



Financial Report Package

December 2025

Prepared for

LAGO GRANDE HOMEOWNERS

By

Sunshine Management Services LLC

**Balance Sheet - Operating**

LAGO GRANDE HOMEOWNERS

End Date: 12/31/2025

Assets**CASH - OPERATING**

10-1000-00	Popular - Operating - 3623	(\$41,517.52)
10-1020-00	Popular - Contingency - 9901	1,834.20
10-1090-00	Petty Cash	500.00

Total CASH - OPERATING: (\$39,183.32)

CASH RESERVE

12-1200-00	Popular - Reserve - 1762	18,470.51
------------	--------------------------	-----------

Total CASH RESERVE: \$18,470.51

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Owner	144,892.50
------------	-----------------------------	------------

Total ACCOUNTS RECEIVABLE: \$144,892.50

OTHER CURRENT ASSETS

15-1555-00	Refund	(500.00)
15-1580-00	Due From 7A-B-C-D	401,724.80
15-1585-00	Due From Operating	148,000.00

Total OTHER CURRENT ASSETS: \$549,224.80

OTHER EXPENSES

70-7031-00	Internet	1,300.95
------------	----------	----------

Total OTHER EXPENSES: \$1,300.95

Total Assets: \$674,705.44

Liabilities & Equity**CURRENT LIABILITIES**

20-2000-00	Accounts Payable	44,860.30
20-2035-00	Deposits - Keys	250.00
20-2040-00	Insurance Claim Proceeds	(4,653.50)
20-2045-00	Insurance Claim Spent - Gate 60 St.	8.75
20-2050-00	Prepaid Owner Assessments	35,843.53
20-2091-00	Due to El Prado by the Lake	(240.00)
20-2092-00	Due to Lago Grande 6B	439,163.64
20-2095-00	Due to Reserve	148,000.00

Total CURRENT LIABILITIES: \$663,232.72

LONG TERM LIABILITIES

23-2300-00	Loan Payable -SBAD TREAS	125,542.00
------------	--------------------------	------------

Total LONG TERM LIABILITIES: \$125,542.00

RESERVES

30-3000-00	Reserve - General	(74,734.60)
30-3005-00	Reserve - Cabana Roof	6,052.91
30-3010-00	Reserve - Curbs/Streets	22,316.00
30-3015-00	Reserve - Gate Equipment	13,255.81



Balance Sheet - Operating

LAGO GRANDE HOMEOWNERS

End Date: 12/31/2025

30-3020-00	Reserve - Guardhouse Roof	\$5,256.81	
30-3025-00	Reserve - Perimeter Wall	35,369.59	
30-3030-00	Reserve - Playground Equipment	75.83	
30-3035-00	Reserve - Pool Deck Resurface	10,880.23	
30-3040-00	Reserve - Pool Furniture	474.02	
30-3045-00	Reserve - Pool Resurfacing	(49,153.79)	
30-3050-00	Reserve - Paving	38,933.75	
Total RESERVES:			<u>\$8,726.56</u>
EQUITY			
35-3500-00	Opening Balance Equity	186,524.28	
35-3510-00	Capital Contributions	68,508.00	
35-3575-00	Retained Earnings	(278,533.04)	
Total EQUITY:			<u>(\$23,500.76)</u>
Net Income Gain / Loss		<u>(99,295.08)</u>	<u>(\$99,295.08)</u>
Total Liabilities & Equity:			<u><u>\$674,705.44</u></u>

