



**THE LAKES ESTATES HOMEOWNERS
ASSOCIATION, INC.
FINANCIAL REPORTS
November 30, 2019**

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REVENUE & EXPENSE -MONTHLY COMPARISON

Presented by: Sunstate Association Management Group, Inc.

Lakes Estates Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance

12/10/19

As of November 30, 2019

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	136,827.56
1020 · Reserve Accounts	85,409.32
Total Checking/Savings	222,236.88
Accounts Receivable	
1040 · Assessment Receivable	820.23
Total Accounts Receivable	820.23
Other Current Assets	
1050 · Prepaid Insurance	1,710.68
1060 · Prepaid Master Fees	8,147.33
Total Other Current Assets	9,858.01
Total Current Assets	232,915.12
Other Assets	(7,284.56)
TOTAL ASSETS	225,630.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	124.80
Total Accounts Payable	124.80
Other Current Liabilities	10,439.17
Total Current Liabilities	10,563.97
Long Term Liabilities	
3500 · Reserve Fund	85,409.32
Total Long Term Liabilities	85,409.32
Total Liabilities	95,973.29
Equity	
3900 · Retained Earnings	142,062.62
3902 · Prior Year Adjustment	697.16
3905 · Surplus Carryover	(12,830.00)
Net Income	(272.51)
Total Equity	129,657.27
TOTAL LIABILITIES & EQUITY	225,630.56

Lakes Estates Homeowners Association, Inc.
Statement of Revenue & Expense Budget Performance

12/10/19

November 2019

	Nov 19	Budget	Jan - Nov 19	YTD Budget	Annual Budget
Income					
5010 · Assessments	9,145.00	9,145.00	100,595.00	100,595.00	109,740.00
5015 · Reserve Assessments	0.00	0.00	15,096.00	15,096.00	15,096.00
5040 · Other	100.00	0.00	204.85	0.00	0.00
5055 · Surplus Rollover	1,069.17	1,069.17	11,760.83	11,760.83	12,830.00
Total Income	10,314.17	10,214.17	127,656.68	127,451.83	137,666.00
Gross Profit	10,314.17	10,214.17	127,656.68	127,451.83	137,666.00
Expense					
7000 · Disbursements					
7100 · Grounds					
7120 · Lake Maintenance	124.80	184.17	1,372.80	2,025.83	2,210.00
7125 · Fountain Maintenance	0.00	125.00	1,034.61	1,375.00	1,500.00
7160 · Mailbox Maintenance	0.00	83.33	500.00	916.67	1,000.00
Total 7100 · Grounds	124.80	392.50	2,907.41	4,317.50	4,710.00
7200 · Building Maintenance					
7210 · Repairs & Maintenance	0.00	83.33	1,636.00	916.67	1,000.00
Total 7200 · Building Maintenance	0.00	83.33	1,636.00	916.67	1,000.00
7800 · Administration					
7810 · Insurance	213.83	216.67	2,331.17	2,383.33	2,600.00
7820 · Legal/Professional	0.00	83.33	2,604.88	916.67	1,000.00
7825 · Accounting Services	0.00	16.67	200.00	183.33	200.00
7835 · Fees, Dues, License	0.00	29.17	61.25	320.83	350.00
7870 · Management Fee	975.50	975.50	10,730.50	10,730.50	11,706.00
7880 · Office Supplies, Postage, etc.	97.75	166.67	1,608.31	1,833.33	2,000.00
7899 · Bad Debt Expense	103.00	103.00	1,133.00	1,133.00	1,236.00
Total 7800 · Administration	1,390.08	1,591.01	18,669.11	17,500.99	19,092.00
7900 · Master Association Fees					
7910 · Master Association Fees	8,147.33	8,147.33	89,620.67	89,620.67	97,768.00
Total 7900 · Master Association Fees	8,147.33	8,147.33	89,620.67	89,620.67	97,768.00
7999 · Transfer to Reserves	0.00	0.00	15,096.00	15,096.00	15,096.00
Total 7000 · Disbursements	9,662.21	10,214.17	127,929.19	127,451.83	137,666.00
Total Expense	9,662.21	10,214.17	127,929.19	127,451.83	137,666.00
Net Income	651.96	0.00	(272.51)	0.00	0.00

Lakes Estates Homeowners Association, Inc.

