# Balance Sheet

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

**As of:** 01/31/2026

**Accounting Basis:** Accrual

**Include Zero Balance GL Accounts:** No

| Account Number | Account Name | Balance |
|---|---|---|
| | **ASSETS** | |
| | **Cash** | |
| 1010 | Operating Cash | 46,748.28 |
| 1020 | Cash - Reserves | 347,708.21 |
| 1037 | Cash - Reserves | 326,258.43 |
| 1049 | Certificate of Deposit | 200,000.00 |
| | **Total Cash** | **920,714.92** |
| 1035 | Petty Cash | 200.00 |
| 1410 | Accounts Receivable | 12,007.70 |
| 1413 | Allowance for Uncollectibles | -8,988.85 |
| 1610 | Prepaid Insurance | 63,606.73 |
| 1620 | Due to Reserve | 24,181.12 |
| 1850 | Utility Deposit | 1,415.00 |
| 1900 | Office Equipment | 18,368.16 |
| 1950 | Accumulated Depreciation | -18,368.00 |
| | TOTAL ASSETS | **1,013,136.78** |
| | | |
| | | |
| | **LIABILITIES & CAPITAL** | |
| | **Liabilities** | |
| 2010 | Accounts Payable | 27,010.57 |
| 2020 | Accrued Expenses | 5,687.50 |
| 2025 | Insurance Payable | 54,529.92 |
| 2050 | Prepaid Owner Assmts. | 54,994.72 |
| 2060 | Due from Operating | 24,181.12 |
| | **Total Liabilities** | **166,403.83** |
| | **Capital** | |
| 3002 | Reserve - Interest | 39,168.81 |
| 3003 | Reserve - Pool | 13,575.06 |
| 3004 | Reserve - Painting | 129,056.05 |
| 3005 | Reserve - Paving | 63,552.31 |
| 3006 | Reserve - Roofing | 77,859.26 |
| 3014 | Reserve- Fences/Gates | -34,514.34 |
| 3015 | Reserve - Roof / Shingles / Tiles | 569,372.49 |
| 3016 | Reserve - Disaster | 38,695.24 |
| 3017 | Reserve - Playground | -48,630.39 |
| 3018 | Reserve - Courts Resurface | 10,982.45 |
| 3019 | Reserve - Storm Drain | 9,665.70 |
| 3020 | Reserve - Pool Deck & Gazebo | 29,365.12 |
| 3801 | Retained Earnings | -236,189.81 |
| | Calculated Retained Earnings | 29,303.99 |
| | Calculated Prior Years Retained | 155,471.01 |

## Balance Sheet

| Account Number | Account Name | Balance |
|---|---|---|
| | Earnings | |
| | **Total Capital** | **846,732.95** |
| | TOTAL LIABILITIES & CAPITAL | **1,013,136.78** |

## Annual Budget - Comparative

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

**As of:** Jan 2026

**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 | 98,686.54 | 98,686.00 | 0.54 | 98,686.54 | 98,686.00 | 0.54 | 1,184,232.00 |
| Application Fee Income | 4160 | 0.00 | 125.00 | -125.00 | 0.00 | 125.00 | -125.00 | 1,500.00 |
| Interest Income | 4290 | 0.38 | 0.00 | 0.38 | 0.38 | 0.00 | 0.38 | 0.00 |
| **Total Operating Income** | | **98,686.92** | **98,811.00** | **-124.08** | **98,686.92** | **98,811.00** | **-124.08** | **1,185,732.00** |
| | | | | | | | | |
| **Expense** | | | | | | | | |
| Legal Expenses | 5015 | 1,400.00 | 250.00 | -1,150.00 | 1,400.00 | 250.00 | -1,150.00 | 3,000.00 |
| Filing Fees & Permits | 5050 | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 | 50.00 | 600.00 |
| Office Supplies / Postage | 5060 | 427.31 | 458.33 | 31.02 | 427.31 | 458.33 | 31.02 | 5,500.00 |
| Bank Charges | 5090 | 14.00 | 25.00 | 11.00 | 14.00 | 25.00 | 11.00 | 300.00 |
| Electric | 6005 | 0.00 | 2,333.33 | 2,333.33 | 0.00 | 2,333.33 | 2,333.33 | 28,000.00 |
| Water & Sewer | 6020 | 996.73 | 516.67 | -480.06 | 996.73 | 516.67 | -480.06 | 6,200.00 |
| Internet | 6040 | 343.01 | 333.33 | -9.68 | 343.01 | 333.33 | -9.68 | 4,000.00 |
| Management Fees | 7030 | 5,669.58 | 5,669.58 | 0.00 | 5,669.58 | 5,669.58 | 0.00 | 68,035.00 |
| Accounting Fees | 7040 | 437.50 | 508.33 | 70.83 | 437.50 | 508.33 | 70.83 | 6,100.00 |
| Landscaping | 7070 | 0.00 | 166.67 | 166.67 | 0.00 | 166.67 | 166.67 | 2,000.00 |
| Pest Control-Grounds | 7080 | 2,879.37 | 2,500.00 | -379.37 | 2,879.37 | 2,500.00 | -379.37 | 30,000.00 |
| Lake Maintenance | 7125 | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 | 250.00 | 3,000.00 |
| Insurance Expense | 7210 | 6,261.30 | 8,506.25 | 2,244.95 | 6,261.30 | 8,506.25 | 2,244.95 | 102,075.00 |
| Insurance Interest Expense | 7250 | 255.98 | 0.00 | -255.98 | 255.98 | 0.00 | -255.98 | 0.00 |
| Repair & Maintenance | 8062 | 0.00 | 2,916.67 | 2,916.67 | 0.00 | 2,916.67 | 2,916.67 | 35,000.00 |
| Repair & Maint - Fences | 8063 | 0.00 | 4,166.67 | 4,166.67 | 0.00 | 4,166.67 | 4,166.67 | 50,000.00 |
| Irrigation | 8065 | 0.00 | 666.67 | 666.67 | 0.00 | 666.67 | 666.67 | 8,000.00 |
| Lawn Maintenance | 8075 | 10,583.33 | 12,250.00 | 1,666.67 | 10,583.33 | 12,250.00 | 1,666.67 | 147,000.00 |
| Pool Maintenance | 8090 | 1,130.00 | 1,166.67 | 36.67 | 1,130.00 | 1,166.67 | 36.67 | 14,000.00 |
| Tree Trimming | 8100 | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 1,250.00 | 1,250.00 | 15,000.00 |
| Electrical Repair & Maintenance | 8220 | 0.00 | 666.67 | 666.67 | 0.00 | 666.67 | 666.67 | 8,000.00 |
| Plumbing Repair & Maintenance | 8230 | 0.00 | 416.67 | 416.67 | 0.00 | 416.67 | 416.67 | 5,000.00 |

## Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| Roof Expenses | 8275 | 0.00 | 10,416.67 | 10,416.67 | 0.00 | 10,416.67 | 10,416.67 | 125,000.00 |
| Pool Repairs | 8360 | 0.00 | 83.33 | 83.33 | 0.00 | 83.33 | 83.33 | 1,000.00 |
| Supplies | 8380 | 657.89 | 1,250.00 | 592.11 | 657.89 | 1,250.00 | 592.11 | 15,000.00 |
| Fire Alarm / Equipment | 8390 | 0.00 | 291.67 | 291.67 | 0.00 | 291.67 | 291.67 | 3,500.00 |
| Maintenance Payroll | 9050 | 3,451.84 | 4,583.33 | 1,131.49 | 3,451.84 | 4,583.33 | 1,131.49 | 55,000.00 |
| Payroll Taxes & Employee benefits | 9051 | 288.22 | 333.33 | 45.11 | 288.22 | 333.33 | 45.11 | 4,000.00 |
| Reserve - Pool | 9503 | 75.25 | 75.25 | 0.00 | 75.25 | 75.25 | 0.00 | 903.00 |
| Reserve - Painting | 9504 | 9,055.80 | 9,055.75 | -0.05 | 9,055.80 | 9,055.75 | -0.05 | 108,669.00 |
| Reserve - Paving | 9505 | 1,639.92 | 1,639.92 | 0.00 | 1,639.92 | 1,639.92 | 0.00 | 19,679.00 |
| Reserve - Roofing | 9506 | 15,573.66 | 15,573.67 | 0.01 | 15,573.66 | 15,573.67 | 0.01 | 186,884.00 |
| Reserve - Fences | 9515 | 5,809.83 | 5,809.83 | 0.00 | 5,809.83 | 5,809.83 | 0.00 | 69,718.00 |
| Reserve - Disaster | 9516 | 292.58 | 292.58 | 0.00 | 292.58 | 292.58 | 0.00 | 3,511.00 |
| Reserve - Playground | 9517 | 434.83 | 434.83 | 0.00 | 434.83 | 434.83 | 0.00 | 5,218.00 |
| Reserve - Courts Resurface | 9518 | 1,246.17 | 1,246.17 | 0.00 | 1,246.17 | 1,246.17 | 0.00 | 14,954.00 |
| Reserve - Storm Drain | 9519 | 38.58 | 38.58 | 0.00 | 38.58 | 38.58 | 0.00 | 463.00 |
| Reserve - Pool Deck & Gazebo | 9520 | 420.25 | 420.25 | 0.00 | 420.25 | 420.25 | 0.00 | 5,043.00 |
| **Total Operating Expense** | | **69,382.93** | **96,612.67** | **27,229.74** | **69,382.93** | **96,612.67** | **27,229.74** | **1,159,352.00** |
| | | | | | | | | |
| Total Operating Income | | 98,686.92 | 98,811.00 | -124.08 | 98,686.92 | 98,811.00 | -124.08 | 1,185,732.00 |
| Total Operating Expense | | 69,382.93 | 96,612.67 | 27,229.74 | 69,382.93 | 96,612.67 | 27,229.74 | 1,159,352.00 |
| **NOI - Net Operating Income** | | **29,303.99** | **2,198.33** | **27,105.66** | **29,303.99** | **2,198.33** | **27,105.66** | **26,380.00** |
| | | | | | | | | |
| Total Income | | 98,686.92 | 98,811.00 | -124.08 | 98,686.92 | 98,811.00 | -124.08 | 1,185,732.00 |
| Total Expense | | 69,382.93 | 96,612.67 | 27,229.74 | 69,382.93 | 96,612.67 | 27,229.74 | 1,159,352.00 |
| | | | | | | | | |
| **Net Income** | | **29,303.99** | **2,198.33** | **27,105.66** | **29,303.99** | **2,198.33** | **27,105.66** | **26,380.00** |

## Balance Sheet

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

**As of:** 02/28/2026

**Accounting Basis:** Accrual

**Include Zero Balance GL Accounts:** No

| Account Number | Account Name | Balance |
|---|---|---|
| | **ASSETS** | |
| | **Cash** | |
| 1010 | Operating Cash | 36,043.71 |
| 1020 | Cash - Reserves | 347,718.88 |
| 1037 | Cash - Reserves | 363,708.06 |
| 1049 | Certificate of Deposit | 200,000.00 |
| | **Total Cash** | **947,470.65** |
| 1035 | Petty Cash | 200.00 |
| 1410 | Accounts Receivable | 10,636.38 |
| 1413 | Allowance for Uncollectibles | -8,988.85 |
| 1610 | Prepaid Insurance | 58,043.43 |
| 1620 | Due to Reserve | 21,982.87 |
| 1850 | Utility Deposit | 1,415.00 |
| 1900 | Office Equipment | 18,368.16 |
| 1950 | Accumulated Depreciation | -18,368.00 |
| | TOTAL ASSETS | **1,030,759.64** |
| | | |
| | | |
| | **LIABILITIES & CAPITAL** | |
| | **Liabilities** | |
| 2010 | Accounts Payable | 13,169.48 |
| 2020 | Accrued Expenses | 6,125.00 |
| 2025 | Insurance Payable | 48,412.45 |
| 2050 | Prepaid Owner Assmts. | 53,632.22 |
| 2060 | Due from Operating | 21,982.87 |
| | **Total Liabilities** | **143,322.02** |
| | **Capital** | |
| 3002 | Reserve - Interest | 39,843.99 |
| 3003 | Reserve - Pool | 13,650.31 |
| 3004 | Reserve - Painting | 138,111.85 |
| 3005 | Reserve - Paving | 65,192.23 |
| 3006 | Reserve - Roofing | 93,432.92 |
| 3014 | Reserve- Fences/Gates | -28,704.51 |
| 3015 | Reserve - Roof / Shingles / Tiles | 569,372.49 |
| 3016 | Reserve - Disaster | 38,987.82 |
| 3017 | Reserve - Playground | -48,195.56 |
| 3018 | Reserve - Courts Resurface | 12,228.62 |
| 3019 | Reserve - Storm Drain | 9,704.28 |
| 3020 | Reserve - Pool Deck & Gazebo | 29,785.37 |
| 3801 | Retained Earnings | -236,189.81 |
| | Calculated Retained Earnings | 34,922.15 |
| | Calculated Prior Years Retained | 155,295.47 |

## Balance Sheet

| Account Number | Account Name | Balance |
|---|---|---|
| | Earnings | |
| | **Total Capital** | **887,437.62** |
| | TOTAL LIABILITIES & CAPITAL | **1,030,759.64** |

