MIAMI BEACH ASSOCIATION
Balance Sheet
As of Date of Report

	May 15, 26	
ASSETS		
Current Assets		
Checking/Savings		
ESSEX BANK - CHECKING		113,132.33
CD		492,994.33
Total Checking/Savings		606,126.66
Total Current Assets		606,126.66
TOTAL ASSETS		**606,126.66**
LIABILITIES & EQUITY		
Equity		
Net Income		41,190.55
Unrestricted Net Assets		170,732.11
Subsidy		
Repair Credit		
Reimbursement-CT Water	394,204.00	
Total Repair Credit	394,204.00	
Total Subsidy		394,204.00
Total Equity		606,126.66
TOTAL LIABILITIES & EQUITY		**606,126.66**

MIAMI BEACH ASSOCIATION
Profit & Loss Budget vs. Actual
Current Fiscal Year As Of Date of Report

	% of Budget	
Office		
Compter/Harware Purchase/Repair	0.0%	
Tax Bill Prep/Print		
Meeting Location Rental		
Bad Check Debit		
Computer/Printer Supplies/Check	357.2%	
Mailings/Envelopes/Stamps	364.5%	
Financial Software Subscrip		
Association Audit	100.0%	
Total Office		158.2%
Snow Removal		
Snow Removal Contract	84.4%	
Total Snow Removal		84.4%
Beach Maintenance		
Beach Replenishing	0.0%	
Storm Related Cleanup	9.0%	
Beach Cleaning Contract	89.7%	
Total Beach Maintenance		73.9%
General Association Insurance		
Workers Comp	108.8%	
MBA Building Insurance	168.5%	
Association Specific	65.5%	
Total General Association Insurance		77.4%
Capital Improvements		
WPCA	100.0%	
Total Capital Improvements		100.0%
MBA Office Building		
MBA Building MISC.	10.4%	
MBA Building Cleaning Service	42.5%	
MBA Building Property Tax	92.1%	
MBA Building Heating	121.3%	
MBA Building Mortgage	85.2%	
Total MBA Office Building		80.5%
Beach and Road Security		
Beach and Road Security - Other	100.0%	
In-House Security	44.0%	
Contracted Security	95.6%	
Total Beach and Road Security		77.1%
Roads-Drains-Assoc Improvements		
Road Paving/Repair	1.8%	
Roads-Drains-Assoc Improvements - Other	100.0%	
Drain Cleaning	112.7%	
Parking Lot Repair/Regrading	100.0%	
Culvert Road/Repair		
Total Roads-Drains-Assoc Improvements		142.3%
Total Expense		83.3%
Net Ordinary Income		100.0%
Net Income		**100.0%**

MIAMI BEACH ASSOCIATION
Profit & Loss Budget vs. Actual
Current Fiscal Year As Of Date of Report

	% of Budget	
Ordinary Income/Expense		
Income		
MISCELLANEOUS		
MISCELLANEOUS - Other	100.0%	
Golf cart registrations	23.3%	
Brick project	100.0%	
Total MISCELLANEOUS		578.7%
MBA Building Rental Income		79.5%
Town of Old Lyme Stipend		103.2%
MBA Member Taxes		
Delinquent Taxes Received	100.0%	
Current Taxes Received	99.1%	
Total MBA Member Taxes		99.4%
Total Income		100.2%
Gross Profit		100.2%
Expense		
Legal		0.0%
Entertainment		
Entertainment - Other	0.0%	
Rembursements	100.0%	
Ice Cream Social	100.0%	
Total Entertainment		11.2%
Website Maintenance		
Domain Renewal Registration	82.3%	
Web Provider Support	96.1%	
Total Website Maintenance		89.7%
Stipends		
Property Manager	0.0%	
Secretary	100.0%	
Treasurer	100.0%	
Total Stipends		77.3%
General Fund		
Association Property Tax	54.6%	
Other General Expenses	7.0%	
Brick purchase	100.0%	
Total General Fund		88.9%
Association Utilities		
CT Water	49.3%	
Eversource	52.0%	
Total Association Utilities		51.4%
Property Maintenance		
Gate/Fence Repair	0.0%	
Brook Cleaning	0.0%	
Additional Property Cleanup	715.7%	
Regular Maintenance	97.2%	
Total Property Maintenance		24.6%

MIAMI BEACH ASSOCIATION
Profit & Loss Budget vs. Actual
Current Fiscal Year As Of Date of Report