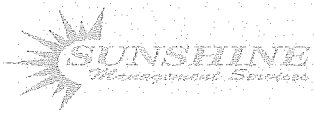


Income Statement - Operating

LAGO GRANDE HOMEOWNERS

From 12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ORDINARY INCOME							
4000-00 Maintenance Fees	\$ 120,047.48	\$ -	\$ 120,047.48	\$1,393,766.47	\$ -	\$1,393,766.47	\$ -
4020-00 Late Fees & Interest	-	-	-	2,430.00	-	2,430.00	-
4095-00 Gate Key Income	(10.00)	-	(10.00)	5,445.00	-	5,445.00	-
4125-00 Utility Reimbursements	-	-	-	(75.00)	-	(75.00)	-
4200-00 Interest Income - Operating	3.27	-	3.27	5.05	-	5.05	-
4205-00 Interest Income - Reserve	19.70	-	19.70	288.94	-	288.94	-
Total ORDINARY INCOME	\$ 120,060.45	\$ -	\$ 120,060.45	\$1,401,860.46	\$ -	\$1,401,860.46	\$ -
Total OPERATING INCOME	\$ 120,060.45	\$ -	\$ 120,060.45	\$1,401,860.46	\$ -	\$1,401,860.46	\$ -
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5005-00 Office Supplies	51.35	-	(51.35)	1,614.93	-	(1,614.93)	-
5027-00 Management Software	1,268.00	-	(1,268.00)	7,608.00	-	(7,608.00)	-
5040-00 Licenses & Permits	-	-	-	631.61	-	(631.61)	-
5050-00 Printing & Postage	1,660.00	-	(1,660.00)	20,206.55	-	(20,206.55)	-
5055-00 Office Equipment	412.66	-	(412.66)	2,590.22	-	(2,590.22)	-
5064-00 Cable, Telephone, and Internet	99.39	-	(99.39)	198.78	-	(198.78)	-
5065-00 Bad Debt Expense	-	-	-	13,427.45	-	(13,427.45)	-
5075-00 Bank Charges	134.00	-	(134.00)	661.66	-	(661.66)	-
5082-00 Annual Registration MDC	-	-	-	211.25	-	(211.25)	-
Total ADMINISTRATIVE EXPENSES	\$ 3,625.40	\$ -	(\$ 3,625.40)	\$ 47,150.45	\$ -	(\$47,150.45)	\$ -
TAXES & INSURANCE							
5200-00 Insurance-Hazard/Comm/D&O/Flood/Liab	-	-	-	98,121.17	-	(98,121.17)	-
5205-00 Insurance-Other	15,368.68	-	(15,368.68)	58,477.60	-	(58,477.60)	-
5272-00 Property Taxes	-	-	-	344.17	-	(344.17)	-
Total TAXES & INSURANCE	\$ 15,368.68	\$ -	(\$ 15,368.68)	\$156,942.94	\$ -	(\$156,942.94)	\$ -
UTILITIES							
5400-00 Electricity	-	-	-	82,569.45	-	(82,569.45)	-
5410-00 Water & Sewer	280.06	-	(280.06)	2,714.03	-	(2,714.03)	-
5420-00 Trash Service	-	-	-	1,420.00	-	(1,420.00)	-
5455-00 Telephone	75.00	-	(75.00)	6,427.19	-	(6,427.19)	-
5460-00 Internet	1,491.82	-	(1,491.82)	10,948.50	-	(10,948.50)	-
Total UTILITIES	\$ 1,846.88	\$ -	(\$ 1,846.88)	\$104,079.17	\$ -	(\$104,079.17)	\$ -
CONTRACT SERVICES							
5500-00 Landscaping Service	12,300.00	-	(12,300.00)	147,600.00	-	(147,600.00)	-
5510-00 Janitorial Services	12,450.00	-	(12,450.00)	149,400.00	-	(149,400.00)	-
5515-00 Contract Labor	-	-	-	15,300.00	-	(15,300.00)	-
5545-00 Lake Maintenance	525.00	-	(525.00)	6,489.00	-	(6,489.00)	-
5550-00 Management Fees	14,582.00	-	(14,582.00)	195,302.00	-	(195,302.00)	-
5555-00 Security Service	68,397.70	-	(68,397.70)	568,123.70	-	(568,123.70)	-
5570-00 Pest Control	-	-	-	1,050.00	-	(1,050.00)	-
Total CONTRACT SERVICES	\$ 108,254.70	\$ -	(\$ 108,254.70)	\$1,083,264.70	\$ -	(\$1,083,264.70)	\$ -