## Annual Budget - Comparative

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

**As of:** Feb 2026

**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 | 98,686.54 | 98,686.00 | 0.54 | 197,373.08 | 197,372.00 | 1.08 | 1,184,232.00 |
| Application Fee Income | 4160 | 0.00 | 125.00 | -125.00 | 0.00 | 250.00 | -250.00 | 1,500.00 |
| NSF Fee | 4180 | 25.00 | 0.00 | 25.00 | 25.00 | 0.00 | 25.00 | 0.00 |
| Interest Income | 4290 | 0.54 | 0.00 | 0.54 | 0.92 | 0.00 | 0.92 | 0.00 |
| **Total Operating Income** | | **98,712.08** | **98,811.00** | **-98.92** | **197,399.00** | **197,622.00** | **-223.00** | **1,185,732.00** |
| | | | | | | | | |
| **Expense** | | | | | | | | |
| Legal Expenses | 5015 | 1,000.00 | 250.00 | -750.00 | 2,400.00 | 500.00 | -1,900.00 | 3,000.00 |
| Filing Fees & Permits | 5050 | 0.00 | 50.00 | 50.00 | 0.00 | 100.00 | 100.00 | 600.00 |
| Office Supplies / Postage | 5060 | 484.30 | 458.33 | -25.97 | 911.61 | 916.66 | 5.05 | 5,500.00 |
| Bank Charges | 5090 | 12.90 | 25.00 | 12.10 | 26.90 | 50.00 | 23.10 | 300.00 |
| Electric | 6005 | 3,010.48 | 2,333.33 | -677.15 | 3,010.48 | 4,666.66 | 1,656.18 | 28,000.00 |
| Water & Sewer | 6020 | 741.42 | 516.67 | -224.75 | 1,738.15 | 1,033.34 | -704.81 | 6,200.00 |
| Internet | 6040 | 630.56 | 333.33 | -297.23 | 973.57 | 666.66 | -306.91 | 4,000.00 |
| Management Fees | 7030 | 5,669.58 | 5,669.58 | 0.00 | 11,339.16 | 11,339.16 | 0.00 | 68,035.00 |
| Accounting Fees | 7040 | 437.50 | 508.33 | 70.83 | 875.00 | 1,016.66 | 141.66 | 6,100.00 |
| Landscaping | 7070 | 0.00 | 166.67 | 166.67 | 0.00 | 333.34 | 333.34 | 2,000.00 |
| Pest Control-Grounds | 7080 | 0.00 | 2,500.00 | 2,500.00 | 2,879.37 | 5,000.00 | 2,120.63 | 30,000.00 |
| Lake Maintenance | 7125 | 200.00 | 250.00 | 50.00 | 200.00 | 500.00 | 300.00 | 3,000.00 |
| Insurance Expense | 7210 | 6,261.30 | 8,506.25 | 2,244.95 | 12,522.60 | 17,012.50 | 4,489.90 | 102,075.00 |
| Insurance Interest Expense | 7250 | 255.98 | 0.00 | -255.98 | 511.96 | 0.00 | -511.96 | 0.00 |
| Repair & Maintenance | 8062 | 0.00 | 2,916.67 | 2,916.67 | 18,749.29 | 5,833.34 | -12,915.95 | 35,000.00 |
| Repair & Maint - Fences | 8063 | 0.00 | 4,166.67 | 4,166.67 | 0.00 | 8,333.34 | 8,333.34 | 50,000.00 |
| Irrigation | 8065 | 0.00 | 666.67 | 666.67 | 0.00 | 1,333.34 | 1,333.34 | 8,000.00 |
| Lawn Maintenance | 8075 | 11,490.73 | 12,250.00 | 759.27 | 22,074.06 | 24,500.00 | 2,425.94 | 147,000.00 |
| Pool Maintenance | 8090 | 2,205.00 | 1,166.67 | -1,038.33 | 3,520.00 | 2,333.34 | -1,186.66 | 14,000.00 |
| Tree Trimming | 8100 | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 2,500.00 | 2,500.00 | 15,000.00 |
| Electrical Repair & Maintenance | 8220 | 2,334.00 | 666.67 | -1,667.33 | 2,334.00 | 1,333.34 | -1,000.66 | 8,000.00 |
| Plumbing Repair & | 8230 | 0.00 | 416.67 | 416.67 | 0.00 | 833.34 | 833.34 | 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 | 0.00 | 10,416.67 | 10,416.67 | 0.00 | 20,833.34 | 20,833.34 | 125,000.00 |
| Pool Repairs | 8360 | 0.00 | 83.33 | 83.33 | 0.00 | 166.66 | 166.66 | 1,000.00 |
| Supplies | 8380 | 451.18 | 1,250.00 | 798.82 | 1,109.07 | 2,500.00 | 1,390.93 | 15,000.00 |
| Fire Alarm / Equipment | 8390 | 659.17 | 291.67 | -367.50 | 659.17 | 583.34 | -75.83 | 3,500.00 |
| Maintenance Payroll | 9050 | 3,451.84 | 4,583.33 | 1,131.49 | 6,903.68 | 9,166.66 | 2,262.98 | 55,000.00 |
| Payroll Taxes & Employee benefits | 9051 | 276.82 | 333.33 | 56.51 | 565.04 | 666.66 | 101.62 | 4,000.00 |
| Reserve - Pool | 9503 | 75.25 | 75.25 | 0.00 | 150.50 | 150.50 | 0.00 | 903.00 |
| Reserve - Painting | 9504 | 9,055.80 | 9,055.75 | -0.05 | 18,111.60 | 18,111.50 | -0.10 | 108,669.00 |
| Reserve - Paving | 9505 | 1,639.92 | 1,639.92 | 0.00 | 3,279.84 | 3,279.84 | 0.00 | 19,679.00 |
| Reserve - Roofing | 9506 | 15,573.66 | 15,573.67 | 0.01 | 31,147.32 | 31,147.34 | 0.02 | 186,884.00 |
| Reserve - Fences | 9515 | 5,809.83 | 5,809.83 | 0.00 | 11,619.66 | 11,619.66 | 0.00 | 69,718.00 |
| Reserve - Disaster | 9516 | 292.58 | 292.58 | 0.00 | 585.16 | 585.16 | 0.00 | 3,511.00 |
| Reserve - Playground | 9517 | 434.83 | 434.83 | 0.00 | 869.66 | 869.66 | 0.00 | 5,218.00 |
| Reserve - Courts Resurface | 9518 | 1,246.17 | 1,246.17 | 0.00 | 2,492.34 | 2,492.34 | 0.00 | 14,954.00 |
| Reserve - Storm Drain | 9519 | 38.58 | 38.58 | 0.00 | 77.16 | 77.16 | 0.00 | 463.00 |
| Reserve - Pool Deck & Gazebo | 9520 | 420.25 | 420.25 | 0.00 | 840.50 | 840.50 | 0.00 | 5,043.00 |
| **Total Operating Expense** | | **74,159.63** | **96,612.67** | **22,453.04** | **162,476.85** | **193,225.34** | **30,748.49** | **1,159,352.00** |
| | | | | | | | | |
| Total Operating Income | | 98,712.08 | 98,811.00 | -98.92 | 197,399.00 | 197,622.00 | -223.00 | 1,185,732.00 |
| Total Operating Expense | | 74,159.63 | 96,612.67 | 22,453.04 | 162,476.85 | 193,225.34 | 30,748.49 | 1,159,352.00 |
| **NOI - Net Operating Income** | | **24,552.45** | **2,198.33** | **22,354.12** | **34,922.15** | **4,396.66** | **30,525.49** | **26,380.00** |
| | | | | | | | | |
| Total Income | | 98,712.08 | 98,811.00 | -98.92 | 197,399.00 | 197,622.00 | -223.00 | 1,185,732.00 |
| Total Expense | | 74,159.63 | 96,612.67 | 22,453.04 | 162,476.85 | 193,225.34 | 30,748.49 | 1,159,352.00 |
| | | | | | | | | |
| **Net Income** | | **24,552.45** | **2,198.33** | **22,354.12** | **34,922.15** | **4,396.66** | **30,525.49** | **26,380.00** |

## Balance Sheet

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

**As of:** 03/31/2026

**Accounting Basis:** Accrual

**Include Zero Balance GL Accounts:** No

| Account Number | Account Name | Balance |
|---|---|---|
| | **ASSETS** | |
| | **Cash** | |
| 1010 | Operating Cash | 42,944.36 |
| 1020 | Cash - Reserves | 347,731.08 |
| 1037 | Cash - Reserves | 401,317.59 |
| 1049 | Certificate of Deposit | 200,000.00 |
| | **Total Cash** | **991,993.03** |
| 1035 | Petty Cash | 200.00 |
| 1410 | Accounts Receivable | 11,147.46 |
| 1413 | Allowance for Uncollectibles | -8,988.85 |
| 1610 | Prepaid Insurance | 51,782.13 |
| 1620 | Due to Reserve | 19,784.62 |
| 1850 | Utility Deposit | 1,415.00 |
| 1900 | Office Equipment | 18,368.16 |
| 1950 | Accumulated Depreciation | -18,368.00 |
| | TOTAL ASSETS | **1,067,333.55** |
| | | |
| | | |
| | **LIABILITIES & CAPITAL** | |
| | **Liabilities** | |
| 2010 | Accounts Payable | 2,150.00 |
| 2020 | Accrued Expenses | 6,562.50 |
| 2025 | Insurance Payable | 42,294.98 |
| 2050 | Prepaid Owner Assmts. | 55,540.59 |
| 2060 | Due from Operating | 19,784.62 |
| | **Total Liabilities** | **126,332.69** |
| | **Capital** | |
| 3002 | Reserve - Interest | 40,680.60 |
| 3003 | Reserve - Pool | 13,725.56 |
| 3004 | Reserve - Painting | 147,167.65 |
| 3005 | Reserve - Paving | 66,832.15 |
| 3006 | Reserve - Roofing | 109,006.58 |
| 3014 | Reserve- Fences/Gates | -22,894.68 |
| 3015 | Reserve - Roof / Shingles / Tiles | 569,372.49 |
| 3016 | Reserve - Disaster | 39,280.40 |
| 3017 | Reserve - Playground | -47,760.73 |
| 3018 | Reserve - Courts Resurface | 13,474.79 |
| 3019 | Reserve - Storm Drain | 9,742.86 |
| 3020 | Reserve - Pool Deck & Gazebo | 30,205.62 |
| 3801 | Retained Earnings | -236,189.81 |
| | Calculated Retained Earnings | 53,061.91 |
| | Calculated Prior Years Retained | 155,295.47 |

