



Financial Report Package

June 2026

Prepared for

Sunrise Lakes Condominium Apts., Inc. 5

By

Preferred Accounting Services, Inc.



Balance Sheet

Sunrise Lakes Condominium Apts., Inc. 5

End Date: 06/30/2026

	Operating	Reserve	Total
Assets			
Operating Cash			
Popular - Operating - 3609	\$619,722.66	\$0.00	\$619,722.66
Popular - Operating - 3067	\$5,175.13	\$0.00	\$5,175.13
Total: Operating Cash	\$624,897.79	\$0.00	\$624,897.79
Security Cash			
Popular - SEC DEP - 2766	\$102,658.74	\$0.00	\$102,658.74
Total: Security Cash	\$102,658.74	\$0.00	\$102,658.74
Special Assessment Cash			
Popular - Special Assessment - 0218	\$385,167.56	\$0.00	\$385,167.56
Total: Special Assessment Cash	\$385,167.56	\$0.00	\$385,167.56
Reserves Cash			
Popular - Reserve MM - 0169	\$0.00	\$1,527,532.40	\$1,527,532.40
Popular - Non-SIRS Reserve -7052	\$0.00	\$1,001,857.03	\$1,001,857.03
Total: Reserves Cash	\$0.00	\$2,529,389.43	\$2,529,389.43
Accounts Receivable			
Owner Assessments Receivable	\$226,422.38	\$0.00	\$226,422.38
Allowance for Bad Debts	(\$45,423.56)	\$0.00	(\$45,423.56)
Unbilled Special Assessment	\$1,296,255.00	\$0.00	\$1,296,255.00
Total: Accounts Receivable	\$1,477,253.82	\$0.00	\$1,477,253.82
Other Assets			
Prepaid Insurance	\$928,623.64	\$0.00	\$928,623.64
Prepaid Expenses	\$12,626.45	\$0.00	\$12,626.45
Security Deposits - Utilities	\$5,067.43	\$0.00	\$5,067.43
Association Owned Unit 43-105	\$32,560.00	\$0.00	\$32,560.00
Association Owned Unit 46-308	\$32,560.00	\$0.00	\$32,560.00
Accumulated Depreciation	(\$36,704.00)	\$0.00	(\$36,704.00)
Total: Other Assets	\$974,733.52	\$0.00	\$974,733.52
Total: Assets	\$3,564,711.43	\$2,529,389.43	\$6,094,100.86



Balance Sheet

Sunrise Lakes Condominium Apts., Inc. 5

End Date: 06/30/2026

	Operating	Reserve	Total
Liabilities & Equity			
Liabilities			
Accounts Payable	\$10,962.44	\$0.00	\$10,962.44
Accrued Expenses	\$455.69	\$0.00	\$455.69
Insurance Payable	\$841,324.62	\$0.00	\$841,324.62
Deferred Laundry Income	\$24,998.66	\$0.00	\$24,998.66
Deferred Cable Income	\$211,846.02	\$0.00	\$211,846.02
Prepaid Owner Assessments	\$116,515.63	\$0.00	\$116,515.63
Security Deposits	\$103,839.88	\$0.00	\$103,839.88
Total: Liabilities	\$1,309,942.94	\$0.00	\$1,309,942.94
Reserves			
Non-SIRS Reserve Pooled	\$0.00	\$995,322.78	\$995,322.78
SIRS Reserve Pooled	\$0.00	\$1,510,771.03	\$1,510,771.03
Non-SIRS Reserve Interest	\$0.00	\$6,534.25	\$6,534.25
SIRS Reserve Interest	\$0.00	\$16,761.37	\$16,761.37
Total: Reserves	\$0.00	\$2,529,389.43	\$2,529,389.43
Special Assessment			
Special Assessment Billed	\$6,169,287.76	\$0.00	\$6,169,287.76
Special Assemnt Spent - Elevator	(\$1,191,960.05)	\$0.00	(\$1,191,960.05)
Special Assemnt Spent - Roofs	(\$1,791,416.55)	\$0.00	(\$1,791,416.55)
Special Assemnt Spent - Other	(\$677,395.55)	\$0.00	(\$677,395.55)
Spec Assemnt - Milestone Inspection	(\$83,112.00)	\$0.00	(\$83,112.00)
Special Assessment Interest	\$399.69	\$0.00	\$399.69
Total: Special Assessment	\$2,425,803.30	\$0.00	\$2,425,803.30
Members Equity			
Fund Balance	(\$169,873.82)	\$0.00	(\$169,873.82)
Total: Members Equity	(\$169,873.82)	\$0.00	(\$169,873.82)
Net Income Gain/Loss	(\$1,160.99)	\$0.00	(\$1,160.99)
Total: Liabilities & Equity	\$3,564,711.43	\$2,529,389.43	\$6,094,100.86



