



# **Financial Report Package**

**January 2026**

**Prepared for**

**Sunrise Lakes Condominium Apts., Inc. 5**

**By**

**Preferred Accounting Services, Inc.**



	Operating	Reserve	Total
<b>Assets</b>			
<b>Operating Cash</b>			
Popular - Operating - 3705	\$515,834.59	\$0.00	\$515,834.59
Popular - Operating - 3609	\$132,259.59	\$0.00	\$132,259.59
Popular - Operating - 3067	\$5,157.05	\$0.00	\$5,157.05
<b>Total: Operating Cash</b>	<b>\$653,251.23</b>	<b>\$0.00</b>	<b>\$653,251.23</b>
<b>Security Cash</b>			
Popular - SEC DEP - 2766	\$98,658.74	\$0.00	\$98,658.74
<b>Total: Security Cash</b>	<b>\$98,658.74</b>	<b>\$0.00</b>	<b>\$98,658.74</b>
<b>Special Assessment Cash</b>			
Popular - Special Assessment - 0218	\$600,914.02	\$0.00	\$600,914.02
<b>Total: Special Assessment Cash</b>	<b>\$600,914.02</b>	<b>\$0.00</b>	<b>\$600,914.02</b>
<b>Reserves Cash</b>			
Popular - Reserve MM - 0169	\$0.00	\$1,894,860.95	\$1,894,860.95
Popular - MMK - 0247	\$323,720.13	\$0.00	\$323,720.13
<b>Total: Reserves Cash</b>	<b>\$323,720.13</b>	<b>\$1,894,860.95</b>	<b>\$2,218,581.08</b>
<b>Accounts Receivable</b>			
Owner Assessments Receivable	\$320,703.23	\$0.00	\$320,703.23
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
<b>Total: Accounts Receivable</b>	<b>\$1,571,534.67</b>	<b>\$0.00</b>	<b>\$1,571,534.67</b>
<b>Other Assets</b>			
Prepaid Insurance	\$551,918.08	\$0.00	\$551,918.08
Prepaid Expenses	\$4,097.64	\$0.00	\$4,097.64
Security Deposits - Utilities	\$5,067.43	\$0.00	\$5,067.43
Association Owned Unit 43-105	\$32,560.00	\$0.00	\$32,560.00
<b>Total: Other Assets</b>	<b>\$593,643.15</b>	<b>\$0.00</b>	<b>\$593,643.15</b>
<b>Total: Assets</b>	<b>\$3,841,721.94</b>	<b>\$1,894,860.95</b>	<b>\$5,736,582.89</b>



**Balance Sheet**

Sunrise Lakes Condominium Apts., Inc. 5

End Date: 01/31/2026

	Operating	Reserve	Total
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	\$76,661.13	\$0.00	\$76,661.13
Accrued Expenses	\$3,448.00	\$0.00	\$3,448.00
Insurance Payable	\$446,366.79	\$0.00	\$446,366.79
Deferred Laundry Income	\$29,166.31	\$0.00	\$29,166.31
Deferred Cable Income	\$226,557.67	\$0.00	\$226,557.67
Prepaid Owner Assessments	\$118,140.93	\$0.00	\$118,140.93
Security Deposits	\$98,339.88	\$0.00	\$98,339.88
<b>Total: Liabilities</b>	<b>\$998,680.71</b>	<b>\$0.00</b>	<b>\$998,680.71</b>
<b>Reserves</b>			
Non-SIRS Reserve Pooled	\$0.00	\$383,066.67	\$383,066.67
SIRS Reserve Pooled	\$0.00	\$1,508,869.93	\$1,508,869.93
SIRS Reserve Interest	\$0.00	\$2,924.35	\$2,924.35
<b>Total: Reserves</b>	<b>\$0.00</b>	<b>\$1,894,860.95</b>	<b>\$1,894,860.95</b>
<b>Special Assessment</b>			
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	(\$461,611.95)	\$0.00	(\$461,611.95)
Spec Assemnt - Milestone Inspection	(\$83,112.00)	\$0.00	(\$83,112.00)
Special Assessment Interest	\$362.55	\$0.00	\$362.55
<b>Total: Special Assessment</b>	<b>\$2,641,549.76</b>	<b>\$0.00</b>	<b>\$2,641,549.76</b>
<b>Members Equity</b>			
Fund Balance	\$166,896.78	\$0.00	\$166,896.78
<b>Total: Members Equity</b>	<b>\$166,896.78</b>	<b>\$0.00</b>	<b>\$166,896.78</b>
Net Income Gain/Loss	\$34,594.69	\$0.00	\$34,594.69
<b>Total: Liabilities &amp; Equity</b>	<b>\$3,841,721.94</b>	<b>\$1,894,860.95</b>	<b>\$5,736,582.89</b>