## Balance Sheet

| Account Number | Account Name | Balance |
|---|---|---|
| | Earnings | |
| | **Total Capital** | **941,000.86** |
| | TOTAL LIABILITIES & CAPITAL | **1,067,333.55** |

## Annual Budget - Comparative

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

**As of:** Mar 2026

**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 | 98,686.54 | 98,686.00 | 0.54 | 296,059.62 | 296,058.00 | 1.62 | 1,184,232.00 |
| Application Fee Income | 4160 | 0.00 | 125.00 | -125.00 | 0.00 | 375.00 | -375.00 | 1,500.00 |
| NSF Fee | 4180 | 25.00 | 0.00 | 25.00 | 50.00 | 0.00 | 50.00 | 0.00 |
| Interest Income | 4290 | 0.60 | 0.00 | 0.60 | 1.52 | 0.00 | 1.52 | 0.00 |
| **Total Operating Income** | | **98,712.14** | **98,811.00** | **-98.86** | **296,111.14** | **296,433.00** | **-321.86** | **1,185,732.00** |
| | | | | | | | | |
| **Expense** | | | | | | | | |
| Legal Expenses | 5015 | 0.00 | 250.00 | 250.00 | 2,400.00 | 750.00 | -1,650.00 | 3,000.00 |
| Filing Fees & Permits | 5050 | 0.00 | 50.00 | 50.00 | 0.00 | 150.00 | 150.00 | 600.00 |
| Office Supplies / Postage | 5060 | 485.56 | 458.33 | -27.23 | 1,397.17 | 1,374.99 | -22.18 | 5,500.00 |
| Bank Charges | 5090 | 12.00 | 25.00 | 13.00 | 38.90 | 75.00 | 36.10 | 300.00 |
| Electric | 6005 | 2,621.60 | 2,333.33 | -288.27 | 5,632.08 | 6,999.99 | 1,367.91 | 28,000.00 |
| Water & Sewer | 6020 | 822.05 | 516.67 | -305.38 | 2,560.20 | 1,550.01 | -1,010.19 | 6,200.00 |
| Internet | 6040 | 302.59 | 333.33 | 30.74 | 1,276.16 | 999.99 | -276.17 | 4,000.00 |
| Management Fees | 7030 | 5,669.58 | 5,669.58 | 0.00 | 17,008.74 | 17,008.74 | 0.00 | 68,035.00 |
| Accounting Fees | 7040 | 437.50 | 508.33 | 70.83 | 1,312.50 | 1,524.99 | 212.49 | 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 | 200.00 | 250.00 | 50.00 | 400.00 | 750.00 | 350.00 | 3,000.00 |
| Insurance Expense | 7210 | 5,563.30 | 8,506.25 | 2,942.95 | 18,085.90 | 25,518.75 | 7,432.85 | 102,075.00 |
| Insurance Interest Expense | 7250 | 255.98 | 0.00 | -255.98 | 767.94 | 0.00 | -767.94 | 0.00 |
| Repair & Maintenance | 8062 | 8,559.51 | 2,916.67 | -5,642.84 | 27,493.09 | 8,750.01 | -18,743.08 | 35,000.00 |
| Repair & Maint - Fences | 8063 | 0.00 | 4,166.67 | 4,166.67 | 0.00 | 12,500.01 | 12,500.01 | 50,000.00 |
| Irrigation | 8065 | 0.00 | 666.67 | 666.67 | 0.00 | 2,000.01 | 2,000.01 | 8,000.00 |
| Lawn Maintenance | 8075 | 1,577.33 | 12,250.00 | 10,672.67 | 27,373.62 | 36,750.00 | 9,376.38 | 147,000.00 |
| Pool Maintenance | 8090 | 1,315.00 | 1,166.67 | -148.33 | 6,085.00 | 3,500.01 | -2,584.99 | 14,000.00 |
| 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 | 1,340.00 | 666.67 | -673.33 | 3,674.00 | 2,000.01 | -1,673.99 | 8,000.00 |
| 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 | 0.00 | 10,416.67 | 10,416.67 | 0.00 | 31,250.01 | 31,250.01 | 125,000.00 |
| Pool Repairs | 8360 | 0.00 | 83.33 | 83.33 | 0.00 | 249.99 | 249.99 | 1,000.00 |
| Supplies | 8380 | 2,177.12 | 1,250.00 | -927.12 | 3,286.19 | 3,750.00 | 463.81 | 15,000.00 |
| Fire Alarm / Equipment | 8390 | 0.00 | 291.67 | 291.67 | 814.17 | 875.01 | 60.84 | 3,500.00 |
| Maintenance Payroll | 9050 | 3,451.84 | 4,583.33 | 1,131.49 | 10,355.52 | 13,749.99 | 3,394.47 | 55,000.00 |
| Payroll Taxes & Employee benefits | 9051 | 264.06 | 333.33 | 69.27 | 829.10 | 999.99 | 170.89 | 4,000.00 |
| Reserve - Pool | 9503 | 75.25 | 75.25 | 0.00 | 225.75 | 225.75 | 0.00 | 903.00 |
| Reserve - Painting | 9504 | 9,055.80 | 9,055.75 | -0.05 | 27,167.40 | 27,167.25 | -0.15 | 108,669.00 |
| Reserve - Paving | 9505 | 1,639.92 | 1,639.92 | 0.00 | 4,919.76 | 4,919.76 | 0.00 | 19,679.00 |
| Reserve - Roofing | 9506 | 15,573.66 | 15,573.67 | 0.01 | 46,720.98 | 46,721.01 | 0.03 | 186,884.00 |
| Reserve - Fences | 9515 | 5,809.83 | 5,809.83 | 0.00 | 17,429.49 | 17,429.49 | 0.00 | 69,718.00 |
| Reserve - Disaster | 9516 | 292.58 | 292.58 | 0.00 | 877.74 | 877.74 | 0.00 | 3,511.00 |
| Reserve - Playground | 9517 | 434.83 | 434.83 | 0.00 | 1,304.49 | 1,304.49 | 0.00 | 5,218.00 |
| Reserve - Courts Resurface | 9518 | 1,246.17 | 1,246.17 | 0.00 | 3,738.51 | 3,738.51 | 0.00 | 14,954.00 |
| Reserve - Storm Drain | 9519 | 38.58 | 38.58 | 0.00 | 115.74 | 115.74 | 0.00 | 463.00 |
| Reserve - Pool Deck & Gazebo | 9520 | 420.25 | 420.25 | 0.00 | 1,260.75 | 1,260.75 | 0.00 | 5,043.00 |
| **Total Operating Expense** | | **75,260.86** | **96,612.67** | **21,351.81** | **243,049.23** | **289,838.01** | **46,788.78** | **1,159,352.00** |
| | | | | | | | | |
| Total Operating Income | | 98,712.14 | 98,811.00 | -98.86 | 296,111.14 | 296,433.00 | -321.86 | 1,185,732.00 |
| Total Operating Expense | | 75,260.86 | 96,612.67 | 21,351.81 | 243,049.23 | 289,838.01 | 46,788.78 | 1,159,352.00 |
| **NOI - Net Operating Income** | | **23,451.28** | **2,198.33** | **21,252.95** | **53,061.91** | **6,594.99** | **46,466.92** | **26,380.00** |
| | | | | | | | | |
| Total Income | | 98,712.14 | 98,811.00 | -98.86 | 296,111.14 | 296,433.00 | -321.86 | 1,185,732.00 |
| Total Expense | | 75,260.86 | 96,612.67 | 21,351.81 | 243,049.23 | 289,838.01 | 46,788.78 | 1,159,352.00 |
| | | | | | | | | |
| **Net Income** | | **23,451.28** | **2,198.33** | **21,252.95** | **53,061.91** | **6,594.99** | **46,466.92** | **26,380.00** |

