



**THE LAKES OF SARASOTA MAINTENANCE
ASSOCIATION, INC.
FINANCIAL REPORTS
September 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 9/30/2025

Assets	Operating	Reserve	Total
Assets			
1012 - Truist OP 4125	\$4,256.45		\$4,256.45
1019 - Due (to)/from Reserves	(\$55,000.00)		(\$55,000.00)
1022 - Truist RES 4133		\$206,780.76	\$206,780.76
1029 - Due (to)/from Operating		\$55,000.00	\$55,000.00
1050 - Prepaid Insurance	\$39,238.50		\$39,238.50
1055 - Prepaid Expense	\$3,333.30		\$3,333.30
1100 - Accounts Receivable	\$2,734.00		\$2,734.00
Total Assets	(\$5,437.75)	\$261,780.76	\$256,343.01
Total Assets	(\$5,437.75)	\$261,780.76	\$256,343.01
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$9,080.99		\$9,080.99
3035 - Prepaid Assessments	\$16.00		\$16.00
3610 - Deferred Maintenance Reserves		\$256,622.37	\$256,622.37
3890 - Reserve Interest		\$5,158.39	\$5,158.39
Total Liabilities	\$9,096.99	\$261,780.76	\$270,877.75
Equity			
3900 - Retained Earnings	\$6,757.57		\$6,757.57
3903 - Prior Year Adjustment	(\$30.00)		(\$30.00)
3999 - Net Income	(\$21,262.31)		(\$21,262.31)
Total Equity	(\$14,534.74)		(\$14,534.74)
Total Liabilities / Equity	(\$5,437.75)	\$261,780.76	\$256,343.01

The Lakes of Sarasota Maintenance Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Assessments	29,381.83	29,381.83	-	264,436.50	264,436.50	-	352,582.00
5015 - Reserves	-	-	-	80,839.50	80,839.50	-	107,786.00
5050 - Interest	.10	-	.10	4.44	-	4.44	-
5060 - Other	150.00	-	150.00	1,450.00	-	1,450.00	-
Total Income	29,531.93	29,381.83	150.10	346,730.44	345,276.00	1,454.44	460,368.00
Total Income	29,531.93	29,381.83	150.10	346,730.44	345,276.00	1,454.44	460,368.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,400.00	4,583.33	183.33	42,900.00	41,250.00	(1,650.00)	55,000.00
7120 - Berm & Common Area Landscaping	-	583.33	583.33	-	5,250.00	5,250.00	7,000.00
7140 - Tree Trimming	2,750.00	1,250.00	(1,500.00)	11,570.00	11,250.00	(320.00)	15,000.00
7155 - Irrigation Repairs/Maint	479.92	416.67	(63.25)	6,249.40	3,750.00	(2,499.40)	5,000.00
7160 - Irrigation Water	335.62	291.67	(43.95)	3,059.79	2,625.00	(434.79)	3,500.00
7190 - Street Maintenance	-	125.00	125.00	8,650.00	1,125.00	(7,525.00)	1,500.00
Total Grounds	7,965.54	7,250.00	(715.54)	72,429.19	65,250.00	(7,179.19)	87,000.00

Rec Center							
7210 - Repairs & Maintenance - Rec Center	277.95	375.00	97.05	20,255.39	3,375.00	(16,880.39)	4,500.00
7220 - Pest Control - Rec Center	77.45	68.75	(8.70)	538.96	618.75	79.79	825.00
7230 - Water/Sewer (95129-618484) - Rec Center	407.88	1,041.67	633.79	3,247.11	9,375.00	6,127.89	12,500.00
7235 - Electric (36733-44754) - Rec Center	600.80	691.67	90.87	5,713.00	6,225.00	512.00	8,300.00
7236 - Trash/Waste Pro - Rec Center	30.59	83.33	52.74	436.29	750.00	313.71	1,000.00
Total Rec Center	1,394.67	2,260.42	865.75	30,190.75	20,343.75	(9,847.00)	27,125.00

Club House							
7250 - Office Supplies/Svc/Misc	-	20.83	20.83	549.64	187.50	(362.14)	250.00
7260 - Repair & Maintenance - Clubhouse	511.32	625.00	113.68	11,125.83	5,625.00	(5,500.83)	7,500.00
7280 - Water/Sewer (95367-618536) - Clubhouse	63.19	250.00	186.81	1,257.54	2,250.00	992.46	3,000.00
7290 - Electric (76213-46761) - Clubhouse	663.53	875.00	211.47	6,248.71	7,875.00	1,626.29	10,500.00
Total Club House	1,238.04	1,770.83	532.79	19,181.72	15,937.50	(3,244.22)	21,250.00

