

Intracoastal Tower Condominium

Run Date: 01/06/2026

Run Time: 08:29 AM

BALANCE SHEET As of: 12/31/2025

Assets

Account #	Account Name	Total
Asset		
01010	Chase Bank - Operating	\$1,267.63
01020	Chase Bank - Reserve	\$5,619.03
01030	Chase Bank - Spec. Assmnt	\$5,221.15
01040	Center State	\$26.66
01045	Valley Bank Reserve	\$25,998.64
01055	Valley Bank Special Assessment	\$5,726.90
01060	Valley Bank - Operating	\$51,801.96
01065	Unamortized Valley Bank Loan	\$1,292,168.87
01310	Assessments Receivable	\$92,144.05
	ASSET TOTAL:	<u>\$1,479,974.89</u>
	TOTAL ASSETS:	<u><u>\$1,479,974.89</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03050	Valley Bank Loan	\$1,292,168.87
03310	Prepaid Owner Assessments	\$31,582.51
	LIABILITY TOTAL:	<u>\$1,323,751.38</u>
	TOTAL LIABILITIES:	<u>\$1,323,751.38</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Pooled	\$188,794.20
	RESERVES TOTAL:	<u>\$188,794.20</u>

Members

Equity		
05510	Prior Year Net Inc./Loss	\$1,186,121.81
	MEMBERS EQUITY TOTAL:	<u>\$1,186,121.81</u>
	Current Year Net Income/(Loss)	<u>(\$1,218,692.50)</u>
	TOTAL EQUITY:	<u>\$156,223.51</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,479,974.89</u></u>

Intracoastal Tower Condominium

Run Date: 01/06/2026
Run Time: 08:27 AM

INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	70,706.29	70,621.99	84.30	848,475.36	847,463.00	1,012.36	847,463.00
06320 Boat Dock Rental	0.00	3,000.00	(3,000.00)	28,087.50	36,000.00	(7,912.50)	36,000.00
06335 Parking Spot rental	0.00	583.37	(583.37)	2,273.75	7,000.00	(4,726.25)	7,000.00
06336 Special Assmt	0.00	0.00	0.00	(535.00)	0.00	(535.00)	0.00
06350 Legal Fees Reimbursement	1,060.00	0.00	1,060.00	1,060.00	0.00	1,060.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	500.00	0.00	500.00	0.00
06380 Owner Admin. Fees Income	250.00	0.00	250.00	1,250.00	0.00	1,250.00	0.00
06385 Administrative Fee	(250.00)	0.00	(250.00)	(250.00)	0.00	(250.00)	0.00
06390 Owner Interest Income	8,444.49	0.00	8,444.49	10,707.67	0.00	10,707.67	0.00
06465 Valley Bank Loan Draw	84,239.70	0.00	84,239.70	1,337,770.47	0.00	1,337,770.47	0.00
06510 Miscellaneous Income	0.00	0.00	0.00	177.59	0.00	177.59	0.00
06810 Laundry Income	0.00	250.00	(250.00)	6,443.58	3,000.00	3,443.58	3,000.00
06910 Interest Income	0.00	0.00	0.00	84.42	0.00	84.42	0.00
06915 Special Assessment Carryover	0.00	54,357.50	(54,357.50)	0.00	652,289.23	(652,289.23)	652,289.23
Income Total	164,450.48	128,812.86	35,637.62	2,236,045.34	1,545,752.23	690,293.11	1,545,752.23
Total Income	164,450.48	128,812.86	35,637.62	2,236,045.34	1,545,752.23	690,293.11	1,545,752.23

