



**THE LAKES OF SARASOTA MAINTENANCE  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
August 31, 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 8/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1012 - Truist OP 4125	\$25,344.60		\$25,344.60
1019 - Due (to)/from Reserves	(\$45,000.00)		(\$45,000.00)
1022 - Truist RES 4133		\$216,196.70	\$216,196.70
1029 - Due (to)/from Operating		\$45,000.00	\$45,000.00
1050 - Prepaid Insurance	\$43,252.53		\$43,252.53
1055 - Prepaid Expense	\$4,792.32		\$4,792.32
1100 - Accounts Receivable	\$2,734.00		\$2,734.00
<b>Total Assets</b>	<b>\$31,123.45</b>	<b>\$261,196.70</b>	<b>\$292,320.15</b>
<b>Total Assets</b>	<b>\$31,123.45</b>	<b>\$261,196.70</b>	<b>\$292,320.15</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
3010 - Accounts Payable	\$10,256.31		\$10,256.31
3020 - Accrued Expense	\$6,377.20		\$6,377.20
3030 - Deferred Revenue	\$29,381.83		\$29,381.83
3035 - Prepaid Assessments	\$16.00		\$16.00
3610 - Deferred Maintenance Reserves		\$256,622.37	\$256,622.37
3890 - Reserve Interest		\$4,574.33	\$4,574.33
<b>Total Liabilities</b>	<b>\$46,031.34</b>	<b>\$261,196.70</b>	<b>\$307,228.04</b>
<b>Equity</b>			
3900 - Retained Earnings	\$6,757.57		\$6,757.57
3903 - Prior Year Adjustment	(\$30.00)		(\$30.00)
3999 - Net Income	(\$21,635.46)		(\$21,635.46)
<b>Total Equity</b>	<b>(\$14,907.89)</b>		<b>(\$14,907.89)</b>
<b>Total Liabilities / Equity</b>	<b>\$31,123.45</b>	<b>\$261,196.70</b>	<b>\$292,320.15</b>

# The Lakes of Sarasota Maintenance Association, Inc.

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Assessments	29,381.83	29,381.83	-	235,054.67	235,054.67	-	352,582.00
5015 - Reserves	-	-	-	80,839.50	80,839.50	-	107,786.00
5050 - Interest	.30	-	.30	4.34	-	4.34	-
5060 - Other	75.00	-	75.00	1,300.00	-	1,300.00	-
<b>Total Income</b>	<b>29,457.13</b>	<b>29,381.83</b>	<b>75.30</b>	<b>317,198.51</b>	<b>315,894.17</b>	<b>1,304.34</b>	<b>460,368.00</b>
<b>Total Income</b>	<b>29,457.13</b>	<b>29,381.83</b>	<b>75.30</b>	<b>317,198.51</b>	<b>315,894.17</b>	<b>1,304.34</b>	<b>460,368.00</b>

## Operating Expense

<b>Grounds</b>							
7110 - Grounds Contract	4,400.00	4,583.33	183.33	38,500.00	36,666.67	(1,833.33)	55,000.00
7120 - Berm & Common Area Landscaping	-	583.33	583.33	-	4,666.67	4,666.67	7,000.00
7140 - Tree Trimming	-	1,250.00	1,250.00	8,820.00	10,000.00	1,180.00	15,000.00
7155 - Irrigation Repairs/Maint	473.75	416.67	(57.08)	5,769.48	3,333.33	(2,436.15)	5,000.00
7160 - Irrigation Water	340.53	291.67	(48.86)	2,724.17	2,333.33	(390.84)	3,500.00
7190 - Street Maintenance	8,400.00	125.00	(8,275.00)	8,650.00	1,000.00	(7,650.00)	1,500.00
<b>Total Grounds</b>	<b>13,614.28</b>	<b>7,250.00</b>	<b>(6,364.28)</b>	<b>64,463.65</b>	<b>58,000.00</b>	<b>(6,463.65)</b>	<b>87,000.00</b>

<b>Rec Center</b>							
7210 - Repairs & Maintenance - Rec Center	405.15	375.00	(30.15)	19,977.44	3,000.00	(16,977.44)	4,500.00
7220 - Pest Control - Rec Center	57.29	68.75	11.46	461.51	550.00	88.49	825.00
7230 - Water/Sewer (95129-618484) - Rec Center	380.13	1,041.67	661.54	2,839.23	8,333.33	5,494.10	12,500.00
7235 - Electric (36733-44754) - Rec Center	642.54	691.67	49.13	5,112.20	5,533.33	421.13	8,300.00
7236 - Trash/Waste Pro - Rec Center	30.59	83.33	52.74	405.70	666.67	260.97	1,000.00
<b>Total Rec Center</b>	<b>1,515.70</b>	<b>2,260.42</b>	<b>744.72</b>	<b>28,796.08</b>	<b>18,083.33</b>	<b>(10,712.75)</b>	<b>27,125.00</b>

<b>Club House</b>							
7250 - Office Supplies/Svc/Misc	-	20.83	20.83	549.64	166.67	(382.97)	250.00
7260 - Repair & Maintenance - Clubhouse	860.17	625.00	(235.17)	10,614.51	5,000.00	(5,614.51)	7,500.00
7280 - Water/Sewer (95367-618536) - Clubhouse	78.60	250.00	171.40	1,194.35	2,000.00	805.65	3,000.00
7290 - Electric (76213-46761) - Clubhouse	749.42	875.00	125.58	5,585.18	7,000.00	1,414.82	10,500.00
<b>Total Club House</b>	<b>1,688.19</b>	<b>1,770.83</b>	<b>82.64</b>	<b>17,943.68</b>	<b>14,166.67</b>	<b>(3,777.01)</b>	<b>21,250.00</b>