Revenue & Expense Monthly Comparison

January through November 2019

12/10/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
Income												
5010 · Assessments	9,145.00	9,145.00	9,145.00	9,145.00	9,145.00	9,145.00	9,145.00	9,145.00	9,145.00	9,145.00	9,145.00	100,595.00
5015 · Reserve Assessments	3,774.00	0.00	0.00	3,774.00	0.00	0.00	3,774.00	0.00	0.00	3,774.00	0.00	15,096.00
5040 · Other	0.00	21.39	0.00	0.00	8.46	0.00	25.00	50.00	0.00	0.00	100.00	204.85
5055 · Surplus Rollover	1,069.13	1,069.17	1,069.17	1,069.17	1,069.17	1,069.17	1,069.17	1,069.17	1,069.17	1,069.17	1,069.17	11,760.83
5099 · Owner Reimbursed Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	13,988.13	10,235.56	10,214.17	13,988.17	10,222.63	10,214.17	14,013.17	10,264.17	10,214.17	13,988.17	10,314.17	127,656.68
Gross Profit	13,988.13	10,235.56	10,214.17	13,988.17	10,222.63	10,214.17	14,013.17	10,264.17	10,214.17	13,988.17	10,314.17	127,656.68
Expense												
7000 · Disbursements												
7100 · Grounds												
7120 · Lake Maintenance	124.80	124.80	124.80	0.00	249.60	124.80	124.80	124.80	124.80	124.80	124.80	1,372.80
7125 · Fountain Maintenance	178.00	0.00	178.00	0.00	495.61	0.00	0.00	183.00	0.00	0.00	0.00	1,034.61
7160 · Mailbox Maintenance	0.00	100.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	500.00
Total 7100 · Grounds	302.80	224.80	302.80	0.00	745.21	124.80	124.80	707.80	124.80	124.80	124.80	2,907.41
7200 · Building Maintenance												
7210 · Repairs & Maintenance	0.00	0.00	0.00	1,636.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,636.00
Total 7200 · Building Maintenance	0.00	0.00	0.00	1,636.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,636.00
7800 · Administration												
7810 · Insurance	210.83	210.83	210.83	210.83	210.83	210.83	210.87	213.83	213.83	213.83	213.83	2,331.17
7820 · Legal/Professional	365.91	108.67	321.50	518.50	0.00	91.50	0.00	0.00	344.80	854.00	0.00	2,604.88
7825 · Accounting Services	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
7835 · Fees, Dues, License	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
7870 · Management Fee	1,026.00	1,026.00	874.50	975.50	975.50	975.50	975.50	975.50	975.50	975.50	975.50	10,730.50
7880 · Office Supplies, Postage, etc.	122.57	161.97	296.07	113.55	116.45	210.30	92.90	142.15	108.10	146.50	97.75	1,608.31
7899 · Bad Debt Expense	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	1,133.00
Total 7800 · Administration	1,828.31	1,810.47	1,867.15	1,921.38	1,405.78	1,591.13	1,382.27	1,434.48	1,745.23	2,292.83	1,390.08	18,669.11
7900 · Master Association Fees												
7910 · Master Association Fees	8,147.37	8,147.37	8,147.26	8,147.34	8,147.33	8,147.33	8,147.34	8,147.33	8,147.33	8,147.34	8,147.33	89,620.67
Total 7900 · Master Association Fees	8,147.37	8,147.37	8,147.26	8,147.34	8,147.33	8,147.33	8,147.34	8,147.33	8,147.33	8,147.34	8,147.33	89,620.67
7999 · Transfer to Reserves	3,774.00	0.00	0.00	3,774.00	0.00	0.00	3,774.00	0.00	0.00	3,774.00	0.00	15,096.00
Total 7000 · Disbursements	14,052.48	10,182.64	10,317.21	15,478.72	10,298.32	9,863.26	13,428.41	10,289.61	10,017.36	14,338.97	9,662.21	127,929.19
Total Expense	14,052.48	10,182.64	10,317.21	15,478.72	10,298.32	9,863.26	13,428.41	10,289.61	10,017.36	14,338.97	9,662.21	127,929.19
Net Income	(64.35)	52.92	(103.04)	(1,490.55)	(75.69)	350.91	584.76	(25.44)	196.81	(350.80)	651.96	(272.51)