OPAS
Certified Public Accountants

Income Statement - Operating

Sunrise Lakes Phase 4 Recreation Association, Inc.

09/01/2026 to 09/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Income							
40001-000 Owner Assessments	$52,849.80	$52,840.63	$9.17	$634,197.60	$634,088.00	$109.60	$634,088.00
40003-000 Maintenance Bldg Lease Income	-	1,000.00	(1,000.00)	2,000.00	12,000.00	(10,000.00)	12,000.00
40011-000 Late Fee Income	12,977.60	-	12,977.60	30,017.22	-	30,017.22	-
40015-000 Legal Fee Income	-	-	-	6,254.87	-	6,254.87	-
40030-000 Application Fees	-	-	-	750.00	-	750.00	-
40060-000 Golf Pass Income	-	-	-	1,142.00	-	1,142.00	-
40080-000 Interest Income	3,505.63	-	3,505.63	31,543.32	-	31,543.32	-
40090-000 Miscellaneous Income	1,987.60	-	1,987.60	16,363.12	-	16,363.12	-
Total Income	$71,320.63	$53,840.63	$17,480.00	$722,268.13	$646,088.00	$76,180.13	$646,088.00
Total OPERATING INCOME	**$71,320.63**	**$53,840.63**	**$17,480.00**	**$722,268.13**	**$646,088.00**	**$76,180.13**	**$646,088.00**
OPERATING EXPENSE							
General & Administrative							
50010-000 Bad Debt	-	2,083.37	2,083.37	18,333.80	25,000.00	6,666.20	25,000.00
50011-000 Bank Charges	211.00	-	(211.00)	823.69	-	(823.69)	-
50013-000 Collection Fees	-	1,500.00	1,500.00	4,973.01	18,000.00	13,026.99	18,000.00
50081-000 Year End Financial & Tax	-	500.00	500.00	25.00	6,000.00	5,975.00	6,000.00
50083-000 Professional Fees	385.00	2,083.37	1,698.37	14,705.27	25,000.00	10,294.73	25,000.00
50086-000 Payroll	3,147.98	4,387.50	1,239.52	38,000.27	52,650.00	14,649.73	52,650.00
50087-000 Miscellaneous Expenses	1,601.62	-	(1,601.62)	2,051.62	-	(2,051.62)	-
50100-000 Screening Fees	-	-	-	750.00	-	(750.00)	-
50113-000 Maintenance Coupon Books	-	1,250.00	1,250.00	7,501.54	15,000.00	7,498.46	15,000.00
Total General & Administrative	$5,345.60	$11,804.24	$6,458.64	$87,164.20	$141,650.00	$54,485.80	$141,650.00
Insurance							
52030-000 Insurance	1,944.14	3,333.37	1,389.23	16,582.78	40,000.00	23,417.22	40,000.00
Total Insurance	$1,944.14	$3,333.37	$1,389.23	$16,582.78	$40,000.00	$23,417.22	$40,000.00
Utilities							
54050-000 Electricity	-	-	-	366.69	-	(366.69)	-
54070-000 Water & Sewer	-	-	-	352.56	-	(352.56)	-
Total Utilities	$-	$-	$-	$719.25	$-	($719.25)	$-
Contract Services							
60004-000 Accounting/Bookkeeping	2,800.00	5,541.63	2,741.63	33,303.81	66,500.00	33,196.19	66,500.00
60090-000 Golf Course Maintenance Contract	16,250.00	13,816.63	(2,433.37)	208,040.52	165,800.00	(42,240.52)	165,800.00
60095-000 Lake Maintenance	1,739.00	2,000.00	261.00	21,758.00	24,000.00	2,242.00	24,000.00
Total Contract Services	$20,789.00	$21,358.26	$569.26	$263,102.33	$256,300.00	($6,802.33)	$256,300.00
Repairs & Maintenance							
70051-000 Golf Course Supplies & Misc	-	8,366.63	8,366.63	79,197.62	100,400.00	21,202.38	100,400.00
70060-000 R&M General	-	5,478.13	5,478.13	39,688.00	65,738.00	26,050.00	65,738.00
70061-000 Flow Meters - Engineering	-	1,666.63	1,666.63	4,800.00	20,000.00	15,200.00	20,000.00
70135-000 Landscaping Extras	-	-	-	1,150.00	-	(1,150.00)	-
70138-000 Tree Trim/Replacement	-	1,833.37	1,833.37	6,750.00	22,000.00	15,250.00	22,000.00
Total Repairs & Maintenance	$-	$17,344.76	$17,344.76	$131,585.62	$208,138.00	$76,552.38	$208,138.00
Total OPERATING EXPENSE	**$28,078.74**	**$53,840.63**	**$25,761.89**	**$499,154.18**	**$646,088.00**	**$146,933.82**	**$646,088.00**
Net Income:	**$43,241.89**	**$0.00**	**$43,241.89**	**$223,113.95**	**$0.00**	**$223,113.95**	**$0.00**

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Balance Sheet

Sunrise Lakes Phase 4 Recreation Association, Inc.

End Date: 09/30/2026

	Operating	Total
Assets		
Operating Cash		
Cash - Truist- Operating - 2728	$199,702.44	$199,702.44
Cash - Truist - Payroll - 5745	$34.16	$34.16
Total: Operating Cash	**$199,736.60**	**$199,736.60**
Security Cash		
Cash - Priority One	$1,254,790.76	$1,254,790.76
Total: Security Cash	**$1,254,790.76**	**$1,254,790.76**
Accounts Receivable		
Owner Assessments Receivable	$326,529.70	$326,529.70
Allowance for Bad Debts	($92,000.00)	($92,000.00)
Total: Accounts Receivable	**$234,529.70**	**$234,529.70**
Other Assets		
Prepaid Insurance	$24,608.16	$24,608.16
Utility Deposits	$1,090.00	$1,090.00
Total: Other Assets	**$25,698.16**	**$25,698.16**
Long Term Assets		
Land	$400,000.00	$400,000.00
Total: Long Term Assets	**$400,000.00**	**$400,000.00**
Total: Assets	**$2,114,755.22**	**$2,114,755.22**
Liabilities & Equity		
Liabilities		
Accounts Payable	$1,253.60	$1,253.60
Accrued Expenses	$1,962.26	$1,962.26
Due to Recreation District	$542,761.79	$542,761.79
Prepaid Owner Assessments	$150,992.20	$150,992.20
Total: Liabilities	**$696,969.85**	**$696,969.85**
Members Equity		
Fund Balance	$1,194,671.42	$1,194,671.42
Total: Members Equity	**$1,194,671.42**	**$1,194,671.42**
Net Income Gain/Loss	$223,113.95	$223,113.95
Total: Liabilities & Equity	**$2,114,755.22**	**$2,114,755.22**

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