## Balance Sheet

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

**As of:** 04/30/2026

**Accounting Basis:** Accrual

**Include Zero Balance GL Accounts:** No

| Account Number | Account Name | Balance |
|---|---|---|
| | **ASSETS** | |
| | **Cash** | |
| 1010 | Operating Cash | 14,603.17 |
| 1020 | Cash - Reserves | 347,742.51 |
| 1037 | Cash - Reserves | 438,978.79 |
| 1049 | Certificate of Deposit | 200,000.00 |
| | **Total Cash** | **1,001,324.47** |
| 1035 | Petty Cash | 200.00 |
| 1410 | Accounts Receivable | 10,648.58 |
| 1413 | Allowance for Uncollectibles | -8,988.85 |
| 1610 | Prepaid Insurance | 45,569.42 |
| 1620 | Due to Reserve | 17,586.37 |
| 1850 | Utility Deposit | 1,415.00 |
| 1900 | Office Equipment | 18,368.16 |
| 1950 | Accumulated Depreciation | -18,368.00 |
| | TOTAL ASSETS | **1,067,755.15** |
| | | |
| | | |
| | **LIABILITIES & CAPITAL** | |
| | **Liabilities** | |
| 2010 | Accounts Payable | 94,941.80 |
| 2020 | Accrued Expenses | 7,000.00 |
| 2025 | Insurance Payable | 36,177.51 |
| 2050 | Prepaid Owner Assmts. | 54,372.19 |
| 2060 | Due from Operating | 17,586.37 |
| | **Total Liabilities** | **210,077.87** |
| | **Capital** | |
| 3002 | Reserve - Interest | 41,568.11 |
| 3003 | Reserve - Pool | 13,800.81 |
| 3004 | Reserve - Painting | 156,223.45 |
| 3005 | Reserve - Paving | 68,472.07 |
| 3006 | Reserve - Roofing | 124,580.24 |
| 3014 | Reserve- Fences/Gates | -17,084.85 |
| 3015 | Reserve - Roof / Shingles / Tiles | 569,372.49 |
| 3016 | Reserve - Disaster | 39,572.98 |
| 3017 | Reserve - Playground | -47,325.90 |
| 3018 | Reserve - Courts Resurface | 14,720.96 |
| 3019 | Reserve - Storm Drain | 9,781.44 |
| 3020 | Reserve - Pool Deck & Gazebo | 30,625.87 |
| 3801 | Retained Earnings | -236,189.81 |
| | Calculated Retained Earnings | -65,736.05 |
| | Calculated Prior Years Retained | 155,295.47 |

## Balance Sheet

| Account Number | Account Name | Balance |
|---|---|---|
| | Earnings | |
| | **Total Capital** | **857,677.28** |
| | TOTAL LIABILITIES & CAPITAL | **1,067,755.15** |

## Annual Budget - Comparative

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

**As of:** Apr 2026

**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 | 98,686.54 | 98,686.00 | 0.54 | 394,746.16 | 394,744.00 | 2.16 | 1,184,232.00 |
| Application Fee Income | 4160 | 0.00 | 125.00 | -125.00 | 0.00 | 500.00 | -500.00 | 1,500.00 |
| NSF Fee | 4180 | 25.00 | 0.00 | 25.00 | 75.00 | 0.00 | 75.00 | 0.00 |
| Interest Income | 4290 | 0.60 | 0.00 | 0.60 | 2.12 | 0.00 | 2.12 | 0.00 |
| **Total Operating Income** | | **98,712.14** | **98,811.00** | **-98.86** | **394,823.28** | **395,244.00** | **-420.72** | **1,185,732.00** |
| | | | | | | | | |
| **Expense** | | | | | | | | |
| Legal Expenses | 5015 | 0.00 | 250.00 | 250.00 | 2,400.00 | 1,000.00 | -1,400.00 | 3,000.00 |
| Filing Fees & Permits | 5050 | 0.00 | 50.00 | 50.00 | 0.00 | 200.00 | 200.00 | 600.00 |
| Office Supplies / Postage | 5060 | 428.51 | 458.33 | 29.82 | 1,825.68 | 1,833.32 | 7.64 | 5,500.00 |
| Bank Charges | 5090 | 12.00 | 25.00 | 13.00 | 50.90 | 100.00 | 49.10 | 300.00 |
| Electric | 6005 | 2,514.08 | 2,333.33 | -180.75 | 8,146.16 | 9,333.32 | 1,187.16 | 28,000.00 |
| Water & Sewer | 6020 | 580.17 | 516.67 | -63.50 | 3,140.37 | 2,066.68 | -1,073.69 | 6,200.00 |
| Internet | 6040 | 305.15 | 333.33 | 28.18 | 1,581.31 | 1,333.32 | -247.99 | 4,000.00 |
| Management Fees | 7030 | 5,669.58 | 5,669.58 | 0.00 | 22,678.32 | 22,678.32 | 0.00 | 68,035.00 |
| Accounting Fees | 7040 | 437.50 | 508.33 | 70.83 | 1,750.00 | 2,033.32 | 283.32 | 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 | 700.00 | 1,000.00 | 300.00 | 3,000.00 |
| Insurance Expense | 7210 | 6,212.71 | 8,506.25 | 2,293.54 | 24,298.61 | 34,025.00 | 9,726.39 | 102,075.00 |
| Insurance Interest Expense | 7250 | 255.98 | 0.00 | -255.98 | 1,023.92 | 0.00 | -1,023.92 | 0.00 |
| Repair & Maintenance | 8062 | 24,953.09 | 2,916.67 | -22,036.42 | 79,370.89 | 11,666.68 | -67,704.21 | 35,000.00 |
| Repair & Maint - Fences | 8063 | 0.00 | 4,166.67 | 4,166.67 | 0.00 | 16,666.68 | 16,666.68 | 50,000.00 |
| Irrigation | 8065 | 0.00 | 666.67 | 666.67 | 0.00 | 2,666.68 | 2,666.68 | 8,000.00 |
| Lawn Maintenance | 8075 | 14,156.83 | 12,250.00 | -1,906.83 | 41,530.45 | 49,000.00 | 7,469.55 | 147,000.00 |
| Pool Maintenance | 8090 | -795.00 | 1,166.67 | 1,961.67 | 5,290.00 | 4,666.68 | -623.32 | 14,000.00 |
| 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 | 0.00 | 666.67 | 666.67 | 3,674.00 | 2,666.68 | -1,007.32 | 8,000.00 |
| Plumbing Repair & | 8230 | 0.00 | 416.67 | 416.67 | 300.00 | 1,666.68 | 1,366.68 | 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 | 94,941.80 | 10,416.67 | -84,525.13 | 94,941.80 | 41,666.68 | -53,275.12 | 125,000.00 |
| Pool Repairs | 8360 | 0.00 | 83.33 | 83.33 | 850.00 | 333.32 | -516.68 | 1,000.00 |
| Supplies | 8380 | 1,460.22 | 1,250.00 | -210.22 | 4,746.41 | 5,000.00 | 253.59 | 15,000.00 |
| Fire Alarm / Equipment | 8390 | 0.00 | 291.67 | 291.67 | 814.17 | 1,166.68 | 352.51 | 3,500.00 |
| Maintenance Payroll | 9050 | 3,451.84 | 4,583.33 | 1,131.49 | 13,807.36 | 18,333.32 | 4,525.96 | 55,000.00 |
| Payroll Taxes & Employee benefits | 9051 | 264.06 | 333.33 | 69.27 | 1,093.16 | 1,333.32 | 240.16 | 4,000.00 |
| Reserve - Pool | 9503 | 75.25 | 75.25 | 0.00 | 301.00 | 301.00 | 0.00 | 903.00 |
| Reserve - Painting | 9504 | 9,055.80 | 9,055.75 | -0.05 | 36,223.20 | 36,223.00 | -0.20 | 108,669.00 |
| Reserve - Paving | 9505 | 1,639.92 | 1,639.92 | 0.00 | 6,559.68 | 6,559.68 | 0.00 | 19,679.00 |
| Reserve - Roofing | 9506 | 15,573.66 | 15,573.67 | 0.01 | 62,294.64 | 62,294.68 | 0.04 | 186,884.00 |
| Reserve - Fences | 9515 | 5,809.83 | 5,809.83 | 0.00 | 23,239.32 | 23,239.32 | 0.00 | 69,718.00 |
| Reserve - Disaster | 9516 | 292.58 | 292.58 | 0.00 | 1,170.32 | 1,170.32 | 0.00 | 3,511.00 |
| Reserve - Playground | 9517 | 434.83 | 434.83 | 0.00 | 1,739.32 | 1,739.32 | 0.00 | 5,218.00 |
| Reserve - Courts Resurface | 9518 | 1,246.17 | 1,246.17 | 0.00 | 4,984.68 | 4,984.68 | 0.00 | 14,954.00 |
| Reserve - Storm Drain | 9519 | 38.58 | 38.58 | 0.00 | 154.32 | 154.32 | 0.00 | 463.00 |
| Reserve - Pool Deck & Gazebo | 9520 | 420.25 | 420.25 | 0.00 | 1,681.00 | 1,681.00 | 0.00 | 5,043.00 |
| **Total Operating Expense** | | **189,735.39** | **96,612.67** | **-93,122.72** | **460,559.33** | **386,450.68** | **-74,108.65** | **1,159,352.00** |
| | | | | | | | | |
| Total Operating Income | | 98,712.14 | 98,811.00 | -98.86 | 394,823.28 | 395,244.00 | -420.72 | 1,185,732.00 |
| Total Operating Expense | | 189,735.39 | 96,612.67 | -93,122.72 | 460,559.33 | 386,450.68 | -74,108.65 | 1,159,352.00 |
| **NOI - Net Operating Income** | | **-91,023.25** | **2,198.33** | **-93,221.58** | **-65,736.05** | **8,793.32** | **-74,529.37** | **26,380.00** |
| | | | | | | | | |
| Total Income | | 98,712.14 | 98,811.00 | -98.86 | 394,823.28 | 395,244.00 | -420.72 | 1,185,732.00 |
| Total Expense | | 189,735.39 | 96,612.67 | -93,122.72 | 460,559.33 | 386,450.68 | -74,108.65 | 1,159,352.00 |
| | | | | | | | | |
| **Net Income** | | **-91,023.25** | **2,198.33** | **-93,221.58** | **-65,736.05** | **8,793.32** | **-74,529.37** | **26,380.00** |

