



**Lake Florida**

## **23 Broward Accounting**

### **Included Reports:**

Balance Sheet as of: 02/28/2025

General Ledger: 02/01/2025 - 02/28/2025

Profit vs Loss by Month: 02/01/2025 - 02/28/2025

Profit vs Loss Detail: 02/01/2025 - 02/28/2025

Budget vs Actual Summary: 02/01/2025 - 02/28/2025

Budget Performance by Month for: 02/2025

Bank Reconciliation: Valley Bank - xxx1234

Aging of Accounts as of: 02/28/2025

Unit Balance List

Unit Balance Summary: 02/01/2025 - 02/28/2025

Unit Balance Detail: 02/01/2025 - 02/28/2025

Delinquent Accounts

Prepayments by Unit as of: 02/28/2025

Expenses Detail: 02/01/2025 - 02/28/2025

# Lake Florida

## Balance Sheet

As of Feb 28, 2025

Label	Total
<b>Assets</b>	
<b>Bank Accounts</b>	
Chase Bank - xxx9876	\$125,000.00
Valley Bank - xxx1234	\$51,280.00
<b>Total Bank Accounts</b>	<b>\$176,280.00</b>
<b>Other Assets</b>	
Accounts Receivable	\$12,156.65
<b>Total Other Assets</b>	<b>\$12,156.65</b>
<b>Total Assets</b>	<b>\$188,436.65</b>
<b>Liabilities and Equity</b>	
<b>Liabilities</b>	
Accounts Receivable - Prepays	\$23,636.68
<b>Total Liabilities</b>	<b>\$23,636.68</b>
<b>Equity</b>	
Equity	\$164,799.97
<b>Total Equity</b>	<b>\$164,799.97</b>
<b>Total Liabilities and Equity</b>	<b>\$188,436.65</b>

**Lake Florida****General Ledger**

Feb 1, 2025 - Feb 28, 2025

Date	Description	Category	Debit	Credit	Balance
<b>Assets</b>					
<b>Valley Bank - xxx1234</b>					
		Starting Balance			\$47,675.63
02-01-2025	Transaction #9	Garbage	\$500.00	\$0.00	\$48,175.63
02-04-2025	Transaction #10	Gate Maintenance	\$0.00	\$450.00	\$47,725.63
02-07-2025	Transaction #11	Insurance	\$0.00	\$654.00	\$47,071.63
02-10-2025	Transaction #12	Irrigation	\$0.00	\$357.00	\$46,714.63
02-12-2025	Offline Payment Deposit		\$600.00	\$0.00	\$47,314.63
02-13-2025	Transaction #13	Janitorial / Porter	\$0.00	\$6,555.00	\$40,759.63
02-17-2025	Offline Payment Deposit		\$15,000.00	\$0.00	\$55,759.63
02-19-2025	Transaction #15	Licenses / Permits	\$0.00	\$555.00	\$55,204.63
02-22-2025	Transaction #16	Miscellaneous	\$0.00	\$4,521.00	\$50,683.63
02-25-2025	Transaction #17	Pest Control	\$0.00	\$3,697.00	\$46,986.63
02-26-2025	Misc. Deposit	Assessments	\$9,749.37	\$0.00	\$56,736.00
02-28-2025	Transaction #18	Professional Services	\$0.00	\$5,456.00	\$51,280.00
<b>Total for Valley</b>			<b>\$25,849.37</b>	<b>\$22,245.00</b>	<b>\$51,280.00</b>
<b>Bank - xxx1234</b>					

**Accounts Receivable****Unit 1**

		Starting Balance			\$15.00
02-01-2025	Unit 1: Maintenance	Assessments	\$3,333.33	\$0.00	\$3,348.33
	Fee(monthly)				
02-20-2025	Unit 1: Late Fee	Late Fees	\$15.00	\$0.00	\$3,363.33
<b>Total for Unit 1</b>			<b>\$3,348.33</b>	<b>\$0.00</b>	<b>\$3,363.33</b>