Pool							
7310 - Pool Service	300.00	62.50	(237.50)	700.00	562.50	(137.50)	750.00
7320 - Pool Equip Repairs	-	666.67	666.67	8,553.25	6,000.00	(2,553.25)	8,000.00
7325 - Pool Supplies	444.94	708.33	263.39	4,107.77	6,375.00	2,267.23	8,500.00
7330 - Pool Permit	-	112.67	112.67	1,351.40	1,014.00	(337.40)	1,352.00
Total Pool	744.94	1,550.17	805.23	14,712.42	13,951.50	(760.92)	18,602.00

Street, Lights & Signs							
7410 - Repair & Maintenance - Street, Lights, & Signs	-	500.00	500.00	347.50	4,500.00	4,152.50	6,000.00

The Lakes of Sarasota Maintenance Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7420 - Electric - Street, Lights, & Signs	1,679.55	1,375.00	(304.55)	13,051.17	12,375.00	(676.17)	16,500.00
Total Street, Lights & Signs	1,679.55	1,875.00	195.45	13,398.67	16,875.00	3,476.33	22,500.00
Security							
7510 - Camera & Security System	4,595.43	3,108.33	(1,487.10)	33,184.16	27,975.00	(5,209.16)	37,300.00
Total Security	4,595.43	3,108.33	(1,487.10)	33,184.16	27,975.00	(5,209.16)	37,300.00
Lake / Fountain / Tennis Courts							
7610 - Lake Maintenance Contract	204.42	198.33	(6.09)	1,839.78	1,785.00	(54.78)	2,380.00
7615 - Lake Repairs	-	50.00	50.00	-	450.00	450.00	600.00
7620 - Tennis Court Maintenance	-	166.67	166.67	-	1,500.00	1,500.00	2,000.00
7650 - Fountain Maintenance	-	166.67	166.67	2,955.60	1,500.00	(1,455.60)	2,000.00
Total Lake / Fountain / Tennis Courts	204.42	581.67	377.25	4,795.38	5,235.00	439.62	6,980.00
Administrative							
7810 - Insurance	4,014.03	3,355.83	(658.20)	33,348.05	30,202.50	(3,145.55)	40,270.00
7820 - Legal/Professional	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
7825 - Accounting Services	-	25.00	25.00	300.00	225.00	(75.00)	300.00
7835 - Fees, Dues, License	-	16.67	16.67	61.25	150.03	88.78	200.00
7870 - Management Fee	1,140.00	1,140.00	-	10,260.00	10,260.00	-	13,680.00
7875 - Social	-	50.00	50.00	799.76	450.00	(349.76)	600.00
7880 - Office Supplies	287.24	314.58	27.34	2,308.92	2,831.22	522.30	3,775.00
7890 - Payroll & Taxes	5,894.92	5,833.33	(61.59)	52,182.98	52,500.00	317.02	70,000.00
Total Administrative	11,336.19	10,985.41	(350.78)	99,260.96	98,868.75	(392.21)	131,825.00
Other							
9000 - Transfer to Reserves	-	-	-	80,839.50	80,839.50	-	107,786.00
Total Other	-	-	-	80,839.50	80,839.50	-	107,786.00
Total Expense	29,158.78	29,381.83	223.05	367,992.75	345,276.00	(22,716.75)	460,368.00
Operating Net Total	373.15	-	373.15	(21,262.31)	-	(21,262.31)	-
Net Total	373.15	-	373.15	(21,262.31)	-	(21,262.31)	-

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

	Balance 1/1/2025	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
Reserves						
3610 Deferred Maintenance	\$ 265,448.22	\$ 80,839.50	\$ -	\$ (89,665.35)	\$ -	\$ 256,622.37
3890 Reserve Interest	999.47	-	-	-	4,158.92	\$ 5,158.39
	\$ 266,447.69	\$ 80,839.50	\$ -	\$ (89,665.35)	\$ 4,158.92	\$ 261,780.76

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

Total \$ 89,665.35

Allocation

Total \$ -