

# **The Patrician Condominium Association, Inc.**

*For the Period Ended December 31, 2025*



*By: Tamar and Associates, LLC.*

**TAMAR AND ASSOCIATES, LLC**

**For**

**THE PATRICIAN CONDOMINIUM ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS FOR THE PERIOD ENDED DECEMBER 31, 2025**

Florida statutes and regulations require us to prepare your financial statements in accordance with the standards established by the AICPA (American Institute of CPA's) and the FASB (Financial Accounting Standards Board). The myriad of preparation and reporting guidelines are collectively referred to as GAAP (Generally Accepted Accounting Principles) and GAAS (Generally Accepted Auditing Standards). The FDIC insures up to a maximum of \$250,000 for each banking relationship. There may be times when the Association's funds exceed this amount.

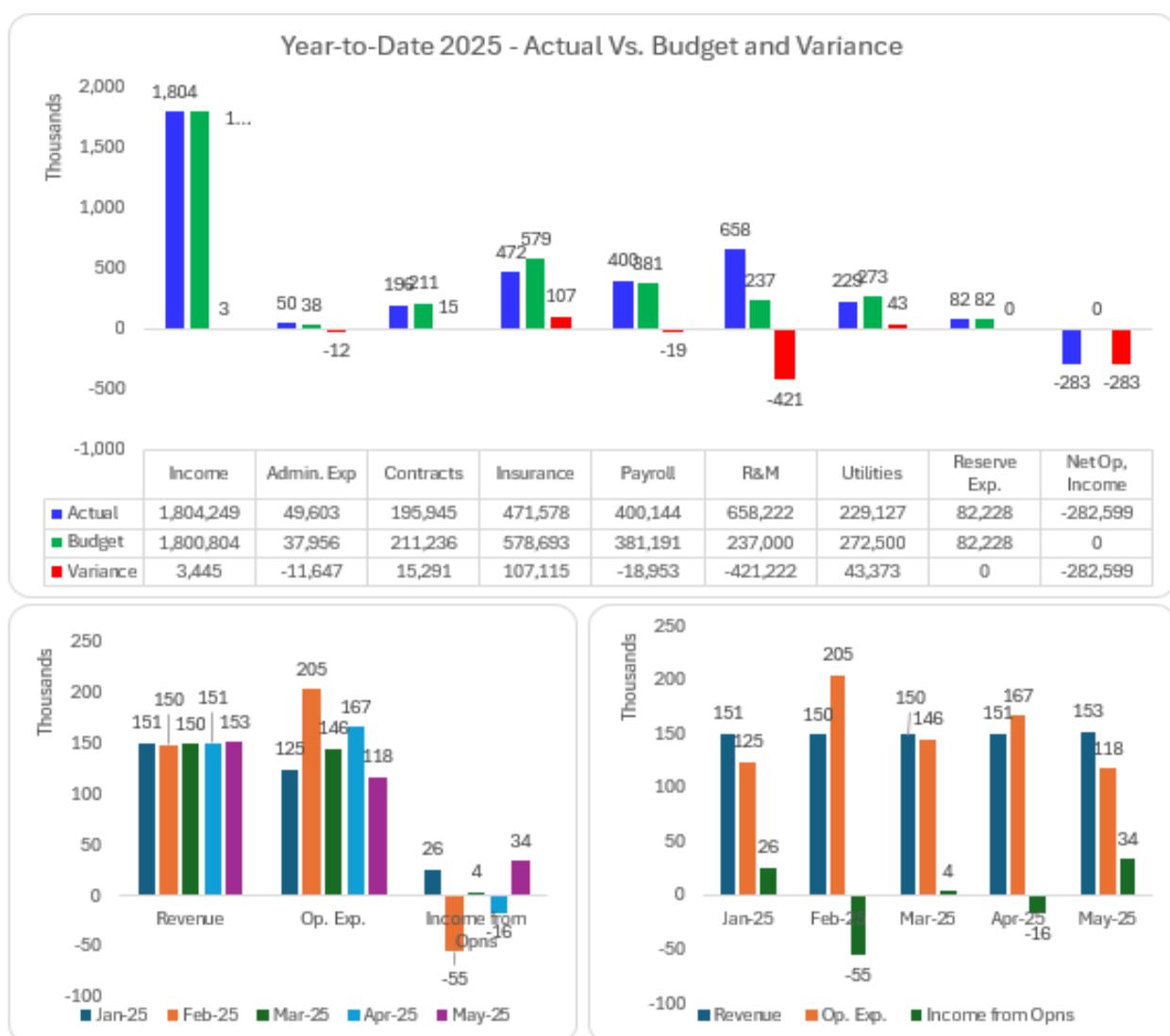
During the review of your financial statements for the period stated above, we noted certain line items contained within the details of the reporting that require additional identification and warrant further inquiry. The following items are being brought to your attention:

**NOTES - THIS PERIOD**

1. On May 12<sup>th</sup> the association passed a special assessment for \$1.56M to be repaid over 60 months commencing on October 1<sup>st</sup>, 2025. Owners were given four repayment options.
2. Due from Reserves (GL1380) owes Operating (GL1370) \$247k at the end of December 2025.
3. Due from Special Assessment (GL1135) owes Operating (GL1130) approx. \$151k at the end of December 2025.
4. Financial summary of operations for December 2025 is presented in the following table:

Particulars	For Dec 2025			Year-to-Date Dec 2025			\$
	Actual	Budget	Variance	Actual	Budget	Variance	
Annual Budget							
Total Income	152,558	150,067	2,491	1,804,249	1,800,804	3,445	1,800,804
Total Expense	118,128	143,215	25,087	2,004,620	1,718,576	(286,044)	1,718,576
Operating Net Income	34,431	6,852	27,578	(200,371)	82,228	(282,599)	82,228
Reserve Expense	(6,852)	(6,852)	0	(82,228)	(82,228)	0	82,228
Net Income	27,578	-	27,578	(282,599)	-	(282,599)	-

5. The Revenue and Expenses (with breakup of expenses) and the trend in key financial parameters in the above table are presented visually in the chart below:



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 Tamar and Associates, LLC  
 Plantation, FL

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## **The Patrician Condominium Association, Inc.**

## **Treasurer's Report for the Month Ended: December 31, 2025**

**(a) At the end of December 31, 2025, the Association has available funds as follows:**

	Operating	Reserves	SA	Sec Dep	Total
1010 - Truist Bank - Oper (4838)	\$115,953.49				\$ 115,953.49
1040 - Truist Bank - SA (8925)		\$ 778,323.15			\$ 778,323.15
1090 - Truist Bank Escrow (3420)			\$ 16,401.54	\$	16,401.54
1100 - Truist Bank Res (3412)	\$ 289,520.10				\$ 289,520.10
1120 - Truist Res MM (3447)	\$ 352.04				\$ 352.04
1125 -Morgan Stanley (9634)	\$ 537,636.74				\$ 537,636.74
<b>Total</b>	<b>\$115,953.49</b>	<b>\$827,508.88</b>	<b>\$778,323.15</b>	<b>\$16,401.54</b>	<b>\$1,738,187.06</b>

(b) At the end of December 31, 2025, the inter-Cost Centre Dues (TO)/FROM balances are as follows:

	<b>Operating</b>	<b>Reserves</b>	<b>Others</b>	<b>Total</b>
1370 - Owes from Res. (1380)	\$247,166.77	(\$247,166.77)		\$ -
1130 - Owes from SA. (1135)	\$150,913.84		(\$150,913.84)	\$ -
<b>Total</b>	<b>\$398,080.61</b>	<b>(\$247,166.77)</b>	<b>(\$150,913.84)</b>	<b>\$0.00</b>

(c) At the end of December 31, 2025, Accounts Receivable were:

	<b>Current</b>	<b>Over 30</b>	<b>Over 60</b>	<b>Over 90</b>	<b>Total</b>
Receivable	\$ 100.00	\$ 18,993.53	\$ 2,012.03	\$ 211.37	\$ 21,316.93
Allowance			-	-	-
Net	<b>\$ 100.00</b>	<b>\$ 18,993.53</b>	<b>\$ 2,012.03</b>	<b>\$ 211.37</b>	<b>\$ 21,316.93</b>

Under 60 Days	19,093.53	89.6%
Over 60 Days	2,223.40	10.4%

(d) At the end of December 31, 2025, Current Liabilities were:

Accounts payable	-
Accrued Expenses	30,020.61
Insurance Financing January 2026 Instalment(s) Estimated	37,236.34

**(e) Financial Operations for December and Year-to-Date are as follows:**

	<b>Current Month</b>	<b>Year to Date</b>
Income	152,558.47	1,804,248.84
Operating Expenses	118,127.96	2,004,620.09
Operating Net Income	34,430.51	(200,371.25)
Charge to Reserves	6,852.33	82,229.61
Net Income	27,578.18	(282,600.86)

**The Patrician Condominium Association, Inc.**  
**Balance Sheet**  
**12/31/2025**

	Operating	Reserve	Other	Total
<b>Assets</b>				
<b>Cash-Operating</b>				
1005 - Truist Bank - Oper (4078) NEW	\$115,953.49			\$115,953.49
1040 - Truist Bank - SA2025 (8925)		\$778,323.15		\$778,323.15
1090 - Truist Bank Escrow (3420)	\$16,401.54			\$16,401.54
1380 - Due to/fromm Operating Fund	\$247,166.77			\$247,166.77
<b>Total Cash-Operating</b>	<b>\$379,521.80</b>	<b>\$0.00</b>	<b>\$778,323.15</b>	<b>\$1,157,844.95</b>
<b>Cash-Reserves</b>				
1100 - Truist Bank RSV (3412)	\$289,520.10			\$289,520.10
1120 - Truist MM RSV (3447)	\$352.04			\$352.04
1125 - Morgan Stanley xxx9634	\$537,636.74			\$537,636.74
1370 - Due to/from Reserve Fund	(\$247,166.77)			(\$247,166.77)
<b>Total Cash-Reserves</b>	<b>\$0.00</b>	<b>\$580,342.11</b>		<b>\$580,342.11</b>
<b>Asset</b>				
1130 - Due from Oper. Fund	\$150,913.84			\$150,913.84
1135 - Due from Special Assessment		(\$150,913.84)		(\$150,913.84)
1200 - Member Assessments Receivable	\$20,731.01			\$20,731.01
1210 - Late Fees Receivable	\$125.00			\$125.00
1215 - Other Receivables	\$1,708.11			\$1,708.11
1255 - Special Assessment 2025 Rec.		\$22,851.05		\$22,851.05
1270 - Unbilled Special Assessment		\$472,420.05		\$472,420.05
<b>Total Asset</b>	<b>\$173,477.96</b>		<b>\$344,357.26</b>	<b>\$517,835.22</b>
<b>Other Assets</b>				
1300 - Prepaid Insurance	\$217,738.65			\$217,738.65
1400 - Furniture & Equipment	\$104,719.55			\$104,719.55
1410 - Accumulated Depreciation	(\$104,719.55)			(\$104,719.55)
<b>Total Other Assets</b>	<b>\$217,738.65</b>		<b>\$0.00</b>	<b>\$217,738.65</b>
<b>Assets Total</b>	<b>\$770,738.41</b>	<b>\$580,342.11</b>	<b>\$1,122,680.41</b>	<b>\$2,473,760.93</b>
<b>Liabilities &amp; Equity</b>				
<b>Liability</b>				
2000 - Prepaid Maint Assessments	\$163,343.59			\$163,343.59
2150 - Insurance Payable	\$43,185.11			\$43,185.11
2200 - Accrued Expenses	\$30,020.61			\$30,020.61
2300 - Security Deposits	\$15,900.16			\$15,900.16
2360 - Other Payables	\$320.00			\$320.00
2620 - Capital Contribution	\$203,888.30			\$203,888.30
<b>Total Liability</b>	<b>\$456,657.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$456,657.77</b>
<b>Special Assessment</b>				
2700 - Deferred Special Assessment		\$1,406,233.01		\$1,406,233.01
2750 - SA Bank Interest/SC		\$31.87		\$31.87
2755 - SA2025 Income		\$93,766.99		\$93,766.99
2765 - SA2025 Expense	(\$377,254.49)			(\$377,254.49)
2855 - SA2025 Loan Truist - Interest		(\$96.97)		(\$96.97)

