

Intracoastal Tower Condominium

Run Date: 11/05/2025

Run Time: 02:26 PM

BALANCE SHEET

As of: 10/31/2025

Assets

Account #	Account Name	Total
Asset		
01010	Chase Bank - Operating	\$1,267.63
01020	Chase Bank - Reserve	\$5,809.03
01030	Chase Bank - Spec. Assmnt	\$5,221.15
01040	Center State	\$26.66
01045	Valley Bank Reserve	\$25,912.88
01055	Valley Bank Special Assessment	\$5,726.90
01060	Valley Bank - Operating	\$84,001.52
01065	Unamortized Valley Bank Loan	\$1,023,411.68
01310	Assessments Receivable	\$121,448.59
	ASSET TOTAL:	<u>\$1,272,826.04</u>
	TOTAL ASSETS:	<u><u>\$1,272,826.04</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03050	Valley Bank Loan	\$1,023,411.68
03310	Prepaid Owner Assessments	\$32,928.23
	LIABILITY TOTAL:	<u>\$1,056,339.91</u>
	TOTAL LIABILITIES:	<u>\$1,056,339.91</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Pooled	\$188,708.44
	RESERVES TOTAL:	<u>\$188,708.44</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$1,186,877.46
	MEMBERS EQUITY TOTAL:	<u>\$1,186,877.46</u>
	Current Year Net Income/(Loss)	<u>(\$1,159,099.77)</u>
	TOTAL EQUITY:	<u>\$216,486.13</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,272,826.04</u></u>

Intracoastal Tower Condominium

Run Date: 11/05/2025

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INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	70,706.29	70,621.91	84.38	707,062.78	706,219.10	843.68	847,463.00
06320 Boat Dock Rental	6,420.00	3,000.00	3,420.00	28,087.50	30,000.00	(1,912.50)	36,000.00
06335 Parking Spot rental	0.00	583.33	(583.33)	2,273.75	5,833.30	(3,559.55)	7,000.00
06336 Special Assmt	0.00	0.00	0.00	(535.00)	0.00	(535.00)	0.00
06360 Misc. Owner Income	250.00	0.00	250.00	500.00	0.00	500.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
06390 Owner Interest Income	0.00	0.00	0.00	2,263.18	0.00	2,263.18	0.00
06465 Valley Bank Loan Draw	114,390.00	0.00	114,390.00	1,009,813.43	0.00	1,009,813.43	0.00
06510 Miscellaneous Income	122.50	0.00	122.50	177.59	0.00	177.59	0.00
06810 Laundry Income	217.22	250.00	(32.78)	6,443.58	2,500.00	3,943.58	3,000.00
06910 Interest Income	0.00	0.00	0.00	83.15	0.00	83.15	0.00
06915 Special Assessment Carryover	0.00	54,357.43	(54,357.43)	0.00	543,574.30	(543,574.30)	652,289.23
Income Total	192,106.01	128,812.67	63,293.34	1,757,169.96	1,288,126.70	469,043.26	1,545,752.23
Total Income	192,106.01	128,812.67	63,293.34	1,757,169.96	1,288,126.70	469,043.26	1,545,752.23