**Unit 2**

		Starting Balance			\$0.00
02-01-2025	Unit 2: Maintenance	Assessments	\$3,333.33	\$0.00	\$3,333.33
	Fee(monthly)				

# Lake Florida

## General Ledger

Feb 1, 2025 - Feb 28, 2025

Date	Description	Category	Debit	Credit	Balance
02-01-2025	Cash (offline) payment by Resident 2 totalling \$4,000.00	Assessments	\$0.00	\$651.67	\$2,681.66
02-20-2025	Unit 2: Late Fee	Late Fees	\$15.00	\$0.00	\$2,696.66
<b>Total for Unit 2</b>			<b>\$3,348.33</b>	<b>\$651.67</b>	<b>\$2,696.66</b>

### Unit 3

	Starting Balance				\$0.00
02-01-2025	Unit 3: Maintenance Fee(monthly)	Assessments	\$3,333.33	\$0.00	\$3,333.33
02-01-2025	Cash (offline) payment by Resident 3 totalling \$22,000.00	Assessments	\$0.00	\$3,333.33	\$0.00
<b>Total for Unit 3</b>			<b>\$3,333.33</b>	<b>\$3,333.33</b>	<b>\$0.00</b>

### Unit 4

	Starting Balance				\$3,348.33
02-01-2025	Unit 4: Maintenance Fee(monthly)	Assessments	\$3,333.33	\$0.00	\$6,681.66
02-12-2025	Cash (offline) payment by Resident 4 totalling \$600.00	Assessments	\$0.00	\$600.00	\$6,081.66
02-20-2025	Unit 4: Late Fee	Late Fees	\$15.00	\$0.00	\$6,096.66
<b>Total for Unit 4</b>			<b>\$3,348.33</b>	<b>\$600.00</b>	<b>\$6,096.66</b>

### Unit 5

	Starting Balance				\$3,348.33
02-01-2025	Unit 5: Maintenance Fee(monthly)	Assessments	\$3,333.33	\$0.00	\$6,681.66
02-17-2025	Account Credit payment by Resident 5 totalling \$15,000.00	Assessments	\$0.00	\$3,333.33	\$3,348.33
02-17-2025	Account Credit payment by Resident 5 totalling \$15,000.00	Assessments	\$0.00	\$3,333.33	\$15.00
02-17-2025	Account Credit payment by Resident 5 totalling \$15,000.00	Late Fees	\$0.00	\$15.00	\$0.00

**Lake Florida****General Ledger**

Feb 1, 2025 - Feb 28, 2025

Date	Description	Category	Debit	Credit	Balance
	<b>Total for Unit 5</b>		<b>\$3,333.33</b>	<b>\$6,681.66</b>	<b>\$0.00</b>

**Accounts Receivable - Prepays****Unit 2**

	Starting Balance				\$651.67
02-01-2025	Charge "Maintenance Fee(monthly)" now active, offset previous pre-payments	Assessments	\$651.67	\$0.00	\$0.00
	<b>Total for Unit 2</b>		<b>\$651.67</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Unit 3**

	Starting Balance				\$18,651.67
02-01-2025	Charge "Maintenance Fee(monthly)" now active, offset previous pre-payments	Assessments	\$3,333.33	\$0.00	\$15,318.34
	<b>Total for Unit 3</b>		<b>\$3,333.33</b>	<b>\$0.00</b>	<b>\$15,318.34</b>

**Unit 5**

	Starting Balance				\$0.00
02-17-2025	Account Credit - Account Credit payment recorded 03-11-2025		\$0.00	\$4,985.01	\$4,985.01
02-17-2025	\$3,333.33 pre-payment for charge "Maintenance Fee(monthly)" active on 03-01-2025	Assessments	\$0.00	\$3,333.33	\$8,318.34
	<b>Total for Unit 5</b>		<b>\$0.00</b>	<b>\$8,318.34</b>	<b>\$8,318.34</b>

**Income Categories****Assessments**

02-12-2025	Maintenance Fee(monthly)	Assessments	\$0.00	\$600.00	\$600.00
02-17-2025	Maintenance Fee(monthly)	Assessments	\$0.00	\$3,333.33	\$3,933.33

