



Impactful, Solution Based Association Management

Locally owned and operated in Martin and St. Lucie Counties since 1998

PREPARED FOR:

Miles Grant Condominium Two, Inc.

April 30, 2026



Address: 3171 SE Dominica Terrace
Stuart, Florida 34997

Phone: 772 - 219 - 4474

Fax: 772 - 219 - 4746

www.signaturepropertymgmt.com

Miles Grant Condominium Two, Inc.
Financial Notes
April 30, 2026

Note 1: WF Investment Account: Not Insured by the FDIC or Any Federal Government Agency, Not a Deposit or Other Obligation of, or Guaranteed by, the Bank or Any Bank Affiliate, Subject to Investment Risks, Including Possible Loss of the Principal Amount Invested.

Note 2:

Note 3:

Note 4:

Note 5:

Miles Grant Condominium Two, Inc.

Balance Sheet as of 4/30/2026

Assets	Operating	Reserve	Total
Operating Funds			
10000 - Petty Cash	\$500.00		\$500.00
10050 - Operating: SouthState #5023	\$248,763.91		\$248,763.91
Total Operating Funds	\$249,263.91		\$249,263.91
Reserve Funds			
12000 - Reserve MM: SouthState #4318		\$24,240.16	\$24,240.16
12200 - Reserve Sweep: SouthState #1685		\$95.45	\$95.45
13000 - Reserve Investment: Wells Fargo #4286		\$803,278.97	\$803,278.97
Total Reserve Funds		\$827,614.58	\$827,614.58
Accounts Receivable			
15010 - Accounts Receivable	\$14,219.53		\$14,219.53
15500 - Allowance For Bad Debt	(\$8,884.67)		(\$8,884.67)
Total Accounts Receivable	\$5,334.86		\$5,334.86
Other Assets			
20010 - Prepaid Insurance	\$273,654.72		\$273,654.72
20020 - Prepaid Expenses	\$450.00		\$450.00
20030 - Prepaid Annual Expenses	\$616.80		\$616.80
Total Other Assets	\$274,721.52		\$274,721.52
Total Assets	\$529,320.29	\$827,614.58	\$1,356,934.87

Miles Grant Condominium Two, Inc.

Balance Sheet as of 4/30/2026

Liabilities / Equity	Operating	Reserve	Total
Current Liability			
30000 - Prepaid Assessments	\$26,589.62		\$26,589.62
30100 - Accrued Expenses	\$22,438.39		\$22,438.39
30105 - Accrued Annual Expenses	\$3,620.03		\$3,620.03
30350 - Deferred Income: Cable Incentive	\$21,600.00		\$21,600.00
30400 - Accounts Payable	\$374.84		\$374.84
30410 - Insurance Payable	\$247,001.35		\$247,001.35
30600 - Security Deposits	\$7,678.15		\$7,678.15
Total Current Liability	\$329,302.38		\$329,302.38
Reserves			
45000 - Reserve: Pooled		\$795,185.53	\$795,185.53
45499 - Reserve: Change in Value		\$6,480.46	\$6,480.46
45500 - Reserve: Interest (PY)		\$24,577.68	\$24,577.68
45550 - Reserve: Interest (Current Year)		\$1,370.91	\$1,370.91
Total Reserves		\$827,614.58	\$827,614.58
Equity			
55200 - Prior Year Income/ Expense	\$1,932.93		\$1,932.93
55700 - Accumulated Fund Balance	\$184,979.25		\$184,979.25
55900 - Net Income	\$13,105.73		\$13,105.73
Total Equity	\$200,017.91		\$200,017.91
Total Liabilities / Equity	\$529,320.29	\$827,614.58	\$1,356,934.87