# Income Statement - Operating

Sunrise Lakes Condominium Apts., Inc. 5

01/01/2026 to 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
40001-000 Owner Assessments	\$ 462,915.00	\$462,921.00	(\$ 6.00)	\$462,915.00	\$462,921.00	(\$ 6.00)	\$5,555,052.00
40011-000 Late Fee Income	-	2,000.00	( 2,000.00)	-	2,000.00	( 2,000.00)	24,000.00
40012-000 Cable Contract Income	2,942.33	2,942.33	-	2,942.33	2,942.33	-	35,308.00
40015-000 Legal Fee Income	2,110.70	-	2,110.70	2,110.70	-	2,110.70	-
40030-000 Application Fees	4,640.00	1,250.00	3,390.00	4,640.00	1,250.00	3,390.00	15,000.00
40050-000 Laundry Revenue	7,016.86	6,666.67	350.19	7,016.86	6,666.67	350.19	80,000.00
40060-000 Gate/Key Cards	305.00	223.33	81.67	305.00	223.33	81.67	2,680.00
40080-000 Interest Income	503.64	200.00	303.64	503.64	200.00	303.64	2,400.00
40090-000 Miscellaneous Income	3,702.00	200.00	3,502.00	3,702.00	200.00	3,502.00	2,400.00
41000-000 Rental Income Units	853.31	666.67	186.64	853.31	666.67	186.64	8,000.00
41001-000 Rental Income - Recreational Facilities	-	416.67	( 416.67)	-	416.67	( 416.67)	5,000.00
41030-000 Estoppel Income	267.20	416.67	( 149.47)	267.20	416.67	( 149.47)	5,000.00
<b>Total Income</b>	<b>\$ 485,256.04</b>	<b>\$477,903.34</b>	<b>\$ 7,352.70</b>	<b>\$485,256.04</b>	<b>\$477,903.34</b>	<b>\$ 7,352.70</b>	<b>\$5,734,840.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 485,256.04</b>	<b>\$477,903.34</b>	<b>\$ 7,352.70</b>	<b>\$485,256.04</b>	<b>\$477,903.34</b>	<b>\$ 7,352.70</b>	<b>\$5,734,840.00</b>
<b>OPERATING EXPENSE</b>							
<b>General &amp; Administrative</b>							
50008-000 Audit Fees	-	666.67	666.67	-	666.67	666.67	8,000.00
50011-000 Bank Charges	-	8.33	8.33	-	8.33	8.33	100.00
50012-000 Bad Debts	-	208.33	208.33	-	208.33	208.33	2,500.00
50045-000 Legal Fees	3,500.00	4,166.67	666.67	3,500.00	4,166.67	666.67	50,000.00
50050-000 Licenses, Taxes, Permits	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
50052-000 Violations - City of Sunrise	-	6,250.00	6,250.00	-	6,250.00	6,250.00	75,000.00
50056-000 Property Appraisal	-	75.00	75.00	-	75.00	75.00	900.00
50057-000 Property Taxes	-	225.00	225.00	-	225.00	225.00	2,700.00
50075-000 Office Supplies	-	250.00	250.00	-	250.00	250.00	3,000.00
50081-000 Voting Expense	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
50085-000 Printing	-	500.00	500.00	-	500.00	500.00	6,000.00
50090-000 Professional Fees-Consultant	-	416.67	416.67	-	416.67	416.67	5,000.00