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,500.00	2,000.00	(500.00)	24,500.00	24,000.00	(500.00)	24,000.00
07140 Audit Fees	0.00	416.74	416.74	0.00	5,000.00	5,000.00	5,000.00
07160 Legal Fees	750.00	833.37	83.37	13,446.36	10,000.00	(3,446.36)	10,000.00
07165 Valley Bank Loan	6,777.71	0.00	(6,777.71)	30,317.82	0.00	(30,317.82)	0.00
07250 Bank Charges	0.00	16.74	16.74	0.00	200.00	200.00	200.00
07280 Insurance	74,375.77	46,596.87	(27,778.90)	669,096.75	559,162.00	(109,934.75)	559,162.00
07300 Taxes & Licenses	384.00	500.00	116.00	44,877.81	6,000.00	(38,877.81)	6,000.00
07320 Office Supplies	275.13	250.00	(25.13)	3,442.61	3,000.00	(442.61)	3,000.00
07430 Federal Income Tax	0.00	250.00	250.00	0.00	3,000.00	3,000.00	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	85,062.61	50,863.72	(34,198.89)	796,387.80	610,362.00	(186,025.80)	610,362.00
Community Room/Building							
08210 Pool Operation & Mgmt.	0.00	600.00	600.00	0.00	7,200.00	7,200.00	7,200.00
08220 Pool Repairs	0.00	83.37	83.37	262.50	1,000.00	737.50	1,000.00
08360 Gas	0.00	0.00	0.00	89.44	0.00	(89.44)	0.00
Community Room/Building Total	0.00	683.37	683.37	351.94	8,200.00	7,848.06	8,200.00
Site Improvement							
08510 Landscaping	150.00	41.74	(108.26)	5,585.00	500.00	(5,085.00)	500.00
Site Improvement Total	150.00	41.74	(108.26)	5,585.00	500.00	(5,085.00)	500.00
Personnel Expense							
08610 Payroll - Maintenance Asst	8,494.08	5,000.00	(3,494.08)	76,920.04	60,000.00	(16,920.04)	60,000.00
Personnel Expense Total	8,494.08	5,000.00	(3,494.08)	76,920.04	60,000.00	(16,920.04)	60,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
08910 Electricity	1,515.22	3,333.37	1,818.15	33,190.56	40,000.00	6,809.44	40,000.00
08930 Water & Sewer	4,249.46	4,166.74	(82.72)	47,547.41	50,000.00	2,452.59	50,000.00
08990 Telephone	57.72	333.37	275.65	308.81	4,000.00	3,691.19	4,000.00
Utilities Total	5,822.40	7,833.48	2,011.08	81,046.78	94,000.00	12,953.22	94,000.00
Maintenance							
09030 Elevator Maintenance	5,304.53	1,666.74	(3,637.79)	41,287.08	20,000.00	(21,287.08)	20,000.00
09110 Gen. Maint. & Repair	93,844.97	4,166.74	(89,678.23)	1,023,864.90	50,000.00	(973,864.90)	50,000.00
09125 Fire Alarm Repairs	0.00	416.74	416.74	776.82	5,000.00	4,223.18	5,000.00
09130 Fire Alarm Monitoring	12,278.49	833.37	(11,445.12)	30,521.18	10,000.00	(20,521.18)	10,000.00
09135 Fire Inspection	564.96	200.00	(364.96)	1,257.25	2,400.00	1,142.75	2,400.00
09140 Fire Sprinkler R&M	0.00	41.74	41.74	0.00	500.00	500.00	500.00
09150 A/C Maintenance	0.00	416.74	416.74	135.00	5,000.00	4,865.00	5,000.00
09155 Windows & Doors	0.00	208.37	208.37	0.00	2,500.00	2,500.00	2,500.00
09165 Gas Grill Repairs & Maint.	22.36	83.37	61.01	156.52	1,000.00	843.48	1,000.00
09180 Pipe Maintenance	0.00	416.74	416.74	0.00	5,000.00	5,000.00	5,000.00
09190 Electrical Repairs	0.00	416.74	416.74	0.00	5,000.00	5,000.00	5,000.00
09195 Special Assessmnet Expenses	0.00	54,357.50	54,357.50	1,383,554.99	652,289.23	(731,265.76)	652,289.23
Maintenance Total	112,015.31	63,224.79	(48,790.52)	2,481,553.74	758,689.23	(1,722,864.51)	758,689.23
Contract Services							
09650 Security	0.00	41.74	41.74	0.00	500.00	500.00	500.00
09700 Trash Removal	0.00	708.37	708.37	7,696.54	8,500.00	803.46	8,500.00
09750 Extermination	866.00	375.00	(491.00)	5,196.00	4,500.00	(696.00)	4,500.00
Contract Services Total	866.00	1,125.11	259.11	12,892.54	13,500.00	607.46	13,500.00
Reserve Contributions							
09910 Reserves - Pooled	0.00	41.75	41.75	0.00	501.00	501.00	501.00
Reserve Contributions Total	0.00	41.75	41.75	0.00	501.00	501.00	501.00
Total Expense	212,410.40	128,813.96	(83,596.44)	3,454,737.84	1,545,752.23	(1,908,985.61)	1,545,752.23
Net Income	(47,959.92)	(1.10)	(47,958.82)	(1,218,692.50)	0.00	(1,218,692.50)	0.00