E | | Tree Removal ($950: Paid-in-full) | | | | | | | |
| 5A | Petty Cash [0] | | | | | | | | | |
| 6 | **Total** | | | **16,948.59** | **22,099.00** | **248,212.17** | **221,255.00** | **248,212.17** | **265,320.09** | **263,880.00** |
| | | | | | | | | | | |
| 7 | **EXPENSES** | | | | | | | | | |
| 8 | **Contracts, Recurring** | | | | | | | | | |
| 9 | Cable, Spectrum [Contract thru April 2, 2031] | | | 0.00 | 11,681.00 | 87,511.67 | 116,817.00 | 140,179.00 | 140,179.00 | 140,179.00 |
| 10 | Waste Collection, City | | | 0.00 | 2,400.00 | 23,034.78 | 24,000.00 | 23,034.78 | 28,800.00 | 28,800.00 |
| | 10/15/26 | C1006 | City of Titusville | 2,559.42 | | | | | | |
| 11 | Lawn Care | | | 2,400.00 | 2,200.00 | 23,000.00 | 22,000.00 | 23,000.00 | 26,400.00 | 26,400.00 |
| | 10/01/26 | C1004 | Too Tall Lawn Care | 2,400.00 | | | | | | |
| 12 | Electric, FPL | | | 667.65 | 700.00 | 6,593.49 | 7,000.00 | 6,593.49 | 8,400.00 | 8,400.00 |
| 13 | Property Management | | | 600.00 | 600.00 | 5,400.00 | 6,000.00 | 5,400.00 | 7,200.00 | 7,200.00 |
| | 10/01/26 | EFT | EFT: 631 MS | 600.00 | | | | | | |
| | 10/02/26 | EFT | EFT: 631 MS, September Reimbursements | [1,382.95] | | | | | | |
| 14 | Insurance | | | 0.00 | 0.00 | 2,745.18 | 2,000.00 | 2,745.18 | 2,000.00 | 2,000.00 |
| 15 | Water, Reclaimed, City | | | 65.00 | 66.00 | 646.90 | 660.00 | 646.90 | 792.00 | 792.00 |
| 16 | **Pest Control** | | | | | | | | | |
| 17 | Termite | EFT | Terminix | 8,843.00 | 0.00 | 8,843.00 | 8,500.00 | 8,843.00 | 8,500.00 | 8,500.00 |
| 18 | Interior | EFT | B&R Pest Control | 300.00 | 300.00 | 0.00 | 3,000.00 | 0.00 | 3,600.00 | 3,600.00 |
| 19 | Exterior | EFT | Orange Pest Control | 300.00 | 300.00 | 0.00 | 3,000.00 | 0.00 | 3,600.00 | 3,600.00 |
| 20 | **Complex Maintenance** | | | | | | | | | |
| 21 | Landscaping | | | 0.00 | 900.00 | 7,578.37 | 9,700.00 | 7,578.37 | **11,000.00** | 7,800.00 |
| 22 | Asphalt Repairs | | | 120.00 | 0.00 | 452.97 | 3,589.00 | 452.97 | 3,589.00 | 3,589.00 |
| | 10/08/26 | 631P | Street 1 Repair | 60.00 | | | | | | |
| | 10/15/26 | 631P | 1283/1285 Street Repair | 60.00 | | | | | | |
| 23 | General Repairs | | | 60.38 | 210.00 | 739.68 | 2,080.00 | 739.68 | 2,500.00 | 2,500.00 |
| | 10/12/26 | 631R | 1315G Water Leak Repair [-3PC] | 37.00 | | | | | | |
| | 10/28/26 | 631R | Harbor Freight: Metal Ties | 23.38 | | | | | | |
| 24 | Irrigation System | | | 1,710.04 | 1,210.00 | 8,883.11 | 8,100.00 | 8,883.11 | **9,000.00** | 2,500.00 |
| | 10/06/26 | C1005 | GWPC | 400.00 | | | | | | |
| | 10/06/26 | 631R | Ace Hardware: Supplies | 10.04 | | | | | | |
| | 10/16/26 | C1007 | GWPC | 840.00 | | | | | | |
| | 10/25/26 | C1009 | GWPC | 400.00 | | | | | | |
| | 10/29/26 | 631P | Frame Builds | 60.00 | | | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| 25 | **Straight-Line Reserves** | | | | | | | | | |
| 26 | Streets | | | 785.00 | 785.00 | 7,850.00 | 7,850.00 | 7,850.00 | 9,420.00 | 9,420.00 |
| 27 | **General** | | | | | | | | | |
| 28 | Annual Meeting Docs & Mailings | | | 0.00 | 600.00 | 0.00 | 950.00 | 0.00 | 2,200.00 | 2,500.00 |
| 29 | Legal Counsel | | | 0.00 | 280.00 | 0.00 | 1,540.00 | 0.00 | 2,100.00 | 2,500.00 |
| | 10/20/26 | EFT | AriasBosinger (1317H) | 350.00 | | | | | | |
| 30 | Miscellaneous | | | 1,393.40 | 125.00 | 12,314.01 | 1,250.00 | 12,314.01 | 1,500.00 | 1,500.00 |
| | 10/06/26 | C1008 | Lot 51 Owner Agreement | 1,393.40 | | | | | | |
| 31 | Postage & Box Rental | | | 0.00 | 100.00 | 271.49 | 1,000.00 | 271.49 | 1,200.00 | 1,200.00 |
| 32 | Room Rentals | | | 0.00 | 0.00 | 300.00 | 0.00 | 300.00 | 300.00 | 300.00 |
| 33 | Website | | | 60.57 | 0.00 | 310.57 | 250.00 | 310.57 | 250.00 | 250.00 |
| | 10/31/26 | 631R | Websitee Domain Fee (3 years) | 60.57 | | | | | | |
| 34 | Financial Account Audit | | | 0.00 | 0.00 | 175.00 | 250.00 | 175.00 | 250.00 | 250.00 |
| 35 | Taxes | | | 0.00 | 0.00 | 52.76 | 100.00 | 52.76 | 100.00 | 100.00 |
| 36 | Member Loans | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 36A | **Collections** | | | 0.00 | 0.00 | 1,382.75 | 0.00 | 1,382.75 | 0.00 | 0.00 |
| 37 | **Total Expenses** | | | **17,305.04** | **0.00** | **202,700.73** | **20,468.00** | **202,700.73** | **20,468.00** | **263,880.00** |
| | | | **Profit/Loss:** | **-356.45** | | | | **45,511.44** | | |