Balance Sheet

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

As of: 04/30/2025

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1010	Operating Cash	12,409.45
1020	Cash - Reserves	347,630.87
1037	Cash - Reserves	268,306.60
	Total Cash	**628,346.92**
1035	Petty Cash	200.00
1410	Accounts Receivable	9,242.14
1411	Accounts Receivable - other	478.45
1413	Allowance for Uncollectibles	-8,988.85
1610	Prepaid Insurance	53,966.34
1620	Due to Reserve	100,173.37
1850	Utility Deposit	1,415.00
1900	Office Equipment	18,368.16
1950	Accumulated Depreciation	-18,368.00
	TOTAL ASSETS	**784,833.53**
	LIABILITIES & CAPITAL	
	Liabilities	
2010	Accounts Payable	2,780.38
2020	Accrued Expenses	7,288.99
2025	Insurance Payable	44,558.10
2050	Prepaid Owner Assmts.	44,653.64
2060	Due from Operating	100,173.37
	Total Liabilities	**199,454.48**
	Capital	
3002	Reserve - Interest	33,937.58
3003	Reserve - Pool	12,946.53
3004	Reserve - Painting	120,000.25
3005	Reserve - Paving	48,523.83
3006	Reserve - Roofing	46,714.20
3014	Reserve- Fences/Gates	-82,060.17
3015	Reserve - Roof / Shingles / Tiles	514,807.87
3016	Reserve - Disaster	36,296.66
3017	Reserve - Playground	-52,592.42
3018	Reserve - Courts Resurface	2,402.28
3019	Reserve - Storm Drain	9,310.64
3020	Reserve - Pool Deck & Gazebo	25,823.59
3801	Retained Earnings	-236,189.81
	Calculated Retained Earnings	56,069.08
	Calculated Prior Years Retained	49,388.94

Balance Sheet

Account Number	Account Name	Balance
	Earnings	
	Total Capital	**585,379.05**
	TOTAL LIABILITIES & CAPITAL	**784,833.53**