## Balance Sheet

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

**As of:** 05/31/2026

**Accounting Basis:** Accrual

**Include Zero Balance GL Accounts:** No

| Account Number | Account Name | Balance |
|---|---|---|
| | **ASSETS** | |
| | **Cash** | |
| 1010 | Operating Cash | 33,820.88 |
| 1020 | Cash - Reserves | 347,753.56 |
| 1037 | Cash - Reserves | 381,716.82 |
| 1049 | Certificate of Deposit | 200,000.00 |
| | **Total Cash** | **963,291.26** |
| 1035 | Petty Cash | 200.00 |
| 1410 | Accounts Receivable | 8,184.31 |
| 1413 | Allowance for Uncollectibles | -8,988.85 |
| 1610 | Prepaid Insurance | 39,226.70 |
| 1620 | Due to Reserve | 15,388.12 |
| 1850 | Utility Deposit | 1,415.00 |
| 1900 | Office Equipment | 18,368.16 |
| 1950 | Accumulated Depreciation | -18,368.00 |
| | TOTAL ASSETS | **1,018,716.70** |
| | | |
| | | |
| | **LIABILITIES & CAPITAL** | |
| | **Liabilities** | |
| 2010 | Accounts Payable | 796.00 |
| 2020 | Accrued Expenses | 7,437.50 |
| 2025 | Insurance Payable | 30,060.04 |
| 2050 | Prepaid Owner Assmts. | 48,352.01 |
| 2060 | Due from Operating | 15,388.12 |
| | **Total Liabilities** | **102,033.67** |
| | **Capital** | |
| 3002 | Reserve - Interest | 42,473.87 |
| 3003 | Reserve - Pool | 13,876.06 |
| 3004 | Reserve - Painting | 165,279.25 |
| 3005 | Reserve - Paving | 70,111.99 |
| 3006 | Reserve - Roofing | 140,153.90 |
| 3014 | Reserve- Fences/Gates | -11,275.02 |
| 3015 | Reserve - Roof / Shingles / Tiles | 474,430.69 |
| 3016 | Reserve - Disaster | 39,865.56 |
| 3017 | Reserve - Playground | -46,891.07 |
| 3018 | Reserve - Courts Resurface | 15,967.13 |
| 3019 | Reserve - Storm Drain | 9,820.02 |
| 3020 | Reserve - Pool Deck & Gazebo | 31,046.12 |
| 3801 | Retained Earnings | -236,785.81 |
| | Calculated Retained Earnings | 52,718.87 |
| | Calculated Prior Years Retained | 155,891.47 |

## Balance Sheet

| Account Number | Account Name | Balance |
| --- | --- | --- |
| | Earnings | |
| | **Total Capital** | **916,683.03** |
| | TOTAL LIABILITIES & CAPITAL | **1,018,716.70** |

