

Projects with Costs for 2025

- Flag pole reset including new concrete/sand sleeve \$6,635.00 (Insurance paid)
 - Four (4) new fence gates (damage caused by tornado '24) \$7,300.00 (Insurance)
 - Key and lock replacement \$6,090.00*
 - South Building elevator repair \$84,990.00*
 - Engineering study of 20 mechanical rooms \$6,000.00*
 - North and South Building corridor wall patching \$6,880.00*
 - North and South Building wall painting \$39,800.00*
 - North and South Building wall outlet replacement \$1,975.00*
 - North and South Building engineering study of 8 units \$3,680.00*
 - South Building North Face concrete restoration startup \$605,000.00
 - South Building North Face shutter removal and replacement \$15,000.00*
 - Carport pillar replacement (includes engineering and construction) \$66,400.00 (Insurance)
 - Contract for refurbishing pool \$74,000.00
 - Parking lot lighting \$11,945.00 (Insurance)
 - Reserve study update \$3,280.00*
 - Trash chute cleaning \$1,650.00*
 - East stairwell waterproofing \$31,000.00*
 - Dune clean up \$4,800.00*
- * Initiated by this board (\$205,145.00)

Garden Club

Over the past year, our garden club members along with Management made sure that sprinkler lines were operational and serviced the areas where needed.

Management also monitored mulch dispersal (not the South bldg), palm trimming, dune trimming and disposal of plant debris generated by the club. Because this around the year activity with the grounds and the courtyard beds, the TT grounds were quite lovely when the snow birds got here

In Nature though, as in all things, God ultimately has decided what will flourish. However, do not lose faith as I have been in contact with the Florida botanical extension located in Cocoa for directions on what to do next.

To that end, I find that we need help in GENTLY trimming the plants whose leaves which are impeding the new shoots from coming up in the beds. In many cases buried roots are still alive and will sprout we are hoping sometime in the Spring

FYI, the main walkway as well as the A1A grouping, the plantings adjacent to the shuffleboard, and the perimeter hibiscus will be addressed by the Management.

As many of you know, I do pursue and pick up free plants from my friends from the area but they have been affected by the deep freeze also.

Finally, and of a repetitive nature, I do ask for donations regularly and some of the owners do come through. I am requesting owners to dig deeply into their finances and, if you are able to donate to the garden fund, please do so.

Thank you for your attention and your support over the years.

Bike Bldg & Hobby Shop Bldg.

I would like to thank all of the owners who have slots and cubbies in these TT out buildings. Since the establishment of this committee during the 2023-24 BOD, TT has become and remains fire code violation free. This particular committee was renewed by the 2024-25 and the 2025-26 and I would hope that it would be renewed by the new BOD for 2026-2027.

Keeping the areas clean & organized after each owner's projects and use is critical to our collective efforts. These areas now are operating as they should as protected amenities of our property.

Slots and cubbies are not transferable upon sale or rental of the unit and revert back to the committee upon sale or unit rental. At this time due to the sale of a unit, I am working to assign 2 bike slots and 2 cubbies to patiently waiting owners.

As a matter of informational security, neither the committee nor the office maintain a key for the individual cubby and/or lock for your bike. The contents of the cubby cannot be of a hazardous material. And electric bikes may be stored in your slot but without the battery.

There are also 2 outside bike racks, 1 at the East end of each building. Those bikes are to be registered and provided with a TT sticker. These identification tags assist the police should any bike be unlawfully removed from the outside rack. Twin Towers bear no responsibility for any bikes either stored in the bike room and/or outside rack.

Presently, there is a yellow/pink bike at the N Bldg outside rack that is in complete disrepair & will be removed from the property on April 30th, 2026. It is not registered and has not moved in 2 years.

There are wait lists for both areas. Please email me at dennish257@sbcglobal.net to be placed on the wait list.

Other rules to apply to both areas and will be shared upon assignment.

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Review of **Financial Statements 2025** in QuickBooks Plus as of February 18, 2026:

Balance Sheet and Accounts Overview

The 12/31/25 Balance Sheet and current Profit & Loss statement show several important financial positions and issues.