Income Statement - Operating

Sunrise Lakes Condominium Apts., Inc. 5

06/01/2026 to 06/30/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
40001-000 Owner Assessments	\$462,915.00	\$462,921.00	(\$6.00)	\$2,777,490.00	\$2,777,526.00	(\$36.00)	\$5,555,052.00
40011-000 Late Fee Income	849.97	2,000.00	(1,150.03)	6,982.95	12,000.00	(5,017.05)	24,000.00
40012-000 Cable Contract Income	2,942.33	2,942.33	-	17,653.98	17,653.98	-	35,308.00
40015-000 Legal Fee Income	2,198.55	-	2,198.55	6,286.94	-	6,286.94	-
40030-000 Application Fees	3,962.00	1,250.00	2,712.00	22,102.00	7,500.00	14,602.00	15,000.00
40050-000 Laundry Revenue	7,486.86	6,666.67	820.19	45,090.44	40,000.02	5,090.42	80,000.00
40060-000 Gate/Key Cards	280.00	223.33	56.67	1,670.00	1,339.98	330.02	2,680.00
40080-000 Interest Income	16.23	200.00	(183.77)	95.46	1,200.00	(1,104.54)	2,400.00
40090-000 Miscellaneous Income	656.17	200.00	456.17	5,018.17	1,200.00	3,818.17	2,400.00
41000-000 Rental Income Units	1,019.31	666.67	352.64	6,140.86	4,000.02	2,140.84	8,000.00
41001-000 Rental Income - Recreational Facilities	1,400.00	416.67	983.33	7,300.00	2,500.02	4,799.98	5,000.00
41030-000 Estoppel Income	860.80	416.67	444.13	3,358.00	2,500.02	857.98	5,000.00
Total Income	\$484,587.22	\$477,903.34	\$6,683.88	\$2,899,188.80	\$2,867,420.04	\$31,768.76	\$5,734,840.00
Total OPERATING INCOME	\$484,587.22	\$477,903.34	\$6,683.88	\$2,899,188.80	\$2,867,420.04	\$31,768.76	\$5,734,840.00
OPERATING EXPENSE							
General & Administrative							
50008-000 Audit Fees	-	666.67	666.67	8,000.00	4,000.02	(3,999.98)	8,000.00
50011-000 Bank Charges	-	8.33	8.33	-	49.98	49.98	100.00
50012-000 Bad Debts	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
50045-000 Legal Fees	992.36	4,166.67	3,174.31	7,992.36	25,000.02	17,007.66	50,000.00
50050-000 Licenses, Taxes, Permits	-	1,250.00	1,250.00	10,808.33	7,500.00	(3,308.33)	15,000.00
50052-000 Violations - City of Sunrise	800.00	6,250.00	5,450.00	800.00	37,500.00	36,700.00	75,000.00
50056-000 Property Appraisal	-	75.00	75.00	-	450.00	450.00	900.00
50057-000 Property Taxes	-	225.00	225.00	-	1,350.00	1,350.00	2,700.00
50075-000 Office Supplies	112.35	250.00	137.65	1,809.00	1,500.00	(309.00)	3,000.00
50081-000 Voting Expense	-	1,000.00	1,000.00	-	6,000.00	6,000.00	12,000.00
50085-000 Printing	-	500.00	500.00	9,181.50	3,000.00	(6,181.50)	6,000.00