# Lake Florida

## General Ledger

Feb 1, 2025 - Feb 28, 2025

Date	Description	Category	Debit	Credit	Balance
02-17-2025	Maintenance Fee(monthly)	Assessments	\$0.00	\$3,333.33	\$7,266.66
02-17-2025	Maintenance Fee(monthly)	Assessments	\$0.00	\$3,333.33	\$10,599.99
02-26-2025	Misc. Deposit	Assessments	\$0.00	\$9,749.37	\$20,349.36
<b>Total for Assessments</b>			<b>\$0.00</b>	<b>\$20,349.36</b>	<b>\$20,349.36</b>

### Late Fees

02-17-2025	Late Fee	Late Fees	\$0.00	\$15.00	\$15.00
<b>Total for Late Fees</b>			<b>\$0.00</b>	<b>\$15.00</b>	<b>\$15.00</b>

## Expense Categories

### Garbage

02-01-2025	Transaction #9	Garbage	\$0.00	\$500.00	-\$500.00
<b>Total for Garbage</b>			<b>\$0.00</b>	<b>\$500.00</b>	<b>-\$500.00</b>

### Gate Maintenance

02-04-2025	Transaction #10	Gate Maintenance	\$450.00	\$0.00	\$450.00
<b>Total for Gate Maintenance</b>			<b>\$450.00</b>	<b>\$0.00</b>	<b>\$450.00</b>

### Insurance

02-07-2025	Transaction #11	Insurance	\$654.00	\$0.00	\$654.00
<b>Total for Insurance</b>			<b>\$654.00</b>	<b>\$0.00</b>	<b>\$654.00</b>

### Irrigation

02-10-2025	Transaction #12	Irrigation	\$357.00	\$0.00	\$357.00
<b>Total for Irrigation</b>			<b>\$357.00</b>	<b>\$0.00</b>	<b>\$357.00</b>

### Janitorial / Porter

02-13-2025	Transaction #13	Janitorial / Porter	\$6,555.00	\$0.00	\$6,555.00
<b>Total for Janitorial / Porter</b>			<b>\$6,555.00</b>	<b>\$0.00</b>	<b>\$6,555.00</b>

**Lake Florida****General Ledger**

Feb 1, 2025 - Feb 28, 2025

<b>Date</b>	<b>Description</b>	<b>Category</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
<b>Licenses / Permits</b>					
02-19-2025	Transaction #15	Licenses / Permits	\$555.00	\$0.00	\$555.00
		<b>Total for Licenses /</b>	<b>\$555.00</b>	<b>\$0.00</b>	<b>\$555.00</b>
<b>Permits</b>					
<b>Miscellaneous</b>					
02-22-2025	Transaction #16	Miscellaneous	\$4,521.00	\$0.00	\$4,521.00
		<b>Total for</b>	<b>\$4,521.00</b>	<b>\$0.00</b>	<b>\$4,521.00</b>
<b>Miscellaneous</b>					
<b>Pest Control</b>					
02-25-2025	Transaction #17	Pest Control	\$3,697.00	\$0.00	\$3,697.00
		<b>Total for Pest</b>	<b>\$3,697.00</b>	<b>\$0.00</b>	<b>\$3,697.00</b>
<b>Control</b>					
<b>Professional Services</b>					
02-28-2025	Transaction #18	Professional Services	\$5,456.00	\$0.00	\$5,456.00
		<b>Total for</b>	<b>\$5,456.00</b>	<b>\$0.00</b>	<b>\$5,456.00</b>
<b>Professional Services</b>					

