

Sunrise Lakes Phase 4 Rec Assoc., Inc. zz

Balance Sheet For 2/28/2026

Cash - Operating		
Popular Community Bank - M/M	\$125,791.74	
Popular- Community Bank - Operating	\$837,302.55	
Total Cash - Operating		\$963,094.29
Other Assets		
Maintenance Receivables	\$211,055.89	
A/R Exchange	\$5,645.08	
Allowance for Bad Debts	(\$92,000.00)	
Prepaid Insurance	\$7,619.31	
Land	\$400,000.00	
Utility Deposits	\$1,090.00	
Total Other Assets		\$533,410.28
	Total Assets	\$1,496,504.57

Liabilities and Members' Equity		
Accounts Payable	\$5,000.00	
Due to Recreation Tax District	(\$13,076.18)	
Maint. Received in Advance	\$174,935.77	
Total Liabilities and Members' Equity		\$166,859.59
Operating Fund Balance		
Fund Balance	\$1,202,646.14	
Current Year Revenue (Expense)	\$126,998.84	
Total Operating Fund Balance		\$1,329,644.98
	Total Liabilities / Equity	\$1,496,504.57

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Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
6020 - Maintenance Assessments	52,879.80	52,840.67	39.13	262,049.52	264,203.35	(2,153.83)	634,088.00
6035 - Maintenance Bldg. Lease Income	-	1,000.00	(1,000.00)	2,000.00	5,000.00	(3,000.00)	12,000.00
6040 - Interest Income	153.70	-	153.70	1,540.51	-	1,540.51	-
6060 - Miscellaneous Income	6,662.89	-	6,662.89	14,247.43	-	14,247.43	-
6070 - Golf Pass Income	317.00	-	317.00	317.00	-	317.00	-
6100 - Late Fee Income	1,750.00	-	1,750.00	15,874.62	-	15,874.62	-
7560 - Bad Debt	-	(2,083.33)	2,083.33	(352.00)	(10,416.65)	10,064.65	(25,000.00)
Total Revenue	61,763.39	51,757.34	10,006.05	295,677.08	258,786.70	36,890.38	621,088.00
Other Income							
6066 - Cash Fobs & Decals	200.00	-	200.00	200.00	-	200.00	-
Total Other Income	200.00	-	200.00	200.00	-	200.00	-
Total Income	61,963.39	51,757.34	10,206.05	295,877.08	258,786.70	37,090.38	621,088.00
Operating Expense							
Insurance							
7555 - Insurance	1,269.89	3,333.33	2,063.44	6,349.45	16,666.65	10,317.20	40,000.00
Total Insurance	1,269.89	3,333.33	2,063.44	6,349.45	16,666.65	10,317.20	40,000.00
Operating							
7105 - Lake Maintenance	-	2,000.00	2,000.00	2,629.00	10,000.00	7,371.00	24,000.00
7130 - Golf Course Maintenance Contract	11,555.00	13,816.67	2,261.67	93,095.52	69,083.35	(24,012.17)	165,800.00
7135 - Golf Course Supplies & Misc.	562.97	8,366.67	7,803.70	21,196.33	41,833.35	20,637.02	100,400.00
7145 - Flow Meters - Engineering	960.00	1,666.67	706.67	4,800.00	8,333.35	3,533.35	20,000.00
7150 - Tree Trimming	-	1,833.33	1,833.33	-	9,166.65	9,166.65	22,000.00
7505 - Professional	-	2,083.33	2,083.33	5,840.00	10,416.65	4,576.65	25,000.00
7506 - Legal Fee Recovery	-	-	-	(3,378.60)	-	3,378.60	-
7510 - Bookkeeping	4,291.27	5,541.67	1,250.40	12,212.54	27,708.35	15,495.81	66,500.00
7520 - Maintenance Coupon Books	-	1,250.00	1,250.00	7,501.54	6,250.00	(1,251.54)	15,000.00
7530 - Collection Fees	302.04	1,500.00	1,197.96	4,120.35	7,500.00	3,379.65	18,000.00
7580 - Payroll	2,952.53	4,387.50	1,434.97	14,137.41	21,937.50	7,800.09	52,650.00
7610 - Year End Financial & Tax	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
7775 - Repairs & Maintenance	-	5,478.17	5,478.17	-	27,390.85	27,390.85	65,738.00
Total Operating	20,623.81	48,424.01	27,800.20	162,154.09	242,120.05	79,965.96	581,088.00
Total Expense	21,893.78	51,757.34	29,863.64	168,503.54	258,786.70	90,283.16	621,088.00
Operating Net Total	40,069.69	-	40,069.69	127,373.54	-	127,373.54	-
Net Total	40,069.69	-	40,069.69	127,373.54	-	127,373.54	-