



**THE LAKES OF SARASOTA MAINTENANCE  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 2025**

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STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - BUDGET PERFORMANCE

RESERVE SCHEDULE

**Presented by: Sunstate Association Management Group, Inc.**

# The Lakes of Sarasota Maintenance Association, Inc.

Balance Sheet as of 4/30/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1012 - Truist OP 4125	\$24,240.83		\$24,240.83
1019 - Due (to)/from Reserves	(\$83,184.56)		(\$83,184.56)
1022 - Truist RES 4133		\$155,161.97	\$155,161.97
1029 - Due (to)/from Operating		\$83,184.56	\$83,184.56
1050 - Prepaid Insurance	\$13,578.06		\$13,578.06
1055 - Prepaid Expense	\$1,584.70		\$1,584.70
1100 - Accounts Receivable	\$117,826.00		\$117,826.00
<b>Total Assets</b>	<b>\$74,045.03</b>	<b>\$238,346.53</b>	<b>\$312,391.56</b>
<b>Total Assets</b>	<b>\$74,045.03</b>	<b>\$238,346.53</b>	<b>\$312,391.56</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
3010 - Accounts Payable	\$9,241.80		\$9,241.80
3030 - Deferred Revenue	\$58,763.66		\$58,763.66
3035 - Prepaid Assessments	\$16.00		\$16.00
3610 - Deferred Maintenance Reserves		\$235,956.87	\$235,956.87
3890 - Reserve Interest		\$2,389.66	\$2,389.66
<b>Total Liabilities</b>	<b>\$68,021.46</b>	<b>\$238,346.53</b>	<b>\$306,367.99</b>
<b>Equity</b>			
3900 - Retained Earnings	\$6,757.57		\$6,757.57
3903 - Prior Year Adjustment	(\$30.00)		(\$30.00)
3999 - Net Income	(\$704.00)		(\$704.00)
<b>Total Equity</b>	<b>\$6,023.57</b>		<b>\$6,023.57</b>
<b>Total Liabilities / Equity</b>	<b>\$74,045.03</b>	<b>\$238,346.53</b>	<b>\$312,391.56</b>

# The Lakes of Sarasota Maintenance Association, Inc.

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Assessments	29,381.84	29,381.84	-	117,527.34	117,527.34	-	352,582.00
5015 - Reserves	26,946.50	26,946.50	-	53,893.00	53,893.00	-	107,786.00
5050 - Interest	.27	-	.27	2.21	-	2.21	-
5060 - Other	150.00	-	150.00	775.00	-	775.00	-
<b>Total Income</b>	<b>56,478.61</b>	<b>56,328.34</b>	<b>150.27</b>	<b>172,197.55</b>	<b>171,420.34</b>	<b>777.21</b>	<b>460,368.00</b>
<b>Total Income</b>	<b>56,478.61</b>	<b>56,328.34</b>	<b>150.27</b>	<b>172,197.55</b>	<b>171,420.34</b>	<b>777.21</b>	<b>460,368.00</b>

## Operating Expense

<b>Grounds</b>							
7110 - Grounds Contract	5,500.00	4,583.34	(916.66)	18,700.00	18,333.34	(366.66)	55,000.00
7120 - Berm & Common Area Landscaping	-	583.34	583.34	-	2,333.34	2,333.34	7,000.00
7140 - Tree Trimming	-	1,250.00	1,250.00	1,400.00	5,000.00	3,600.00	15,000.00
7155 - Irrigation Repairs/Maint	781.45	416.66	(364.79)	3,447.30	1,666.66	(1,780.64)	5,000.00
7160 - Irrigation Water	322.55	291.66	(30.89)	1,342.46	1,166.66	(175.80)	3,500.00
7190 - Street Maintenance	-	125.00	125.00	250.00	500.00	250.00	1,500.00
<b>Total Grounds</b>	<b>6,604.00</b>	<b>7,250.00</b>	<b>646.00</b>	<b>25,139.76</b>	<b>29,000.00</b>	<b>3,860.24</b>	<b>87,000.00</b>

