



Financial Report Package

July 2026

Prepared for

Sunrise Lakes Condominium Apts., Inc. 5

By

Preferred Accounting Services, Inc.

	Operating	Reserve	Total
Assets			
Operating Cash			
Popular - Operating - 3609	\$617,286.05	\$0.00	\$617,286.05
Popular - Operating - 3067	\$5,178.85	\$0.00	\$5,178.85
Total: Operating Cash	\$622,464.90	\$0.00	\$622,464.90
Security Cash			
Popular - SEC DEP - 2766	\$102,408.74	\$0.00	\$102,408.74
Total: Security Cash	\$102,408.74	\$0.00	\$102,408.74
Special Assessment Cash			
Popular - Special Assessment - 0218	\$385,174.10	\$0.00	\$385,174.10
Total: Special Assessment Cash	\$385,174.10	\$0.00	\$385,174.10
Reserves Cash			
Popular - Reserve MM - 0169	\$0.00	\$1,597,192.58	\$1,597,192.58
Popular - Non-SIRS Reserve -7052	\$0.00	\$1,033,023.98	\$1,033,023.98
Total: Reserves Cash	\$0.00	\$2,630,216.56	\$2,630,216.56
Accounts Receivable			
Owner Assessments Receivable	\$221,149.18	\$0.00	\$221,149.18
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	\$1,471,980.62	\$0.00	\$1,471,980.62
Other Assets			
Prepaid Insurance	\$826,841.72	\$0.00	\$826,841.72
Prepaid Expenses	\$19,871.28	\$0.00	\$19,871.28
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	\$880,196.43	\$0.00	\$880,196.43
Total: Assets	\$3,462,224.79	\$2,630,216.56	\$6,092,441.35

	Operating	Reserve	Total
Liabilities & Equity			
Liabilities			
Accounts Payable	\$6,591.70	\$0.00	\$6,591.70
Accrued Expenses	\$896.08	\$0.00	\$896.08
Insurance Payable	\$742,742.64	\$0.00	\$742,742.64
Deferred Laundry Income	\$24,165.13	\$0.00	\$24,165.13
Deferred Cable Income	\$208,903.69	\$0.00	\$208,903.69
Prepaid Owner Assessments	\$132,462.93	\$0.00	\$132,462.93
Security Deposits	\$103,589.88	\$0.00	\$103,589.88
Total: Liabilities	\$1,219,352.05	\$0.00	\$1,219,352.05
Reserves			
Non-SIRS Reserve Pooled	\$0.00	\$1,024,789.45	\$1,024,789.45
SIRS Reserve Pooled	\$0.00	\$1,577,704.36	\$1,577,704.36
Non-SIRS Reserve Interest	\$0.00	\$8,234.53	\$8,234.53
SIRS Reserve Interest	\$0.00	\$19,488.22	\$19,488.22
Total: Reserves	\$0.00	\$2,630,216.56	\$2,630,216.56
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	\$406.23	\$0.00	\$406.23
Total: Special Assessment	\$2,425,809.84	\$0.00	\$2,425,809.84
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	(\$13,063.28)	\$0.00	(\$13,063.28)
Total: Liabilities & Equity	\$3,462,224.79	\$2,630,216.56	\$6,092,441.35

