

# LAKEWOOD VILLAGE CONDOMINIUM

Run Date: 01/02/2026  
Run Time: 08:26 AM

## BALANCE SHEET As of: 12/31/2025

### Assets

Account #	Account Name	Total
<b>Asset</b>		
01010	Valley National Bank Dep Acct	\$18,567.11
01060	Valley National Bank Operating	(\$307,536.18)
01070	Valley National Bank Reserve	\$1,465.13
01090	Utility Deposits	\$4,577.00
01095	Unamortized Loan Principle	\$5,741,596.18
01310	Accounts Receivable	\$90,183.83
02550	Refundable Key Deposit	\$50.00
	ASSET TOTAL:	\$5,548,903.07
	TOTAL ASSETS:	\$5,548,903.07

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03015	Refundable Pool Key Deposit	\$3,925.00
03020	Decal/Rental/Key/ Deposits	\$12,067.11
03040	Valley Bank Loan	\$5,741,596.18
03310	Prepaid Owner Assessments	\$86,471.86
	LIABILITY TOTAL:	\$5,844,060.15
	TOTAL LIABILITIES:	\$5,844,060.15

### Equity

Account #	Account Name	Total
<b>Reserves</b>		
05020	Reserves - Roof	\$19.14
05025	Reserves - Unallocated	\$1,445.99
	RESERVES TOTAL:	\$1,465.13
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$303,618.24
	MEMBERS EQUITY TOTAL:	\$303,618.24
	Current Year Net Income/(Loss)	(\$600,240.45)
	TOTAL EQUITY:	(\$295,157.08)
	TOTAL LIABILITIES AND EQUITY:	\$5,548,903.07

# LAKWOOD VILLAGE CONDOMINIUM

Run Date: 01/02/2026  
Run Time: 08:26 AM

## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Maintenance Income	226,576.00	226,602.00	(26.00)	2,710,476.00	2,719,224.00	(8,748.00)	2,719,224.00
06320 Administrative Fee	(1,250.00)	0.00	(1,250.00)	(3,630.00)	0.00	(3,630.00)	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	5,250.00	0.00	5,250.00	0.00
06380 NSF Fees	0.00	0.00	0.00	(230.00)	0.00	(230.00)	0.00
06420 Misc. Income	270.00	0.00	270.00	3,724.00	0.00	3,724.00	0.00
<b>Income Total</b>	<b>225,596.00</b>	<b>226,602.00</b>	<b>(1,006.00)</b>	<b>2,715,590.00</b>	<b>2,719,224.00</b>	<b>(3,634.00)</b>	<b>2,719,224.00</b>
<b>Total Income</b>	<b>225,596.00</b>	<b>226,602.00</b>	<b>(1,006.00)</b>	<b>2,715,590.00</b>	<b>2,719,224.00</b>	<b>(3,634.00)</b>	<b>2,719,224.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	5,488.00	4,312.00	(1,176.00)	60,226.00	51,744.00	(8,482.00)	51,744.00
07140 Audit Fees	0.00	333.37	333.37	4,100.00	4,000.00	(100.00)	4,000.00
07160 Legal Fees	0.00	250.00	250.00	7,484.00	3,000.00	(4,484.00)	3,000.00
07280 Insurance	52,331.40	75,000.00	22,668.60	831,658.28	900,000.00	68,341.72	900,000.00
07285 Loan Payment	67,212.09	67,000.00	(212.09)	658,682.27	804,000.00	145,317.73	804,000.00
07320 Office Expenses	938.82	416.74	(522.08)	5,506.82	5,000.00	(506.82)	5,000.00
07450 Permits & Licenses	1,568.00	833.37	(734.63)	10,538.37	10,000.00	(538.37)	10,000.00
<b>General &amp; Administrative Total</b>	<b>127,538.31</b>	<b>148,145.48</b>	<b>20,607.17</b>	<b>1,578,195.74</b>	<b>1,777,744.00</b>	<b>199,548.26</b>	<b>1,777,744.00</b>
<b>Pool &amp; Spa</b>							
08210 Pool Service & Repair	11,656.00	1,666.74	(9,989.26)	15,756.00	20,000.00	4,244.00	20,000.00
<b>Pool &amp; Spa Total</b>	<b>11,656.00</b>	<b>1,666.74</b>	<b>(9,989.26)</b>	<b>15,756.00</b>	<b>20,000.00</b>	<b>4,244.00</b>	<b>20,000.00</b>
<b>Site Improvement</b>							
08510 Landscaping	0.00	1,250.00	1,250.00	71,000.00	15,000.00	(56,000.00)	15,000.00
08605 On-Site Maintenance/Janitorial	13,334.22	11,250.00	(2,084.22)	105,915.49	135,000.00	29,084.51	135,000.00
<b>Site Improvement Total</b>	<b>13,334.22</b>	<b>12,500.00</b>	<b>(834.22)</b>	<b>176,915.49</b>	<b>150,000.00</b>	<b>(26,915.49)</b>	<b>150,000.00</b>
<b>Utilities</b>							
08910 Electricity	3,076.79	2,916.74	(160.05)	37,407.08	35,000.00	(2,407.08)	35,000.00
08930 Water & Sewer	47,464.64	45,000.00	(2,464.64)	372,616.08	540,000.00	167,383.92	540,000.00
<b>Utilities Total</b>	<b>50,541.43</b>	<b>47,916.74</b>	<b>(2,624.69)</b>	<b>410,023.16</b>	<b>575,000.00</b>	<b>164,976.84</b>	<b>575,000.00</b>
<b>Maintenance</b>							
09005 Maintenance Repair & Supply	17,170.00	2,083.37	(15,086.63)	420,457.67	25,000.00	(395,457.67)	25,000.00
09010 Tree Maintenance	0.00	208.37	208.37	0.00	2,500.00	2,500.00	2,500.00
09040 40 Year Inspection Repairs	22,800.00	0.00	(22,800.00)	569,055.82	0.00	(569,055.82)	0.00
09111 Irrigation Repair	0.00	291.74	291.74	4,420.72	3,500.00	(920.72)	3,500.00
<b>Maintenance Total</b>	<b>39,970.00</b>	<b>2,583.48</b>	<b>(37,386.52)</b>	<b>993,934.21</b>	<b>31,000.00</b>	<b>(962,934.21)</b>	<b>31,000.00</b>
<b>Contract Services</b>							
09610 Lawn Service	0.00	3,290.00	3,290.00	20,000.00	39,480.00	19,480.00	39,480.00
09660 Lake Treatment	0.00	500.00	500.00	2,185.00	6,000.00	3,815.00	6,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09700 Trash Removal	12,083.24	10,000.00	(2,083.24)	115,516.05	120,000.00	4,483.95	120,000.00
09750 Lawn Pest Control Service	0.00	0.00	0.00	3,304.80	0.00	(3,304.80)	0.00
<b>Contract Services Total</b>	<b>12,083.24</b>	<b>13,790.00</b>	<b>1,706.76</b>	<b>141,005.85</b>	<b>165,480.00</b>	<b>24,474.15</b>	<b>165,480.00</b>
<b>Total Expense</b>	<b>255,123.20</b>	<b>226,602.44</b>	<b>(28,520.76)</b>	<b>3,315,830.45</b>	<b>2,719,224.00</b>	<b>(596,606.45)</b>	<b>2,719,224.00</b>
<b>Net Income</b>	<b>(29,527.20)</b>	<b>(0.44)</b>	<b>(29,526.76)</b>	<b>(600,240.45)</b>	<b>0.00</b>	<b>(600,240.45)</b>	<b>0.00</b>