<b>Rec Center</b>							
7210 - Repairs & Maintenance - Rec Center	201.36	375.00	173.64	11,027.05	1,500.00	(9,527.05)	4,500.00
7220 - Pest Control - Rec Center	57.29	68.75	11.46	192.03	275.00	82.97	825.00
7230 - Water/Sewer (95129-618484) - Rec Center	335.45	1,041.66	706.21	1,306.36	4,166.66	2,860.30	12,500.00
7235 - Electric (36733-44754) - Rec Center	611.10	691.66	80.56	2,606.73	2,766.66	159.93	8,300.00
7236 - Trash/Waste Management - Rec Center	-	83.34	83.34	251.76	333.34	81.58	1,000.00
<b>Total Rec Center</b>	<b>1,205.20</b>	<b>2,260.41</b>	<b>1,055.21</b>	<b>15,383.93</b>	<b>9,041.66</b>	<b>(6,342.27)</b>	<b>27,125.00</b>

<b>Club House</b>							
7250 - Office Supplies/Svc/Misc	-	20.84	20.84	400.00	83.34	(316.66)	250.00
7260 - Repair & Maintenance - Clubhouse	1,728.33	625.00	(1,103.33)	2,972.26	2,500.00	(472.26)	7,500.00
7280 - Water/Sewer (95367-618536) - Clubhouse	117.12	250.00	132.88	809.06	1,000.00	190.94	3,000.00
7290 - Electric (76213-46761) - Clubhouse	956.04	875.00	(81.04)	2,481.36	3,500.00	1,018.64	10,500.00
<b>Total Club House</b>	<b>2,801.49</b>	<b>1,770.84</b>	<b>(1,030.65)</b>	<b>6,662.68</b>	<b>7,083.34</b>	<b>420.66</b>	<b>21,250.00</b>

<b>Pool</b>							
7310 - Pool Service	-	62.50	62.50	-	250.00	250.00	750.00
7320 - Pool Equip Repairs	-	666.66	666.66	4,179.25	2,666.66	(1,512.59)	8,000.00
7325 - Pool Supplies	627.95	708.34	80.39	1,816.51	2,833.34	1,016.83	8,500.00
7330 - Pool Permit	-	112.66	112.66	-	450.66	450.66	1,352.00
<b>Total Pool</b>	<b>627.95</b>	<b>1,550.16</b>	<b>922.21</b>	<b>5,995.76</b>	<b>6,200.66</b>	<b>204.90</b>	<b>18,602.00</b>

<b>Street, Lights &amp; Signs</b>							
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# The Lakes of Sarasota Maintenance Association, Inc.