**The Patrician Condominium Association, Inc.****Balance Sheet****12/31/2025**

	<u>Operating</u>	<u>Reserve</u>	<u>Other</u>	<u>Total</u>
<u>Total Special Assessment</u>	\$0.00		\$1,122,680.41	\$1,122,680.41
<u>Reserve Expense</u>				
3000 - Reserve Pool		\$528,477.07		\$528,477.07
3030 - Reserve Interest		\$51,865.04		\$51,865.04
<u>Total Reserve Expense</u>		\$580,342.11		\$580,342.11
<u>Fund Balance</u>				
3510 - Prior Year Adjustments	\$12,736.69			\$12,736.69
<u>Total Fund Balance</u>	\$12,736.69		\$0.00	\$12,736.69
<u>Retained Earnings</u>	\$583,943.16	\$0.00	\$0.00	\$583,943.16
<u>Net Income</u>	(\$282,599.21)	\$0.00	\$0.00	(\$282,599.21)
<i>Liabilities and Equity Total</i>	\$770,738.41	\$580,342.11	\$1,122,680.41	\$2,473,760.93

**The Patrician Condominium Association, Inc.**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			<b>Annual Budget</b>	
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>		
<b>Income</b>								
<b>Income</b>								
4000 - Member Maintenance Fees	\$141,560.66	\$141,548.00	\$12.66	\$1,697,789.95	\$1,698,576.00	(\$786.05)	\$1,698,576.00	
4010 - Reserve Assessment Income	\$6,852.34	\$6,852.37	(\$0.03)	\$82,228.05	\$82,228.00	\$0.05	\$82,228.00	
4030 - Application Fee Income	\$150.00	\$41.63	\$108.37	\$2,834.05	\$500.00	\$2,334.05	\$500.00	
4070 - Insurance Claim Revenue	\$2,086.98	\$0.00	\$2,086.98	\$2,086.98	\$0.00	\$2,086.98	\$0.00	
4075 - Interest Income	\$31.28	\$0.00	\$31.28	\$313.66	\$0.00	\$313.66	\$0.00	
4080 - Key Fob/QPass Income	\$0.00	\$83.37	(\$83.37)	\$700.01	\$1,000.00	(\$299.99)	\$1,000.00	
4085 - Late Fee Income	\$175.00	\$125.00	\$50.00	\$1,534.58	\$1,500.00	\$34.58	\$1,500.00	
4090 - Laundry Income	\$1,669.00	\$1,333.37	\$335.63	\$16,138.00	\$16,000.00	\$138.00	\$16,000.00	
4100 - Miscellaneous Income	\$150.21	\$83.37	\$66.84	\$740.56	\$1,000.00	(\$259.44)	\$1,000.00	
4200 - Screening Fees	(\$117.00)	\$0.00	(\$117.00)	(\$117.00)	\$0.00	(\$117.00)	\$0.00	
<b>Total Income</b>	<b>\$152,558.47</b>	<b>\$150,067.11</b>	<b>\$2,491.36</b>	<b>\$1,804,248.84</b>	<b>\$1,800,804.00</b>	<b>\$3,444.84</b>	<b>\$1,800,804.00</b>	
<b>Total Income</b>	<b>\$152,558.47</b>	<b>\$150,067.11</b>	<b>\$2,491.36</b>	<b>\$1,804,248.84</b>	<b>\$1,800,804.00</b>	<b>\$3,444.84</b>	<b>\$1,800,804.00</b>	
<b>Expense</b>								
<b>Administrative Exp.</b>								
5000 - Administrative Expenses	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00	
5020 - Audit Fees	\$500.00	\$500.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	
5025 - Bad Debt Expense	\$0.00	\$166.63	\$166.63	\$89.83	\$2,000.00	\$1,910.17	\$2,000.00	