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)	\$3,240,405.46	\$3,240,447.00	(\$41.54)	\$5,555,052.00
40011-000 Late Fee Income	1,000.00	2,000.00	(1,000.00)	7,887.72	14,000.00	(6,112.28)	24,000.00
40012-000 Cable Contract Income	2,942.33	2,942.33	-	20,596.31	20,596.31	-	35,308.00
40015-000 Legal Fee Income	-	-	-	6,286.94	-	6,286.94	-
40030-000 Application Fees	3,480.00	1,250.00	2,230.00	25,582.00	8,750.00	16,832.00	15,000.00
40050-000 Laundry Revenue	833.53	6,666.67	(5,833.14)	45,923.97	46,666.69	(742.72)	80,000.00
40060-000 Gate/Key Cards	440.00	223.33	216.67	2,110.00	1,563.31	546.69	2,680.00
40080-000 Interest Income	16.59	200.00	(183.41)	112.05	1,400.00	(1,287.95)	2,400.00
40090-000 Miscellaneous Income	456.00	200.00	256.00	5,474.17	1,400.00	4,074.17	2,400.00
41000-000 Rental Income Units	1,019.31	666.67	352.64	7,160.17	4,666.69	2,493.48	8,000.00
41001-000 Rental Income - Recreational Facilities	1,450.00	416.67	1,033.33	8,750.00	2,916.69	5,833.31	5,000.00
41030-000 Estoppel Income	1,244.80	416.67	828.13	4,602.80	2,916.69	1,686.11	5,000.00
Total Income	\$475,797.56	\$477,903.34	(\$2,105.78)	\$3,374,891.59	\$3,345,323.38	\$29,568.21	\$5,734,840.00
Total OPERATING INCOME	\$475,797.56	\$477,903.34	(\$2,105.78)	\$3,374,891.59	\$3,345,323.38	\$29,568.21	\$5,734,840.00
OPERATING EXPENSE							
General & Administrative							
50008-000 Audit Fees	-	666.67	666.67	8,000.00	4,666.69	(3,333.31)	8,000.00
50011-000 Bank Charges	-	8.33	8.33	-	58.31	58.31	100.00
50012-000 Bad Debts	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
50045-000 Legal Fees	650.00	4,166.67	3,516.67	8,642.36	29,166.69	20,524.33	50,000.00
50050-000 Licenses, Taxes, Permits	-	1,250.00	1,250.00	10,808.33	8,750.00	(2,058.33)	15,000.00
50052-000 Violations - City of Sunrise	1,360.00	6,250.00	4,890.00	2,160.00	43,750.00	41,590.00	75,000.00
50056-000 Property Appraisal	-	75.00	75.00	-	525.00	525.00	900.00
50057-000 Property Taxes	-	225.00	225.00	-	1,575.00	1,575.00	2,700.00
50075-000 Office Supplies	161.48	250.00	88.52	1,970.48	1,750.00	(220.48)	3,000.00
50081-000 Voting Expense	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00
50085-000 Printing	-	500.00	500.00	9,181.50	3,500.00	(5,681.50)	6,000.00
50090-000 Professional Fees-Consultant	-	416.67	416.67	1,300.00	2,916.69	1,616.69	5,000.00
50100-000 Screening Fees	225.00	166.67	(58.33)	3,180.00	1,166.69	(2,013.31)	2,000.00
50113-000 Coupons	-	333.33	333.33	1,762.04	2,333.31	571.27	4,000.00
Total General & Administrative	\$2,396.48	\$15,516.67	\$13,120.19	\$47,004.71	\$108,616.69	\$61,611.98	\$186,200.00
Insurance							
52030-000 Multiperil Insurance	85,421.25	80,000.00	(5,421.25)	608,422.55	560,000.00	(48,422.55)	960,000.00
52034-000 Liability Insurance	16,318.75	16,666.67	347.92	114,231.25	116,666.69	2,435.44	200,000.00
52046-000 Workmens Compensation	41.92	416.67	374.75	5,903.44	2,916.69	(2,986.75)	5,000.00
Total Insurance	\$101,781.92	\$97,083.34	(\$4,698.58)	\$728,557.24	\$679,583.38	(\$48,973.86)	\$1,165,000.00
Utilities							
54050-000 Electricity	7,815.42	7,083.33	(732.09)	49,727.81	49,583.31	(144.50)	85,000.00
54055-000 Internet Service	740.50	250.00	(490.50)	4,586.79	1,750.00	(2,836.79)	3,000.00
54070-000 Water & Sewer	100,056.84	91,666.67	(8,390.17)	720,018.42	641,666.69	(78,351.73)	1,100,000.00
54200-000 Elevator Phones	1,318.78	1,250.00	(68.78)	9,231.46	8,750.00	(481.46)	15,000.00
Total Utilities	\$109,931.54	\$100,250.00	(\$9,681.54)	\$783,564.48	\$701,750.00	(\$81,814.48)	\$1,203,000.00
Personnel Expense							
55100-000 Office Staff Service	13,915.13	6,916.67	(6,998.46)	52,814.95	48,416.69	(4,398.26)	83,000.00
55130-000 Janitorial Service Salary	11,284.00	-	(11,284.00)	39,088.00	-	(39,088.00)	-
55150-000 Maintenance Salary	12,163.34	6,333.33	(5,830.01)	43,575.96	44,333.31	757.35	76,000.00