Miles Grant Condominium Two, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
60000 - Assessment Income	99,879.00	99,850.00	29.00	399,516.00	399,400.00	116.00	1,198,200.00
60100 - Owner: Late Fee Income	325.00	-	325.00	950.00	-	950.00	-
60105 - Owner: Interest Income	108.23	-	108.23	(1,637.65)	-	(1,637.65)	-
60115 - Owner: Admin Fee Income	475.00	-	475.00	1,040.00	-	1,040.00	-
60125 - Owner: Legal Reimbursement	1,022.95	-	1,022.95	3,063.63	-	3,063.63	-
60200 - Application Fee Income	-	-	-	500.00	-	500.00	-
60850 - Cable Door Rebate Income	2,700.00	2,700.00	-	10,800.00	10,800.00	-	32,400.00
Total Income	104,510.18	102,550.00	1,960.18	414,231.98	410,200.00	4,031.98	1,230,600.00
Total Income	104,510.18	102,550.00	1,960.18	414,231.98	410,200.00	4,031.98	1,230,600.00

Operating Expense

Administration

70000 - Association Management Contract	3,071.33	3,083.33	12.00	12,285.32	12,333.32	48.00	37,000.00
70015 - Fees to Miles Grant	6,708.33	6,708.33	-	29,933.62	26,833.32	(3,100.30)	80,500.00
70050 - Maintenance Staff Payroll	4,288.96	5,833.33	1,544.37	17,511.36	23,333.32	5,821.96	70,000.00
70100 - Accounting & Audit Fees	216.67	216.67	-	866.64	866.68	.04	2,600.00
70150 - Administrative Costs	72.33	-	(72.33)	72.33	-	(72.33)	-
70200 - Office Supplies	777.49	791.67	14.18	2,799.26	3,166.68	367.42	9,500.00
70300 - Legal & Collections	-	500.00	500.00	1,507.70	2,000.00	492.30	6,000.00
70350 - Annual Condo Fee	72.00	75.00	3.00	288.00	300.00	12.00	900.00
70400 - Corporate Annual Fee	5.10	5.10	-	20.45	20.45	-	61.25
70450 - Taxes, Permits & Fees	-	17.78	17.78	-	71.12	71.12	213.40
70550 - Bad Debt	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
70560 - Pool Permit	35.45	35.45	-	141.75	141.75	-	425.35
70600 - Bank Fee	(30.08)	8.33	38.41	(6.36)	33.32	39.68	100.00
70700 - Website Tech	99.00	100.00	1.00	396.00	400.00	4.00	1,200.00
Total Administration	15,816.58	17,874.99	2,058.41	67,816.07	71,499.96	3,683.89	214,500.00

Insurance

71000 - Insurance	45,609.12	45,500.00	(109.12)	183,322.48	182,000.00	(1,322.48)	546,000.00
Total Insurance	45,609.12	45,500.00	(109.12)	183,322.48	182,000.00	(1,322.48)	546,000.00

Utilities

72000 - Electric	1,472.76	1,500.00	27.24	6,059.26	6,000.00	(59.26)	18,000.00
72060 - Water & Sewer	122.18	116.67	(5.51)	419.37	466.68	47.31	1,400.00
72150 - Trash Collection	2,316.40	2,166.67	(149.73)	8,815.60	8,666.68	(148.92)	26,000.00
72200 - Cable	15,767.28	16,666.67	899.39	63,097.57	66,666.68	3,569.11	200,000.00
72300 - Telephone	244.81	391.67	146.86	885.66	1,566.68	681.02	4,700.00
Total Utilities	19,923.43	20,841.68	918.25	79,277.46	83,366.72	4,089.26	250,100.00

Contracts

73000 - Landscape: Contract	4,758.00	4,916.67	158.67	19,032.00	19,666.68	634.68	59,000.00
-----------------------------	----------	----------	--------	-----------	-----------	--------	-----------