Cash Balances

Cash balances decreased to \$1,586,664 from \$2,383,504 in the prior year. This reduction was partially offset by a \$60,000 special assessment for the South Elevator. Operating cash stands at \$706,442, while reserves total \$880,222. SIRS funds require designation in a specific account, and two reserve accounts accrue interest. One of these accounts needs to be designated as the SIRS Reserve.

Accounts Receivable

Some owners have pre-paid that offset overdue balances for other units. Key details include:

- Thirteen accounts owe a total of \$31,302, with three accounts representing the majority of this amount. There are no late fees charged. Closed session board action is needed; legal status remains unclear and several accounts have liens. (There have been some recent payments, all thirteen accounts still have outstanding balances.)
- Twenty-five accounts owe additional balances.

Of the 191 units, twenty-six have minor outstanding balances, which may be settled through payment or by issuing refunds for slight overpayments. Sixty-six units are prepaid, and sixty-one are up to date.

Best Practices and Account Management

- It is advisable to maintain routine communication regarding account statuses.
- More HOA fee accounts require review compared to prior years.
- An old insurance receivable was likely written off during the transition. The Board must review and approve all write-offs before they are finalized.
- Prepaid insurance is not accurately recorded, necessitating a journal entry to ensure proper bookkeeping of insurance expenses for the remaining months of the prepaid term (January 2026 through November 30). The note payable liability also needs to be booked.
- Accrual-based financial statements are required, so any services rendered for 2025 through December or earlier must be recorded as accruals or payables. The amounts depend on invoices received in January for work related to 2025. Preliminary review indicates \$8,200 be accrued for Water & Trash (City of Cocoa), and several bills totaling \$6,444 be booked as Accounts Payable as of 12/31/25.
- Several Balance Sheet accounts require further review before submitting the draft financials to the CPA.

- The CRI liability, unchanged since 2024, must be adjusted to reflect the current balance. Expenditures totaling \$55,000 have been paid, with additional costs anticipated due to previous workmanship issues.
- Petty cash is not listed as it should be. The office maintains cash and postage stamps; previously, this was reflected as \$2,000 but now shows zero.
- Our audited total fund balances (total equity) were \$1,211,920 in 2023 and \$700,418 in 2024. The 2025 preliminary P&L reports a \$26,012 profit, while balance sheet equity stands at \$98,058. I believe audit adjustments for the past year did not get booked. Equity is a major consideration for TTHOA's financial wellbeing and can create needless concern from prospective buyers.

The reserve fund balances do not reconcile with assets minus liabilities, resulting in a discrepancy of approximately \$12,000.

Profit and Loss Statement

The Profit and Loss Statement for the year, prior to audit and adjustments, shows total income of \$1,729,504. This figure exceeds the budget by \$290,000, primarily due to special assessment transactions and the Board's decision to transfer unspent funds from older special assessments. Special assessment expenditures totaled \$142,940, and the remaining funds were added to net income.

- Maintenance and repairs significantly exceeded the budget, totaling \$630,429 against a budgeted \$243,031, resulting in an overage of \$387,461.
- Payroll, related taxes, and benefits exceeded the budget by \$50,000. Utilities were over budget by \$27,000, and office supplies by \$9,000.
- Income taxes show zero expense, but this is expected to change.
- A major contributor to the bottom line was \$404,000 in unspent insurance proceeds related to the late 2024 hurricane/tornado event.

The Association benefited from the thorough review conducted by the Finance Advisory Committee and the Treasurer's access to QuickBooks Plus, which enabled the timely distribution of the four fundamental financial reports to the Board of Directors each month on a year-to-date basis. Shari, who was brought on as a contract bookkeeper midway through the year, streamlined our processes, making our reviews both more efficient and accurate.

The Finance Advisory Committee reported to the BOD in November 2025, but no action was taken on its recommendations. The next BOD should promptly review and address each recommendation.