5030 - Bank Charges	\$0.00	\$8.37	\$8.37	\$146.19	\$100.00	(\$46.19)	\$100.00	
5035 - Computer Expenses	\$0.00	\$41.63	\$41.63	\$2.80	\$500.00	\$497.20	\$500.00	
5040 - Corporate Annual Report	\$0.00	\$13.00	\$13.00	\$0.00	\$156.00	\$156.00	\$156.00	
5080 - Legal Fees - Other	\$1,320.00	\$1,250.00	(\$70.00)	\$13,055.75	\$15,000.00	\$1,944.25	\$15,000.00	
5090 - License Fees & Permits	\$718.26	\$125.00	(\$593.26)	\$2,253.07	\$1,500.00	(\$753.07)	\$1,500.00	
5095 - Loan Int. Repayment - XXXX	\$0.00	\$0.00	\$0.00	\$143.07	\$0.00	(\$143.07)	\$0.00	
5100 - Miscellaneous Expense	\$0.00	\$41.63	\$41.63	\$10,657.67	\$500.00	(\$10,157.67)	\$500.00	
5150 - Office Expenses	\$300.00	\$166.63	(\$133.37)	\$4,476.06	\$2,000.00	(\$2,476.06)	\$2,000.00	
5160 - Postage & Printing	\$147.89	\$83.37	(\$64.52)	\$1,395.23	\$1,000.00	(\$395.23)	\$1,000.00	
5170 - Professional Fees - XXXX	\$0.00	\$583.37	\$583.37	\$10,105.00	\$7,000.00	(\$3,105.00)	\$7,000.00	
5180 - Screening Fees Expense	\$0.00	\$58.37	\$58.37	\$249.75	\$700.00	\$450.25	\$700.00	
5190 - Uniforms	\$0.00	\$83.37	\$83.37	\$1,028.66	\$1,000.00	(\$28.66)	\$1,000.00	
<b>Total Administrative Exp.</b>	<b>\$2,986.15</b>	<b>\$3,163.00</b>	<b>\$176.85</b>	<b>\$49,603.08</b>	<b>\$37,956.00</b>	<b>(\$11,647.08)</b>	<b>\$37,956.00</b>	
<b>Contracts</b>								
6000 - Cable	\$0.00	\$11,421.25	\$11,421.25	\$127,924.37	\$137,055.00	\$9,130.63	\$137,055.00	
6010 - Alarm Monitoring	\$214.00	\$214.00	\$0.00	\$2,340.63	\$2,568.00	\$227.37	\$2,568.00	
6030 - Elevator Contract	\$2,330.85	\$1,185.00	(\$1,145.85)	\$10,110.85	\$14,220.00	\$4,109.15	\$14,220.00	
6050 - Exterminator Contract	\$325.00	\$325.00	\$0.00	\$4,555.00	\$3,900.00	(\$655.00)	\$3,900.00	
6060 - Fire Alarm System	\$0.00	\$0.00	\$0.00	\$8,622.55	\$0.00	(\$8,622.55)	\$0.00	
6080 - HVAC System	\$0.00	\$1,873.00	\$1,873.00	\$5,618.00	\$22,476.00	\$16,858.00	\$22,476.00	
6090 - Holiday Decorations	\$0.00	\$209.25	\$209.25	\$1,445.00	\$2,511.00	\$1,066.00	\$2,511.00	
6110 - Landscaping Services	\$1,450.00	\$1,325.00	(\$125.00)	\$19,034.00	\$15,900.00	(\$3,134.00)	\$15,900.00	
6130 - Accounting Fees	\$420.65	\$349.50	(\$71.15)	\$4,720.98	\$4,194.00	(\$526.98)	\$4,194.00	
6160 - Pool / Spa Contract	\$555.00	\$435.00	(\$120.00)	\$5,775.00	\$5,220.00	(\$555.00)	\$5,220.00	
6200 - Water Treatment	\$501.43	\$266.00	(\$235.43)	\$5,798.59	\$3,192.00	(\$2,606.59)	\$3,192.00	
<b>Total Contracts</b>	<b>\$5,796.93</b>	<b>\$17,603.00</b>	<b>\$11,806.07</b>	<b>\$195,944.97</b>	<b>\$211,236.00</b>	<b>\$15,291.03</b>	<b>\$211,236.00</b>	