## Annual Budget - Comparative

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

**As of:** May 2026

**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 | 98,686.54 | 98,686.00 | 0.54 | 493,432.70 | 493,430.00 | 2.70 | 1,184,232.00 |
| Application Fee Income | 4160 | 0.00 | 125.00 | -125.00 | 0.00 | 625.00 | -625.00 | 1,500.00 |
| NSF Fee | 4180 | 50.00 | 0.00 | 50.00 | 125.00 | 0.00 | 125.00 | 0.00 |
| Interest Income | 4290 | 0.70 | 0.00 | 0.70 | 2.82 | 0.00 | 2.82 | 0.00 |
| **Total Operating Income** | | **98,737.24** | **98,811.00** | **-73.76** | **493,560.52** | **494,055.00** | **-494.48** | **1,185,732.00** |
| | | | | | | | | |
| **Expense** | | | | | | | | |
| Legal Expenses | 5015 | 50.00 | 250.00 | 200.00 | 2,450.00 | 1,250.00 | -1,200.00 | 3,000.00 |
| Filing Fees & Permits | 5050 | 325.35 | 50.00 | -275.35 | 325.35 | 250.00 | -75.35 | 600.00 |
| Office Supplies / Postage | 5060 | 444.15 | 458.33 | 14.18 | 2,269.83 | 2,291.65 | 21.82 | 5,500.00 |
| Bank Charges | 5090 | 12.00 | 25.00 | 13.00 | 62.90 | 125.00 | 62.10 | 300.00 |
| Electric | 6005 | 2,570.78 | 2,333.33 | -237.45 | 10,716.94 | 11,666.65 | 949.71 | 28,000.00 |
| Water & Sewer | 6020 | 1,023.61 | 516.67 | -506.94 | 4,163.98 | 2,583.35 | -1,580.63 | 6,200.00 |
| Internet | 6040 | 320.74 | 333.33 | 12.59 | 1,902.05 | 1,666.65 | -235.40 | 4,000.00 |
| Management Fees | 7030 | 5,669.58 | 5,669.58 | 0.00 | 28,347.90 | 28,347.90 | 0.00 | 68,035.00 |
| Accounting Fees | 7040 | 437.50 | 508.33 | 70.83 | 2,187.50 | 2,541.65 | 354.15 | 6,100.00 |
| Landscaping | 7070 | 0.00 | 166.67 | 166.67 | 0.00 | 833.35 | 833.35 | 2,000.00 |
| Pest Control-Grounds | 7080 | 0.00 | 2,500.00 | 2,500.00 | 8,198.34 | 12,500.00 | 4,301.66 | 30,000.00 |
| Lake Maintenance | 7125 | 200.00 | 250.00 | 50.00 | 900.00 | 1,250.00 | 350.00 | 3,000.00 |
| Insurance Expense | 7210 | 6,342.72 | 8,506.25 | 2,163.53 | 30,641.33 | 42,531.25 | 11,889.92 | 102,075.00 |
| Insurance Interest Expense | 7250 | 255.98 | 0.00 | -255.98 | 1,279.90 | 0.00 | -1,279.90 | 0.00 |
| Repair & Maintenance | 8062 | 1,087.99 | 2,916.67 | 1,828.68 | 80,458.88 | 14,583.35 | -65,875.53 | 35,000.00 |
| Repair & Maint - Fences | 8063 | 0.00 | 4,166.67 | 4,166.67 | 0.00 | 20,833.35 | 20,833.35 | 50,000.00 |
| Irrigation | 8065 | 1,993.98 | 666.67 | -1,327.31 | 1,993.98 | 3,333.35 | 1,339.37 | 8,000.00 |
| Lawn Maintenance | 8075 | 10,583.33 | 12,250.00 | 1,666.67 | 52,113.78 | 61,250.00 | 9,136.22 | 147,000.00 |
| Pool Maintenance | 8090 | 1,130.00 | 1,166.67 | 36.67 | 6,420.00 | 5,833.35 | -586.65 | 14,000.00 |
| Tree Trimming | 8100 | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 6,250.00 | 6,250.00 | 15,000.00 |
| Electrical Repair & Maintenance | 8220 | 1,235.00 | 666.67 | -568.33 | 4,909.00 | 3,333.35 | -1,575.65 | 8,000.00 |
| Plumbing Repair & | 8230 | 0.00 | 416.67 | 416.67 | 300.00 | 2,083.35 | 1,783.35 | 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 | 2,072.14 | 10,416.67 | 8,344.53 | 2,072.14 | 52,083.35 | 50,011.21 | 125,000.00 |
| Pool Repairs | 8360 | 0.00 | 83.33 | 83.33 | 850.00 | 416.65 | -433.35 | 1,000.00 |
| Supplies | 8380 | 1,166.49 | 1,250.00 | 83.51 | 5,912.90 | 6,250.00 | 337.10 | 15,000.00 |
| Fire Alarm / Equipment | 8390 | 0.00 | 291.67 | 291.67 | 814.17 | 1,458.35 | 644.18 | 3,500.00 |
| Maintenance Payroll | 9050 | 3,451.84 | 4,583.33 | 1,131.49 | 17,259.20 | 22,916.65 | 5,657.45 | 55,000.00 |
| Payroll Taxes & Employee benefits | 9051 | 264.07 | 333.33 | 69.26 | 1,357.23 | 1,666.65 | 309.42 | 4,000.00 |
| Reserve - Pool | 9503 | 75.25 | 75.25 | 0.00 | 376.25 | 376.25 | 0.00 | 903.00 |
| Reserve - Painting | 9504 | 9,055.80 | 9,055.75 | -0.05 | 45,279.00 | 45,278.75 | -0.25 | 108,669.00 |
| Reserve - Paving | 9505 | 1,639.92 | 1,639.92 | 0.00 | 8,199.60 | 8,199.60 | 0.00 | 19,679.00 |
| Reserve - Roofing | 9506 | 15,573.66 | 15,573.67 | 0.01 | 77,868.30 | 77,868.35 | 0.05 | 186,884.00 |
| Reserve - Fences | 9515 | 5,809.83 | 5,809.83 | 0.00 | 29,049.15 | 29,049.15 | 0.00 | 69,718.00 |
| Reserve - Disaster | 9516 | 292.58 | 292.58 | 0.00 | 1,462.90 | 1,462.90 | 0.00 | 3,511.00 |
| Reserve - Playground | 9517 | 434.83 | 434.83 | 0.00 | 2,174.15 | 2,174.15 | 0.00 | 5,218.00 |
| Reserve - Courts Resurface | 9518 | 1,246.17 | 1,246.17 | 0.00 | 6,230.85 | 6,230.85 | 0.00 | 14,954.00 |
| Reserve - Storm Drain | 9519 | 38.58 | 38.58 | 0.00 | 192.90 | 192.90 | 0.00 | 463.00 |
| Reserve - Pool Deck & Gazebo | 9520 | 420.25 | 420.25 | 0.00 | 2,101.25 | 2,101.25 | 0.00 | 5,043.00 |
| **Total Operating Expense** | | **75,224.12** | **96,612.67** | **21,388.55** | **440,841.65** | **483,063.35** | **42,221.70** | **1,159,352.00** |
| | | | | | | | | |
| Total Operating Income | | 98,737.24 | 98,811.00 | -73.76 | 493,560.52 | 494,055.00 | -494.48 | 1,185,732.00 |
| Total Operating Expense | | 75,224.12 | 96,612.67 | 21,388.55 | 440,841.65 | 483,063.35 | 42,221.70 | 1,159,352.00 |
| **NOI - Net Operating Income** | | **23,513.12** | **2,198.33** | **21,314.79** | **52,718.87** | **10,991.65** | **41,727.22** | **26,380.00** |
| | | | | | | | | |
| Total Income | | 98,737.24 | 98,811.00 | -73.76 | 493,560.52 | 494,055.00 | -494.48 | 1,185,732.00 |
| Total Expense | | 75,224.12 | 96,612.67 | 21,388.55 | 440,841.65 | 483,063.35 | 42,221.70 | 1,159,352.00 |
| | | | | | | | | |
| **Net Income** | | **23,513.12** | **2,198.33** | **21,314.79** | **52,718.87** | **10,991.65** | **41,727.22** | **26,380.00** |

# Balance Sheet

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

**As of:** 06/30/2026

**Accounting Basis:** Accrual

**Include Zero Balance GL Accounts:** No

| Account Number | Account Name | Balance |
|---|---|---|
| | **ASSETS** | |
| | **Cash** | |
| 1010 | Operating Cash | 15,800.43 |
| 1020 | Cash - Reserves | 347,765.76 |
| 1037 | Cash - Reserves | 419,336.25 |
| 1049 | Certificate of Deposit | 200,000.00 |
| | **Total Cash** | **982,902.44** |
| 1035 | Petty Cash | 200.00 |
| 1410 | Accounts Receivable | 9,897.55 |
| 1413 | Allowance for Uncollectibles | -8,988.85 |
| 1610 | Prepaid Insurance | 32,883.98 |
| 1620 | Due to Reserve | 13,189.87 |
| 1850 | Utility Deposit | 1,415.00 |
| 1900 | Office Equipment | 18,368.16 |
| 1950 | Accumulated Depreciation | -18,368.00 |
| | TOTAL ASSETS | **1,031,500.15** |
| | | |
| | | |
| | **LIABILITIES & CAPITAL** | |
| | **Liabilities** | |
| 2010 | Accounts Payable | 2,439.60 |
| 2020 | Accrued Expenses | 7,875.00 |
| 2025 | Insurance Payable | 23,942.57 |
| 2050 | Prepaid Owner Assmts. | 52,546.59 |
| 2060 | Due from Operating | 13,189.87 |
| | **Total Liabilities** | **99,993.63** |
| | **Capital** | |
| 3002 | Reserve - Interest | 43,320.38 |
| 3003 | Reserve - Pool | 13,951.31 |
| 3004 | Reserve - Painting | 174,335.05 |
| 3005 | Reserve - Paving | 71,751.91 |
| 3006 | Reserve - Roofing | 155,727.56 |
| 3014 | Reserve- Fences/Gates | -5,465.19 |
| 3015 | Reserve - Roof / Shingles / Tiles | 474,430.69 |
| 3016 | Reserve - Disaster | 40,158.14 |
| 3017 | Reserve - Playground | -46,456.24 |
| 3018 | Reserve - Courts Resurface | 17,213.30 |
| 3019 | Reserve - Storm Drain | 9,858.60 |
| 3020 | Reserve - Pool Deck & Gazebo | 31,466.37 |
| 3801 | Retained Earnings | -236,785.81 |
| | Calculated Retained Earnings | 32,108.98 |
| | Calculated Prior Years Retained | 155,891.47 |

## Balance Sheet

| Account Number | Account Name | Balance |
| --- | --- | --- |
| | Earnings | |
| | **Total Capital** | **931,506.52** |
| | TOTAL LIABILITIES & CAPITAL | **1,031,500.15** |

