

Trade Winds West Condominium Inc

Balance Sheet

As of June 30, 2026

	Jun 30, 26	Jun 30, 25
ASSETS		
Current Assets		
Checking/Savings		
Centennial - Bank Operating	48,315.42	23,995.93
Centennial - Reserve Acct 6796	21,382.23	22,951.94
Centennial Bank/ Laundry	8,967.33	7,968.26
First Horizon Savings	6,887.28	5,557.93
Total Checking/Savings	85,552.26	60,474.06
Accounts Receivable		
Accounts Receivable	-1,664.71	103.50
Total Accounts Receivable	-1,664.71	103.50
Other Current Assets		
Prepaid Insurance Expense	18,448.00	63,701.69
Total Other Current Assets	18,448.00	63,701.69
Total Current Assets	102,335.55	124,279.25
TOTAL ASSETS	102,335.55	124,279.25
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	0.00	6,500.00
Total Accounts Payable	0.00	6,500.00
Other Current Liabilities		
Insurance Payable	27,089.07	63,701.69
Tenant Security Deposits Held	500.00	500.00
Total Other Current Liabilities	27,589.07	64,201.69
Total Current Liabilities	27,589.07	70,701.69
Long Term Liabilities		
Contingency Under Legal Review	84,500.00	78,000.00
Total Long Term Liabilities	84,500.00	78,000.00
Total Liabilities	112,089.07	148,701.69
Equity		
Opening Balance Equity	86,616.31	86,616.31
Retained Earnings	-108,478.43	-96,994.16
Net Income	12,108.60	-14,044.59
Total Equity	-9,753.52	-24,422.44
TOTAL LIABILITIES & EQUITY	102,335.55	124,279.25

Trade Winds West Condominium Inc
Profit & Loss Prev Year Comparison
April through June 2026

	Apr - Jun 26	Apr - Jun 25
Ordinary Income/Expense		
Income		
Assessment	37,700.00	34,800.00
Finance Charges	596.51	0.00
Interest Income	886.45	58.81
Late Fee	85.00	82.50
Rental fee	100.00	0.00
Reserve Income	4,800.00	4,800.00
Security Deposit	250.00	0.00
Total Income	44,417.96	39,741.31
Expense		
Insurance		
Flood	8,605.50	7,802.10
General Liability	905.69	1,458.15
Property	1,637.58	2,578.59
Wind	18,041.61	17,356.88
Total Insurance	29,190.38	29,195.72
Interest Expense	517.22	448.41
Landscaping and Groundskeeping	1,100.00	1,650.00
Lease	0.00	6,500.00
Pest Control	213.00	204.00
Pool Maint	1,050.00	954.20
Professional Fees		
Accounting	555.00	787.50
Legal Fees	987.74	225.00
Total Professional Fees	1,542.74	1,012.50
Repairs and Maintenance	1,665.62	214.54
Trash Pick Up	47.67	152.52
Utilities		
Electric	699.61	544.82
Water	638.86	583.84
Total Utilities	1,338.47	1,128.66
Total Expense	36,665.10	41,460.55
Net Ordinary Income	7,752.86	-1,719.24
Net Income	7,752.86	-1,719.24

Trade Winds West Condominium Inc

Profit & Loss Budget vs. Actual

April through June 2026

	Apr - Jun 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application Fees	0.00	0.00	0.00
Assessment	37,700.00	35,800.02	1,899.98
Dockage	0.00	600.00	-600.00
Finance Charges	596.51		
Interest Income	886.45	50.01	836.44
Late Fee	85.00	0.00	85.00
Laundry Income	0.00	250.02	-250.02
Rental fee	100.00		
Reserve Income	4,800.00	4,800.00	0.00
Security Deposit	250.00		
Total Income	44,417.96	41,500.05	2,917.91
Expense			
Insurance			
Director & Officers Liability	0.00	442.02	-442.02
Flood	8,605.50	9,561.51	-956.01
General Liability	905.69	1,148.76	-243.07
Property	1,637.58	1,925.01	-287.43
Wind	18,041.61	14,054.76	3,986.85
Total Insurance	29,190.38	27,132.06	2,058.32
Interest Expense	517.22	1,000.02	-482.80
Landscaping and Groundskeeping	1,100.00	2,000.01	-900.01
Licenses & Permits	0.00	31.50	-31.50
Office Supplies	0.00	75.00	-75.00
Pest Control	213.00	212.52	0.48
Pool Maint	1,050.00	850.02	199.98
Professional Fees			
Accounting	555.00	875.01	-320.01
Legal Fees	987.74	250.02	737.72
Total Professional Fees	1,542.74	1,125.03	417.71
Repairs and Maintenance			
Capital Repairs	0.00	1,875.00	-1,875.00
Repairs and Maintenance - Other	1,665.62	1,250.01	415.61
Total Repairs and Maintenance	1,665.62	3,125.01	-1,459.39
Trash Pick Up	47.67	60.00	-12.33
Utilities			
Electric	699.61	600.00	99.61
Water	638.86	575.01	63.85
Total Utilities	1,338.47	1,175.01	163.46
Total Expense	36,665.10	36,786.18	-121.08
Net Ordinary Income	7,752.86	4,713.87	3,038.99
Other Income/Expense			
Other Expense			
Bad Debt/ Probate Unit	0.00	2,237.52	-2,237.52
Contingency fund under legal	0.00	1,625.01	-1,625.01
Total Other Expense	0.00	3,862.53	-3,862.53
Net Other Income	0.00	-3,862.53	3,862.53
Net Income	7,752.86	851.34	6,901.52

Trade Winds West Condominium Inc
Statement of Cash Flows
April through June 2026

	<u>Apr - Jun 26</u>
OPERATING ACTIVITIES	
Net Income	7,752.86
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	9,967.34
Prepaid Insurance Expense	17,559.28
Insurance Payable	<u>-8,918.21</u>
Net cash provided by Operating Activities	<u>26,361.27</u>
Net cash increase for period	26,361.27
Cash at beginning of period	<u>59,190.99</u>
Cash at end of period	<u><u>85,552.26</u></u>

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Trade Winds West Condominium Inc
A/R Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
10 Mirando, Michael,	0.00	0.00	0.00	0.00	-2.00	-2.00
11 Johnson, Dan	0.00	0.00	0.00	0.00	-850.00	-850.00
12 Fernandez, Antonio & Presas, Olga	0.00	0.00	0.42	0.00	0.00	0.42
13 Crucet	0.00	0.00	0.00	0.00	-800.00	-800.00
14 Unit Crisp, Lorilee	0.00	0.00	0.00	0.00	-67.00	-67.00
3 Skrabalak,	0.00	-14,212.84	2,425.31	1,832.90	9,954.63	0.00
6 Steelberg	0.00	0.00	0.42	0.00	0.00	0.42
7 Presas, Richard & Lizeth	0.00	0.00	11.45	0.00	50.00	61.45
Murphy, Charles Unit 5	0.00	0.00	0.00	0.00	-8.00	-8.00
TOTAL	0.00	-14,212.84	2,437.60	1,832.90	8,277.63	-1,664.71