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00	24,000.00
07140 Audit Fees	0.00	416.66	416.66	0.00	4,166.60	4,166.60	5,000.00
07160 Legal Fees	2,428.86	833.33	(1,595.53)	10,211.36	8,333.30	(1,878.06)	10,000.00
07165 Valley Bank Loan	5,176.99	0.00	(5,176.99)	17,260.52	0.00	(17,260.52)	0.00
07250 Bank Charges	0.00	16.66	16.66	0.00	166.60	166.60	200.00
07280 Insurance	58,973.81	46,596.83	(12,376.98)	538,555.21	465,968.30	(72,586.91)	559,162.00
07300 Taxes & Licenses	0.00	500.00	500.00	44,478.81	5,000.00	(39,478.81)	6,000.00
07320 Office Supplies	146.64	250.00	103.36	2,824.74	2,500.00	(324.74)	3,000.00
07430 Federal Income Tax	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
07445 Sales Tax	0.00	0.00	0.00	10,706.45	0.00	(10,706.45)	0.00
General & Administrative Total	68,726.30	50,863.48	(17,862.82)	644,037.09	508,634.80	(135,402.29)	610,362.00
Community Room/Building							
08210 Pool Operation & Mgmt.	0.00	600.00	600.00	0.00	6,000.00	6,000.00	7,200.00
08220 Pool Repairs	262.50	83.33	(179.17)	262.50	833.30	570.80	1,000.00
08360 Gas	0.00	0.00	0.00	67.08	0.00	(67.08)	0.00
Community Room/Building Total	262.50	683.33	420.83	329.58	6,833.30	6,503.72	8,200.00
Site Improvement							
08510 Landscaping	75.00	41.66	(33.34)	5,210.00	416.60	(4,793.40)	500.00
Site Improvement Total	75.00	41.66	(33.34)	5,210.00	416.60	(4,793.40)	500.00
Personnel Expense							
08610 Payroll - Maintenance Asst	4,532.65	5,000.00	467.35	57,890.56	50,000.00	(7,890.56)	60,000.00
Personnel Expense Total	4,532.65	5,000.00	467.35	57,890.56	50,000.00	(7,890.56)	60,000.00
Utilities							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08910 Electricity	1,885.91	3,333.33	1,447.42	28,558.96	33,333.30	4,774.34	40,000.00
08930 Water & Sewer	4,811.74	4,166.66	(645.08)	39,173.20	41,666.60	2,493.40	50,000.00
08990 Telephone	193.37	333.33	139.96	193.37	3,333.30	3,139.93	4,000.00
Utilities Total	6,891.02	7,833.32	942.30	67,925.53	78,333.20	10,407.67	94,000.00
Maintenance							
09005 General Maint. & Repairs	250.00	0.00	(250.00)	2,450.00	0.00	(2,450.00)	0.00
09030 Elevator Maintenance	447.12	1,666.66	1,219.54	22,269.02	16,666.60	(5,602.42)	20,000.00
09110 Gen. Maint. & Repair	13,173.27	4,166.66	(9,006.61)	697,125.73	41,666.60	(655,459.13)	50,000.00
09125 Fire Alarm Repairs	0.00	416.66	416.66	0.00	4,166.60	4,166.60	5,000.00
09130 Fire Alarm Monitoring	0.00	833.33	833.33	17,853.13	8,333.30	(9,519.83)	10,000.00
09135 Fire Inspection	0.00	200.00	200.00	692.29	2,000.00	1,307.71	2,400.00
09140 Fire Sprinkler R&M	0.00	41.66	41.66	0.00	416.60	416.60	500.00
09150 A/C Maintenance	135.00	416.66	281.66	135.00	4,166.60	4,031.60	5,000.00
09155 Windows & Doors	0.00	208.33	208.33	0.00	2,083.30	2,083.30	2,500.00
09165 Gas Grill Repairs & Maint.	22.36	83.33	60.97	134.16	833.30	699.14	1,000.00
09180 Pipe Maintenance	2,275.00	416.66	(1,858.34)	2,275.00	4,166.60	1,891.60	5,000.00
09190 Electrical Repairs	0.00	416.66	416.66	0.00	4,166.60	4,166.60	5,000.00
09195 Special Assessmnet Expenses	114,390.00	54,357.43	(60,032.57)	1,383,554.99	543,574.30	(839,980.69)	652,289.23
Maintenance Total	130,692.75	63,224.04	(67,468.71)	2,126,489.32	632,240.40	(1,494,248.92)	758,689.23
Contract Services							
09650 Security	0.00	41.66	41.66	0.00	416.60	416.60	500.00
09700 Trash Removal	885.54	708.33	(177.21)	6,809.57	7,083.30	273.73	8,500.00
09750 Extermination	866.00	375.00	(491.00)	4,330.00	3,750.00	(580.00)	4,500.00
09850 Janitorial Services	3,248.08	0.00	(3,248.08)	3,248.08	0.00	(3,248.08)	0.00
Contract Services Total	4,999.62	1,124.99	(3,874.63)	14,387.65	11,249.90	(3,137.75)	13,500.00
Reserve Contributions							
09910 Reserves - Pooled	0.00	41.75	41.75	0.00	417.50	417.50	501.00
Reserve Contributions Total	0.00	41.75	41.75	0.00	417.50	417.50	501.00
Total Expense	216,179.84	128,812.57	(87,367.27)	2,916,269.73	1,288,125.70	(1,628,144.03)	1,545,752.23
Net Income	(24,073.83)	0.10	(24,073.93)	(1,159,099.77)	1.00	(1,159,100.77)	0.00