Annual Budget - Comparative

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

As of: Apr 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	378,011.68	378,007.68	4.00	1,134,023.00
Application Fee Income	4160	0.00	125.00	-125.00	0.00	500.00	-500.00	1,500.00
NSF Fee	4180	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Interest Income	4290	0.54	0.00	0.54	2.57	0.00	2.57	0.00
Total Operating Income		**94,503.46**	**94,626.92**	**-123.46**	**378,064.25**	**378,507.68**	**-443.43**	**1,135,523.00**
Expense								
Legal Expenses	5015	0.00	250.00	250.00	-96.00	1,000.00	1,096.00	3,000.00
Licenses & State Fees	5020	0.00	50.00	50.00	0.00	200.00	200.00	600.00
Filing Fees & Permits	5050	325.35	0.00	-325.35	325.35	0.00	-325.35	0.00
Office Supplies / Postage	5060	481.80	916.67	434.87	1,835.55	3,666.68	1,831.13	11,000.00
Bank Charges	5090	7.00	4.25	-2.75	86.80	17.00	-69.80	51.00
Electric	6005	2,145.84	2,083.34	-62.50	8,889.75	8,333.36	-556.39	25,000.00
Water & Sewer	6020	333.76	375.00	41.24	2,304.06	1,500.00	-804.06	4,500.00
Internet	6040	283.91	312.50	28.59	1,135.91	1,250.00	114.09	3,750.00
Management Fees	7030	5,154.17	5,154.17	0.00	20,616.68	20,616.68	0.00	61,850.00
Accounting Fees	7040	333.34	508.34	175.00	3,013.36	2,033.36	-980.00	6,100.00
Landscaping	7070	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
Pest Control-Grounds	7080	0.00	2,500.00	2,500.00	8,198.34	10,000.00	1,801.66	30,000.00
Lake Maintenance	7125	300.00	250.00	-50.00	1,100.00	1,000.00	-100.00	3,000.00
Insurance Expense	7210	7,607.38	7,333.34	-274.04	30,370.03	29,333.36	-1,036.67	88,000.00
Insurance Interest Expense	7250	313.63	291.67	-21.96	1,254.52	1,166.68	-87.84	3,500.00
Repair & Maintenance	8062	10,170.66	2,500.00	-7,670.66	15,846.37	10,000.00	-5,846.37	30,000.00
Repair & Maint - Fences	8063	18,030.44	833.34	-17,197.10	22,563.26	3,333.36	-19,229.90	10,000.00
Irrigation	8065	0.00	666.67	666.67	0.00	2,666.68	2,666.68	8,000.00
Lawn Maintenance	8075	12,025.76	11,666.67	-359.09	48,122.49	46,666.68	-1,455.81	140,000.00
Pool Maintenance	8090	1,075.00	1,041.67	-33.33	6,021.80	4,166.68	-1,855.12	12,500.00
Tree Trimming	8100	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00	15,000.00
Electrical Repair & Maintenance	8220	2,062.52	416.67	-1,645.85	5,002.52	1,666.68	-3,335.84	5,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Plumbing Repair & Maintenance	8230	0.00	416.67	416.67	300.00	1,666.68	1,366.68	5,000.00
Roof Expenses	8275	0.00	13,500.00	13,500.00	23,691.02	54,000.00	30,308.98	162,000.00
Pool Repairs	8360	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
Supplies	8380	1,966.34	833.34	-1,133.00	6,420.81	3,333.36	-3,087.45	10,000.00
Fire Alarm / Equipment	8390	1,117.98	0.00	-1,117.98	2,195.63	0.00	-2,195.63	0.00
Maintenance Payroll	9050	3,451.84	4,583.34	1,131.50	13,807.36	18,333.36	4,526.00	55,000.00
Payroll Taxes & Employee benefits	9051	264.06	333.34	69.28	662.56	1,333.36	670.80	4,000.00
Reserve - Pool	9503	69.16	69.17	0.01	276.64	276.68	0.04	830.00
Reserve - Paving	9505	1,673.57	1,673.59	0.02	6,694.28	6,694.36	0.08	20,083.00
Reserve - Roofing	9506	15,571.40	15,571.42	0.02	62,285.60	62,285.68	0.08	186,857.00
Reserve - Fences	9515	5,217.00	5,217.00	0.00	20,868.00	20,868.00	0.00	62,604.00
Reserve - Disaster	9516	263.25	263.25	0.00	1,053.00	1,053.00	0.00	3,159.00
Reserve - Playground	9517	440.90	440.92	0.02	1,763.60	1,763.68	0.08	5,291.00
Reserve - Courts Resurface	9518	916.75	916.75	0.00	3,667.00	3,667.00	0.00	11,001.00
Reserve - Storm Drain	9519	39.56	39.59	0.03	158.24	158.36	0.12	475.00
Reserve - Pool Deck & Gazebo	9520	390.16	390.17	0.01	1,560.64	1,560.68	0.04	4,682.00
Total Operating Expense		**92,032.53**	**82,902.86**	**-9,129.67**	**321,995.17**	**331,611.44**	**9,616.27**	**994,833.00**
Total Operating Income		94,503.46	94,626.92	-123.46	378,064.25	378,507.68	-443.43	1,135,523.00
Total Operating Expense		92,032.53	82,902.86	-9,129.67	321,995.17	331,611.44	9,616.27	994,833.00
NOI - Net Operating Income		**2,470.93**	**11,724.06**	**-9,253.13**	**56,069.08**	**46,896.24**	**9,172.84**	**140,690.00**
Total Income		94,503.46	94,626.92	-123.46	378,064.25	378,507.68	-443.43	1,135,523.00
Total Expense		92,032.53	82,902.86	-9,129.67	321,995.17	331,611.44	9,616.27	994,833.00
Net Income		**2,470.93**	**11,724.06**	**-9,253.13**	**56,069.08**	**46,896.24**	**9,172.84**	**140,690.00**