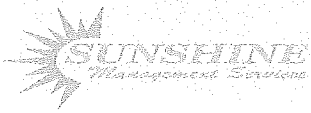


Income Statement - Operating

LAGO GRANDE HOMEOWNERS

From 12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
AMENITIES							
6000-00 Pool Service	\$1,980.00	\$-	(\$1,980.00)	\$15,840.00	\$-	(\$15,840.00)	\$-
6015-00 Pool Repairs & Maint	-	-	-	8,120.00	-	(8,120.00)	-
6019-00 Pool Permit	-	-	-	750.35	-	(750.35)	-
Total AMENITIES	\$1,980.00	\$-	(\$1,980.00)	\$24,710.35	\$-	(\$24,710.35)	\$-
REPAIRS & MAINTENANCE							
6500-00 General Repair & Maint	9,450.00	-	(9,450.00)	39,425.00	-	(39,425.00)	-
6560-00 Electrical/Lighting Repairs	-	-	-	17,475.00	-	(17,475.00)	-
6570-00 Gates/Gate Entry System	-	-	-	3,445.00	-	(3,445.00)	-
6575-00 Equipment Repair & Maint	-	-	-	740.79	-	(740.79)	-
6640-00 Gate Repair	-	-	-	5,225.00	-	(5,225.00)	-
6695-00 Lock & Key Expenses	-	-	-	881.00	-	(881.00)	-
6725-00 Maintenance Supplies	784.08	-	(784.08)	13,029.14	-	(13,029.14)	-
6826-00 Repairs and Maintenance	300.00	-	(300.00)	300.00	-	(300.00)	-
Total REPAIRS & MAINTENANCE	\$10,534.08	\$-	(\$10,534.08)	\$80,520.93	\$-	(\$80,520.93)	\$-
OTHER EXPENSES							
7020-00 Loan Payment - Principal	641.00	-	(641.00)	4,487.00	-	(4,487.00)	-
Total OTHER EXPENSES	\$641.00	\$-	(\$641.00)	\$4,487.00	\$-	(\$4,487.00)	\$-
Total OPERATING EXPENSE	\$142,250.74	\$-	(\$142,250.74)	\$1,501,155.54	\$-	(\$1,501,155.54)	\$-
Net Income:	(\$22,190.29)	\$0.00	(\$22,190.29)	(\$99,295.08)	\$0.00	(\$99,295.08)	\$0.00

**Bank Account Reconciliation**

LAGO GRANDE HOMEOWNERS

Popular - Operating - 3623 (End: 12/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
02/18/2020		Belkis C. Alonso, Ck #7538		0	(\$25.00)
12/20/2021		Vivian Rodriguez, Ck #8234		0	(\$25.00)
07/19/2024		F.P.L., Ck #8203		0	(\$55.54)
07/22/2024		Department of Publi, Ck #9208		0	(\$645.58)
02/03/2025		Raul Leiva, Ck #9341		0	(\$362.00)
03/05/2025		FL Property Mainte, Ck #9367		0	(\$7,875.00)
04/29/2025		Deposit from batch 4696		559	\$118.40
04/30/2025		Deposit from batch 4563		533	\$72.86
04/30/2025		Deposit from batch 4096		458	\$72.86
04/30/2025		Deposit from batch 4003		437	\$72.86
04/30/2025		Deposit from batch 4582		537	\$72.86
04/30/2025		Deposit from batch 4026		441	\$72.86
04/30/2025		Deposit from batch 4051		448	\$72.86
04/30/2025		Deposit from batch 5202		639	\$72.86
04/30/2025		Deposit from batch 5215		641	\$72.86
04/30/2025		Deposit from batch 5045		617	\$103.40
04/30/2025		Deposit from batch 4226		482	\$118.40
04/30/2025		Deposit from batch 4030		443	\$118.40
04/30/2025		Deposit from batch 4974		605	\$118.40
04/30/2025		Deposit from batch 4436		512	\$118.40
04/30/2025		Deposit from batch 4739		568	\$118.40
04/30/2025		Deposit from multiple batches		436	\$236.80
05/20/2025		Move CK# 2240336928 12/8/2025	4734 - Move or Return Payment	0	\$240.00
05/30/2025		Move 7/29/2025	2329 - Move or Return Payment	0	\$118.40
10/10/2025		Move CK# 6417 11/6/2025	4185 - Move or Return Payment	0	\$118.40
11/10/2025		LAGO GRANDE SIX CONDOMINIUMS	4492 - Move or Return Payment	5138	(\$280.00)
12/15/2025		SECURITY FOREVER, LLC.		5154	(\$10,000.00)
12/15/2025		Vizcaya Pool, Inc		5150	(\$1,980.00)
12/17/2025		SECURITY FOREVER, LLC.		5157	(\$11,465.90)
12/17/2025		SECURITY FOREVER, LLC.		5158	(\$10,000.00)
12/17/2025		Floridas Property Maintenance		5155	(\$950.00)
12/17/2025		Return Reason S Refer to Marker CHK#1193	5301 - Move or Return Payment	0	(\$118.40)
12/22/2025		Floridas Property Maintenance		5161	(\$5,100.00)
12/30/2025		CITY OF HIALEAH		0	(\$280.06)
12/30/2025		Breezeline		0	(\$99.39)
12/30/2025		RDS		0	(\$84.53)
Total Uncleared					(\$47,236.12)



Bank Account Reconciliation

LAGO GRANDE HOMEOWNERS

Popular - Operating - 3623 (End: 12/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

Popular - Operating - 3623 Summary

Ending Account Balance:	\$(41,517.52)
Uncleared Items:	(\$47,236.12)
Adjusted Balance:	\$ 5,718.60
Bank Ending Balance:	\$ 5,718.60
Difference:	\$-