

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
1010	Operating Cash	14,086.65
1020	Cash - Reserves	347,655.25
1037	Cash - Reserves	178,282.43
1049	Certificate of Deposit	200,000.00
Total Cash		740,024.33
1035	Petty Cash	200.00
1410	Accounts Receivable	15,693.39
1413	Allowance for Uncollectibles	-8,988.85
1610	Prepaid Insurance	15,929.44
1620	Due to Reserve	61,552.12
1850	Utility Deposit	1,415.00
1900	Office Equipment	18,368.16
1950	Accumulated Depreciation	-18,368.00
TOTAL ASSETS		825,825.59
LIABILITIES & CAPITAL		
Liabilities		
2010	Accounts Payable	5,867.30
2020	Accrued Expenses	5,893.13
2025	Insurance Payable	7,426.35
2050	Prepaid Owner Assmts.	40,949.93
2060	Due from Operating	61,552.12
Total Liabilities		121,688.83
Capital		
3002	Reserve - Interest	36,842.97
3003	Reserve - Pool	13,292.33
3004	Reserve - Painting	120,000.25
3005	Reserve - Paving	56,891.68
3006	Reserve - Roofing	15,571.40
3014	Reserve- Fences/Gates	-55,975.17
3015	Reserve - Roof / Shingles / Tiles	569,372.49
3016	Reserve - Disaster	37,612.91
3017	Reserve - Playground	-50,387.92
3018	Reserve - Courts Resurface	6,986.03
3019	Reserve - Storm Drain	9,508.44
3020	Reserve - Pool Deck & Gazebo	27,774.39
3801	Retained Earnings	-236,189.81
	Calculated Retained Earnings	114,377.83
	Calculated Prior Years Retained	38,458.94

Balance Sheet

Account Number	Account Name	Balance
	Earnings	
	Total Capital	704,136.76
	TOTAL LIABILITIES & CAPITAL	825,825.59

