

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Income/Expense Statement

January through December 2023

Cash Basis

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Maintenance Fee Income	247,725.72
Maintenance Fee Return	-150.00
Special Assesment Income	25,498.88
Total Income	273,074.60
Cost of Goods Sold	
Contract Labor	16,350.00
Total COGS	16,350.00
Gross Profit	256,724.60
Expense	
Alarm & Security	1,291.00
Application Fees Expense	1,464.00
Bank Charge	80.16
Community Association Managment	4,320.00
Computer and Internet Expenses	490.00
Insurance Expense	83,322.48
Janitorial Services	19,200.00
Landscaping and Groundskeeping	771.65
Licenses & Permits	6,432.73
Office Expenses & Supplies	663.41
Postage and Delivery	15.63
Professional Fees	
Legal Fees	1,914.71
Accounting Fees	1,570.00
Total Professional Fees	3,484.71
Repairs and Maintenance	
Lights	99.25
Electrical Room-Metal Door	20,258.65
Elevator Maintenance	2,541.54
Gate	745.22
Plumbing Expense	310.00
Pest Control Expense	3,207.50
Pool Services	5,112.50
Security Cameras	4,956.70
Total Repairs and Maintenance	37,231.36
Telephone Expense	5,657.68
Utilities	
FPL	8,436.17
Cable & Internet	46,696.11
Total Utilities	55,132.28
Waste & Trash	8,211.94
Water & Sewer Expense	34,279.13
Total Expense	262,048.16
Net Ordinary Income	-5,323.56
Other Income/Expense	
Other Income	
Interest Income	17.02
Total Other Income	17.02
Net Other Income	17.02
Net Income	-5,306.54

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Balance Sheet

As of December 31, 2023

Cash Basis

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
BOA Operating - 9456	5,300.40
BOA Tenant deposit-7054	18,645.10
BOA Special Assesment - 2606	9,394.43
Reserve Accounts	
BOA Reserve Roof-4930	43,795.47
BOA Reserve Elevator - 4998	7,834.43
BOA Reserve Ex. Painting - 5023	50,413.42
BOA Reserve Other - 0131	9,903.49
Total Reserve Accounts	111,946.81
Total Checking/Savings	145,286.74
Other Current Assets	
Elevator Modernization down pay	28,910.00
Total Other Current Assets	28,910.00
Total Current Assets	174,196.74
TOTAL ASSETS	174,196.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Tenant deposit payable-BOA 7054	19,000.00
Total Other Current Liabilities	19,000.00
Total Current Liabilities	19,000.00
Total Liabilities	19,000.00
Equity	
Operating Funds	48,556.47
Reserve Funds	111,946.81
Net Income	-5,306.54
Total Equity	155,196.74
TOTAL LIABILITIES & EQUITY	174,196.74