Sincerely,
 Anthony Jorge
 Treasurer 2024 through Feb 19, 2026

Balance Sheet

TWIN TOWERS HOA., INC

As of December 31, 2025

2/17/2026

Distribution account	Total
Assets	
Current Assets	
Bank Accounts	
1005 CASH OPERATING	
1018 SUNRISE #8021	456,996.06
1030 W FARGO CHECK #0166	0.00
1031 SUNRISE Oper MM # 0264	249,445.87
1037 SUNRISE CDARS #5449	0.00
1038 SUNRISE CDARS #2688	0.00
1039 SUNRISE CDARS #8968	0.00
1040 SUNRISE CDARS #3175-InsCim	0.00
1041 SUNRISE CDARS #	0.00
Total for 1005 CASH OPERATING	\$706,441.93
1010 RESERVES	
1014 TRUIST 5598	187,847.16
1016 SUNRISE #0086	692,375.16
Total for 1010 RESERVES	\$880,222.32
Total for Bank Accounts	\$1,586,664.25
Accounts Receivable	
1210 ACCTS RECEIVABLE	-17,284.81
1212 INSURANCE RECEIVABLE	0.00
Total for Accounts Receivable	-\$17,284.81
Other Current Assets	
1090 PETTY CASH	0.00
1310 PREPAID INSURANCE	0.00
1311 - PREPAID FLOOD 11/2022 ->	0.00
1320 DEPOSITS - UTILITIES	1,377.00
1499 Undeposited Funds	0.00
Total for Other Current Assets	\$1,377.00
Total for Current Assets	\$1,570,756.44
Fixed Assets	
1509 FIXED ASSETS	
1510 CONDO/OFFICE	45,360.00
1520 FURNITURE & EQUIPMENT	44,448.84
1530 COMMON AREA RENOVATION	9,770.64
1570 ACCUMULATED DEPRECIATION	-99,579.48
Total for 1509 FIXED ASSETS	\$0.00
Total for Fixed Assets	\$0.00
Other Assets	
1400 DUE FROM REPLACEMENT FUNDS	0.00
1401 Due to Reserves	0.00
1700 RESTRICTED FUNDS	0.00

Balance Sheet	
TWIN TOWERS HOA., INC	
As of December 31, 2025	
<i>2/17/2026</i>	
Distribution account	Total
1746 SUNRISE--12 mo CD exp 8-16-2022	0.00
1747 Truist MM Acct xxxxxx5598	0.00
Total for 1700 RESTRICTED FUNDS	\$0.00
Total for Other Assets	\$0.00
Total for Assets	\$1,570,756.44
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 ACCOUNTS PAYABLE	0.00
Total for Accounts Payable	\$0.00
Credit Cards	
1200 Sunrise Mastercard- 0354	5,103.13
Total for Credit Cards	\$5,103.13
Other Current Liabilities	
1309 PREPAID ASSESSMENTS	0.00
2010 ACCRUED EXPENSES	0.00
2105 TENANT DEPOSITS	0.00
2110 PET DEPOSITS	1,250.00
2130 DAMAGE DEPOSITS	0.00
Total for 2105 TENANT DEPOSITS	\$1,250.00
2120 SECURITY DEPOSITS	0.00
1021 Key Deposits	18,400.00
1022 Rental Unit Deposits	16,200.00
Total for 2120 SECURITY DEPOSITS	\$34,600.00
2150 NOTE PAYABLE-Insurance	0.00
2200 PAYROLL LIABILITIES	0.00
2210 FICA Payable	1,325.00
2220 Federal W/H Payable	1,166.00
2230 SUTA Payable	0.00
2240 FUTA Payable	0.00
2250 Insurance Deduction	0.00
Total for 2200 PAYROLL LIABILITIES	\$2,491.00
2300 DUE TO OPERATING ACCT	0.00
2301 Due From Operating	0.00
2399 SPECIAL ASSESSMENT ELEVATOR	0.00
2400 SPECIAL ASSESSMENT-Restricted Operating	0.00
2400.01 Special Assessment 2023 B - Balconies SBNS	206,606.17
2400.02 Special Assessment 2023 C - Balconies Engineer S	20,095.10
2400.03 Special Assessment 2023 P - Balconies South Paint	84,055.00
2400.04 Special Assessment 2023 X - Pool Heater Equipment	2,057.00
2400.05 Special Assessment 2023 Y - Pool interior	61,042.00

A/R Aging Summary Report

TWIN TOWERS HOA., INC

As of December 31, 2025

2/18/2026 10:49

-\$17,284.81 130 191 68.06%

Customer	CURREN T	1 - 30	31 - 60	61 - 90	91 AND OVER	Total			
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Wednesday, February 18, 2026 02:56 PM GMTZ

