Balance Sheet

Properties: The Village at Lake Pine II - 1325 SW 120 Way Davie, FL 33325

As of: 03/31/2025

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1010	Operating Cash	43,271.85
1020	Cash - Reserves	347,625.16
1037	Cash - Reserves	231,318.29
	Total Cash	**622,215.30**
1035	Petty Cash	200.00
1410	Accounts Receivable	10,020.13
1411	Accounts Receivable - other	478.45
1413	Allowance for Uncollectibles	-8,988.85
1610	Prepaid Insurance	61,573.72
1620	Due to Reserve	111,897.62
1850	Utility Deposit	1,415.00
1900	Office Equipment	18,368.16
1950	Accumulated Depreciation	-18,368.00
	TOTAL ASSETS	**798,811.53**
	LIABILITIES & CAPITAL	
	Liabilities	
2020	Accrued Expenses	6,955.65
2025	Insurance Payable	51,984.45
2050	Prepaid Owner Assmts.	44,270.64
2060	Due from Operating	111,897.62
	Total Liabilities	**215,108.36**
	Capital	
3002	Reserve - Interest	33,249.56
3003	Reserve - Pool	12,877.37
3004	Reserve - Painting	120,000.25
3005	Reserve - Paving	46,850.26
3006	Reserve - Roofing	31,142.80
3014	Reserve- Fences/Gates	-87,277.17
3015	Reserve - Roof / Shingles / Tiles	514,807.87
3016	Reserve - Disaster	36,033.41
3017	Reserve - Playground	-53,033.32
3018	Reserve - Courts Resurface	1,485.53
3019	Reserve - Storm Drain	9,271.08
3020	Reserve - Pool Deck & Gazebo	25,433.43
3801	Retained Earnings	-236,189.81
	Calculated Retained Earnings	79,662.97
	Calculated Prior Years Retained Earnings	49,388.94

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	**583,703.17**
	TOTAL LIABILITIES & CAPITAL	**798,811.53**