50100-000 Screening Fees	475.00	166.67	( 308.33)	475.00	166.67	( 308.33)	2,000.00
50113-000 Coupons	-	333.33	333.33	-	333.33	333.33	4,000.00
<b>Total General &amp; Administrative</b>	<b>\$ 3,975.00</b>	<b>\$ 15,516.67</b>	<b>\$ 11,541.67</b>	<b>\$ 3,975.00</b>	<b>\$ 15,516.67</b>	<b>\$11,541.67</b>	<b>\$186,200.00</b>
<b>Insurance</b>							
52030-000 Multiperil Insurance	76,594.01	80,000.00	3,405.99	76,594.01	80,000.00	3,405.99	960,000.00
52034-000 Liability Insurance	27,240.55	16,666.67	( 10,573.88)	27,240.55	16,666.67	( 10,573.88)	200,000.00
52046-000 Workmens Compensation	41.92	416.67	374.75	41.92	416.67	374.75	5,000.00
<b>Total Insurance</b>	<b>\$ 103,876.48</b>	<b>\$ 97,083.34</b>	<b>(\$ 6,793.14)</b>	<b>\$103,876.48</b>	<b>\$ 97,083.34</b>	<b>(\$6,793.14)</b>	<b>\$1,165,000.00</b>
<b>Utilities</b>							
54050-000 Electricity	6,454.10	7,083.33	629.23	6,454.10	7,083.33	629.23	85,000.00
54055-000 Internet Service	489.97	250.00	( 239.97)	489.97	250.00	( 239.97)	3,000.00
54070-000 Water & Sewer	95,998.26	91,666.67	( 4,331.59)	95,998.26	91,666.67	( 4,331.59)	1,100,000.00
54200-000 Elevator Phones	1,318.78	1,250.00	( 68.78)	1,318.78	1,250.00	( 68.78)	15,000.00
<b>Total Utilities</b>	<b>\$ 104,261.11</b>	<b>\$100,250.00</b>	<b>(\$ 4,011.11)</b>	<b>\$104,261.11</b>	<b>\$100,250.00</b>	<b>(\$4,011.11)</b>	<b>\$1,203,000.00</b>
<b>Personnel Expense</b>							
55100-000 Office Staff Service	-	6,916.67	6,916.67	-	6,916.67	6,916.67	83,000.00
55150-000 Maintenance Salary	-	6,333.33	6,333.33	-	6,333.33	6,333.33	76,000.00
55500-000 Payroll Taxes	-	1,192.50	1,192.50	-	1,192.50	1,192.50	14,310.00
<b>Total Personnel Expense</b>	<b>\$ -</b>	<b>\$ 14,442.50</b>	<b>\$ 14,442.50</b>	<b>\$ -</b>	<b>\$ 14,442.50</b>	<b>\$14,442.50</b>	<b>\$173,310.00</b>
<b>Contract Services</b>							
60004-000 Accounting/Bookkeeping	4,900.00	4,900.00	-	4,900.00	4,900.00	-	58,800.00
60013-000 Cable Television	61,394.12	59,583.33	( 1,810.79)	61,394.12	59,583.33	( 1,810.79)	715,000.00
60014-000 Web Portal & Website	112.35	250.00	137.65	112.35	250.00	137.65	3,000.00
60035-000 Elevator Contract	3,517.00	3,515.42	( 1.58)	3,517.00	3,515.42	( 1.58)	42,185.00
60040-000 Elevator Inspection	-	250.00	250.00	-	250.00	250.00	3,000.00
60050-000 Burglar Alarm System	-	100.00	100.00	-	100.00	100.00	1,200.00
60053-000 FOB Service	-	125.00	125.00	-	125.00	125.00	1,500.00
60055-000 Copier Lease	272.85	266.67	( 6.18)	272.85	266.67	( 6.18)	3,200.00