TOTAL	-1529	-27583.41	10743.33	-3154	4238.27	-17284.81			
accounts									
38						42,890.49			19.90%
66						-60,169.41			34.55%
16						-92.51			8.38%
10						86.32			5.24%
61						paid up			31.94%
191						<u>-17,285.11</u>			100.00%
						0.30			

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TWIN TOWERS HOA., INC

Budget vs. Actuals: FY_2025 - FY25 P&L

January - December 2025

2/18/2026 9:50	Total			
	Actual	Budget	over Budget	% of Budget
Income				
4050 HOA FEES	1,374,372.00	1,374,372.00	0.00	100.00%
4060 LAUNDRY ROOM INCOME	15,274.50	14,500.00	774.50	105.34%
4065 MISC. INCOME	0.00	0.00	0.00	
4066 REPLACEMENT KEY FEES	700.00	700.00	0.00	100.00%
4067 ESTOPPEL FEES	2,000.00	2,500.00	-500.00	80.00%
4069.1 OTHER	672.85	0.00	672.85	
Total 4065 MISC. INCOME	\$ 3,372.85	\$ 3,200.00	\$ 172.85	105.40%
4070 RENTS	21,600.00	21,600.00	0.00	100.00%
4085 2022 SPECIAL ASSESSMT	5,546.00	0.00	5,546.00	
4090 2023B SPECIAL ASSESSMT	282,240.85	0.00	282,240.85	
4155 BANK INTEREST	27,097.54	25,000.00	2,097.54	108.39%
Total Income	\$1,729,503.74	\$1,438,672.00	\$ 290,831.74	120.22%
Gross Profit	\$1,729,503.74	\$1,438,672.00	\$ 290,831.74	120.22%
Expenses				
2023B 2023 Special Assessment	0.00	0.00	0.00	
B. Balconies Concrete SBNS	78,329.83	0.00	78,329.83	
C. Balconies Eng. SBNS	15,721.02	0.00	15,721.02	
G. Plumbing Allowance South	845.00	0.00	845.00	
I. Plumbing Kitchen Stk 9-11 N	100.00	0.00	100.00	
J. Plumbing Kitchen Stk 10-12 N	6,742.00	0.00	6,742.00	
K. Plumbing Kitchen Stk 6-8 S	7,768.00	0.00	7,768.00	
L. Electrical Allowance North	8,368.00	0.00	8,368.00	
N. A/C Room Electrical Upgrades	25,066.00	0.00	25,066.00	
Total 2023B 2023 Special Assessment	\$ 142,939.85	\$ 0.00	\$ 142,939.85	
5111 LEGAL FEES	4,511.74	3,500.00	1,011.74	128.91%
5112 ACCOUNTING	24,872.20	12,500.00	12,372.20	198.98%
5124 MAINTENANCE AND REPAIRS	0.00	0.00	0.00	
5140 ELEVATOR MAINTENANCE	9,895.99	12,500.00	-2,604.01	79.17%
5142 ELEVATOR CONTRACT	10,098.79	10,200.00	-101.21	99.01%
5145 FIRE ALARM	29,217.40	18,500.00	10,717.40	157.93%
5165 LANDSCAPING	51,080.85	32,500.00	18,580.85	157.17%
5166 PEST CONTROL	21,726.00	18,366.00	3,360.00	118.29%
5168 MAINTENANCE CONTRACT	131,077.77	38,200.00	92,877.77	343.14%
5169 POOL CONTRACT	10,800.00	13,500.00	-2,700.00	80.00%
5172 POOL REPAIRS & MAINTENANCE	5,471.76	15,000.00	-9,528.24	36.48%
5180 IRRIGATION EXPENSE	12,749.40	3,790.00	8,959.40	336.40%
5200 REPLACEMENT/REPAIRS	174,609.26	46,475.00	128,134.26	375.71%
5225 WASHER/DRYER EXPENSE	8,670.01	2,500.00	6,170.01	346.80%
5260 MAINTENANCE VENDOR REPAIRS	165,094.86	31,500.00	133,594.86	524.11%
Total 5124 MAINTENANCE AND REPAIRS	\$ 630,492.09	\$ 243,031.00	\$ 387,461.09	259.43%

