

Sunrise Lakes Phase IV Recreation  
Report on Compilation of Financial Statements  
December 31, 2022



To the Board of Directors:  
Sunrise Lakes Phase IV Recreation

The Association is responsible for the accompanying financial statements of Sunrise Lakes Phase IV Recreation which comprise the balance sheet as of December 31, 2022, and the related statement of revenues and expenses - actual compared to budget for the 1 Month and 12 Months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying current month budget, year to date budget and annual budget of Sunrise Lakes Phase IV Recreation for the 1 Month and 12 Months ended December 31, 2022, and for the year ended December 31, 2022, has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

The Association has elected to omit substantially all the disclosures, statements of fund balances and cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The Association has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Sunrise Lakes Phase IV Recreation .

*Juda, Eskew & Associates, P.A.*

Certified Public Accountants  
Plantation, FL 33324-2744

February 03, 2023

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# Sunrise Lakes Phase IV Recreation

## Balance Sheet

December 31, 2022

### Assets

#### Cash - Operating

|                                     |    |                |
|-------------------------------------|----|----------------|
| Popular Community Bank - M/M        | \$ | 57,479         |
| Popular- Community Bank - Operating |    | <u>497,359</u> |
|                                     |    | <u>554,838</u> |

#### Cash - Security

|                                 |  |              |
|---------------------------------|--|--------------|
| Popular Community Bank - Escrow |  | <u>1,000</u> |
|                                 |  | <u>1,000</u> |

555,838

#### Other Assets

|                                  |    |                         |
|----------------------------------|----|-------------------------|
| Maintenance Receivables          |    | 158,582                 |
| Allowance for Bad Debts          |    | (31,306)                |
| Special Assessment Receivable    |    | 1,436                   |
| Due from Recreation Tax District |    | (2,712)                 |
| Miscellaneous Receivable         |    | 4,000                   |
| Prepaid Insurance                |    | 21,710                  |
| Prepaid Expenses                 |    | 167,965                 |
| Land                             |    | 400,000                 |
| Utility Deposits                 |    | <u>1,090</u>            |
|                                  |    | <u>720,765</u>          |
|                                  | \$ | <u><u>1,276,603</u></u> |

Sunrise Lakes Phase IV Recreation  
Balance Sheet  
December 31, 2022

Liabilities and Members' Equity

|                                |                         |
|--------------------------------|-------------------------|
| Accounts Payable               | \$ 66,885               |
| Accounts Payable Insurance     | 18,608                  |
| Due to Recreation Tax District | 13,885                  |
| Maint. Received in Advance     | 128,884                 |
| Prepaid Special Assessment     | 119                     |
| Escrow Deposits                | <u>1,000</u>            |
|                                | <u>229,381</u>          |
| <br>                           |                         |
| Operating Fund Balance         |                         |
| Fund Balance                   | 979,515                 |
| Current Year Revenue (Expense) | <u>67,707</u>           |
|                                | <u>1,047,222</u>        |
|                                | <br><u>1,047,222</u>    |
|                                | <br><u>\$ 1,276,603</u> |

**Sunrise Lakes Phase IV Recreation  
Statement of Revenues and Expenses  
Actual Compared to Budget  
For the 1 Month and 12 Months ended December 31, 2022**