## Income Statement - Operating

Sunrise Lakes Condominium Apts., Inc. 5

01/01/2026 to 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
60067-000 Gym Equipment	\$197.95	\$83.33	(\$114.62)	\$197.95	\$83.33	(\$114.62)	\$1,000.00
60085-000 Janitorial Services	13,694.17	13,694.00	(0.17)	13,694.17	13,694.00	(0.17)	164,328.00
60090-000 Lawn Maintenance Contract	6,800.00	6,800.00	-	6,800.00	6,800.00	-	81,600.00
60095-000 Lakes and Canals	-	350.00	350.00	-	350.00	350.00	4,200.00
61000-000 Management Services	25,238.66	2,103.17	(23,135.49)	25,238.66	2,103.17	(23,135.49)	25,238.00
61008-000 Termite Control	6,000.00	500.00	(5,500.00)	6,000.00	500.00	(5,500.00)	6,000.00
61010-000 Pest Control	5,134.00	5,250.00	116.00	5,134.00	5,250.00	116.00	63,000.00
61020-000 Pool Service Contract	1,800.00	1,800.00	-	1,800.00	1,800.00	-	21,600.00
61045-000 Security Services	80.25	6,800.00	6,719.75	80.25	6,800.00	6,719.75	81,600.00
61046-000 Surveillance Cameras Maint	2,302.62	3,050.00	747.38	2,302.62	3,050.00	747.38	36,600.00
<b>Total Contract Services</b>	<b>\$131,443.97</b>	<b>\$109,420.92</b>	<b>(\$22,023.05)</b>	<b>\$131,443.97</b>	<b>\$109,420.92</b>	<b>(\$22,023.05)</b>	<b>\$1,313,051.00</b>
<b>Repairs &amp; Maintenance</b>							
70005-000 R&M Air Conditioning	500.00	625.00	125.00	500.00	625.00	125.00	7,500.00
70006-000 Total Appliance	5,000.00	5,000.00	-	5,000.00	5,000.00	-	60,000.00
70040-000 R&M Elevator Repairs	-	6,666.67	6,666.67	-	6,666.67	6,666.67	80,000.00
70045-000 R&M Electrical	780.00	5,000.00	4,220.00	780.00	5,000.00	4,220.00	60,000.00
70049-000 R&M Equipment - Life Safety	119.79	1,666.67	1,546.88	119.79	1,666.67	1,546.88	20,000.00
70060-000 R&M General	550.00	14,248.25	13,698.25	550.00	14,248.25	13,698.25	170,979.00
70065-000 R&M Supplies	-	416.67	416.67	-	416.67	416.67	5,000.00
70090-000 R&M Plumbing	3,755.00	5,000.00	1,245.00	3,755.00	5,000.00	1,245.00	60,000.00
70095-000 R&M Pool	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
70110-000 R&M Roof	-	416.67	416.67	-	416.67	416.67	5,000.00
70138-000 Tree Trim/Replacement	-	2,000.00	2,000.00	-	2,000.00	2,000.00	24,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>\$10,704.79</b>	<b>\$42,706.60</b>	<b>\$32,001.81</b>	<b>\$10,704.79</b>	<b>\$42,706.60</b>	<b>\$32,001.81</b>	<b>\$512,479.00</b>
<b>Special Project</b>							
74006-000 Special Projects - Engineering	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
<b>Total Special Project</b>	<b>\$-</b>	<b>\$2,083.33</b>	<b>\$2,083.33</b>	<b>\$-</b>	<b>\$2,083.33</b>	<b>\$2,083.33</b>	<b>\$25,000.00</b>
<b>Reserve Contributions</b>							
80000-000 Reserve Funding	96,400.00	96,400.00	-	96,400.00	96,400.00	-	1,156,800.00
<b>Total Reserve Contributions</b>	<b>\$96,400.00</b>	<b>\$96,400.00</b>	<b>\$-</b>	<b>\$96,400.00</b>	<b>\$96,400.00</b>	<b>\$0.00</b>	<b>\$1,156,800.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$450,661.35</b>	<b>\$477,903.36</b>	<b>\$27,242.01</b>	<b>\$450,661.35</b>	<b>\$477,903.36</b>	<b>\$27,242.01</b>	<b>\$5,734,840.00</b>
<b>Net Income:</b>	<b>\$34,594.69</b>	<b>(\$0.02)</b>	<b>\$34,594.71</b>	<b>\$34,594.69</b>	<b>(\$0.02)</b>	<b>\$34,594.71</b>	<b>\$0.00</b>