

Balance Sheet

Properties: Laguna Pointe Condominium Association, Inc - Indigo Drive Pensacola, FL 32507

As of: 04/30/2024

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	226,314.18
Reserve Bank Fund	1,260.64
Paint Reserve Warrington 8089	80,262.93
Insurance Reserve Warrington 2227	69,808.95
Commercial Money Market	102,740.16
Regions Money Market	119,160.34
Total Cash	599,547.20
Prepaid Expenses	552.01
Accounts Receivable	16,469.80
Prepaid Insurance - Flood	10,170.68
Prepaid Insurance	810.29
TOTAL ASSETS	627,549.98
LIABILITIES & CAPITAL	
Liabilities	
Electrical Claim -SWYCSCP0083	-774.00
Prepaid Dues	14,730.00
Accounts Payable	5,119.73
Total Liabilities	19,075.73
Capital	
Net Assets	
Unrestricted Net Assets	65,713.17
Total Net Assets	65,713.17
Reserve Funds	
Asset Reserve Fund	223,161.14
Paint Reserve	80,262.93
Insurance Reserve	69,808.98
Total Reserve Funds	373,233.05
Calculated Retained Earnings	128,768.75
Calculated Prior Years Retained Earnings	40,759.28
Total Capital	608,474.25
TOTAL LIABILITIES & CAPITAL	627,549.98

Annual Budget - Comparative - MTD, YTD, Budget

Properties: Laguna Pointe Condominium Association, Inc - Indigo Drive Pensacola, FL 32507

As of: Apr 2024

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
4106	Special Assessment - Elevator	107,520.00	0.00	107,520.00	107,520.00	0.00	107,520.00	0.00
4110	Dues	33,600.00	33,600.00	0.00	134,400.00	134,400.00	0.00	403,200.00
4111	Special Assessment	0.00	0.00	0.00	102,564.00	0.00	102,564.00	0.00
	Total Operating Income	141,120.00	33,600.00	107,520.00	344,484.00	134,400.00	210,084.00	403,200.00
Expense								
6070 MAINTENANCE								
6004	Gate Contract Front	0.00	97.37	97.37	292.11	389.48	97.37	1,168.44
6072	Janitorial Expense	345.77	320.00	-25.77	885.77	1,280.00	394.23	3,840.00
6077	Pest Control	168.00	168.00	0.00	672.00	672.00	0.00	2,016.00
6078	Pool Services	2,449.02	520.00	-1,929.02	3,914.02	2,080.00	-1,834.02	6,240.00
6080	Grounds Maintenance	1,292.75	1,405.06	112.31	5,171.00	5,620.24	449.24	16,860.64
6085	Elevator Maintenance	536.00	382.73	-153.27	2,529.50	1,530.92	-998.58	4,592.70
6096	Pest-Termite	0.00	45.33	45.33	0.00	181.32	181.32	543.96
6134	Fire Alarm Monitoring	0.00	108.34	108.34	0.00	433.36	433.36	1,300.00
6138	Fire Alarm and Sprinkler Inspections	0.00	482.50	482.50	5,995.00	1,930.00	-4,065.00	5,790.00
6308	Gate Maintenance	245.00	95.00	-150.00	621.38	380.00	-241.38	1,140.00
	Total MAINTENANCE	5,036.54	3,624.33	-1,412.21	20,080.78	14,497.32	-5,583.46	43,491.74
6090 INSURANCE								
6091	Property Insurance	92.00	0.00	-92.00	53,610.85	0.00	-53,610.85	0.00
6093	Flood Insurance	1,271.33	0.00	-1,271.33	5,085.32	0.00	-5,085.32	0.00
	Total INSURANCE	1,363.33	0.00	-1,363.33	58,696.17	0.00	-58,696.17	0.00
6100 LEGAL AND OTHER PROFESSIONAL FEES								
6101	Legal	0.00	100.00	100.00	299.75	400.00	100.25	1,200.00
6102	Accounting	195.00	41.67	-153.33	195.00	166.68	-28.32	500.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	195.00	141.67	-53.33	494.75	566.68	71.93	1,700.00