	Jul '25 - Jun 26	Budget	$ Over Budget
Office			
Compter/Harware Purchase/Repair	0.00	1,300.00	-1,300.00
Tax Bill Prep/Print	226.43		
Meeting Location Rental	420.00		
Bad Check Debit	708.60		
Computer/Printer Supplies/Check	1,071.68	300.00	771.68
Mailings/Envelopes/Stamps	1,457.98	400.00	1,057.98
Financial Software Subscrip	1,604.89		
Association Audit	4,000.00	4,000.00	0.00
Total Office	9,489.58	6,000.00	3,489.58
Snow Removal			
Snow Removal Contract	10,971.98	13,000.00	-2,028.02
Total Snow Removal	10,971.98	13,000.00	-2,028.02
Beach Maintenance			
Beach Replenishing	0.00	2,000.00	-2,000.00
Storm Related Cleanup	225.00	2,500.00	-2,275.00
Beach Cleaning Contract	17,500.00	19,500.00	-2,000.00
Total Beach Maintenance	17,725.00	24,000.00	-6,275.00
General Association Insurance			
Workers Comp	979.00	900.00	79.00
MBA Building Insurance	3,875.00	2,300.00	1,575.00
Association Specific	13,102.00	20,000.00	-6,898.00
Total General Association Insurance	17,956.00	23,200.00	-5,244.00
Capital Improvements			
WPCA	25,000.00	0.00	25,000.00
Total Capital Improvements	25,000.00	0.00	25,000.00
MBA Office Building			
MBA Building MISC.	416.79	4,000.00	-3,583.21
MBA Building Cleaning Service	510.00	1,200.00	-690.00
MBA Building Property Tax	3,682.60	4,000.00	-317.40
MBA Building Heating	5,459.92	4,500.00	959.92
MBA Building Mortgage	17,230.00	20,229.00	-2,999.00
Total MBA Office Building	27,299.31	33,929.00	-6,629.69
Beach and Road Security			
Beach and Road Security - Other	326.16	0.00	326.16
In-House Security	6,597.25	15,000.00	-8,402.75
Contracted Security	23,909.63	25,000.00	-1,090.37
Total Beach and Road Security	30,833.04	40,000.00	-9,166.96
Roads-Drains-Assoc Improvements			
Road Paving/Repair	400.00	21,721.24	-21,321.24
Roads-Drains-Assoc Improvements - Other	3,500.00	0.00	3,500.00
Drain Cleaning	5,634.20	5,000.00	634.20
Parking Lot Repair/Regrading	5,675.00	0.00	5,675.00
Culvert Road/Repair	22,826.51		
Total Roads-Drains-Assoc Improvements	38,035.71	26,721.24	11,314.47
Total Expense	202,709.82	243,300.24	-40,590.42
Net Ordinary Income	41,190.55	0.00	41,190.55
Net Income	**41,190.55**	**0.00**	**41,190.55**

MIAMI BEACH ASSOCIATION
Profit & Loss Budget vs. Actual
Current Fiscal Year As Of Date of Report

	Jul '25 - Jun 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
MISCELLANEOUS			
MISCELLANEOUS - Other	198.00	0.00	198.00
Golf cart registrations	210.00	900.00	-690.00
Brick project	4,800.00	0.00	4,800.00
Total MISCELLANEOUS	5,208.00	900.00	4,308.00
MBA Building Rental Income	12,499.71	15,727.00	-3,227.29
Town of Old Lyme Stipend	22,603.00	21,903.00	700.00
MBA Member Taxes			
Delinquent Taxes Received	704.01	0.00	704.01
Current Taxes Received	202,885.65	204,770.24	-1,884.59
Total MBA Member Taxes	203,589.66	204,770.24	-1,180.58
Total Income	243,900.37	243,300.24	600.13
Gross Profit	243,900.37	243,300.24	600.13
Expense			
Legal	0.00	10,000.00	-10,000.00
Entertainment			
Entertainment - Other	0.00	4,000.00	-4,000.00
Rembursements	68.63	0.00	68.63
Ice Cream Social	379.63	0.00	379.63
Total Entertainment	448.26	4,000.00	-3,551.74
Website Maintenance			
Domain Renewal Registration	288.00	350.00	-62.00
Web Provider Support	384.39	400.00	-15.61
Total Website Maintenance	672.39	750.00	-77.61
Stipends			
Property Manager	0.00	1,000.00	-1,000.00
Secretary	1,000.00	1,000.00	0.00
Treasurer	2,400.00	2,400.00	0.00
Total Stipends	3,400.00	4,400.00	-1,000.00
General Fund			
Association Property Tax	163.92	300.00	-136.08
Other General Expenses	279.54	4,000.00	-3,720.46
Brick purchase	3,380.69	0.00	3,380.69
Total General Fund	3,824.15	4,300.00	-475.85
Association Utilities			
CT Water	1,477.99	3,000.00	-1,522.01
Eversource	6,234.41	12,000.00	-5,765.59
Total Association Utilities	7,712.40	15,000.00	-7,287.60
Property Maintenance			
Gate/Fence Repair	0.00	7,300.00	-7,300.00
Brook Cleaning	0.00	23,000.00	-23,000.00
Additional Property Cleanup	2,147.00	300.00	1,847.00
Regular Maintenance	7,195.00	7,400.00	-205.00
Total Property Maintenance	9,342.00	38,000.00	-28,658.00