Miles Grant Condominium Two, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73005 - Landscape: Extras	-	83.33	83.33	-	333.32	333.32	1,000.00
73010 - Landscape: Fertilization/Pest	375.00	916.67	541.67	2,995.00	3,666.68	671.68	11,000.00
73023 - Landscape: Tree Trimming	-	583.33	583.33	8,790.00	2,333.32	(6,456.68)	7,000.00
73025 - Pest Control: Contract	280.00	250.00	(30.00)	560.00	1,000.00	440.00	3,000.00
73105 - Janitorial Supplies	-	166.67	166.67	-	666.68	666.68	2,000.00
73250 - Pool: Contract	535.00	583.33	48.33	2,140.00	2,333.32	193.32	7,000.00
73255 - Pool: Repairs	-	83.33	83.33	272.63	333.32	60.69	1,000.00
Total Contracts	5,948.00	7,583.33	1,635.33	33,789.63	30,333.32	(3,456.31)	91,000.00
Repairs & Maintenance							
74050 - R&M: Building Maint. & Repairs	-	666.67	666.67	-	2,666.68	2,666.68	8,000.00
74450 - R&M: General Maint. & Supplies	876.66	1,250.00	373.34	1,662.01	5,000.00	3,337.99	15,000.00
74775 - R&M: Painting	-	83.33	83.33	258.68	333.32	74.64	1,000.00
Total Repairs & Maintenance	876.66	2,000.00	1,123.34	1,920.69	8,000.00	6,079.31	24,000.00
Reserves							
80001 - Reserve: Roof	4,416.67	4,416.67	-	17,666.64	17,666.64	-	53,000.00
80002 - Reserve: Painting	2,000.00	2,000.00	-	8,000.00	8,000.00	-	24,000.00
80003 - Reserve: Paving	1,666.67	1,666.67	-	6,666.64	6,666.64	-	20,000.00
80005 - Reserve: Perimeter Road	666.67	666.67	-	2,666.64	2,666.64	-	8,000.00
Total Reserves	8,750.01	8,750.01	-	34,999.92	34,999.92	-	105,000.00
Total Expense	96,923.80	102,550.01	5,626.21	401,126.25	410,199.92	9,073.67	1,230,600.00
Operating Net Total	7,586.38	(.01)	7,586.39	13,105.73	.08	13,105.65	-
Net Total	7,586.38	(.01)	7,586.39	13,105.73	.08	13,105.65	-

Miles Grant Condominium Two, Inc.

Summary Statement of Revenues and Expenses For 4/30/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
60000 - Assessment Income	99,879	99,879	99,879	99,879	-	-	-	-	-	-	-	-	399,516
60100 - Owner: Late Fee Income	-	400	225	325	-	-	-	-	-	-	-	-	950
60105 - Owner: Interest Income	-	186	(1,932)	108	-	-	-	-	-	-	-	-	-1,638
60115 - Owner: Admin Fee Income	145	320	100	475	-	-	-	-	-	-	-	-	1,040
60125 - Owner: Legal Reimbursement	175	-	1,866	1,023	-	-	-	-	-	-	-	-	3,064
60200 - Application Fee Income	-	300	200	-	-	-	-	-	-	-	-	-	500
60850 - Cable Door Rebate Income	2,700	2,700	2,700	2,700	-	-	-	-	-	-	-	-	10,800
Total Income	102,899	103,785	103,038	104,510	-	-	-	-	-	-	-	-	414,232
Total Income	102,899	103,785	103,038	104,510	-	-	-	-	-	-	-	-	414,232
Operating Expense													
Administration													
70000 - Association Management Contract	3,071	3,071	3,071	3,071	-	-	-	-	-	-	-	-	12,285
70015 - Fees to Miles Grant	6,007	8,269	8,949	6,708	-	-	-	-	-	-	-	-	29,934
70050 - Maintenance Staff Payroll	3,726	4,207	5,289	4,289	-	-	-	-	-	-	-	-	17,511
70100 - Accounting & Audit Fees	217	217	217	217	-	-	-	-	-	-	-	-	867
70150 - Administrative Costs	-	-	-	72	-	-	-	-	-	-	-	-	72
70200 - Office Supplies	88	1,449	485	777	-	-	-	-	-	-	-	-	2,799
70300 - Legal & Collections	-	539	968	-	-	-	-	-	-	-	-	-	1,508
70350 - Annual Condo Fee	72	72	72	72	-	-	-	-	-	-	-	-	288
70400 - Corporate Annual Fee	5	5	5	5	-	-	-	-	-	-	-	-	20
70550 - Bad Debt	500	500	500	500	-	-	-	-	-	-	-	-	2,000
70560 - Pool Permit	35	35	35	35	-	-	-	-	-	-	-	-	142
70600 - Bank Fee	3	3	18	(30)	-	-	-	-	-	-	-	-	-6
70700 - Website Tech	99	99	99	99	-	-	-	-	-	-	-	-	396
Total Administration	13,823	18,467	19,709	15,817	-	-	-	-	-	-	-	-	67,816
Insurance													