TWIN TOWERS HOA., INC

Budget vs. Actuals: FY_2025 - FY25 P&L

January - December 2025

2/18/2026 9:50	Total			
	Actual	Budget	over Budget	% of Budget
5131 LICENSES / DUES	821.60	700.00	121.60	117.37%
5154 SUPPLIES	0.00	0.00	0.00	
5125 CLEANING SUPPLIES	1,610.13	2,500.00	-889.87	64.41%
5155 GENERAL SUPPLIES	9,513.75	5,300.00	4,213.75	179.50%
Total 5154 SUPPLIES	\$ 11,123.88	\$ 7,800.00	\$ 3,323.88	142.61%
5159 CONDO INSURANCE	0.00	0.00	0.00	
5161 HEALTH INSURANCE	8,402.87	5,800.00	2,602.87	144.88%
5162 WORKMENS COMP	1,787.00	3,400.00	-1,613.00	52.56%
5163 PROPERTY/GENERAL INSURANCE	475,215.74	452,761.00	22,454.74	104.96%
5164 FLOOD INSURANCE	54,038.00	45,678.00	8,360.00	118.30%
Total 5159 CONDO INSURANCE	\$ 539,443.61	\$ 507,639.00	\$ 31,804.61	106.27%
5170 APARTMENT EXPENSE	2,903.69	3,400.00	-496.31	85.40%
5174 OFFICE EXPENSES	0.00	0.00	0.00	
5175 OFFICE SUPPLIES	14,230.40	5,500.00	8,730.40	258.73%
5176 POSTAGE	395.71	3,000.00	-2,604.29	13.19%
5177 BANK SERVICE CHARGES	224.54	0.00	224.54	
Total 5174 OFFICE EXPENSES	\$ 14,850.65	\$ 8,500.00	\$ 6,350.65	174.71%
5190 TAXES-PAYROLL	9,714.82	7,250.00	2,464.82	134.00%
5191 FICA EXPENSE	0.00	0.00	0.00	
5192 SUTA EXPENSE	0.00	0.00	0.00	
5193 FUTA EXPENSE	0.00	0.00	0.00	
Total 5190 TAXES-PAYROLL	\$ 9,714.82	\$ 7,250.00	\$ 2,464.82	134.00%
5201 TAXES – INCOME TAX	0.00	575.00	-575.00	0.00%
5202 TAXES – SALES & USE TAX	0.00	250.00	-250.00	0.00%
5205 SECURITY	1,042.98	3,000.00	-1,957.02	34.77%
5212 DIVISION FEES	1,536.00	500.00	1,036.00	307.20%
5229 UTILITIES	0.00	0.00	0.00	
5126 CABLE TV / INTERNET BULK PKG	145,231.56	131,000.00	14,231.56	110.86%
5135 ELECTRIC	20,058.97	26,000.00	-5,941.03	77.15%
5150 GAS	13,305.29	14,075.00	-769.71	94.53%
5215 TELEPHONE	6,839.55	5,000.00	1,839.55	136.79%
5220 TRASH	18,661.66	7,952.00	10,709.66	234.68%
5230 WATER/SEWER	82,306.05	75,000.00	7,306.05	109.74%
Total 5229 UTILITIES	\$ 286,403.08	\$ 259,027.00	\$ 27,376.08	110.57%
6010 MANAGEMENT	68,000.00	57,500.00	10,500.00	118.26%
6560 PAYROLL EXPENSES	0.00	48,500.00	-48,500.00	0.00%
6565 Clerical Payroll	42,385.00	0.00	42,385.00	
6570 Maintenance Payroll	51,400.00	0.00	51,400.00	
Total 6560 PAYROLL EXPENSES	\$ 93,785.00	\$ 48,500.00	\$ 45,285.00	193.37%
6999 RESERVE TRANSFER	275,000.00	275,000.00	0.00	100.00%
Total Expenses	\$2,107,441.19	\$1,438,672.00	\$ 668,769.19	146.48%