# Lake Florida

## Profit vs Loss by Month

Feb 1, 2025 - Feb 28, 2025

Category	Feb '25	Total
<b>Income</b>		
Assessments	\$20,349.36	\$20,349.36
Late Fees	\$15.00	\$15.00
Uncategorized Account Credits	\$4,985.01	-\$4,985.01
<b>Total Income</b>	<b>\$25,349.37</b>	<b>\$25,349.37</b>
<b>Expenses</b>		
Garbage	-\$500.00	-\$500.00
Gate Maintenance	\$450.00	\$450.00
Insurance	\$654.00	\$654.00
Irrigation	\$357.00	\$357.00
Janitorial / Porter	\$6,555.00	\$6,555.00
Licenses / Permits	\$555.00	\$555.00
Miscellaneous	\$4,521.00	\$4,521.00
Pest Control	\$3,697.00	\$3,697.00
Professional Services	\$5,456.00	\$5,456.00
<b>Total Expenses</b>	<b>\$21,745.00</b>	<b>\$21,745.00</b>
<b>Net Total</b>	<b>\$3,604.37</b>	<b>\$3,604.37</b>

# Lake Florida

## Profit vs Loss Detail

Feb 1, 2025 - Feb 28, 2025

Date	Description	Account	Amount	Balance
<b>Income</b>				
<b>Assessments</b>				
02-12-2025	Maintenance Fee(monthly)	Valley Bank - xxx1234	\$600.00	\$600.00
02-17-2025	Maintenance Fee(monthly)	Valley Bank - xxx1234	\$3,333.33	\$3,933.33
02-17-2025	Maintenance Fee(monthly)	Valley Bank - xxx1234	\$3,333.33	\$7,266.66
02-17-2025	Maintenance Fee(monthly)	Valley Bank - xxx1234	\$3,333.33	\$10,599.99
02-26-2025	Misc. Deposit	Valley Bank - xxx1234	\$9,749.37	\$20,349.36
<b>Total for Assessments</b>			<b>\$20,349.36</b>	
<b>Late Fees</b>				
02-17-2025	Late Fee	Valley Bank - xxx1234	\$15.00	\$15.00
<b>Total for Late Fees</b>			<b>\$15.00</b>	
<b>Uncategorized Account Credits</b>				
02-17-2025	Account Credit	Valley Bank - xxx1234	\$4,985.01	\$4,985.01
<b>Total Income</b>			<b>\$4,985.01</b>	
<b>Total Income</b>			<b>\$25,349.37</b>	
<b>Expenses</b>				
<b>Garbage</b>				
02-01-2025	Transaction #9	Valley Bank - xxx1234	-\$500.00	-\$500.00
<b>Total for Garbage</b>			<b>-\$500.00</b>	
<b>Gate Maintenance</b>				
02-04-2025	Transaction #10	Valley Bank - xxx1234	\$450.00	\$450.00
<b>Total for Gate Maintenance</b>			<b>\$450.00</b>	
<b>Insurance</b>				
02-07-2025	Transaction #11	Valley Bank - xxx1234	\$654.00	\$654.00
<b>Total for Insurance</b>			<b>\$654.00</b>	
<b>Irrigation</b>				
02-10-2025	Transaction #12	Valley Bank - xxx1234	\$357.00	\$357.00
<b>Total for Irrigation</b>			<b>\$357.00</b>	
<b>Janitorial / Porter</b>				
02-13-2025	Transaction #13	Valley Bank - xxx1234	\$6,555.00	\$6,555.00

## Lake Florida

### Profit vs Loss Detail

Feb 1, 2025 - Feb 28, 2025

Date	Description	Account	Amount	Balance
	<b>Total for Janitorial / Porter</b>		<b>\$6,555.00</b>	
<b>Licenses / Permits</b>				
02-19-2025	Transaction #15	Valley Bank - xxx1234	\$555.00	\$555.00
	<b>Total for Licenses / Permits</b>		<b>\$555.00</b>	
<b>Miscellaneous</b>				
02-22-2025	Transaction #16	Valley Bank - xxx1234	\$4,521.00	\$4,521.00
	<b>Total for Miscellaneous</b>		<b>\$4,521.00</b>	
<b>Pest Control</b>				
02-25-2025	Transaction #17	Valley Bank - xxx1234	\$3,697.00	\$3,697.00
	<b>Total for Pest Control</b>		<b>\$3,697.00</b>	
<b>Professional Services</b>				
02-28-2025	Transaction #18	Valley Bank - xxx1234	\$5,456.00	\$5,456.00
	<b>Total for Professional Services</b>		<b>\$5,456.00</b>	
<b>Total Expenses</b>				
	<b>Net Total</b>		<b>\$21,745.00</b>	
				<b>\$3,604.37</b>

