

**TROPICAL PARK
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENT

ENDING

June 30, 2026



PREPARED BY:

**SPM Group, Inc.
2520 N.W. 97 Avenue Suite 220
Miami, FL 33172**

(305) 468-1416

FOR MANAGEMENT PURPOSES ONLY

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Tropical Park Condominium Assoc., Inc.

07/08/26

Balance Sheet

Accrual Basis

As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
City National Bank-Reserve-4650	156,892.02
Citi National Bank-Opera-9376	19,196.14
TPC-Regions Bank	210.00
Total Checking/Savings	176,298.16
Accounts Receivable	
Accounts Receivable	2,495.79
Total Accounts Receivable	2,495.79
Other Current Assets	
SUSPENSE	-9,138.34
Total Other Current Assets	-9,138.34
Total Current Assets	169,655.61
TOTAL ASSETS	169,655.61
LIABILITIES & EQUITY	
Equity	
Retained Earnings	101,414.34
Net Income	68,241.27
Total Equity	169,655.61
TOTAL LIABILITIES & EQUITY	169,655.61

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Tropical Park Condominium Assoc., Inc.

07/08/26

Profit & Loss

Accrual Basis

January through June 2026

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	TOTAL
Income							
NOLA LETTER	0.00	0.00	35.00	0.00	0.00	0.00	35.00
Miscellaneous Income	894.58	0.00	0.00	0.00	0.00	0.00	894.58
Monthly Assessment Income	34,483.32	34,483.32	34,483.32	34,483.32	34,483.32	34,483.32	206,899.92
Late Fee	50.00	75.00	75.00	75.00	75.00	100.00	450.00
Incomes							
Laundry Income	726.79	825.85	685.15	0.00	1,523.71	743.11	4,504.61
Total Incomes	726.79	825.85	685.15	0.00	1,523.71	743.11	4,504.61
Interest Income	5.00	8.92	78.85	22.54	23.38	27.50	166.19
Total Income	36,159.69	35,393.09	35,357.32	34,580.86	36,105.41	35,353.93	212,950.30
Gross Profit	36,159.69	35,393.09	35,357.32	34,580.86	36,105.41	35,353.93	212,950.30
Expense							
Website Service	0.00	0.00	0.00	0.00	0.00	825.00	825.00
Boilers Inspection	0.00	0.00	0.00	0.00	0.00	80.01	80.01
Collection Services	0.00	54.80	0.00	0.00	47.89	0.00	102.69
Delivery Services	155.00	155.00	155.00	155.00	155.00	155.00	930.00
Miami Dade Annual Registration	0.00	225.00	0.00	0.00	0.00	0.00	225.00
Workers Comp	0.00	0.00	0.00	0.00	0.00	492.00	492.00
Administration Expense							
Annual Taxes	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00
Bank Service Fee	0.00	0.00	0.00	0.00	24.00	0.00	24.00
License & Permits	136.00	61.25	623.60	81.65	201.68	0.00	1,104.18
Office Supplies	260.05	223.97	254.43	238.80	326.12	192.28	1,495.65
Total Administration Expense	396.05	285.22	878.03	1,320.45	551.80	192.28	3,623.83
Contracted Expenses							
Elevator Contract	0.00	120.00	0.00	310.00	120.00	0.00	550.00
Fire Alarm Monitoring	699.78	267.00	0.00	442.98	0.00	0.00	1,409.76
Janitor	1,550.00	1,300.00	500.00	500.00	850.00	500.00	5,200.00
Landscaping	450.00	0.00	0.00	900.00	450.00	450.00	2,250.00
Property Management Fees	1,320.20	1,320.20	1,320.20	1,320.20	1,320.20	1,320.20	7,921.20
Total Contracted Expenses	4,019.98	3,007.20	1,820.20	3,473.18	2,740.20	2,270.20	17,330.96
Insurance Expense							
Crime Ins - D & Officers	0.00	0.00	250.41	0.00	0.00	0.00	250.41
Insurance Wind Storn	3,592.98	3,592.98	3,592.98	3,592.98	3,592.98	3,592.98	21,557.88
Insurance Service Fee	5.00	6.00	5.00	6.00	5.00	5.00	32.00
Insurance -Property	0.00	1,992.81	1,992.81	5,193.26	1,992.81	1,992.81	13,164.50
Total Insurance Expense	3,597.98	5,591.79	5,841.20	8,792.24	5,590.79	5,590.79	35,004.79
Reimbursement	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Repairs and Maintenance							
Maintenance Service	0.00	0.00	0.00	435.00	525.00	0.00	960.00
Elevator Monitoring Inspection	0.00	462.50	0.00	525.00	0.00	0.00	987.50
Building Repair	0.00	0.00	0.00	150.00	425.00	0.00	575.00
Elevator Repairs & Services	0.00	0.00	0.00	462.50	0.00	0.00	462.50
Fire Alarm/Lights Repair	0.00	0.00	0.00	0.00	0.00	267.00	267.00
Repairs & Maintenance Supplies	0.00	829.00	1,726.00	0.00	0.00	0.00	2,555.00
Plumbing Repairs	780.00	395.00	0.00	1,995.00	680.00	0.00	3,850.00
Total Repairs and Maintenance	780.00	1,686.50	1,726.00	3,567.50	1,630.00	267.00	9,657.00
Utilities							
Waste Service	6,341.70	6,640.70	6,042.70	5,743.70	5,743.70	6,468.63	36,981.13
Electric	571.53	609.94	536.48	514.88	506.11	522.75	3,261.69
Gas	1,515.69	1,982.03	905.83	3,340.45	830.79	824.58	9,399.37
Water & Sewer	5,264.04	5,765.67	3,005.44	3,684.71	4,157.21	3,418.49	25,295.56
Total Utilities	13,692.96	14,998.34	10,490.45	13,283.74	11,237.81	11,234.45	74,937.75

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Total Expense	22,641.97	26,003.85	20,910.88	30,592.11	21,953.49	22,606.73	144,709.03
Net Income	<u>13,517.72</u>	<u>9,389.24</u>	<u>14,446.44</u>	<u>3,988.75</u>	<u>14,151.92</u>	<u>12,747.20</u>	<u>68,241.27</u>