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TWIN TOWERS HOA., INC

Budget vs. Actuals: FY_2025 - FY25 P&L

January - December 2025

2/18/2026 9:50

Total

	Actual	Budget	over Budget	% of Budget
Net Operating Income	-\$ 377,937.45	\$ 0.00	-\$377,937.45	
Other Income				
7000 OTHER INCOME	0.00	0.00	0.00	
7001 Insurance Claim-Column Repair	76,379.04	0.00	76,379.04	
7002 Hurricane Milton/Tornado 2024	887,270.40	0.00	887,270.40	
Total 7000 OTHER INCOME	\$ 963,649.44	\$ 0.00	\$ 963,649.44	
Total Other Income	\$ 963,649.44	\$ 0.00	\$ 963,649.44	
Other Expenses				
8000 OTHER EXPENSE	0.00	0.00	0.00	
8001 Insurance Claim-Column Repair	68,900.00	0.00	68,900.00	
8002 Hurricane Milton /Tornado 2024	490,799.00	0.00	490,799.00	
Total 8000 OTHER EXPENSE	\$ 559,699.00	\$ 0.00	\$ 559,699.00	
Suspense	0.00	0.00	0.00	
Total Other Expenses	\$ 559,699.00	\$ 0.00	\$ 559,699.00	
Net Other Income	\$ 403,950.44	\$ 0.00	\$ 403,950.44	
Net Income	\$ 26,012.99	\$ 0.00	\$ 26,012.99	

Wednesday, Feb 18, 2026 06:41:09 AM GMT-8 - Accrual Basis

Profit and Loss by Class										
TWIN TOWERS HOA., INC										
January 1-December 31, 2025										
2/18/2026 11:58										
Distribution account	Not specified	Total	Gen Operating	Reserves SIRS	Other Reserves (non SIRS)	% attrib to		Insurance covered events	Special Assessments	cross total
						Rental Apt	Laundries			
Income										
4050 HOA FEES	\$1,374,372	\$1,374,372	\$1,374,372							1,374,372
4060 LAUNDRY ROOM INCOME	\$15,275	\$15,275					\$15,275			15,275
4065 MISC. INCOME										0
4066 REPLACEMENT KEY FEES	\$700	\$700	\$700							700
4067 ESTOPPEL FEES	\$2,000	\$2,000	\$2,000							2,000
4069.1 OTHER	\$673	\$673	\$673							673
Total for 4065 MISC. INCOME	\$3,373	\$3,373								
4070 RENTS	\$21,600	\$21,600				\$21,600				21,600
4085 2022 SPECIAL ASSESSMT	\$5,546	\$5,546							\$5,546	5,546
4090 2023B SPECIAL ASSESSMT	\$282,241	\$282,241							\$282,241	282,241
4155 BANK INTEREST	\$27,098	\$27,098			\$27,098					27,098
Total for income	\$1,729,504	\$1,729,504								
Cost of Goods Sold										
Gross Profit										
	\$1,729,504	\$1,729,504								
Expenses										
2023B 2023 Special Assessment										
B. Balconies Concrete SBNS	\$78,330	\$78,330							\$78,330	78,330
C. Balconies Eng. SBNS	\$15,721	\$15,721							\$15,721	15,721
G. Plumbing Allowance South	\$845	\$845							\$845	845
I. Plumbing Kitchen Stk 9-11 N	\$100	\$100							\$100	100
J. Plumbing Kitchen Stk 10-12 N	\$6,742	\$6,742							\$6,742	6,742
K. Plumbing Kitchen Stk 6-8 S	\$7,768	\$7,768							\$7,768	7,768
L. Electrical Allowance North	\$8,368	\$8,368							\$8,368	8,368
N. A/C Room Electrical Upgrades	\$25,066	\$25,066							\$25,066	25,066
Total for 2023B 2023 Special Assessment	\$142,940	\$142,940								
5111 LEGAL FEES	\$4,512	\$4,512	\$4,512							4,512
5112 ACCOUNTING	\$24,872	\$24,872	\$24,872							24,872
5124 MAINTENANCE AND REPAIRS>>>>>										0
5140 ELEVATOR MAINTENANCE	\$9,896	\$9,896			\$9,896					9,896
5142 ELEVATOR CONTRACT	\$10,099	\$10,099	\$10,099							10,099
5145 FIRE ALARM	\$29,217	\$29,217			\$29,217					29,217
5165 LANDSCAPING	\$51,081	\$51,081			\$51,081					51,081
5166 PEST CONTROL	\$21,726	\$21,726	\$21,726							21,726
5168 MAINTENANCE CONTRACT	\$131,078	\$131,078			\$131,078					131,078
5169 POOL CONTRACT	\$10,800	\$10,800	\$10,800							10,800
5172 POOL REPAIRS & MAINTENANCE	\$5,472	\$5,472	\$5,472							5,472
5180 IRRIGATION EXPENSE	\$12,749	\$12,749	\$12,749							12,749
5200 REPLACEMENT/REPAIRS	\$174,121	\$174,609			\$174,609					174,609
5225 WASHER/DRYER EXPENSE	\$8,670	\$8,670					\$8,670			8,670
5260 MAINTENANCE VENDOR REPAIRS	\$165,095	\$165,095	\$165,095							165,095
Total for 5124 MAINTENANCE AND REPAIRS	\$630,004	\$630,492								
5131 LICENSES / DUES	\$822	\$822	\$822							822
5154 SUPPLIES										
5125 CLEANING SUPPLIES	\$1,610	\$1,610	\$1,610							1,610
5155 GENERAL SUPPLIES	\$9,514	\$9,514	\$9,514							9,514
Total for 5154 SUPPLIES	\$11,124	\$11,124								
5159 CONDO INSURANCE										
5161 HEALTH INSURANCE	\$8,403	\$8,403	\$8,403							8,403
5162 WORKMENS COMP	\$1,787	\$1,787	\$1,787							1,787
5163 PROPERTY/GENERAL INSURANCE	\$475,216	\$475,216	\$475,216							475,216
5164 FLOOD INSURANCE	\$54,038	\$54,038	\$54,038							54,038
Total for 5159 CONDO INSURANCE	\$539,444	\$539,444								