# Lake Florida

## Budget vs Actual Cash

Feb 1, 2025 - Feb 28, 2025

Category	Budget	Actual	Variance
<b>Income</b>			
Assessments	\$12,083.34	\$20,349.36	\$8,266.02
Reserves	\$4,583.34	\$0.00	-\$4,583.34
Late Fees	\$0.00	\$15.00	\$15.00
Uncategorized Account Credits	\$0.00	\$4,985.01	\$4,985.01
<b>Total Income</b>	<b>\$16,666.68</b>	<b>\$25,349.37</b>	<b>\$8,682.69</b>
<b>Expenses</b>			
Bank Fees	\$100.00	\$0.00	\$100.00
Building Repairs	\$2,083.34	\$0.00	\$2,083.34
Cable TV	\$41.67	\$0.00	\$41.67
Electrical Repairs	\$500.00	\$0.00	\$500.00
Electricity	\$187.50	\$0.00	\$187.50
Garbage	\$250.00	-\$500.00	\$750.00
Gate Maintenance	\$187.50	\$450.00	-\$262.50
Insurance	\$7,500.00	\$654.00	\$6,846.00
Irrigation	\$474.17	\$357.00	\$117.17
Janitorial / Porter	\$300.00	\$6,555.00	-\$6,255.00
Landscaping contract	\$1,333.34	\$0.00	\$1,333.34
Licenses / Permits	\$50.00	\$555.00	-\$505.00
Miscellaneous	\$833.34	\$4,521.00	-\$3,687.66
Pest Control	\$31.25	\$3,697.00	-\$3,665.75
Professional Services	\$607.09	\$5,456.00	-\$4,848.91
Property Mgt Fees	\$500.00	\$0.00	\$500.00
Tree Work	\$666.67	\$0.00	\$666.67
Water	\$1,020.84	\$0.00	\$1,020.84
<b>Total Expenses</b>	<b>\$16,666.71</b>	<b>\$21,745.00</b>	<b>-\$5,078.29</b>
<b>Net Total</b>	<b>-\$0.03</b>	<b>\$3,604.37</b>	<b>\$3,604.40</b>

## Lake Florida

### Budget Performance by Month Cash

February 2025

Category	Month Budget	Month Actual	Month Variance	YTD Budget	YTD Actual	YTD Variance	Year Budget
<strong>Income</strong>							
Assessments	\$12,083.34	\$20,349.36	\$8,266.02	\$24,166.68	\$37,667.68	\$13,501.00	\$145,000.00
Reserves	\$4,583.34	\$0.00	-\$4,583.34	\$9,166.68	\$0.00	-\$9,166.68	\$55,000.00
Late Fees	\$0.00	\$15.00	\$15.00	\$0.00	\$45.00	\$45.00	\$0.00
Uncategorized Account Credits	\$0.00	\$4,985.01	\$4,985.01	\$0.00	\$16,970.02	\$16,970.02	\$0.00
<strong>Total Income</strong>	<strong>\$16,666.68</strong>	<strong>\$25,349.37</strong>	<strong>\$8,682.69</strong>	<strong>\$33,333.36</strong>	<strong>\$54,682.70</strong>	<strong>\$21,349.34</strong>	<strong>\$200,000.00</strong>
<strong>Expenses</strong>							
Bank Fees	\$100.00	\$0.00	-\$100.00	\$200.00	\$200.00	\$0.00	\$1,200.00
Building Repairs	\$2,083.34	\$0.00	-\$2,083.34	\$4,166.68	\$755.00	-\$3,411.68	\$25,000.00
Cable TV	\$41.67	\$0.00	-\$41.67	\$83.34	\$600.00	\$516.66	\$500.00
Electrical Repairs	\$500.00	\$0.00	-\$500.00	\$1,000.00	\$2,400.00	\$1,400.00	\$6,000.00
Electricity	\$187.50	\$0.00	-\$187.50	\$375.00	\$300.00	-\$75.00	\$2,250.00
Garbage	\$250.00	-\$500.00	-\$750.00	\$500.00	-\$500.00	-\$1,000.00	\$3,000.00
Gate Maintenance	\$187.50	\$450.00	\$262.50	\$375.00	\$450.00	\$75.00	\$2,250.00
Insurance	\$7,500.00	\$654.00	-\$6,846.00	\$15,000.00	\$654.00	-\$14,346.00	\$90,000.00
Irrigation	\$474.17	\$357.00	-\$117.17	\$948.34	\$357.00	-\$591.34	\$5,690.00
Janitorial / Porter	\$300.00	\$6,555.00	\$6,255.00	\$600.00	\$6,555.00	\$5,955.00	\$3,600.00

