

# CRYSTAL COURT RECREATION

FINANCIAL

STATEMENTS

2025

**DISCLAIMER****January 12, 2026**

To the Shareholders & Treasurer  
**Crytal Court Recreation, Inc.**  
**1400 N 12 Court**  
**Hollywood, FL 33019**

The accompanying financial statements **TAX BASIS** for the twelve months then ended December 31, 2025 & 2024, of Crystal Court Recreation, Inc., were not subjected to an audit, review, or compilation engagement by us; and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Substantially all disclosures required by the **TAX BASIS** method of accounting are omitted.

*AER Accounting Service LLC***AER Accounting Service LLC**

**CRYSTAL COURT RECREATION, INC.**  
**BALANCE SHEET**  
**AS OF DECEMBER 31, 2025**

	2025	2024
<b>ASSETS</b>		
<b>Current Assets</b>		
Checking	3,241.46	1,928.12
Prepaid Maintenance - 2026	9,495.00	8,785.00
Total Checking - Chase	12,736.46	10,713.12
Reserve - Chase	67,910.82	63,196.39
Capital Improvement - Chase	32,491.83	20,875.64
Petty Cash	183.00	16.00
<b>Total Current Assets</b>	<b>113,322.11</b>	<b>94,801.15</b>
<b>Property &amp; Equipment</b>		
Building & Equipment	594,298.01	594,298.01
Building Improvements	177,626.33	177,626.33
Land	200,000.00	200,000.00
Pool Renovation & Decking	160,830.00	160,830.00
Accumulated Depreciation	(770,291.91)	(750,914.85)
<b>Total Property &amp; Equipment</b>	<b>362,462.43</b>	<b>381,839.49</b>
<b>TOTAL ASSETS</b>	<b>475,784.54</b>	<b>476,640.64</b>
<b>EQUITY</b>		
Additional Paid-In Capital	677,228.38	677,228.38
Capital Stock Issued at \$2/share	472.00	470.00
Retained Earnings	(201,057.74)	(234,317.51)
Net Income	-856.10	33,259.77
<b>TOTAL EQUITY</b>	<b>475,786.54</b>	<b>476,640.64</b>

# CRYSTAL COURT RECREATION, INC.

Income Statement - Cash Basis  
January 1, 2025 - December 31, 2025

	2024	2025	2025	2026
INCOME	ACTUAL (Cash)	BUDGET	ACTUAL (Cash)	BUDGET
Beginning Balance - Checking	\$2,297.29		\$10,713.12	\$200.00
Beginning Balance - Petty Cash	\$89.00		\$16.00	
Maintenance Income	\$162,150.58	\$163,800.00	\$152,963.09	\$163,440.00
Prepaid Maintenance - 2026	\$8,785.00		\$9,495.00	
Perimeter Lighting	\$5,655.21	\$6,215.00	\$4,994.19	\$5,000.00
Late Fees	\$512.32	\$250.00	\$860.71	\$250.00
Other Income	\$13,436.65	\$2,500.00	\$8,553.61	\$2,500.00
<b>Total Income</b>	<b>\$190,539.76</b>	<b>\$172,765.00</b>	<b>\$176,866.60</b>	<b>\$171,190.00</b>
<b>EXPENSES</b>				
Bocce Court	\$0.00	\$1,000.00	\$1,281.52	\$1,344.00
Contract Labor - Cleaning Service	\$3,000.00	\$3,500.00	\$3,000.00	\$300.00
Contract Labor - Custodial	\$10,800.00	\$10,800.00	\$10,800.00	\$12,000.00
FPL - Perimeter Lighting	\$5,775.59	\$6,300.00	\$6,313.37	\$6,300.00
FPL - Rec Hall	\$15,176.61	\$17,000.00	\$13,554.89	\$17,000.00
Garbage	\$2,591.34	\$3,500.00	\$1,837.90	\$2,500.00
Insurance	\$22,127.71	\$28,795.00	\$24,281.48	\$29,137.00
Internet & Phone	\$2,061.83	\$2,540.00	\$2,451.26	\$2,600.00
Janitorial & Kitchen Supplies	\$1,866.25	\$2,000.00	\$2,156.42	\$3,000.00
Lawn & Landscaping	\$1,200.00	\$3,000.00	\$1,103.40	\$2,000.00
Licenses & Taxes	\$525.00	\$600.00	\$475.00	\$600.00
Miscellaneous	\$0.00	\$500.00	\$150.00	\$500.00
Office Equipment	\$0.00	\$2,000.00	\$1,201.65	\$2,000.00
Office supplies and postage	\$1,388.93	\$1,700.00	\$1,750.89	\$1,500.00
Officers Fees	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
Pest Control	\$1,676.28	\$3,400.00	\$1,898.28	\$3,400.00
Professional Fees - Accounting	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Professional Fees - Legal	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
Repair & Maintenance - Outside	\$15,423.50	\$2,201.00	\$35,562.80	\$4,000.00
Repair & Maintenance - Pool	\$31,134.30	\$18,000.00	\$13,412.93	\$15,000.00
Repair & Maintenance - Rec	\$5,080.80	\$4,200.00	\$18,338.11	\$5,000.00
Social Events	\$1,673.72	\$3,000.00	\$1,429.33	\$2,500.00
Water	\$4,861.18	\$5,000.00	\$4,150.12	\$5,500.00
<b>Total Expenses</b>	<b>\$139,863.04</b>	<b>\$133,536.00</b>	<b>\$159,649.35</b>	<b>\$132,681.00</b>
<b>OTHER INCOME/EXPENSE</b>				
Reserve Funding	-\$18,709.00	\$0.00	-\$23,709.00	\$0.00
Capital Improvement Funding	-\$23,624.89	\$0.00	-\$20,520.00	\$0.00
Reserve Expense	\$0.00		\$28,058.09	
Capital Improvement Expense	\$0.00		\$1,144.00	
<b>Total Other Income/Expense</b>	<b>-\$42,333.89</b>		<b>-\$15,026.91</b>	
Petty Cash Ending Balance	\$16.00		\$183.00	
<b>Checking Ending Balance</b>	<b>\$10,713.12</b>		<b>\$12,736.46</b>	