|                                   | Current<br>Month<br>Actual | Current<br>Month<br>Budget | Current<br>Month<br>Variance | Year to<br>Date<br>Actual | Year to<br>Date<br>Budget | Year to<br>Date<br>Variance | Annual<br>Budget |
|-----------------------------------|----------------------------|----------------------------|------------------------------|---------------------------|---------------------------|-----------------------------|------------------|
| <b>Revenues</b>                   |                            |                            |                              |                           |                           |                             |                  |
| Maintenance Assessments           | \$ 44,254                  | \$ 44,261                  | \$ (7)                       | \$ 531,111                | \$ 531,128                | \$ (17)                     | \$ 531,128       |
| Maintenance Bldg. Lease Income    | 1,000                      | 1,000                      | -                            | 12,000                    | 12,000                    | -                           | 12,000           |
| Interest Income                   | 87                         | -                          | 87                           | 376                       | -                         | 376                         | -                |
| Miscellaneous Income              | 200                        | -                          | 200                          | 1,049                     | -                         | 1,049                       | -                |
| Golf Pass Income                  | 280                        | -                          | 280                          | 3,256                     | -                         | 3,256                       | -                |
| Late Fee Income                   | (300)                      | -                          | (300)                        | 20,172                    | -                         | 20,172                      | -                |
| Bad Debt                          | 50,483                     | (3,833)                    | 54,316                       | 12,079                    | (46,000)                  | 58,079                      | (46,000)         |
|                                   | <u>96,004</u>              | <u>41,428</u>              | <u>54,576</u>                | <u>580,043</u>            | <u>497,128</u>            | <u>82,915</u>               | <u>497,128</u>   |
| <b>Total Revenues</b>             | <u>96,004</u>              | <u>41,428</u>              | <u>54,576</u>                | <u>580,043</u>            | <u>497,128</u>            | <u>82,915</u>               | <u>497,128</u>   |
| <b>Operating Expenses</b>         |                            |                            |                              |                           |                           |                             |                  |
| Administrative:                   |                            |                            |                              |                           |                           |                             |                  |
| MRTA Expense                      | -                          | -                          | -                            | 21,158                    | -                         | (21,158)                    | -                |
|                                   | -                          | -                          | -                            | 21,158                    | -                         | (21,158)                    | -                |
| Insurance:                        |                            |                            |                              |                           |                           |                             |                  |
| Insurance                         | 3,101                      | 3,334                      | 233                          | 34,709                    | 40,008                    | 5,299                       | 40,008           |
|                                   | <u>3,101</u>               | <u>3,334</u>               | <u>233</u>                   | <u>34,709</u>             | <u>40,008</u>             | <u>5,299</u>                | <u>40,008</u>    |
| Operating:                        |                            |                            |                              |                           |                           |                             |                  |
| Lake Maintenance                  | 7,588                      | 1,605                      | (5,983)                      | 22,746                    | 19,260                    | (3,486)                     | 19,260           |
| Golf Course Maintenance Contract  | 12,075                     | 12,500                     | 425                          | 142,990                   | 150,000                   | 7,010                       | 150,000          |
| Golf Course Supplies & Misc.      | 61,050                     | 2,500                      | (58,550)                     | 81,932                    | 30,000                    | (51,932)                    | 30,000           |
| Flow Meters - Engineering         | 3,283                      | 2,826                      | (457)                        | 39,245                    | 33,912                    | (5,333)                     | 33,912           |
| Tree Trimming                     | -                          | 2,851                      | 2,851                        | 31,425                    | 34,216                    | 2,791                       | 34,216           |
| Card Access System                | -                          | 1,167                      | 1,167                        | -                         | 14,000                    | 14,000                      | 14,000           |
| Docs Review & Rewrite             | -                          | 1,250                      | 1,250                        | -                         | 15,000                    | 15,000                      | 15,000           |
| Professional                      | 934                        | 4,167                      | 3,233                        | 19,893                    | 50,000                    | 30,107                      | 50,000           |
| Legal Fee Recovery                | -                          | -                          | -                            | (15,653)                  | -                         | 15,653                      | -                |
| Bookkeeping                       | 1,210                      | 1,210                      | -                            | 14,520                    | 14,520                    | -                           | 14,520           |
| Maintenance Coupon Books          | -                          | 1,250                      | 1,250                        | 13,950                    | 15,000                    | 1,050                       | 15,000           |
| Collection Fees                   | 11,230                     | 3,333                      | (7,897)                      | 50,593                    | 40,000                    | (10,593)                    | 40,000           |
| Payroll                           | 5,631                      | 3,000                      | (2,631)                      | 35,612                    | 36,000                    | 388                         | 36,000           |
| Web Portal Services               | 1,268                      | 101                        | (1,167)                      | 15,216                    | 1,216                     | (14,000)                    | 1,216            |
| Year End Financial & Tax          | -                          | 333                        | 333                          | 4,000                     | 3,996                     | (4)                         | 3,996            |
|                                   | <u>104,269</u>             | <u>38,093</u>              | <u>(66,176)</u>              | <u>456,469</u>            | <u>457,120</u>            | <u>651</u>                  | <u>457,120</u>   |
| <b>Total Expenses</b>             | <u>107,370</u>             | <u>41,427</u>              | <u>(65,943)</u>              | <u>512,336</u>            | <u>497,128</u>            | <u>(15,208)</u>             | <u>497,128</u>   |
| <b>Excess Revenues (Expenses)</b> | <u>\$ (11,366)</u>         | <u>\$ 1</u>                | <u>\$ (11,367)</u>           | <u>\$ 67,707</u>          | <u>\$ -</u>               | <u>\$ 67,707</u>            | <u>\$ -</u>      |