## Lake Florida

### Budget Performance by Month Cash

February 2025

Category	Month Budget	Month Actual	Month Variance	YTD Budget	YTD Actual	YTD Variance	Year Budget
Landscaping contract	\$1,333.34	\$0.00	-\$1,333.34	\$2,666.68	\$0.00	-\$2,666.68	\$16,000.00
Licenses / Permits	\$50.00	\$555.00	\$505.00	\$100.00	\$555.00	\$455.00	\$600.00
Miscellaneous	\$833.34	\$4,521.00	\$3,687.66	\$1,666.68	\$4,521.00	\$2,854.32	\$10,000.00
Pest Control	\$31.25	\$3,697.00	\$3,665.75	\$62.50	\$3,697.00	\$3,634.50	\$375.00
Professional Services	\$607.09	\$5,456.00	\$4,848.91	\$1,214.18	\$5,456.00	\$4,241.82	\$7,285.00
Property Mgt Fees	\$500.00	\$0.00	-\$500.00	\$1,000.00	\$0.00	-\$1,000.00	\$6,000.00
Tree Work	\$666.67	\$0.00	-\$666.67	\$1,333.34	\$0.00	-\$1,333.34	\$8,000.00
Water	\$1,020.84	\$0.00	-\$1,020.84	\$2,041.68	\$0.00	-\$2,041.68	\$12,250.00
<b>Total Expenses</b>	<b>\$16,666.71</b>	<b>\$21,745.00</b>	<b>\$5,078.29</b>	<b>\$33,333.42</b>	<b>\$26,000.00</b>	<b>-\$7,333.42</b>	<b>\$200,000.00</b>
<b>Net Total</b>	<b>-\$0.03</b>	<b>\$3,604.37</b>	<b>\$3,604.40</b>	<b>-\$0.06</b>	<b>\$28,682.70</b>	<b>\$28,682.76</b>	<b>\$0.00</b>

## Lake Florida

### Bank Reconciliation: Valley Bank - xxx1234

Feb 1, 2025 - Feb 28, 2025

Statement beginning balance .....	\$47,675.63
Checks and payments cleared (12) .....	\$23,525.00
Deposits and other credits cleared (4) .....	\$25,849.37
Statement ending balance .....	\$50,000.00
Checks and payments not reconciled (0) .....	\$0.00
Deposits and other credits not reconciled (0) .....	\$0.00
Register Balance as of 03-01-2025 .....	\$50,000.00

Transaction Date	Description	Payment	Deposit
02-01-2025	Transaction #9		\$500.00
02-04-2025	Transaction #10	\$450.00	
02-07-2025	Transaction #11	\$654.00	
02-10-2025	Transaction #12	\$357.00	
02-12-2025	Offline Payment Deposit		\$600.00
02-13-2025	Transaction #13	\$6,555.00	
02-16-2025	Transaction #14	\$32.00	
02-17-2025	Offline Payment Deposit		\$15,000.00
02-19-2025	Transaction #15	\$555.00	
02-22-2025	Transaction #16	\$4,521.00	
02-25-2025	Transaction #17	\$3,697.00	
02-26-2025	Misc. Deposit		\$9,749.37
02-28-2025	Transaction #18	\$5,456.00	
03-03-2025	Transaction #19	\$220.00	
03-06-2025	Transaction #20	\$330.00	
03-09-2025	Transaction #21	\$698.00	