**The Patrician Condominium Association, Inc.**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Insurance</b>							
5500 - Insurance - General	\$33,084.47	\$48,224.38	\$15,139.91	\$471,578.38	\$578,693.00	\$107,114.62	\$578,693.00
<b>Total Insurance</b>	<b>\$33,084.47</b>	<b>\$48,224.38</b>	<b>\$15,139.91</b>	<b>\$471,578.38</b>	<b>\$578,693.00</b>	<b>\$107,114.62</b>	<b>\$578,693.00</b>
<b>Payroll</b>							
5200 - Payroll - Combined	\$44,423.96	\$30,584.37	(\$13,839.59)	\$375,062.95	\$367,012.00	(\$8,050.95)	\$367,012.00
5205 - Payroll Fees - ADP	(\$2,181.05)	\$0.00	\$2,181.05	\$0.00	\$0.00	\$0.00	\$0.00
5210 - Holiday Bonus	\$5,100.00	\$0.00	(\$5,100.00)	\$5,100.00	\$0.00	(\$5,100.00)	\$0.00
5215 - Employee Subsidized Insurance	\$2,378.31	\$500.00	(\$1,878.31)	\$14,878.31	\$6,000.00	(\$8,878.31)	\$6,000.00
5220 - Workers Compensation ADP	\$0.00	\$681.62	\$681.62	\$5,103.00	\$8,179.00	\$3,076.00	\$8,179.00
<b>Total Payroll</b>	<b>\$49,721.22</b>	<b>\$31,765.99</b>	<b>(\$17,955.23)</b>	<b>\$400,144.26</b>	<b>\$381,191.00</b>	<b>(\$18,953.26)</b>	<b>\$381,191.00</b>
<b>Repair &amp; Maintenance</b>							
7000 - Building Repair & Supplies	\$4,286.33	\$8,333.37	\$4,047.04	\$110,034.98	\$100,000.00	(\$10,034.98)	\$100,000.00
7010 - Building Upgrades	\$0.00	\$2,916.63	\$2,916.63	\$365,357.05	\$35,000.00	(\$330,357.05)	\$35,000.00
7060 - Gate/Access Entry System	\$134.00	\$208.37	\$74.37	\$2,015.37	\$2,500.00	\$484.63	\$2,500.00
7070 - Elevator Repairs	\$0.00	\$1,666.63	\$1,666.63	\$92,619.01	\$20,000.00	(\$72,619.01)	\$20,000.00
7110 - RM - Air Conditioning	\$1,733.65	\$2,500.00	\$766.35	\$65,283.55	\$30,000.00	(\$35,283.55)	\$30,000.00
7120 - Irrigation & Supplies	\$0.00	\$166.63	\$166.63	\$1,260.00	\$2,000.00	\$740.00	\$2,000.00
7130 - Janitorial Supplies	\$0.00	\$166.63	\$166.63	\$3,617.71	\$2,000.00	(\$1,617.71)	\$2,000.00
7140 - Landscape Extras	\$0.00	\$416.63	\$416.63	\$350.00	\$5,000.00	\$4,650.00	\$5,000.00
7150 - Life Safety Equipmt	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
7180 - Plumbing Repairs & Supplies	\$1,970.87	\$833.37	(\$1,137.50)	\$11,232.42	\$10,000.00	(\$1,232.42)	\$10,000.00
7190 - Pool Repairs & Supplies	\$1,268.41	\$416.63	(\$851.78)	\$3,252.21	\$5,000.00	\$1,747.79	\$5,000.00