**CRYSTAL COURT RECREATION, INC.**  
**RESERVE DISCLOSURE / POOLING METHOD**  
**2025**

**RESERVE FUND**

<b>BALANCE AS OF:</b>	<b>JANUARY 1, 2025</b>	<b>\$63,196.39</b>
<b>FUNDING:</b>		
Interest *	\$958.63	
Share Purchases	\$5,000.00	
Reserve Funding	\$18,709.00	
Additional Funding (From Capital Imp.)	\$8,104.89	
<b>TOTAL FUNDING:</b>		<b><u>\$32,772.52</u></b>
		<b>\$95,968.91</b>
<b>EXPENSES:</b>		
Pillars	\$19,362.09	
Painting of Building	\$8,696.00	
<b>TOTAL EXPENSES:</b>		<b>\$28,058.09</b>
<b>RESERVE BALANCE:</b>	<b>DECEMBER 31, 2025</b>	<b><u>\$67,910.82</u></b>

**CAPITAL IMPROVEMENT FUND**

<b>BALANCE AS OF:</b>	<b>JANUARY 1, 2025</b>	<b>\$20,875.64</b>
<b>FUNDING:</b>		
Interest *	\$345.08	
Capital Improvement Funding	\$20,520.00	
<b>TOTAL FUNDING:</b>		<b><u>\$20,865.08</u></b>
		<b>\$41,740.72</b>
<b>EXPENSES:</b>		
Lawsuit Money to Reserve	\$8,104.89	
Painting of fence	\$1,144.00	
<b>TOTAL EXPENSES:</b>		<b>\$9,248.89</b>
<b>RESERVE BALANCE:</b>	<b>DECEMBER 31, 2025</b>	<b><u>\$32,491.83</u></b>

\*CDs



# CAPITAL IMPROVEMENT TO DO LIST

## COMPLETED 2025

- New Pool umbrellas.
- Rec Center repairs, Dutch door, new door closers.
- New radio and speaker system for pool.
- New stainless-steel island for kitchen.
- No trespassing signs.
- Replace corkboard in front of pool.
- Website.
- Camera of cast iron pipes.
- Improved outside lighting.
- Re-strapped pool chairs and loungers.
- Eight new side tables for pool area.
- Stove evaluation/repair.
- Pillar replacement. (Reserve Funded)
- Paint exterior of building (Reserve Funded) and fence (Capital funded).

## TO DO LIST

### CURRENT RESERVE PROJECTS

1. Pipe relining/replacement (TBD) approx. \$20k
2. Parking lot (TBD, after pipes relined/replaced). (\$6-\$10k)

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### CURRENT CAPITAL IMPROVEMENT PROJECTS (PRIORITIZED)

1. Gate security. Keypad, fobs?
2. Replace awning in pool area. (\$7,500 plus tax)
3. Landscape pavers around trees in front of pool.
4. Replace vent screens for roof.
5. Professionally recondition stove.
6. Update kitchen.
7. New window coverings for office.
8. Front entrance.
9. Exercise room enhancements.

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### FUTURE PROJECTS – KEEP ON RADAR

- Refrigerator 52" Freezer 27" (approx. \$11,023.83 plus shipping, taxes, etc. each) We won't replace until we need to, but needs to be on our radar as an expense.
- New hand dryers for the women's bathroom. \$500 Trying paper towels right now.
- Pump room (structure)
- Roller shade blinds for west windows in the rec center, new blinds for office.
- Upgrade equipment in pump room.
- New tables and chairs for rec center.
- New toilet paper dispensers for restrooms?
- Lower towel dispenser in men's restroom.

## 2025 COMMENTS

Our lawsuit against Artistic Pools and Waterfalls, Inc. was settled on mutually agreed upon terms. Under the agreement, we keep the garnishment of \$8,104.89 that we received in 2024.

We have worked on reducing costs this year, accomplishing the following:

- E-mail addresses were obtained from 75% of community members improving communication and saving postage costs.
- Our pool service contract was renegotiated.
- A carpet cleaner was purchased saving professional carpet cleaning services.
- Cleaning services were consolidated into maintenance duties.
- Required website was created by a board member.

Rec parking spots are NOT to be used for building overflow parking, or without rec permission, and a permit from the rec displayed in the window. Parking in these spots will result in vehicles being towed at the owner's expense.

You can now pay your rec fees through Zelle. Payments should be made to hollywood1400@aol.com. Please make sure the rec center has your e-mail address/Zelle account name so that we can apply your payment correctly. Payments for next year should be made after January 1.

PLEASE communicate any address/phone number changes to the Recreation Center, either by e-mail, [hollywood1400@aol.com](mailto:hollywood1400@aol.com), or by phone, 954-925-7627.

We now have a website, [www.crystalcourtrec.com](http://www.crystalcourtrec.com)

A four-month activity calendar (January-April) is posted in the window of the rec center office.