Annual Budget - Comparative

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

As of: Sep 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	94,501.91	1.01	850,538.28	850,517.27	21.01	1,134,023.00
Other Income	4125	0.00	0.00	0.00	120.54	0.00	120.54	0.00
Application Fee Income	4160	0.00	125.00	-125.00	0.00	1,125.00	-1,125.00	1,500.00
NSF Fee	4180	0.00	0.00	0.00	112.00	0.00	112.00	0.00
Interest Income	4290	0.53	0.00	0.53	4.85	0.00	4.85	0.00
Total Operating Income		94,503.45	94,626.91	-123.46	850,775.67	851,642.27	-866.60	1,135,523.00
Expense								
Legal Expenses	5015	0.00	250.00	250.00	1,671.00	2,250.00	579.00	3,000.00
Licenses & State Fees	5020	0.00	50.00	50.00	0.00	450.00	450.00	600.00
Filing Fees & Permits	5050	0.00	0.00	0.00	375.70	0.00	-375.70	0.00
Office Supplies / Postage	5060	440.42	916.66	476.24	4,066.20	8,250.02	4,183.82	11,000.00
Bank Charges	5090	24.00	4.25	-19.75	231.80	38.25	-193.55	51.00
Electric	6005	2,554.13	2,083.33	-470.80	21,282.90	18,750.01	-2,532.89	25,000.00
Water & Sewer	6020	703.52	375.00	-328.52	4,801.68	3,375.00	-1,426.68	4,500.00
Internet	6040	283.96	312.50	28.54	2,555.56	2,812.50	256.94	3,750.00
Management Fees	7030	5,154.17	5,154.16	-0.01	46,387.53	46,387.52	-0.01	61,850.00
Accounting Fees	7040	437.50	508.33	70.83	5,492.50	4,575.01	-917.49	6,100.00
Landscaping	7070	0.00	166.66	166.66	0.00	1,500.02	1,500.02	2,000.00
Pest Control-Grounds	7080	0.00	2,500.00	2,500.00	16,396.68	22,500.00	6,103.32	30,000.00
Lake Maintenance	7125	200.00	250.00	50.00	1,900.00	2,250.00	350.00	3,000.00
Insurance Expense	7210	7,607.38	7,333.33	-274.05	69,470.93	66,000.01	-3,470.92	88,000.00
Insurance Interest Expense	7250	313.63	291.66	-21.97	2,822.67	2,625.02	-197.65	3,500.00
Repair & Maintenance	8062	11,266.61	2,500.00	-8,766.61	74,100.68	22,500.00	-51,600.68	30,000.00
Repair & Maint - Fences	8063	9,993.72	833.33	-9,160.39	32,556.98	7,500.01	-25,056.97	10,000.00
Irrigation	8065	1,748.75	666.66	-1,082.09	1,748.75	6,000.02	4,251.27	8,000.00
Lawn Maintenance	8075	10,261.21	11,666.66	1,405.45	108,846.31	105,000.02	-3,846.29	140,000.00
Pool Maintenance	8090	2,786.80	1,041.66	-1,745.14	14,678.35	9,375.02	-5,303.33	12,500.00
Tree Trimming	8100	0.00	1,250.00	1,250.00	14,987.48	11,250.00	-3,737.48	15,000.00
Electrical Repair &	8220	0.00	416.66	416.66	5,643.62	3,750.02	-1,893.60	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								
Plumbing Repair & Maintenance	8230	0.00	416.66	416.66	300.00	3,750.02	3,450.02	5,000.00
Roof Expenses	8275	438.44	13,500.00	13,061.56	33,691.75	121,500.00	87,808.25	162,000.00
Pool Repairs	8360	0.00	83.33	83.33	0.00	750.01	750.01	1,000.00
Supplies	8380	1,866.79	833.33	-1,033.46	13,749.98	7,500.01	-6,249.97	10,000.00
Fire Alarm / Equipment	8390	0.00	0.00	0.00	2,495.63	0.00	-2,495.63	0.00
Maintenance Payroll	9050	3,451.84	4,583.33	1,131.49	32,792.48	41,250.01	8,457.53	55,000.00
Payroll Taxes & Employee benefits	9051	264.06	333.33	69.27	2,114.93	3,000.01	885.08	4,000.00
Reserve - Pool	9503	69.16	69.16	0.00	622.44	622.52	0.08	830.00
Reserve - Paving	9505	1,673.57	1,673.58	0.01	15,062.13	15,062.26	0.13	20,083.00
Reserve - Roofing	9506	15,571.40	15,571.41	0.01	140,142.60	140,142.77	0.17	186,857.00
Reserve - Fences	9515	5,217.00	5,217.00	0.00	46,953.00	46,953.00	0.00	62,604.00
Reserve - Disaster	9516	263.25	263.25	0.00	2,369.25	2,369.25	0.00	3,159.00
Reserve - Playground	9517	440.90	440.91	0.01	3,968.10	3,968.27	0.17	5,291.00
Reserve - Courts Resurface	9518	916.75	916.75	0.00	8,250.75	8,250.75	0.00	11,001.00
Reserve - Storm Drain	9519	39.56	39.58	0.02	356.04	356.26	0.22	475.00
Reserve - Pool Deck & Gazebo	9520	390.16	390.16	0.00	3,511.44	3,511.52	0.08	4,682.00
Total Operating Expense		84,378.68	82,902.63	-1,476.05	736,397.84	746,125.11	9,727.27	994,833.00
Total Operating Income		94,503.45	94,626.91	-123.46	850,775.67	851,642.27	-866.60	1,135,523.00
Total Operating Expense		84,378.68	82,902.63	-1,476.05	736,397.84	746,125.11	9,727.27	994,833.00
NOI - Net Operating Income		10,124.77	11,724.28	-1,599.51	114,377.83	105,517.16	8,860.67	140,690.00
Total Income		94,503.45	94,626.91	-123.46	850,775.67	851,642.27	-866.60	1,135,523.00
Total Expense		84,378.68	82,902.63	-1,476.05	736,397.84	746,125.11	9,727.27	994,833.00
Net Income		10,124.77	11,724.28	-1,599.51	114,377.83	105,517.16	8,860.67	140,690.00