



LOG - Resident Financial Report

Property Keepers Mgmt., LLC

Lakewood on the Green Property Association, Inc

Thursday, January 22, 2026

**Lakewood on the Green Property
Association, Inc**

Run Date: 01/22/2026
Run Time: 03:45 PM

**BALANCE SHEET
As of: 12/31/2025
Assets**

Account #	Account Name	Total
Asset		
01330	Special Assmts. Receiv.	(\$300.00)
01025	BankAtlantic - Petty Cash	\$1.00
02016	Utility Deposit	\$185.00
01027	SouthState Bank Petty Cash 6357	\$652.43
01325	Allowance for Bad Debt	\$52,411.01
01610	Prepaid Insurance	\$6,283.49
02011	Accum Depr - Equipment	(\$57,770.33)
01340	Late Fees Receivable	\$1,341.31
01299	Due To/(From) Reserves	\$257,445.56
02010	Furniture & Equipment	\$57,770.33
01220	SouthState Bank Reserve MM 6354	\$148,207.70
01420	Recreation Pass Receiv.	\$1,331.04
01390	Owner Interest Receiv.	\$334.48
01099	Due To/(From) Operating	(\$257,445.56)
01210	TD Bank MM - Reserve	(\$5.69)
01310	Assessments Receivable	\$49,699.59
01012	SouthState Bank Operating 6351	\$27,678.96
01380	Owner Admin. Fees Receiv.	\$600.00
	ASSET TOTAL:	\$288,420.32
	TOTAL ASSETS:	\$288,420.32

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$35,472.12
03010	Accounts Payable	\$7,451.37
03025	Clubhouse Security Deposit	(\$375.00)
03020	Insurance Payable	(\$9,647.25)
	LIABILITY TOTAL:	\$32,901.24
	TOTAL LIABILITIES:	\$32,901.24

Equity

Account #	Account Name	Total
Equity		
05290	Reserves-Interest	\$8,000.34
05020	Reserves - Contingency	\$16,183.91
05050	Reserves - Lawn Sprinklers	\$8,536.88
05060	Reserves - Clubhouse Carpet	\$18,938.68

Account #	Account Name	Total
05030	Reserves - Pool Remarcite	\$9,914.33
05210	Villas Reserves - Contingency	\$76,735.57
05220	Villas Reserves - Painting	\$112,337.84
05040	Reserves - Storm	\$155,000.00
05510	Retained Earning	(\$31,135.10)
	EQUITY TOTAL:	<u>\$374,512.45</u>
	Current Year Net Income/(Loss)	<u>(\$118,993.37)</u>
	TOTAL EQUITY:	<u>\$255,519.08</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$288,420.32</u></u>

Lakewood on the Green Property Association, Inc

Run Date: 01/22/2026

Run Time: 03:45 PM

INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	0.00	53,304.55	(53,304.55)	639,231.00	639,654.82	(423.82)	639,654.82
06315 Clubhouse Rental Fee	1,050.00	0.00	1,050.00	8,400.00	0.00	8,400.00	0.00
06340 Late Fee Income	(150.00)	16.63	(166.63)	4,123.00	200.00	3,923.00	200.00
06360 Misc. Owner Income	0.00	0.00	0.00	605.00	0.00	605.00	0.00
06380 Owner Admin. Fees Income	75.00	0.00	75.00	645.00	0.00	645.00	0.00
06390 Owner Interest Income	0.00	0.00	0.00	(65.59)	0.00	(65.59)	0.00
06410 Key Card/Medico Key Income	0.00	0.00	0.00	400.00	0.00	400.00	0.00
06420 Recreation Lot Rental Income	0.00	8.37	(8.37)	985.00	100.00	885.00	100.00
06810 Laundry Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
06920 Misc. Income	0.00	0.00	0.00	16,464.00	0.00	16,464.00	0.00
Income Total	975.00	53,329.55	(52,354.55)	671,087.41	639,954.82	31,132.59	639,954.82
Total Income	975.00	53,329.55	(52,354.55)	671,087.41	639,954.82	31,132.59	639,954.82