Annual Budget - Comparative

Properties: The Village at Lake Pine II - 1325 SW 120 Way Davie, FL 33325

As of: Mar 2025

Additional Account Types: None

Accounting Basis: Accrual

Account Name	Account Number	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income								
Maintenance Fees	4010	94,502.92	94,501.92	1.00	283,508.76	283,505.76	3.00	1,134,023.00
Application Fee Income	4160	0.00	125.00	-125.00	0.00	375.00	-375.00	1,500.00
NSF Fee	4180	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Interest Income	4290	0.67	0.00	0.67	2.03	0.00	2.03	0.00
Total Operating Income		**94,503.59**	**94,626.92**	**-123.33**	**283,560.79**	**283,880.76**	**-319.97**	**1,135,523.00**
Expense								
Legal Expenses	5015	-792.00	250.00	1,042.00	-196.00	750.00	946.00	3,000.00
Licenses & State Fees	5020	0.00	50.00	50.00	0.00	150.00	150.00	600.00
Office Supplies / Postage	5060	408.60	916.67	508.07	1,353.75	2,750.01	1,396.26	11,000.00
Bank Charges	5090	7.00	4.25	-2.75	79.80	12.75	-67.05	51.00
Electric	6005	2,322.83	2,083.34	-239.49	6,743.91	6,250.02	-493.89	25,000.00
Water & Sewer	6020	958.52	375.00	-583.52	1,970.30	1,125.00	-845.30	4,500.00
Internet	6040	284.00	312.50	28.50	852.00	937.50	85.50	3,750.00
Management Fees	7030	5,154.17	5,154.17	0.00	15,462.51	15,462.51	0.00	61,850.00
Accounting Fees	7040	333.34	508.34	175.00	2,680.02	1,525.02	-1,155.00	6,100.00
Landscaping	7070	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
Pest Control-Grounds	7080	5,318.97	2,500.00	-2,818.97	8,198.34	7,500.00	-698.34	30,000.00
Lake Maintenance	7125	400.00	250.00	-150.00	800.00	750.00	-50.00	3,000.00
Insurance Expense	7210	7,587.55	7,333.34	-254.21	22,762.65	22,000.02	-762.63	88,000.00
Insurance Interest Expense	7250	313.63	291.67	-21.96	940.89	875.01	-65.88	3,500.00
Repair & Maintenance	8062	0.00	2,500.00	2,500.00	5,675.71	7,500.00	1,824.29	30,000.00
Repair & Maint - Fences	8063	4,532.82	833.34	-3,699.48	4,532.82	2,500.02	-2,032.80	10,000.00
Irrigation	8065	0.00	666.67	666.67	0.00	2,000.01	2,000.01	8,000.00
Lawn Maintenance	8075	11,296.71	11,666.67	369.96	36,096.73	35,000.01	-1,096.72	140,000.00
Pool Maintenance	8090	1,075.00	1,041.67	-33.33	4,946.80	3,125.01	-1,821.79	12,500.00
Tree Trimming	8100	0.00	1,250.00	1,250.00	0.00	3,750.00	3,750.00	15,000.00
Electrical Repair & Maintenance	8220	2,940.00	416.67	-2,523.33	2,940.00	1,250.01	-1,689.99	5,000.00
Plumbing Repair &	8230	300.00	416.67	116.67	300.00	1,250.01	950.01	5,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Maintenance								
Roof Expenses	8275	814.22	13,500.00	12,685.78	-2,273.80	40,500.00	42,773.80	162,000.00
Pool Repairs	8360	0.00	83.34	83.34	0.00	250.02	250.02	1,000.00
Supplies	8380	2,534.84	833.34	-1,701.50	4,454.47	2,500.02	-1,954.45	10,000.00
Fire Alarm / Equipment	8390	0.00	0.00	0.00	1,077.65	0.00	-1,077.65	0.00
Maintenance Payroll	9050	3,451.84	4,583.34	1,131.50	10,355.52	13,750.02	3,394.50	55,000.00
Payroll Taxes & Employee benefits	9051	264.06	333.34	69.28	398.50	1,000.02	601.52	4,000.00
Reserve - Pool	9503	69.16	69.17	0.01	207.48	207.51	0.03	830.00
Reserve - Paving	9505	1,673.57	1,673.59	0.02	5,020.71	5,020.77	0.06	20,083.00
Reserve - Roofing	9506	15,571.40	15,571.42	0.02	46,714.20	46,714.26	0.06	186,857.00
Reserve - Fences	9515	5,217.00	5,217.00	0.00	15,651.00	15,651.00	0.00	62,604.00
Reserve - Disaster	9516	263.25	263.25	0.00	789.75	789.75	0.00	3,159.00
Reserve - Playground	9517	440.90	440.92	0.02	1,322.70	1,322.76	0.06	5,291.00
Reserve - Courts Resurface	9518	916.75	916.75	0.00	2,750.25	2,750.25	0.00	11,001.00
Reserve - Storm Drain	9519	39.56	39.59	0.03	118.68	118.77	0.09	475.00
Reserve - Pool Deck & Gazebo	9520	390.16	390.17	0.01	1,170.48	1,170.51	0.03	4,682.00
Total Operating Expense		**74,087.85**	**82,902.86**	**8,815.01**	**203,897.82**	**248,708.58**	**44,810.76**	**994,833.00**
Total Operating Income		94,503.59	94,626.92	-123.33	283,560.79	283,880.76	-319.97	1,135,523.00
Total Operating Expense		74,087.85	82,902.86	8,815.01	203,897.82	248,708.58	44,810.76	994,833.00
NOI - Net Operating Income		**20,415.74**	**11,724.06**	**8,691.68**	**79,662.97**	**35,172.18**	**44,490.79**	**140,690.00**
Total Income		94,503.59	94,626.92	-123.33	283,560.79	283,880.76	-319.97	1,135,523.00
Total Expense		74,087.85	82,902.86	8,815.01	203,897.82	248,708.58	44,810.76	994,833.00
Net Income		**20,415.74**	**11,724.06**	**8,691.68**	**79,662.97**	**35,172.18**	**44,490.79**	**140,690.00**