## Annual Budget - Comparative

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

**As of:** Jun 2026

**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 | 98,686.54 | 98,686.00 | 0.54 | 592,119.24 | 592,116.00 | 3.24 | 1,184,232.00 |
| Application Fee Income | 4160 | 0.00 | 125.00 | -125.00 | 0.00 | 750.00 | -750.00 | 1,500.00 |
| NSF Fee | 4180 | 50.00 | 0.00 | 50.00 | 175.00 | 0.00 | 175.00 | 0.00 |
| Interest Income | 4290 | 0.45 | 0.00 | 0.45 | 3.27 | 0.00 | 3.27 | 0.00 |
| **Total Operating Income** | | **98,736.99** | **98,811.00** | **-74.01** | **592,297.51** | **592,866.00** | **-568.49** | **1,185,732.00** |
| | | | | | | | | |
| **Expense** | | | | | | | | |
| Legal Expenses | 5015 | 0.00 | 250.00 | 250.00 | 2,450.00 | 1,500.00 | -950.00 | 3,000.00 |
| Filing Fees & Permits | 5050 | 0.00 | 50.00 | 50.00 | 325.35 | 300.00 | -25.35 | 600.00 |
| Office Supplies / Postage | 5060 | 528.26 | 458.33 | -69.93 | 2,798.09 | 2,749.98 | -48.11 | 5,500.00 |
| Bank Charges | 5090 | 26.00 | 25.00 | -1.00 | 88.90 | 150.00 | 61.10 | 300.00 |
| Electric | 6005 | 2,609.45 | 2,333.33 | -276.12 | 13,326.39 | 13,999.98 | 673.59 | 28,000.00 |
| Water & Sewer | 6020 | 687.67 | 516.67 | -171.00 | 4,851.65 | 3,100.02 | -1,751.63 | 6,200.00 |
| Internet | 6040 | 320.74 | 333.33 | 12.59 | 2,222.79 | 1,999.98 | -222.81 | 4,000.00 |
| Management Fees | 7030 | 5,669.58 | 5,669.58 | 0.00 | 34,017.48 | 34,017.48 | 0.00 | 68,035.00 |
| Accounting Fees | 7040 | 437.50 | 508.33 | 70.83 | 2,625.00 | 3,049.98 | 424.98 | 6,100.00 |
| Landscaping | 7070 | 0.00 | 166.67 | 166.67 | 0.00 | 1,000.02 | 1,000.02 | 2,000.00 |
| Pest Control-Grounds | 7080 | 5,318.97 | 2,500.00 | -2,818.97 | 13,517.31 | 15,000.00 | 1,482.69 | 30,000.00 |
| Lake Maintenance | 7125 | 200.00 | 250.00 | 50.00 | 1,100.00 | 1,500.00 | 400.00 | 3,000.00 |
| Insurance Expense | 7210 | 6,342.72 | 8,506.25 | 2,163.53 | 36,984.05 | 51,037.50 | 14,053.45 | 102,075.00 |
| Insurance Interest Expense | 7250 | 255.98 | 0.00 | -255.98 | 1,535.88 | 0.00 | -1,535.88 | 0.00 |
| Repair & Maintenance | 8062 | 5,228.80 | 2,916.67 | -2,312.13 | 85,687.68 | 17,500.02 | -68,187.66 | 35,000.00 |
| Repair & Maint - Fences | 8063 | 24,847.67 | 4,166.67 | -20,681.00 | 24,847.67 | 25,000.02 | 152.35 | 50,000.00 |
| Irrigation | 8065 | 0.00 | 666.67 | 666.67 | 1,993.98 | 4,000.02 | 2,006.04 | 8,000.00 |
| Lawn Maintenance | 8075 | 17,983.33 | 12,250.00 | -5,733.33 | 70,097.11 | 73,500.00 | 3,402.89 | 147,000.00 |
| Pool Maintenance | 8090 | 1,305.00 | 1,166.67 | -138.33 | 7,725.00 | 7,000.02 | -724.98 | 14,000.00 |
| Tree Trimming | 8100 | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 7,500.00 | 7,500.00 | 15,000.00 |
| Electrical Repair & Maintenance | 8220 | 753.20 | 666.67 | -86.53 | 5,662.20 | 4,000.02 | -1,662.18 | 8,000.00 |
| Plumbing Repair & | 8230 | 0.00 | 416.67 | 416.67 | 300.00 | 2,500.02 | 2,200.02 | 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 | 4,791.10 | 10,416.67 | 5,625.57 | 6,863.24 | 62,500.02 | 55,636.78 | 125,000.00 |
| Pool Repairs | 8360 | 0.00 | 83.33 | 83.33 | 850.00 | 499.98 | -350.02 | 1,000.00 |
| Supplies | 8380 | 1,880.18 | 1,250.00 | -630.18 | 7,793.08 | 7,500.00 | -293.08 | 15,000.00 |
| Fire Alarm / Equipment | 8390 | 0.00 | 291.67 | 291.67 | 814.17 | 1,750.02 | 935.85 | 3,500.00 |
| Maintenance Payroll | 9050 | 5,177.76 | 4,583.33 | -594.43 | 22,436.96 | 27,499.98 | 5,063.02 | 55,000.00 |
| Payroll Taxes & Employee benefits | 9051 | 396.10 | 333.33 | -62.77 | 1,753.33 | 1,999.98 | 246.65 | 4,000.00 |
| Reserve - Pool | 9503 | 75.25 | 75.25 | 0.00 | 451.50 | 451.50 | 0.00 | 903.00 |
| Reserve - Painting | 9504 | 9,055.80 | 9,055.75 | -0.05 | 54,334.80 | 54,334.50 | -0.30 | 108,669.00 |
| Reserve - Paving | 9505 | 1,639.92 | 1,639.92 | 0.00 | 9,839.52 | 9,839.52 | 0.00 | 19,679.00 |
| Reserve - Roofing | 9506 | 15,573.66 | 15,573.67 | 0.01 | 93,441.96 | 93,442.02 | 0.06 | 186,884.00 |
| Reserve - Fences | 9515 | 5,809.83 | 5,809.83 | 0.00 | 34,858.98 | 34,858.98 | 0.00 | 69,718.00 |
| Reserve - Disaster | 9516 | 292.58 | 292.58 | 0.00 | 1,755.48 | 1,755.48 | 0.00 | 3,511.00 |
| Reserve - Playground | 9517 | 434.83 | 434.83 | 0.00 | 2,608.98 | 2,608.98 | 0.00 | 5,218.00 |
| Reserve - Courts Resurface | 9518 | 1,246.17 | 1,246.17 | 0.00 | 7,477.02 | 7,477.02 | 0.00 | 14,954.00 |
| Reserve - Storm Drain | 9519 | 38.58 | 38.58 | 0.00 | 231.48 | 231.48 | 0.00 | 463.00 |
| Reserve - Pool Deck & Gazebo | 9520 | 420.25 | 420.25 | 0.00 | 2,521.50 | 2,521.50 | 0.00 | 5,043.00 |
| **Total Operating Expense** | | **119,346.88** | **96,612.67** | **-22,734.21** | **560,188.53** | **579,676.02** | **19,487.49** | **1,159,352.00** |
| | | | | | | | | |
| Total Operating Income | | 98,736.99 | 98,811.00 | -74.01 | 592,297.51 | 592,866.00 | -568.49 | 1,185,732.00 |
| Total Operating Expense | | 119,346.88 | 96,612.67 | -22,734.21 | 560,188.53 | 579,676.02 | 19,487.49 | 1,159,352.00 |
| **NOI - Net Operating Income** | | **-20,609.89** | **2,198.33** | **-22,808.22** | **32,108.98** | **13,189.98** | **18,919.00** | **26,380.00** |
| | | | | | | | | |
| Total Income | | 98,736.99 | 98,811.00 | -74.01 | 592,297.51 | 592,866.00 | -568.49 | 1,185,732.00 |
| Total Expense | | 119,346.88 | 96,612.67 | -22,734.21 | 560,188.53 | 579,676.02 | 19,487.49 | 1,159,352.00 |
| | | | | | | | | |
| **Net Income** | | **-20,609.89** | **2,198.33** | **-22,808.22** | **32,108.98** | **13,189.98** | **18,919.00** | **26,380.00** |