Profit and Loss by Class

TWIN TOWERS HOA., INC

January 1-December 31, 2025

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Distribution account	Not specified	Total	Gen Operating	Reserves SIRS	Other Reserves (non SIRS)	Rental Apt.	Laundries	Insurance covered events	Special Assessments	cross total
5170 APARTMENT EXPENSE	\$2,904	\$2,904				\$2,904				2,904
5174 OFFICE EXPENSES										
5175 OFFICE SUPPLIES	\$14,230	\$14,230	\$14,230							14,230
5176 POSTAGE	\$396	\$396	\$396							396
5177 BANK SERVICE CHARGES	\$225	\$225	\$225							225
Total for 5174 OFFICE EXPENSES	\$14,851	\$14,851								
5190 TAXES-PAYROLL>>>>>>>>>>	\$9,715	\$9,715	\$9,715							9,715
5191 FICA EXPENSE	\$0	\$0								
5192 SUTA EXPENSE	\$0	\$0								
5193 FUTA EXPENSE	\$0	\$0								
Total for 5190 TAXES-PAYROLL	\$9,715	\$9,715								
5205 SECURITY	\$1,043	\$1,043	\$1,043							1,043
5212 DIVISION FEES	\$1,536	\$1,536	\$1,536							1,536
5229 UTILITIES>>>>>>>>>>										
5229 CABLE TV / INTERNET BULK PKG	\$145,232	\$145,232	\$145,232							145,232
5135 ELECTRIC	\$20,059	\$20,059	\$20,059							20,059
5150 GAS	\$13,305	\$13,305	\$13,305							13,305
5215 TELEPHONE	\$6,840	\$6,840	\$6,840							6,840
5220 TRASH	\$18,662	\$18,662	\$18,662							18,662
5230 WATER/SEWER	\$82,306	\$82,306	\$82,306							82,306
Total for 5229 UTILITIES	\$286,403	\$286,403								
6010 MANAGEMENT	\$68,000	\$68,000	\$68,000							68,000
6560 PAYROLL EXPENSES	\$0	\$0								
6565 Clerical Payroll	\$42,385	\$42,385	\$42,385							42,385
6570 Maintenance Payroll	\$51,400	\$51,400	\$51,400							51,400
Total for 6560 PAYROLL EXPENSES	\$93,785	\$93,785								
6999 RESERVE TRANSFER	\$275,000	\$275,000		\$275,000						275,000
Total for Expenses	\$2,106,953	\$2,107,441								
Net Operating Income	-\$377,449	-\$377,937								
Other Income										
7000 OTHER INCOME										
7001 Insurance Claim-Column Repair	\$76,379	\$76,379						\$76,379		76,379
7002 Hurricane Milton/Tornado 2024	\$887,270	\$887,270						\$887,270		887,270
Total for 7000 OTHER INCOME	\$963,649	\$963,649								
Total for Other Income	\$963,649	\$963,649								
Other Expenses										
8000 OTHER EXPENSE										
8001 Insurance Claim-Column Repair	\$68,900	\$68,900						\$68,900		68,900
8002 Hurricane Milton/Tornado 2024	\$490,799	\$490,799						\$490,799		490,799
Total for 8000 OTHER EXPENSE	\$559,699	\$559,699								
Suspense	\$0	\$0								
Total for Other Expenses	\$559,699	\$559,699								
Net Other Income	\$403,950	\$403,950								
Net Income	\$26,501	\$26,013	\$95,698	-\$435,295	-\$208,488	\$18,696	\$6,604	\$403,950	\$144,847	\$26,013

