

Balance Sheet

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

As of: 09/30/2024

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	213,613.53
Reserve Bank Fund	1,260.64
Paint Reserve Warrington 8089	88,478.33
Insurance Reserve Warrington 2227	182,704.85
Commercial Money Market	76,972.88
Regions Money Market	133,044.69
Total Cash	696,074.92
Prepaid Expenses	552.01
Accounts Receivable	2,540.00
Prepaid Insurance - Flood	3,814.03
Prepaid Insurance	-158.71
TOTAL ASSETS	702,822.25
LIABILITIES & CAPITAL	
Liabilities	
Electrical Claim -SWYCSCP0083	-774.00
Prepaid Dues	13,930.00
Accounts Payable	33,950.15
Total Liabilities	47,106.15
Capital	
Net Assets	
Unrestricted Net Assets	65,713.17
Total Net Assets	65,713.17
Reserve Funds	
Asset Reserve Fund	210,028.21
Paint Reserve	88,478.33
Insurance Reserve	182,704.88
Total Reserve Funds	481,211.42
Calculated Retained Earnings	68,032.23
Calculated Prior Years Retained Earnings	40,759.28
Total Capital	655,716.10
TOTAL LIABILITIES & CAPITAL	702,822.25

Annual Budget - Comparative - MTD,YTD,Budget

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

As of: Sep 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	0.00	0.00	0.00	107,520.00	0.00	107,520.00	0.00
4110	Dues	33,600.00	33,600.00	0.00	302,400.00	302,400.00	0.00	403,200.00
4111	Special Assessment	0.00	0.00	0.00	102,564.00	0.00	102,564.00	0.00
4400	FEES INCOME							
4480	Violation Fine	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
	Total FEES INCOME	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
	Total Operating Income	33,600.00	33,600.00	0.00	513,484.00	302,400.00	211,084.00	403,200.00
Expense								
50000	Administrative Expenses							
50115	Licenses/Permits/Fees	0.00	0.00	0.00	184.80	0.00	-184.80	0.00
	Total Administrative Expenses	0.00	0.00	0.00	184.80	0.00	-184.80	0.00
6070	MAINTENANCE							
6004	Gate Contract Front	0.00	97.37	97.37	584.22	876.33	292.11	1,168.44
6072	Janitorial Expense	160.00	320.00	160.00	2,005.77	2,880.00	874.23	3,840.00
6074	Landscaping	0.00	0.00	0.00	1,292.75	0.00	-1,292.75	0.00
6077	Pest Control	168.00	168.00	0.00	1,512.00	1,512.00	0.00	2,016.00
6080	Grounds Maintenance	1,292.75	1,405.05	112.30	12,156.51	12,645.49	488.98	16,860.64
6085	Elevator Maintenance	300.00	382.72	82.72	5,617.50	3,444.54	-2,172.96	4,592.70
6096	Pest-Termite	0.00	45.33	45.33	0.00	407.97	407.97	543.96
6134	Fire Alarm Monitoring	0.00	108.33	108.33	0.00	975.01	975.01	1,300.00
6138	Fire Alarm and Sprinkler Inspections	0.00	482.50	482.50	5,995.00	4,342.50	-1,652.50	5,790.00
6308	Gate Maintenance	645.00	95.00	-550.00	1,551.38	855.00	-696.38	1,140.00
6317	Fire Extinguisher Inspection	0.00	0.00	0.00	222.00	0.00	-222.00	0.00
	Total MAINTENANCE	2,565.75	3,104.30	538.55	30,937.13	27,938.84	-2,998.29	37,251.74
6090	INSURANCE							
6091	Property Insurance	92.00	0.00	-92.00	54,070.85	0.00	-54,070.85	0.00