## Lake Florida

### Aging of Accounts

As of Feb 28, 2025

Unit	Total Due	Currently Due	1-30 Days Past	31-60 Days Past	61-90 Days Past	90+ Days Past
Unit 1	\$3,363.33	\$0.00	\$3,348.33	\$15.00	\$0.00	\$0.00
101 Lake Sunshine Drive						
Unit 2	\$2,696.66	\$0.00	\$2,696.66	\$0.00	\$0.00	\$0.00
102 Lake Sunshine Drive						
Unit 4	\$6,096.66	\$0.00	\$3,348.33	\$2,748.33	\$0.00	\$0.00
104 Lake Sunshine Drive						
<b>Totals</b>	<b>\$12,156.65</b>	<b>\$0.00</b>	<b>\$9,393.32</b>	<b>\$2,763.33</b>	<b>\$0.00</b>	<b>\$0.00</b>

# Lake Florida

## Unit Balance List

As of Mar 11, 2025

Unit Title	Unit Address	Owner(s)	Outstanding Balance
Unit 1	101 Lake Sunshine Drive Sunshine City, Florida 33060	Resident 1	\$6,696.66
Unit 2	102 Lake Sunshine Drive Sunshine City, Florida 33060	Resident 2	\$6,029.99
Unit 3	103 Lake Sunshine Drive Sunshine City, Florida 33060	Resident 3	-\$11,985.01
Unit 4	104 Lake Sunshine Drive Sunshine City, Florida 33060	Resident 4	\$9,429.99
Unit 5	105 Lake Sunshine Drive Sunshine City, Florida 33060	Resident 5	-\$4,985.01

## Lake Florida

### Unit Balance Summary

Feb 1, 2025 - Feb 28, 2025

Unit	Owners	Starting Balance	Total Charges	Total Payments	Ending Balance
Unit 1 101 Lake Sunshine Drive	Resident 1	\$15.00	\$3,348.33	\$0.00	\$3,363.33
Unit 2 102 Lake Sunshine Drive	Resident 2	-\$651.67	\$3,348.33	\$0.00	\$2,696.66
Unit 3 103 Lake Sunshine Drive	Resident 3	-\$18,651.67	\$3,333.33	\$0.00	-\$15,318.34
Unit 4 104 Lake Sunshine Drive	Resident 4	\$3,348.33	\$3,348.33	\$600.00	\$6,096.66
Unit 5 105 Lake Sunshine Drive	Resident 5	\$3,348.33	\$3,333.33	\$15,000.00	-\$8,318.34
<b>Total Transactions</b>		<b>-\$12,591.68</b>	<b>\$16,711.65</b>	<b>\$15,600.00</b>	<b>-\$11,480.03</b>