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
07010 Management Fees	7,114.20	1,416.63	(5,697.57)	20,994.25	17,000.00	(3,994.25)	17,000.00
07020 Accounting Fees	1,500.00	833.37	(666.63)	2,500.00	10,000.00	7,500.00	10,000.00
07160 Legal Fees	1,585.55	500.00	(1,085.55)	4,135.55	6,000.00	1,864.45	6,000.00
07250 Bank Charges	0.00	8.37	8.37	28.00	100.00	72.00	100.00
07260 Postage & Mailings	29.92	83.37	53.45	2,543.75	1,000.00	(1,543.75)	1,000.00
07280 Insurance	698.17	2,318.37	1,620.20	21,821.21	27,820.00	5,998.79	27,820.00
07320 Office Expenses	500.00	25.00	(475.00)	500.00	300.00	(200.00)	300.00
07325 Holiday Bonuses	1,100.00	66.63	(1,033.37)	1,100.00	800.00	(300.00)	800.00
07450 Licenses, Fees & Permits	50.35	83.37	33.02	1,218.36	1,000.00	(218.36)	1,000.00
08210 Pool Operation & Mgmt.	850.00	850.00	0.00	8,696.00	10,200.00	1,504.00	10,200.00
08220 Pool Repairs/Supplies	0.00	416.63	416.63	65,700.50	5,000.00	(60,700.50)	5,000.00
08350 Electricity	1,537.82	1,333.37	(204.45)	13,096.86	16,000.00	2,903.14	16,000.00
08370 Water & Sewer	1,132.30	750.00	(382.30)	12,866.48	9,000.00	(3,866.48)	9,000.00
08380 Trash Removal	100.33	133.37	33.04	1,290.19	1,600.00	309.81	1,600.00
08610 General Maintenance & Repairs	3,513.93	1,250.00	(2,263.93)	21,818.14	15,000.00	(6,818.14)	15,000.00
08620 Clubhouse repairs & Supplies	0.00	0.00	0.00	(400.00)	0.00	400.00	0.00
08630 Irrigation Repairs	0.00	500.00	500.00	4,030.00	6,000.00	1,970.00	6,000.00
08650 Rust Inhibitor	787.86	635.55	(152.31)	9,454.32	7,626.82	(1,827.50)	7,626.82
08660 Janitorial Services	0.00	4,983.37	4,983.37	41,087.89	59,800.00	18,712.11	59,800.00
08670 Security Services	0.00	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00
08680 Lawn Services	3,376.60	3,858.37	481.77	47,272.40	46,300.00	(972.40)	46,300.00
08690 Tree Trimming	0.00	250.00	250.00	6,970.00	3,000.00	(3,970.00)	3,000.00
08790 Misc. Expense	0.00	29.62	29.62	0.00	355.00	355.00	355.00
08915 Reserves - Contingency/POA	216.67	216.63	(0.04)	2,166.70	2,600.00	433.30	2,600.00
08920 Reserves - Pool Remarcite	100.00	100.00	0.00	1,000.00	1,200.00	200.00	1,200.00
08925 Reserves - Sprinklers/Pumps	100.00	100.00	0.00	1,000.00	1,200.00	200.00	1,200.00
08930 Reserves - Clubhouse Carpet	83.00	83.00	0.00	(14,420.00)	996.00	15,416.00	996.00
08935 Reserves - Strom	877.00	877.00	0.00	8,770.00	10,524.00	1,754.00	10,524.00
Expense Total	25,253.70	21,702.02	(3,551.68)	287,740.60	260,421.82	(27,318.78)	260,421.82

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense - Villas							
09010 Management Fee	0.00	2,476.50	2,476.50	26,383.92	29,718.00	3,334.08	29,718.00
09020 Accounting Expense	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
09040 Legal Expense	0.00	333.37	333.37	0.00	4,000.00	4,000.00	4,000.00
09050 Office Expense	0.00	41.63	41.63	0.00	500.00	500.00	500.00
09110 Electrical	1,447.60	1,333.37	(114.23)	16,591.04	16,000.00	(591.04)	16,000.00
09120 Cable TV	20,855.83	20,747.37	(108.46)	250,226.01	248,968.00	(1,258.01)	248,968.00
09210 Parking Enforcement	0.00	0.00	0.00	2,850.00	0.00	(2,850.00)	0.00
09220 Irrigation Maint	0.00	175.00	175.00	0.00	2,100.00	2,100.00	2,100.00
09230 Irrigation Repairs & Supplies	0.00	0.00	0.00	914.37	0.00	(914.37)	0.00
09240 Lawn Services	3,963.84	4,404.25	440.41	55,493.76	52,851.00	(2,642.76)	52,851.00
09245 Tree Trimming	0.00	250.00	250.00	8,930.00	3,000.00	(5,930.00)	3,000.00
09370 Reserves - Contingency	833.00	833.00	0.00	8,374.00	9,996.00	1,622.00	9,996.00
09375 Reserves - Painting	750.00	750.00	0.00	129,563.00	9,000.00	(120,563.00)	9,000.00
09750 Extermination	150.00	33.37	(116.63)	3,014.08	400.00	(2,614.08)	400.00
Expense - Villas Total	28,000.27	31,627.86	3,627.59	502,340.18	379,533.00	(122,807.18)	379,533.00
Total Expense	53,253.97	53,329.88	75.91	790,080.78	639,954.82	(150,125.96)	639,954.82
Net Income	(52,278.97)	(0.33)	(52,278.64)	(118,993.37)	0.00	(118,993.37)	0.00