7200 - Roofing	\$0.00	\$333.37	\$333.37	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
7210 - RM - Supplies	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
7220 - Water Treatment	\$0.00	\$250.00	\$250.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
7230 - Tree Trimming	\$0.00	\$208.37	\$208.37	\$3,200.00	\$2,500.00	(\$700.00)	\$2,500.00
7600 - Contingency	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
<b>Total Repair &amp; Maintenance</b>	<b>\$9,393.26</b>	<b>\$19,750.00</b>	<b>\$10,356.74</b>	<b>\$658,222.30</b>	<b>\$237,000.00</b>	<b>(\$421,222.30)</b>	<b>\$237,000.00</b>
<b>Utilities</b>							
5300 - Electricity	\$6,966.17	\$12,000.00	\$5,033.83	\$105,469.12	\$144,000.00	\$38,530.88	\$144,000.00
5310 - Natural Gas	\$2,386.69	\$3,458.37	\$1,071.68	\$23,575.70	\$41,500.00	\$17,924.30	\$41,500.00
5330 - Telephone	\$353.30	\$166.63	(\$186.67)	\$3,822.93	\$2,000.00	(\$1,822.93)	\$2,000.00
5340 - Water & Sewer	\$7,439.77	\$7,083.37	(\$356.40)	\$96,259.35	\$85,000.00	(\$11,259.35)	\$85,000.00
<b>Total Utilities</b>	<b>\$17,145.93</b>	<b>\$22,708.37</b>	<b>\$5,562.44</b>	<b>\$229,127.10</b>	<b>\$272,500.00</b>	<b>\$43,372.90</b>	<b>\$272,500.00</b>
<b>Total Expense</b>	<b>\$118,127.96</b>	<b>\$143,214.74</b>	<b>\$25,086.78</b>	<b>\$2,004,620.09</b>	<b>\$1,718,576.00</b>	<b>(\$286,044.09)</b>	<b>\$1,718,576.00</b>
Operating Net Income	\$34,430.51	\$6,852.37	\$27,578.14	(\$200,371.25)	\$82,228.00	(\$282,599.25)	\$82,228.00
<b>Reserve Expense</b>							
<b>Reserve Expense</b>							
9000 - Reserve Transfer	\$6,852.33	\$6,852.37	\$0.04	\$82,227.96	\$82,228.00	\$0.04	\$82,228.00
<b>Total Reserve Expense</b>	<b>\$6,852.33</b>	<b>\$6,852.37</b>	<b>\$0.04</b>	<b>\$82,227.96</b>	<b>\$82,228.00</b>	<b>\$0.04</b>	<b>\$82,228.00</b>
<b>Total Reserve Expense</b>	<b>\$6,852.33</b>	<b>\$6,852.37</b>	<b>\$0.04</b>	<b>\$82,227.96</b>	<b>\$82,228.00</b>	<b>\$0.04</b>	<b>\$82,228.00</b>

**The Patrician Condominium Association, Inc.**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			<b>Annual Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
Reserve Net Income	(\$6,852.33)	(\$6,852.37)	\$0.04	(\$82,227.96)	(\$82,228.00)	\$0.04	(\$82,228.00)
Net Income	\$27,578.18	\$0.00	\$27,578.18	(\$282,599.21)	\$0.00	(\$282,599.21)	\$0.00