

Intracoastal Tower Condominium

Run Date: 02/04/2026

Run Time: 10:31 AM

BALANCE SHEET As of: 01/31/2026 Assets

Account #	Account Name	Total
Asset		
01010	Chase Bank - Operating	\$1,267.63
01020	Chase Bank - Reserve	\$5,524.03
01030	Chase Bank - Spec. Assmnt	\$5,221.15
01040	Center State	\$26.66
01045	Valley Bank Reserve	\$33,839.63
01055	Valley Bank Special Assessment	\$5,726.90
01060	Valley Bank - Operating	\$74,478.35
01065	Unamortized Valley Bank Loan	\$1,292,168.87
01310	Assessments Receivable	\$106,243.58
	ASSET TOTAL:	<u>\$1,524,496.80</u>
	TOTAL ASSETS:	<u><u>\$1,524,496.80</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03050	Valley Bank Loan	\$1,292,168.87
03310	Prepaid Owner Assessments	\$48,452.40
	LIABILITY TOTAL:	<u>\$1,340,621.27</u>
	TOTAL LIABILITIES:	<u>\$1,340,621.27</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Pooled	\$188,794.20
05210	Reserves - Roofs	\$45.16
	RESERVES TOTAL:	<u>\$188,839.36</u>
Members Equity		
05510	Prior Year Net Inc./Loss	<u>(\$32,570.69)</u>
	MEMBERS EQUITY TOTAL:	<u>(\$32,570.69)</u>
	Current Year Net Income/(Loss)	\$27,606.86
	TOTAL EQUITY:	<u>\$183,875.53</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,524,496.80</u></u>

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INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	119,155.03	119,012.50	142.53	119,155.03	119,012.50	142.53	1,428,150.00
06320 Boat Dock Rental	4,012.50	3,000.00	1,012.50	4,012.50	3,000.00	1,012.50	36,000.00
06335 Parking Spot rental	1,605.00	583.33	1,021.67	1,605.00	583.33	1,021.67	7,000.00
06810 Laundry Income	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
Income Total	124,772.53	122,845.83	1,926.70	124,772.53	122,845.83	1,926.70	1,474,150.00
Total Income	124,772.53	122,845.83	1,926.70	124,772.53	122,845.83	1,926.70	1,474,150.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000.00
07140 Audit Fees	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
07160 Legal Fees	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
07165 Valley Bank Loan	8,700.94	29,166.67	20,465.73	8,700.94	29,166.67	20,465.73	350,000.00
07280 Insurance	58,078.77	56,250.00	(1,828.77)	58,078.77	56,250.00	(1,828.77)	675,000.00
07300 Taxes & Licenses	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
07320 Office Supplies	743.33	250.00	(493.33)	743.33	250.00	(493.33)	3,000.00
07430 Federal Income Tax	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
General & Administrative Total	70,023.04	90,125.00	20,101.96	70,023.04	90,125.00	20,101.96	1,081,500.00
Community Room/Building							
08210 Pool Operation & Mgmt.	0.00	600.00	600.00	0.00	600.00	600.00	7,200.00
08220 Pool Repairs	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
Community Room/Building Total	0.00	683.33	683.33	0.00	683.33	683.33	8,200.00
Site Improvement							
08510 Landscaping	260.00	41.66	(218.34)	260.00	41.66	(218.34)	500.00
Site Improvement Total	260.00	41.66	(218.34)	260.00	41.66	(218.34)	500.00
Personnel Expense							
08610 Payroll - Maintenance Asst	4,755.20	7,083.33	2,328.13	4,755.20	7,083.33	2,328.13	85,000.00
Personnel Expense Total	4,755.20	7,083.33	2,328.13	4,755.20	7,083.33	2,328.13	85,000.00
Utilities							
08910 Electricity	1,643.03	3,083.33	1,440.30	1,643.03	3,083.33	1,440.30	37,000.00
08930 Water & Sewer	4,249.46	3,916.67	(332.79)	4,249.46	3,916.67	(332.79)	47,000.00
08990 Telephone	56.95	125.00	68.05	56.95	125.00	68.05	1,500.00
Utilities Total	5,949.44	7,125.00	1,175.56	5,949.44	7,125.00	1,175.56	85,500.00
Maintenance							
09030 Elevator Maintenance	0.00	1,666.66	1,666.66	0.00	1,666.66	1,666.66	20,000.00
09110 Gen. Maint. & Repair	12,158.66	4,166.66	(7,992.00)	12,158.66	4,166.66	(7,992.00)	50,000.00
09125 Fire Alarm Repairs	0.00	416.66	416.66	0.00	416.66	416.66	5,000.00
09130 Fire Alarm Monitoring	60.00	833.33	773.33	60.00	833.33	773.33	10,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09135 Fire Inspection	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
09140 Fire Sprinkler R&M	0.00	41.66	41.66	0.00	41.66	41.66	500.00
09150 A/C Maintenance	0.00	416.66	416.66	0.00	416.66	416.66	5,000.00
09155 Windows & Doors	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
09165 Gas Grill Repairs & Maint.	22.36	83.33	60.97	22.36	83.33	60.97	1,000.00
09180 Pipe Maintenance	0.00	416.66	416.66	0.00	416.66	416.66	5,000.00
09190 Electrical Repairs	250.00	416.66	166.66	250.00	416.66	166.66	5,000.00
Maintenance Total	12,491.02	8,866.61	(3,624.41)	12,491.02	8,866.61	(3,624.41)	106,400.00
Contract Services							
09650 Security	0.00	41.66	41.66	0.00	41.66	41.66	500.00
09700 Trash Removal	886.97	708.33	(178.64)	886.97	708.33	(178.64)	8,500.00
09750 Extermination	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
09850 Janitorial Services	2,800.00	0.00	(2,800.00)	2,800.00	0.00	(2,800.00)	0.00
Contract Services Total	3,686.97	1,124.99	(2,561.98)	3,686.97	1,124.99	(2,561.98)	13,500.00
Reserve Contributions							
09920 Reserves - Structure	0.00	1,958.33	1,958.33	0.00	1,958.33	1,958.33	23,500.00
09935 Reserves - Fire Alarms	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
09945 Reserves - Fire Sprinklers	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
09950 Reserves - Plumbing	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
09955 Reserves - Electrical Systems	0.00	145.83	145.83	0.00	145.83	145.83	1,750.00
09960 Reserves - Roofs	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000.00
09965 Reserves - Ext. Painting	0.00	1,041.67	1,041.67	0.00	1,041.67	1,041.67	12,500.00
09975 Reserves - Common Windows & Doors	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
09980 Reserves - Utility Doors	0.00	550.00	550.00	0.00	550.00	550.00	6,600.00
Reserve Contributions Total	0.00	7,795.83	7,795.83	0.00	7,795.83	7,795.83	93,550.00
Total Expense	97,165.67	122,845.75	25,680.08	97,165.67	122,845.75	25,680.08	1,474,150.00
Net Income	27,606.86	0.08	27,606.78	27,606.86	0.08	27,606.78	0.00