55500-000 Payroll Taxes	2,913.87	1,192.50	(1,721.37)	10,832.19	8,347.50	(2,484.69)	14,310.00
Total Personnel Expense	\$40,276.34	\$14,442.50	(\$25,833.84)	\$146,311.10	\$101,097.50	(\$45,213.60)	\$173,310.00
Contract Services							
60004-000 Accounting/Bookkeeping	4,900.00	4,900.00	-	34,300.00	34,300.00	-	58,800.00
60013-000 Cable Television	61,394.12	59,583.33	(1,810.79)	429,758.84	417,083.31	(12,675.53)	715,000.00
60014-000 Web Portal & Website	-	250.00	250.00	3,036.35	1,750.00	(1,286.35)	3,000.00
60035-000 Elevator Contract	3,517.00	3,515.42	(1.58)	24,619.00	24,607.94	(11.06)	42,185.00
60040-000 Elevator Inspection	-	250.00	250.00	2,750.00	1,750.00	(1,000.00)	3,000.00
60050-000 Burglar Alarm System	-	100.00	100.00	-	700.00	700.00	1,200.00
60053-000 FOB Service	-	125.00	125.00	-	875.00	875.00	1,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60055-000 Copier Lease	\$272.85	\$266.67	(\$6.18)	\$1,948.20	\$1,866.69	(\$81.51)	\$3,200.00
60067-000 Gym Equipment	197.95	83.33	(114.62)	567.10	583.31	16.21	1,000.00
60085-000 Janitorial Services	-	13,694.00	13,694.00	30,811.88	95,858.00	65,046.12	164,328.00
60090-000 Lawn Maintenance Contract	6,800.00	6,800.00	-	47,600.00	47,600.00	-	81,600.00
60095-000 Lakes and Canals	663.00	350.00	(313.00)	1,969.00	2,450.00	481.00	4,200.00
61000-000 Management Services	-	2,103.17	2,103.17	25,738.66	14,722.19	(11,016.47)	25,238.00
61008-000 Termite Control	3,000.00	500.00	(2,500.00)	12,000.00	3,500.00	(8,500.00)	6,000.00
61010-000 Pest Control	5,134.00	5,250.00	116.00	35,938.00	36,750.00	812.00	63,000.00
61020-000 Pool Service Contract	1,500.00	1,800.00	300.00	12,000.00	12,600.00	600.00	21,600.00
61045-000 Security Services	-	6,800.00	6,800.00	12,813.25	47,600.00	34,786.75	81,600.00
61046-000 Surveillance Cameras Maint	-	3,050.00	3,050.00	12,482.55	21,350.00	8,867.45	36,600.00
Total Contract Services	\$87,378.92	\$109,420.92	\$22,042.00	\$688,332.83	\$765,946.44	\$77,613.61	\$1,313,051.00
Repairs & Maintenance							
70005-000 R&M Air Conditioning	19,150.00	625.00	(18,525.00)	24,897.00	4,375.00	(20,522.00)	7,500.00
70006-000 AC Contract	5,000.00	5,000.00	-	35,000.00	35,000.00	-	60,000.00
70040-000 R&M Elevator Repairs	2,400.00	6,666.67	4,266.67	4,776.95	46,666.69	41,889.74	80,000.00
70045-000 R&M Electrical	-	5,000.00	5,000.00	16,760.00	35,000.00	18,240.00	60,000.00
70049-000 R&M Equipment - Life Safety	-	1,666.67	1,666.67	2,254.34	11,666.69	9,412.35	20,000.00
70060-000 R&M General	8,411.02	14,248.25	5,837.23	164,993.76	99,737.75	(65,256.01)	170,979.00
70065-000 R&M Supplies	1,108.54	416.67	(691.87)	1,327.89	2,916.69	1,588.80	5,000.00
70090-000 R&M Plumbing	1,650.00	5,000.00	3,350.00	21,851.00	35,000.00	13,149.00	60,000.00
70095-000 R&M Pool	20.32	1,666.67	1,646.35	9,417.32	11,666.69	2,249.37	20,000.00
70110-000 R&M Roof	11,700.00	416.67	(11,283.33)	11,700.00	2,916.69	(8,783.31)	5,000.00
70138-000 Tree Trim/Replacement	-	2,000.00	2,000.00	26,406.25	14,000.00	(12,406.25)	24,000.00
Total Repairs & Maintenance	\$49,439.88	\$42,706.60	(\$6,733.28)	\$319,384.51	\$298,946.20	(\$20,438.31)	\$512,479.00
Special Project							
74006-000 Special Projects - Engineering	-	2,083.33	2,083.33	-	14,583.31	14,583.31	25,000.00
Total Special Project	\$-	\$2,083.33	\$2,083.33	\$-	\$14,583.31	\$14,583.31	\$25,000.00
Reserve Contributions							
80000-000 Reserve Funding	96,400.00	96,400.00	-	674,800.00	674,800.00	-	1,156,800.00
Total Reserve Contributions	\$96,400.00	\$96,400.00	\$-	\$674,800.00	\$674,800.00	\$0.00	\$1,156,800.00
Total OPERATING EXPENSE	\$487,605.08	\$477,903.36	(\$9,701.72)	\$3,387,954.87	\$3,345,323.52	(\$42,631.35)	\$5,734,840.00
Net Income:	(\$11,807.52)	(\$0.02)	(\$11,807.50)	(\$13,063.28)	(\$0.14)	(\$13,063.14)	\$0.00