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7410 - Repair & Maintenance - Street, Lights, & Signs	-	500.00	500.00	347.50	2,000.00	1,652.50	6,000.00
7420 - Electric - Street, Lights, & Signs	1,512.06	1,375.00	(137.06)	4,405.60	5,500.00	1,094.40	16,500.00
<b>Total Street, Lights &amp; Signs</b>	<b>1,512.06</b>	<b>1,875.00</b>	<b>362.94</b>	<b>4,753.10</b>	<b>7,500.00</b>	<b>2,746.90</b>	<b>22,500.00</b>
<b>Security</b>							
7510 - Camera & Security System	2,858.49	3,108.34	249.85	13,478.44	12,433.34	(1,045.10)	37,300.00
<b>Total Security</b>	<b>2,858.49</b>	<b>3,108.34</b>	<b>249.85</b>	<b>13,478.44</b>	<b>12,433.34</b>	<b>(1,045.10)</b>	<b>37,300.00</b>
<b>Lake / Fountain / Tennis Courts</b>							
7610 - Lake Maintenance Contract	204.42	198.34	(6.08)	817.68	793.34	(24.34)	2,380.00
7615 - Lake Repairs	-	50.00	50.00	-	200.00	200.00	600.00
7620 - Tennis Court Maintenance	-	166.66	166.66	-	666.66	666.66	2,000.00
7650 - Fountain Maintenance	-	166.66	166.66	2,578.62	666.66	(1,911.96)	2,000.00
<b>Total Lake / Fountain / Tennis Courts</b>	<b>204.42</b>	<b>581.66</b>	<b>377.24</b>	<b>3,396.30</b>	<b>2,326.66</b>	<b>(1,069.64)</b>	<b>6,980.00</b>
<b>Administrative</b>							
7810 - Insurance	3,579.02	3,355.84	(223.18)	14,447.17	13,423.34	(1,023.83)	40,270.00
7820 - Legal/Professional	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
7825 - Accounting Services	300.00	25.00	(275.00)	300.00	100.00	(200.00)	300.00
7835 - Fees, Dues, License	61.25	16.67	(44.58)	61.25	66.68	5.43	200.00
7870 - Management Fee	1,140.00	1,140.00	-	4,560.00	4,560.00	-	13,680.00
7875 - Social	484.64	50.00	(434.64)	799.76	200.00	(599.76)	600.00
7880 - Office Supplies	239.00	314.58	75.58	1,090.43	1,258.32	167.89	3,775.00
7890 - Payroll & Taxes	5,894.92	5,833.34	(61.58)	22,939.97	23,333.34	393.37	70,000.00
<b>Total Administrative</b>	<b>11,698.83</b>	<b>10,985.43</b>	<b>(713.40)</b>	<b>44,198.58</b>	<b>43,941.68</b>	<b>(256.90)</b>	<b>131,825.00</b>
<b>Other</b>							
9000 - Transfer to Reserves	26,946.50	26,946.50	-	53,893.00	53,893.00	-	107,786.00
<b>Total Other</b>	<b>26,946.50</b>	<b>26,946.50</b>	<b>-</b>	<b>53,893.00</b>	<b>53,893.00</b>	<b>-</b>	<b>107,786.00</b>
<b>Total Expense</b>	<b>54,458.94</b>	<b>56,328.34</b>	<b>1,869.40</b>	<b>172,901.55</b>	<b>171,420.34</b>	<b>(1,481.21)</b>	<b>460,368.00</b>
<b>Operating Net Total</b>	<b>2,019.67</b>	<b>-</b>	<b>2,019.67</b>	<b>(704.00)</b>	<b>-</b>	<b>(704.00)</b>	<b>-</b>
<b>Net Total</b>	<b>2,019.67</b>	<b>-</b>	<b>2,019.67</b>	<b>(704.00)</b>	<b>-</b>	<b>(704.00)</b>	<b>-</b>

**The Lakes of Sarasota Maintenance Association  
Reserves Balance  
April 30, 2025**

	Balance 1/1/2025	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>Reserves</b>						
3610 Deferred Maintenance	\$ 265,448.22	\$ 53,893.00	\$ -	\$ (83,384.35)	\$ -	\$ 235,956.87
3890 Reserve Interest	999.47	-	-	-	1,390.19	\$ 2,389.66
	<b>\$ 266,447.69</b>	<b>\$ 53,893.00</b>	<b>\$ -</b>	<b>\$ (83,384.35)</b>	<b>\$ 1,390.19</b>	<b>\$ 238,346.53</b>

**Expenses**

1/31/25 Nelson Pool Company - Resurface/Stonescapes	21,496.00
2/5/25 Water Club of America - Stenner Pump	1,526.83
2/10/25 Parking Lot Services - Resurface Deposit	9,695.00
2/12/25 Nelson Pool Company - Resurface	30,685.00
3/3/25 Parking Lot Services - Resurface	9,695.00
3/21/25 Nelson Pool Company - Resurface ADD	6,269.00
3/24/25 Parking Lot Services - Deposit	2,481.00
4/24/25 Home Depot - new Park Bench	1,536.52

**Total \$ 83,384.35**

**Allocation**

**Total \$ -**