Miles Grant Condominium Two, Inc.

Summary Statement of Revenues and Expenses For 4/30/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
71000 - Insurance	46,495	45,609	45,609	45,609	-	-	-	-	-	-	-	-	183,322
Total Insurance	46,495	45,609	45,609	45,609	-	-	-	-	-	-	-	-	183,322
Utilities													
72000 - Electric	1,575	1,480	1,532	1,473	-	-	-	-	-	-	-	-	6,059
72060 - Water & Sewer	87	107	103	122	-	-	-	-	-	-	-	-	419
72150 - Trash Collection	2,166	2,166	2,166	2,316	-	-	-	-	-	-	-	-	8,816
72200 - Cable	10,391	21,172	15,767	15,767	-	-	-	-	-	-	-	-	63,098
72300 - Telephone	151	245	245	245	-	-	-	-	-	-	-	-	886
Total Utilities	14,371	25,170	19,814	19,923	-	-	-	-	-	-	-	-	79,277
Contracts													
73000 - Landscape: Contract	4,758	4,758	4,758	4,758	-	-	-	-	-	-	-	-	19,032
73010 - Landscape: Fertilization/Pest	-	1,275	1,345	375	-	-	-	-	-	-	-	-	2,995
73023 - Landscape: Tree Trimming	-	8,790	-	-	-	-	-	-	-	-	-	-	8,790
73025 - Pest Control: Contract	-	280	-	280	-	-	-	-	-	-	-	-	560
73250 - Pool: Contract	535	535	535	535	-	-	-	-	-	-	-	-	2,140
73255 - Pool: Repairs	-	-	273	-	-	-	-	-	-	-	-	-	273
Total Contracts	5,293	15,638	6,911	5,948	-	-	-	-	-	-	-	-	33,790
Repairs & Maintenance													
74450 - R&M: General Maint. & Supplies	85	518	182	877	-	-	-	-	-	-	-	-	1,662
74775 - R&M: Painting	259	-	-	-	-	-	-	-	-	-	-	-	259
Total Repairs & Maintenance	344	518	182	877	-	-	-	-	-	-	-	-	1,921
Reserves													
80001 - Reserve: Roof	4,417	4,417	4,417	4,417	-	-	-	-	-	-	-	-	17,667
80002 - Reserve: Painting	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-	-	8,000
80003 - Reserve: Paving	1,667	1,667	1,667	1,667	-	-	-	-	-	-	-	-	6,667
80005 - Reserve: Perimeter Road	667	667	667	667	-	-	-	-	-	-	-	-	2,667
Total Reserves	8,750	8,750	8,750	8,750	-	-	-	-	-	-	-	-	35,000

Miles Grant Condominium Two, Inc.

Summary Statement of Revenues and Expenses For 4/30/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Expense	89,076	114,153	100,974	96,924	-	-	-	-	-	-	-	-	401,126
Operating Net Total	\$13,823	(\$10,368)	\$2,064	\$7,586	-	-	-	-	-	-	-	-	\$13,106
Net Total	\$13,823	(\$10,368)	\$2,064	\$7,586	-	-	-	-	-	-	-	-	\$13,106