<b>Pool</b>							
7310 - Pool Service	400.00	62.50	(337.50)	400.00	500.00	100.00	750.00
7320 - Pool Equip Repairs	-	666.67	666.67	8,553.25	5,333.33	(3,219.92)	8,000.00
7325 - Pool Supplies	393.67	708.33	314.66	3,662.83	5,666.67	2,003.84	8,500.00
7330 - Pool Permit	-	112.67	112.67	1,351.40	901.33	(450.07)	1,352.00
<b>Total Pool</b>	<b>793.67</b>	<b>1,550.17</b>	<b>756.50</b>	<b>13,967.48</b>	<b>12,401.33</b>	<b>(1,566.15)</b>	<b>18,602.00</b>

<b>Street, Lights &amp; Signs</b>							
7410 - Repair & Maintenance - Street, Lights, & Signs	-	500.00	500.00	347.50	4,000.00	3,652.50	6,000.00

# The Lakes of Sarasota Maintenance Association, Inc.

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7420 - Electric - Street, Lights, & Signs	1,839.44	1,375.00	(464.44)	11,371.62	11,000.00	(371.62)	16,500.00
<b>Total Street, Lights &amp; Signs</b>	<b>1,839.44</b>	<b>1,875.00</b>	<b>35.56</b>	<b>11,719.12</b>	<b>15,000.00</b>	<b>3,280.88</b>	<b>22,500.00</b>
<b>Security</b>							
7510 - Camera & Security System	3,444.35	3,108.33	(336.02)	28,588.73	24,866.67	(3,722.06)	37,300.00
<b>Total Security</b>	<b>3,444.35</b>	<b>3,108.33</b>	<b>(336.02)</b>	<b>28,588.73</b>	<b>24,866.67</b>	<b>(3,722.06)</b>	<b>37,300.00</b>
<b>Lake / Fountain / Tennis Courts</b>							
7610 - Lake Maintenance Contract	204.42	198.33	(6.09)	1,635.36	1,586.67	(48.69)	2,380.00
7615 - Lake Repairs	-	50.00	50.00	-	400.00	400.00	600.00
7620 - Tennis Court Maintenance	-	166.67	166.67	-	1,333.33	1,333.33	2,000.00
7650 - Fountain Maintenance	188.49	166.67	(21.82)	2,955.60	1,333.33	(1,622.27)	2,000.00
<b>Total Lake / Fountain / Tennis Courts</b>	<b>392.91</b>	<b>581.67</b>	<b>188.76</b>	<b>4,590.96</b>	<b>4,653.33</b>	<b>62.37</b>	<b>6,980.00</b>
<b>Administrative</b>							
7810 - Insurance	4,014.03	3,355.83	(658.20)	29,334.02	26,846.67	(2,487.35)	40,270.00
7820 - Legal/Professional	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
7825 - Accounting Services	-	25.00	25.00	300.00	200.00	(100.00)	300.00
7835 - Fees, Dues, License	-	16.67	16.67	61.25	133.36	72.11	200.00
7870 - Management Fee	1,140.00	1,140.00	-	9,120.00	9,120.00	-	13,680.00
7875 - Social	-	50.00	50.00	799.76	400.00	(399.76)	600.00
7880 - Office Supplies	242.28	314.58	72.30	2,021.68	2,516.64	494.96	3,775.00
7890 - Payroll & Taxes	5,663.33	5,833.33	170.00	46,288.06	46,666.67	378.61	70,000.00
<b>Total Administrative</b>	<b>11,059.64</b>	<b>10,985.41</b>	<b>(74.23)</b>	<b>87,924.77</b>	<b>87,883.34</b>	<b>(41.43)</b>	<b>131,825.00</b>
<b>Other</b>							
9000 - Transfer to Reserves	-	-	-	80,839.50	80,839.50	-	107,786.00
<b>Total Other</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>80,839.50</b>	<b>80,839.50</b>	<b>-</b>	<b>107,786.00</b>
<b>Total Expense</b>	<b>34,348.18</b>	<b>29,381.83</b>	<b>(4,966.35)</b>	<b>338,833.97</b>	<b>315,894.17</b>	<b>(22,939.80)</b>	<b>460,368.00</b>
<b>Operating Net Total</b>	<b>(4,891.05)</b>	<b>-</b>	<b>(4,891.05)</b>	<b>(21,635.46)</b>	<b>-</b>	<b>(21,635.46)</b>	<b>-</b>
<b>Net Total</b>	<b>(4,891.05)</b>	<b>-</b>	<b>(4,891.05)</b>	<b>(21,635.46)</b>	<b>-</b>	<b>(21,635.46)</b>	<b>-</b>

**The Lakes of Sarasota Maintenance Association  
Reserves Balance  
August 31, 2025**

	Balance 1/1/2025	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>Reserves</b>						
3610 Deferred Maintenance	\$ 265,448.22	\$ 80,839.50	\$ -	\$ (89,665.35)	\$ -	\$ 256,622.37
3890 Reserve Interest	999.47	-	-	-	3,574.86	\$ 4,574.33
	<b>\$ 266,447.69</b>	<b>\$ 80,839.50</b>	<b>\$ -</b>	<b>\$ (89,665.35)</b>	<b>\$ 3,574.86</b>	<b>\$ 261,196.70</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
6/9/25 Parking Lot Services - Resurface	6,281.00
<b>Total \$</b>	<b>89,665.35</b>

**Allocation**

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**Total \$ -**

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