50090-000 Professional Fees-Consultant	700.00	416.67	(283.33)	1,300.00	2,500.02	1,200.02	5,000.00
50100-000 Screening Fees	495.00	166.67	(328.33)	2,955.00	1,000.02	(1,954.98)	2,000.00
50113-000 Coupons	-	333.33	333.33	1,762.04	1,999.98	237.94	4,000.00
Total General & Administrative	\$3,099.71	\$15,516.67	\$12,416.96	\$44,608.23	\$93,100.02	\$48,491.79	\$186,200.00
Insurance							
52030-000 Multiperil Insurance	85,421.25	80,000.00	(5,421.25)	512,079.50	480,000.00	(32,079.50)	960,000.00
52034-000 Liability Insurance	16,318.75	16,666.67	347.92	108,834.30	100,000.02	(8,834.28)	200,000.00
52046-000 Workmens Compensation	5,651.92	416.67	(5,235.25)	5,861.52	2,500.02	(3,361.50)	5,000.00
Total Insurance	\$107,391.92	\$97,083.34	(\$10,308.58)	\$626,775.32	\$582,500.04	(\$44,275.28)	\$1,165,000.00
Utilities							
54050-000 Electricity	8,212.30	7,083.33	(1,128.97)	41,912.39	42,499.98	587.59	85,000.00
54055-000 Internet Service	562.44	250.00	(312.44)	3,846.29	1,500.00	(2,346.29)	3,000.00
54070-000 Water & Sewer	107,294.98	91,666.67	(15,628.31)	619,961.58	550,000.02	(69,961.56)	1,100,000.00
54200-000 Elevator Phones	1,318.78	1,250.00	(68.78)	7,912.68	7,500.00	(412.68)	15,000.00
Total Utilities	\$117,388.50	\$100,250.00	(\$17,138.50)	\$673,632.94	\$601,500.00	(\$72,132.94)	\$1,203,000.00
Personnel Expense							
55100-000 Office Staff Service	9,307.20	6,916.67	(2,390.53)	38,899.82	41,500.02	2,600.20	83,000.00
55130-000 Janitorial Service Salary	7,350.00	-	(7,350.00)	27,804.00	-	(27,804.00)	-
55150-000 Maintenance Salary	8,406.40	6,333.33	(2,073.07)	31,412.62	37,999.98	6,587.36	76,000.00
55500-000 Payroll Taxes	1,986.73	1,192.50	(794.23)	7,918.32	7,155.00	(763.32)	14,310.00
Total Personnel Expense	\$27,050.33	\$14,442.50	(\$12,607.83)	\$106,034.76	\$86,655.00	(\$19,379.76)	\$173,310.00
Contract Services							
60004-000 Accounting/Bookkeeping	4,900.00	4,900.00	-	29,400.00	29,400.00	-	58,800.00
60013-000 Cable Television	61,394.12	59,583.33	(1,810.79)	368,364.72	357,499.98	(10,864.74)	715,000.00
60014-000 Web Portal & Website	-	250.00	250.00	3,036.35	1,500.00	(1,536.35)	3,000.00
60035-000 Elevator Contract	3,517.00	3,515.42	(1.58)	21,102.00	21,092.52	(9.48)	42,185.00
60040-000 Elevator Inspection	-	250.00	250.00	2,750.00	1,500.00	(1,250.00)	3,000.00
60050-000 Burglar Alarm System	1,510.84	100.00	(1,410.84)	1,510.84	600.00	(910.84)	1,200.00
60053-000 FOB Service	-	125.00	125.00	-	750.00	750.00	1,500.00