Accrual Basis Wednesday, February 18, 2026 03:56 PM GMTZ

Statement of Cash Flows

TWIN TOWERS HOA., INC

January 1-December 31, 2025

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Full name	Total
OPERATING ACTIVITIES	
Net Income	26,012.99
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1021 SECURITY DEPOSITS:Key Deposits	-350.00
1022 SECURITY DEPOSITS:Rental Unit Deposits	4,450.00
1200 Sunrise Mastercard- 0354	-891.76
1210 ACCTS RECEIVABLE	26,831.80
1310 PREPAID INSURANCE	462,773.30
2000 ACCOUNTS PAYABLE	-1,577.70
2010 ACCRUED EXPENSES	-9,676.15
2150 NOTE PAYABLE-Insurance	-376,894.00
2200 PAYROLL LIABILITIES	-7,316.16
2210 PAYROLL LIABILITIES:FICA Payable	1,325.00
2220 PAYROLL LIABILITIES:Federal W/H Payable	1,166.00
2230 PAYROLL LIABILITIES:SUTA Payable	0.00
2240 PAYROLL LIABILITIES:FUTA Payable	0.00
2301 Due From Operating	-331,025.00
2399 SPECIAL ASSESSMENT ELEVATOR	0.00
2400.01 SPECIAL ASSESSMENT-Restricted Operating:Special Assessment 2023 B - Balconies SBNS	206,606.17
2400.02 SPECIAL ASSESSMENT-Restricted Operating:Special Assessment 2023 C - Balconies Engineer S	20,095.10
2400.03 SPECIAL ASSESSMENT-Restricted Operating:Special Assessment 2023 P - Balconies South Paint	84,055.00
2400.04 SPECIAL ASSESSMENT-Restricted Operating:Special Assessment 2023 X - Pool Heater Equipment	2,067.00
2400.05 SPECIAL ASSESSMENT-Restricted Operating:Special Assessment 2023 Y - Pool Interior	61,042.00
2400 SPECIAL ASSESSMENT-Restricted Operating	-661,652.12
2401 HURRICANE MILTON INSURANCE CLAIM	-887,270.40
2404 FEDERAL INCOME TAX PAYABLE	-9,032.00
Total for Adjustments to reconcile Net income to Net Cash provided by operations:	-\$1,415,273.92
Net cash provided by operating activities	-\$1,389,260.93
INVESTING ACTIVITIES	
1401 Due to Reserves	331,025.00
Net cash provided by investing activities	\$331,025.00
FINANCING ACTIVITIES	
2645 RESTRICTED FUND BALANCES:Elevator Reserve	-16,301.12
2650 - POOLED RESERVES	277,697.39
Net cash provided by financing activities	\$261,396.27
NET CASH INCREASE FOR PERIOD	-\$796,839.66
Cash at beginning of period	\$2,383,503.91
CASH AT END OF PERIOD	\$1,586,664.25