Annual Budget - Comparative - MTD,YTD,Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6093	Flood Insurance	1,271.33	0.00	-1,271.33	11,441.97	0.00	-11,441.97	0.00
	Total INSURANCE	1,363.33	0.00	-1,363.33	65,512.82	0.00	-65,512.82	0.00
6100	LEGAL AND OTHER PROFESSIONAL FEES							
6101	Legal	820.00	100.00	-720.00	2,359.75	900.00	-1,459.75	1,200.00
6102	Accounting	0.00	41.66	41.66	195.00	375.02	180.02	500.00
	Total LEGAL AND OTHER PROFESSIONAL FEES	820.00	141.66	-678.34	2,554.75	1,275.02	-1,279.73	1,700.00
6110	MANAGEMENT FEES							
6111	Management Fees	651.00	651.00	0.00	5,859.00	5,859.00	0.00	7,812.00
6114	Postage	0.00	10.00	10.00	34.92	90.00	55.08	120.00
6115	General & Administrative	0.00	122.75	122.75	300.00	1,104.75	804.75	1,473.00
	Total MANAGEMENT FEES	651.00	783.75	132.75	6,193.92	7,053.75	859.83	9,405.00
6135	Handyman Expense	0.00	416.66	416.66	2,397.73	3,750.02	1,352.29	5,000.00
6140	REPAIRS							
6144	HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	14,263.00	0.00	-14,263.00	0.00
6147	Repairs - Other	0.00	700.00	700.00	4,908.82	6,300.00	1,391.18	8,400.00
6148	Building Repairs	259.77	700.00	440.23	2,312.96	6,300.00	3,987.04	8,400.00
6149	Pool Repairs	0.00	0.00	0.00	3,350.00	0.00	-3,350.00	0.00
6285	Fire Alarm Repair	0.00	1,166.66	1,166.66	6,433.13	10,500.02	4,066.89	14,000.00
6312	Electrician	315.00	0.00	-315.00	315.00	0.00	-315.00	0.00
6316	Air Duct Cleaning	0.00	563.75	563.75	0.00	5,073.75	5,073.75	6,765.00
	Total REPAIRS	574.77	3,130.41	2,555.64	31,582.91	28,173.77	-3,409.14	37,565.00
6153	Office Supplies	0.00	0.00	0.00	42.98	0.00	-42.98	0.00
6170	UTILITIES							
6171	Electricity	1,508.91	1,039.66	-469.25	6,764.16	9,356.94	2,592.78	12,475.92
6173	Water	1,028.14	944.83	-83.31	7,836.47	8,503.47	667.00	11,337.96
6174	Sewer	1,498.45	1,067.29	-431.16	9,555.98	9,605.61	49.63	12,807.48
6175	Garbage and Recycling	443.17	1,131.64	688.47	3,561.49	10,184.76	6,623.27	13,579.68
6184	Phone	315.85	300.36	-15.49	2,751.40	2,703.24	-48.16	3,604.32
	Total UTILITIES	4,794.52	4,483.78	-310.74	30,469.50	40,354.02	9,884.52	53,805.36
6190	OTHER							
6194	Website/Computer Expenses	0.00	34.20	34.20	324.00	307.80	-16.20	410.40
	Total OTHER	0.00	34.20	34.20	324.00	307.80	-16.20	410.40

Annual Budget - Comparative - MTD,YTD,Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
6335	Backflow Inspection/repairs	750.00	0.00	-750.00	975.00	0.00	-975.00	0.00
6500	COMMON AREA							
6512	Garbage & Recycling - Common Area	441.23	0.00	-441.23	441.23	0.00	-441.23	0.00
6513	Pet Waste Disposal	0.00	0.00	0.00	49.44	0.00	-49.44	0.00
6519	Elevator Maintenance-Common Area	80.69	0.00	-80.69	80.69	0.00	-80.69	0.00
	Total COMMON AREA	521.92	0.00	-521.92	571.36	0.00	-571.36	0.00
6550	POOL EXPENSES							
6078	Pool Services	1,430.00	520.00	-910.00	6,844.02	4,680.00	-2,164.02	6,240.00
	Total POOL EXPENSES	1,430.00	520.00	-910.00	6,844.02	4,680.00	-2,164.02	6,240.00
6600	PROFESSIONAL FEES							
6609	Other - Professional Fees	6,250.00	0.00	-6,250.00	6,250.00	0.00	-6,250.00	0.00
	Total PROFESSIONAL FEES	6,250.00	0.00	-6,250.00	6,250.00	0.00	-6,250.00	0.00
6620	GENERAL & ADMINISTRATIVE							
6037	Misc Administration	0.00	0.00	0.00	175.00	0.00	-175.00	0.00
	Total GENERAL & ADMINISTRATIVE	0.00	0.00	0.00	175.00	0.00	-175.00	0.00
6700	ADMINISTRATIVE							
6105	Corporate Filing	0.00	0.00	0.00	122.50	0.00	-122.50	0.00
	Total ADMINISTRATIVE	0.00	0.00	0.00	122.50	0.00	-122.50	0.00
6740	Repairs							
6165	Elevator Unscheduled Repairs	0.00	700.00	700.00	623.94	6,300.00	5,676.06	8,400.00
	Total Repairs	0.00	700.00	700.00	623.94	6,300.00	5,676.06	8,400.00
7000	CAPITAL EXPENSES							
7068	Pool Remodel - Capital	0.00	0.00	0.00	200.78	0.00	-200.78	0.00
7099	Reserves Contribution	28,832.07	28,832.07	0.00	259,488.63	259,488.63	0.00	345,984.84
	Total CAPITAL EXPENSES	28,832.07	28,832.07	0.00	259,689.41	259,488.63	-200.78	345,984.84
	Total Operating Expense	48,553.36	42,146.83	-6,406.53	445,451.77	379,321.85	-66,129.92	505,762.34
	Total Operating Income	33,600.00	33,600.00	0.00	513,484.00	302,400.00	211,084.00	403,200.00
	Total Operating Expense	48,553.36	42,146.83	-6,406.53	445,451.77	379,321.85	-66,129.92	505,762.34
	NOI - Net Operating Income	-14,953.36	-8,546.83	-6,406.53	68,032.23	-76,921.85	144,954.08	-102,562.34
	Total Income	33,600.00	33,600.00	0.00	513,484.00	302,400.00	211,084.00	403,200.00
	Total Expense	48,553.36	42,146.83	-6,406.53	445,451.77	379,321.85	-66,129.92	505,762.34

Annual Budget - Comparative - MTD,YTD,Budget

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Net Income	-14,953.36	-8,546.83	-6,406.53	68,032.23	-76,921.85	144,954.08	-102,562.34