Annual Budget - Comparative - MTD, YTD, Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6110	MANAGEMENT FEES							
6111	Management Fees	651.00	651.00	0.00	2,604.00	2,604.00	0.00	7,812.00
6114	Postage	0.00	10.00	10.00	16.10	40.00	23.90	120.00
6115	General & Administrative	150.00	122.75	-27.25	300.00	491.00	191.00	1,473.00
	Total MANAGEMENT FEES	801.00	783.75	-17.25	2,920.10	3,135.00	214.90	9,405.00
6135	Handyman Expense	201.13	416.67	215.54	703.20	1,666.68	963.48	5,000.00
6140	REPAIRS							
6147	Repairs - Other	187.71	700.00	512.29	408.61	2,800.00	2,391.39	8,400.00
6148	Building Repairs	225.00	700.00	475.00	2,053.19	2,800.00	746.81	8,400.00
6285	Fire Alarm Repair	1,809.00	1,166.67	-642.33	1,809.00	4,666.68	2,857.68	14,000.00
6316	Air Duct Cleaning	0.00	563.75	563.75	0.00	2,255.00	2,255.00	6,765.00
	Total REPAIRS	2,221.71	3,130.42	908.71	4,270.80	12,521.68	8,250.88	37,565.00
6170	UTILITIES							
6171	Electricity	727.73	1,039.66	311.93	2,994.28	4,158.64	1,164.36	12,475.92
6173	Water	725.12	944.83	219.71	3,107.53	3,779.32	671.79	11,337.96
6174	Sewer	1,202.26	1,067.29	-134.97	3,696.21	4,269.16	572.95	12,807.48
6175	Garbage and Recycling	449.15	1,131.64	682.49	1,775.54	4,526.56	2,751.02	13,579.68
6184	Phone	299.94	300.36	0.42	1,201.11	1,201.44	0.33	3,604.32
	Total UTILITIES	3,404.20	4,483.78	1,079.58	12,774.67	17,935.12	5,160.45	53,805.36
6190	OTHER							
6194	Website/Computer Expenses	324.00	34.20	-289.80	324.00	136.80	-187.20	410.40
	Total OTHER	324.00	34.20	-289.80	324.00	136.80	-187.20	410.40
6700	ADMINISTRATIVE							
6105	Corporate Filing	61.25	0.00	-61.25	122.50	0.00	-122.50	0.00
	Total ADMINISTRATIVE	61.25	0.00	-61.25	122.50	0.00	-122.50	0.00
6740	Repairs							
6165	Elevator Unscheduled Repairs	0.00	700.00	700.00	0.00	2,800.00	2,800.00	8,400.00
	Total Repairs	0.00	700.00	700.00	0.00	2,800.00	2,800.00	8,400.00
7000	CAPITAL EXPENSES							
7099	Reserves Contribution	28,832.07	28,832.07	0.00	115,328.28	115,328.28	0.00	345,984.84
	Total CAPITAL EXPENSES	28,832.07	28,832.07	0.00	115,328.28	115,328.28	0.00	345,984.84
	Total Operating Expense	42,440.23	42,146.89	-293.34	215,715.25	168,587.56	-47,127.69	505,762.34
	Total Operating Income	141,120.00	33,600.00	107,520.00	344,484.00	134,400.00	210,084.00	403,200.00

Annual Budget - Comparative - MTD, YTD, Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Expense	42,440.23	42,146.89	-293.34	215,715.25	168,587.56	-47,127.69	505,762.34
	NOI - Net Operating Income	98,679.77	-8,546.89	107,226.66	128,768.75	-34,187.56	162,956.31	-102,562.34
	Total Income	141,120.00	33,600.00	107,520.00	344,484.00	134,400.00	210,084.00	403,200.00
	Total Expense	42,440.23	42,146.89	-293.34	215,715.25	168,587.56	-47,127.69	505,762.34
	Net Income	98,679.77	-8,546.89	107,226.66	128,768.75	-34,187.56	162,956.31	-102,562.34