Income Statement - Operating

Sunrise Lakes Condominium Apts., Inc. 5

06/01/2026 to 06/30/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60055-000 Copier Lease	\$272.85	\$266.67	(\$6.18)	\$1,675.35	\$1,600.02	(\$75.33)	\$3,200.00
60067-000 Gym Equipment	-	83.33	83.33	369.15	499.98	130.83	1,000.00
60085-000 Janitorial Services	-	13,694.00	13,694.00	30,811.88	82,164.00	51,352.12	164,328.00
60090-000 Lawn Maintenance Contract	6,800.00	6,800.00	-	40,800.00	40,800.00	-	81,600.00
60095-000 Lakes and Canals	-	350.00	350.00	1,306.00	2,100.00	794.00	4,200.00
61000-000 Management Services	-	2,103.17	2,103.17	25,738.66	12,619.02	(13,119.64)	25,238.00
61008-000 Termite Control	-	500.00	500.00	9,000.00	3,000.00	(6,000.00)	6,000.00
61010-000 Pest Control	5,134.00	5,250.00	116.00	30,804.00	31,500.00	696.00	63,000.00
61020-000 Pool Service Contract	1,500.00	1,800.00	300.00	10,500.00	10,800.00	300.00	21,600.00
61045-000 Security Services	-	6,800.00	6,800.00	12,813.25	40,800.00	27,986.75	81,600.00
61046-000 Surveillance Cameras Maint	-	3,050.00	3,050.00	10,971.71	18,300.00	7,328.29	36,600.00
Total Contract Services	\$85,028.81	\$109,420.92	\$24,392.11	\$600,953.91	\$656,525.52	\$55,571.61	\$1,313,051.00
Repairs & Maintenance							
70005-000 R&M Air Conditioning	2,880.00	625.00	(2,255.00)	5,747.00	3,750.00	(1,997.00)	7,500.00
70006-000 AC Contract	10,000.00	5,000.00	(5,000.00)	30,000.00	30,000.00	-	60,000.00
70040-000 R&M Elevator Repairs	-	6,666.67	6,666.67	2,376.95	40,000.02	37,623.07	80,000.00
70045-000 R&M Electrical	1,700.00	5,000.00	3,300.00	16,760.00	30,000.00	13,240.00	60,000.00
70049-000 R&M Equipment - Life Safety	201.80	1,666.67	1,464.87	2,254.34	10,000.02	7,745.68	20,000.00
70060-000 R&M General	50,675.10	14,248.25	(36,426.85)	156,582.74	85,489.50	(71,093.24)	170,979.00
70065-000 R&M Supplies	-	416.67	416.67	219.35	2,500.02	2,280.67	5,000.00
70090-000 R&M Plumbing	250.00	5,000.00	4,750.00	20,201.00	30,000.00	9,799.00	60,000.00
70095-000 R&M Pool	6,362.00	1,666.67	(4,695.33)	9,397.00	10,000.02	603.02	20,000.00
70110-000 R&M Roof	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
70138-000 Tree Trim/Replacement	-	2,000.00	2,000.00	26,406.25	12,000.00	(14,406.25)	24,000.00
Total Repairs & Maintenance	\$72,068.90	\$42,706.60	(\$29,362.30)	\$269,944.63	\$256,239.60	(\$13,705.03)	\$512,479.00
Special Project							
74006-000 Special Projects - Engineering	-	2,083.33	2,083.33	-	12,499.98	12,499.98	25,000.00
Total Special Project	\$-	\$2,083.33	\$2,083.33	\$-	\$12,499.98	\$12,499.98	\$25,000.00
Reserve Contributions							
80000-000 Reserve Funding	96,400.00	96,400.00	-	578,400.00	578,400.00	-	1,156,800.00
Total Reserve Contributions	\$96,400.00	\$96,400.00	\$-	\$578,400.00	\$578,400.00	\$0.00	\$1,156,800.00
Total OPERATING EXPENSE	\$508,428.17	\$477,903.36	(\$30,524.81)	\$2,900,349.79	\$2,867,420.16	(\$32,929.63)	\$5,734,840.00
Net Income:	(\$23,840.95)	(\$0.02)	(\$23,840.93)	(\$1,160.99)	(\$0.12)	(\$1,160.87)	\$0.00