## Lake Florida

### Unit Balance Detail

Feb 1, 2025 - Feb 28, 2025

Date	Action	Description	Category	Amount	Balance
<b>Unit 1, 101 Lake Sunshine Drive - Resident 1</b>					
	Starting Balance				\$15.00
02-01-2025	Invoice Created	Maintenance Fee(monthly)	Assessments	\$3,333.33	\$3,348.33
02-20-2025	Invoice Created	Late Fee	Late Fees	\$15.00	\$3,363.33
	<b>Ending Balance</b>				<b>\$3,363.33</b>
<b>Unit 2, 102 Lake Sunshine Drive - Resident 2</b>					
	Starting Balance				-\$651.67
02-01-2025	Invoice Created	Maintenance Fee(monthly)	Assessments	\$3,333.33	\$2,681.66
02-20-2025	Invoice Created	Late Fee	Late Fees	\$15.00	\$2,696.66
	<b>Ending Balance</b>				<b>\$2,696.66</b>
<b>Unit 3, 103 Lake Sunshine Drive - Resident 3</b>					
	Starting Balance				-\$18,651.67
02-01-2025	Invoice Created	Maintenance Fee(monthly)	Assessments	\$3,333.33	-\$15,318.34
	<b>Ending Balance</b>				<b>-\$15,318.34</b>
<b>Unit 4, 104 Lake Sunshine Drive - Resident 4</b>					
	Starting Balance				\$3,348.33
02-01-2025	Invoice Created	Maintenance Fee(monthly)	Assessments	\$3,333.33	\$6,681.66
02-12-2025	Payment Received	Cash (offline)		-\$600.00	\$6,081.66
02-20-2025	Invoice Created	Late Fee	Late Fees	\$15.00	\$6,096.66
	<b>Ending Balance</b>				<b>\$6,096.66</b>
<b>Unit 5, 105 Lake Sunshine Drive - Resident 5</b>					
	Starting Balance				\$3,348.33
02-01-2025	Invoice Created	Maintenance Fee(monthly)	Assessments	\$3,333.33	\$6,681.66
02-17-2025	Payment Received	Account Credit		-\$15,000.00	-\$8,318.34
	<b>Ending Balance</b>				<b>-\$8,318.34</b>

## Lake Florida

### Delinquent Accounts

As of Mar 11, 2025

Unit	Address	Owners	Unit Balance	Past Due
Unit 1	101 Lake Sunshine Drive Sunshine City, Florida 33060	Resident 1	\$6,696.66	\$6,696.66
Unit 2	102 Lake Sunshine Drive Sunshine City, Florida 33060	Resident 2	\$6,029.99	\$6,029.99
Unit 4	104 Lake Sunshine Drive Sunshine City, Florida 33060	Resident 4	\$9,429.99	\$9,429.99
<b>Total Invoices</b>			<b>\$22,156.64</b>	<b>\$22,156.64</b>

## Lake Florida

### Prepayments by Unit

As of Feb 28, 2025

Charge	Category	Active Date	Due Date	Charge Amount	Prepayment Total
<b>Unit 3</b>					
Maintenance Fee(monthly)	Assessments	03-01-2025	03-10-2025	\$3,333.33	\$3,333.33
Account Credit					\$11,985.01
<b>Total for Unit 3</b>				<b>\$3,333.33</b>	<b>\$15,318.34</b>
<b>Unit 5</b>					
Maintenance Fee(monthly)	Assessments	03-01-2025	03-10-2025	\$3,333.33	\$3,333.33
Account Credit					\$4,985.01
<b>Total for Unit 5</b>				<b>\$3,333.33</b>	<b>\$8,318.34</b>
<b>Total Prepays</b>					
					<b>\$23,636.68</b>

## Lake Florida

### Expenses Detail

Feb 1, 2025 - Feb 28, 2025

Date	Description	Account	Category	Memo	Vendor	Amount
02-01-2025	Transaction #9	Valley Bank - xxxx1234	Garbage	--		-\$500.00
02-04-2025	Transaction #10	Valley Bank - xxxx1234	Gate Maintenance	--		\$450.00
02-07-2025	Transaction #11	Valley Bank - xxxx1234	Insurance		Vendor - Insurance	\$654.00
02-10-2025	Transaction #12	Valley Bank - xxxx1234	Irrigation		Vendor - Irrigation	\$357.00
02-13-2025	Transaction #13	Valley Bank - xxxx1234	Janitorial / Porter		Vendor - Janitorial / Porter	\$6,555.00
02-19-2025	Transaction #15	Valley Bank - xxxx1234	Licenses / Permits		Vendor - Licenses / Permits	\$555.00
02-22-2025	Transaction #16	Valley Bank - xxxx1234	Miscellaneous	--		\$4,521.00
02-25-2025	Transaction #17	Valley Bank - xxxx1234	Pest Control		Vendor - Pest Control	\$3,697.00
02-28-2025	Transaction #18	Valley Bank - xxxx1234	Professional Services		Vendor - Professional Services	\$5,456.00
<b>Total Expenses</b>						<b>\$21,745.00</b>