Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1010	Operating Cash	52,705.50
1020	Cash - Reserves	347,613.92
1037	Cash - Reserves	129,409.10
	Total Cash	**529,728.52**
1035	Petty Cash	200.00
1410	Accounts Receivable	9,256.36
1413	Allowance for Uncollectibles	-8,988.85
1610	Prepaid Insurance	74,604.82
1620	Due to Reserve	163,587.72
1850	Utility Deposit	1,415.00
1900	Office Equipment	18,368.16
1950	Accumulated Depreciation	-18,368.00
	TOTAL ASSETS	**769,803.73**
	LIABILITIES & CAPITAL	
	Liabilities	
2020	Accrued Expenses	6,288.97
2025	Insurance Payable	66,837.15
2050	Prepaid Owner Assmts.	48,520.46
2060	Due from Operating	163,587.72
	Total Liabilities	**285,234.30**
	Capital	
3002	Reserve - Interest	32,182.73
3003	Reserve - Pool	12,739.05
3004	Reserve - Painting	120,000.25
3005	Reserve - Paving	43,503.12
3006	Reserve - Roofing	-211,652.31
3014	Reserve- Fences/Gates	-97,711.17
3015	Reserve - Shingles / Tiles	726,460.18
3016	Reserve - Disaster	35,506.91
3017	Reserve - Playground	-53,915.12
3018	Reserve - Courts Resurface	-347.97
3019	Reserve - Storm Drain	9,191.96
3020	Reserve - Pool Deck & Gazebo	24,653.11
3801	Retained Earnings	-236,189.81
	Calculated Retained Earnings	30,759.56
	Calculated Prior Years Retained Earnings	49,388.94

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	**484,569.43**
	TOTAL LIABILITIES & CAPITAL	**769,803.73**

Annual Budget - Comparative

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

As of: Jan 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	94,502.92	94,501.92	1.00	1,134,023.00
Application Fee Income	4160	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500.00
NSF Fee	4180	25.00	0.00	25.00	25.00	0.00	25.00	0.00
Interest Income	4290	0.60	0.00	0.60	0.60	0.00	0.60	0.00
Total Operating Income		**94,528.52**	**94,626.92**	**-98.40**	**94,528.52**	**94,626.92**	**-98.40**	**1,135,523.00**
Expense								
Legal Expenses	5015	596.00	250.00	-346.00	596.00	250.00	-346.00	3,000.00
Licenses & State Fees	5020	0.00	50.00	50.00	0.00	50.00	50.00	600.00
Office Supplies / Postage	5060	444.53	916.67	472.14	444.53	916.67	472.14	11,000.00
Bank Charges	5090	43.00	4.25	-38.75	43.00	4.25	-38.75	51.00
Electric	6005	1,955.60	2,083.34	127.74	1,955.60	2,083.34	127.74	25,000.00
Water & Sewer	6020	359.26	375.00	15.74	359.26	375.00	15.74	4,500.00
Internet	6040	284.00	312.50	28.50	284.00	312.50	28.50	3,750.00
Management Fees	7030	5,154.17	5,154.17	0.00	5,154.17	5,154.17	0.00	61,850.00
Accounting Fees	7040	333.34	508.34	175.00	333.34	508.34	175.00	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	400.00	250.00	-150.00	400.00	250.00	-150.00	3,000.00
Insurance Expense	7210	7,587.55	7,333.34	-254.21	7,587.55	7,333.34	-254.21	88,000.00
Insurance Interest Expense	7250	313.63	291.67	-21.96	313.63	291.67	-21.96	3,500.00
Repair & Maintenance	8062	3,001.51	2,500.00	-501.51	3,001.51	2,500.00	-501.51	30,000.00
Repair & Maint - Fences	8063	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
Irrigation	8065	0.00	666.67	666.67	0.00	666.67	666.67	8,000.00
Lawn Maintenance	8075	14,538.81	11,666.67	-2,872.14	14,538.81	11,666.67	-2,872.14	140,000.00
Pool Maintenance	8090	1,075.00	1,041.67	-33.33	1,075.00	1,041.67	-33.33	12,500.00
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	416.67	416.67	0.00	416.67	416.67	5,000.00
Plumbing Repair &	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
Maintenance								
Roof Expenses	8275	-3,088.02	13,500.00	16,588.02	-3,088.02	13,500.00	16,588.02	162,000.00
Pool Repairs	8360	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
Supplies	8380	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
Maintenance Payroll	9050	3,451.84	4,583.34	1,131.50	3,451.84	4,583.34	1,131.50	55,000.00
Payroll Taxes & Employee benefits	9051	-142.38	333.34	475.72	-142.38	333.34	475.72	4,000.00
Reserve - Pool	9503	69.16	69.17	0.01	69.16	69.17	0.01	830.00
Reserve - Paving	9505	1,673.57	1,673.59	0.02	1,673.57	1,673.59	0.02	20,083.00
Reserve - Roofing	9506	15,571.40	15,571.42	0.02	15,571.40	15,571.42	0.02	186,857.00
Reserve - Fences	9515	5,217.00	5,217.00	0.00	5,217.00	5,217.00	0.00	62,604.00
Reserve - Disaster	9516	263.25	263.25	0.00	263.25	263.25	0.00	3,159.00
Reserve - Playground	9517	440.90	440.92	0.02	440.90	440.92	0.02	5,291.00
Reserve - Courts Resurface	9518	916.75	916.75	0.00	916.75	916.75	0.00	11,001.00
Reserve - Storm Drain	9519	39.56	39.59	0.03	39.56	39.59	0.03	475.00
Reserve - Pool Deck & Gazebo	9520	390.16	390.17	0.01	390.16	390.17	0.01	4,682.00
Total Operating Expense		**63,768.96**	**82,902.86**	**19,133.90**	**63,768.96**	**82,902.86**	**19,133.90**	**994,833.00**
Total Operating Income		94,528.52	94,626.92	-98.40	94,528.52	94,626.92	-98.40	1,135,523.00
Total Operating Expense		63,768.96	82,902.86	19,133.90	63,768.96	82,902.86	19,133.90	994,833.00
NOI - Net Operating Income		**30,759.56**	**11,724.06**	**19,035.50**	**30,759.56**	**11,724.06**	**19,035.50**	**140,690.00**
Total Income		94,528.52	94,626.92	-98.40	94,528.52	94,626.92	-98.40	1,135,523.00
Total Expense		63,768.96	82,902.86	19,133.90	63,768.96	82,902.86	19,133.90	994,833.00
Net Income		**30,759.56**	**11,724.06**	**19,035.50**	**30,759.56**	**11,724.06**	**19,035.50**	**140,690.00**