



Association Address
3809 NE 170 Street
North Miami Beach, FL 33160

MONTHLY FINANCIAL STATEMENTS PACKAGE

LAGO VERDE VILLAS, INC.

For the Period Ended
September, 2026

**Prepared For
Board of Directors**

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The accompanying financial statements have been prepared by management and have not been subjected to an audit or review engagement by an independent accounting firm.

Balance Sheet

Properties: LAGO VERDE VILLAS, INC. - 3809 NE 170 Street North Miami Beach, FL 33160

As of: 09/30/2026

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	13,232.41
Cash	1,808.79
Total Cash	15,041.20
TOTAL ASSETS	15,041.20
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	3,248.70
Prepaid	6,250.00
Total Liabilities	9,498.70
Capital	
Retained Earnings	44,552.25
Calculated Retained Earnings	-15,848.46
Calculated Prior Years Retained Earnings	-23,161.29
Total Capital	5,542.50
TOTAL LIABILITIES & CAPITAL	15,041.20

Income Statement - 12 Month

New Wave Accounting & Management, Inc.

Properties: LAGO VERDE VILLAS, INC. - 3809 NE 170 Street North Miami Beach, FL 33160

Fund Type: All

Period Range: Jan 2026 to Sep 2026

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total
Operating Income & Expense										
Income										
Maintenance	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00	202,500.00
Late Charges	0.00	25.00	25.00	0.00	25.00	0.00	0.00	0.00	0.00	75.00
Interest Income	5.96	5.21	5.70	5.48	5.57	5.39	5.57	5.09	3.25	47.22
Special Assessment	0.00	10,602.00	10,602.00	0.00	0.00	0.00	0.00	0.00	0.00	21,204.00
Total Operating Income	22,505.96	33,132.21	33,132.70	22,505.48	22,530.57	22,505.39	22,505.57	22,505.09	22,503.25	223,826.22
Expense										
Administrative										
Accounting Services	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Bank Service Fee	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
Licenses and Permits	52.00	0.00	0.00	0.00	275.35	0.00	0.00	0.00	382.50	709.85
Postage and Delivery	16.50	23.24	2.58	3.44	3.44	3.44	5.16	5.16	5.16	68.12
Mailing Expense	0.00	27.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.00
Inspections	0.00	1,664.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,664.50
Engineering Plans	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00	0.00	0.00	3,100.00
Fla Annual Report	0.00	0.00	68.70	0.00	0.00	0.00	0.00	0.00	0.00	68.70
Management - Non-Routine	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00
Total Administrative	83.50	1,714.74	371.28	3.44	278.79	3.44	3,255.16	5.16	387.66	6,103.17
Insurance										
Insurance	17,422.56	17,422.56	17,422.56	17,422.56	17,422.56	16,399.39	16,238.31	16,836.31	16,836.31	153,423.12
Insurance - Flood	522.47	522.47	522.47	522.47	522.47	522.47	528.71	0.00	0.00	3,663.53
Total Insurance	17,945.03	17,945.03	17,945.03	17,945.03	17,945.03	16,921.86	16,767.02	16,836.31	16,836.31	157,086.65
Contract Expenses										
Landscaping Service Contract	180.00	180.00	180.00	180.00	180.00	180.00	180.00	270.00	180.00	1,710.00
Pool Maintenance Contract	0.00	0.00	0.00	0.00	350.00	350.00	350.00	350.00	350.00	1,750.00
Management Fees Contract	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	7,200.00
Total Contract Expenses	980.00	980.00	980.00	980.00	1,330.00	1,330.00	1,330.00	1,420.00	1,330.00	10,660.00

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Total
Repairs & Maintenance										
General Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
Janitorial	322.00	322.00	322.00	322.00	322.00	322.00	322.00	322.00	282.00	2,858.00
Pest Control	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,440.00
Pool Repairs & Maintenance	0.00	2,865.60	11,462.40	13,833.40	2,579.00	1,875.00	0.00	0.00	2,866.20	35,481.60
Repairs & Maintenance Supplies	0.00	75.00	0.00	64.18	0.00	0.00	0.00	0.00	0.00	139.18
Miscellaneous	45.00	0.00	27.00	0.00	0.00	0.00	0.00	0.00	0.00	72.00
Total Repairs & Maintenance	527.00	3,422.60	11,971.40	14,379.58	3,061.00	2,457.00	482.00	482.00	3,308.20	40,090.78
Utilities										
Utilities Trash Removal	750.52	750.52	750.52	750.52	750.52	750.52	750.52	750.52	750.52	6,754.68
Utilities Electric	59.28	55.78	48.47	51.95	79.91	122.57	123.39	125.78	116.14	783.27
Utilities Water Sewer	1,846.80	1,726.79	1,794.44	2,283.19	1,819.69	3,008.20	1,697.50	2,102.90	1,916.62	18,196.13
Total Utilities	2,656.60	2,533.09	2,593.43	3,085.66	2,650.12	3,881.29	2,571.41	2,979.20	2,783.28	25,734.08
Total Operating Expense	22,192.13	26,595.46	33,861.14	36,393.71	25,264.94	24,593.59	24,405.59	21,722.67	24,645.45	239,674.68
NOI - Net Operating Income										
	313.83	6,536.75	-728.44	-13,888.23	-2,734.37	-2,088.20	-1,900.02	782.42	-2,142.20	-15,848.46
Total Income	22,505.96	33,132.21	33,132.70	22,505.48	22,530.57	22,505.39	22,505.57	22,505.09	22,503.25	223,826.22
Total Expense	22,192.13	26,595.46	33,861.14	36,393.71	25,264.94	24,593.59	24,405.59	21,722.67	24,645.45	239,674.68
Net Income	<u>313.83</u>	<u>6,536.75</u>	<u>-728.44</u>	<u>-13,888.23</u>	<u>-2,734.37</u>	<u>-2,088.20</u>	<u>-1,900.02</u>	<u>782.42</u>	<u>-2,142.20</u>	<u>-15,848.46</u>

Annual Budget - Comparative

Properties: LAGO VERDE VILLAS, INC. - 3809 NE 170 Street North Miami Beach, FL 33160

As of: Sep 2026

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
Maintenance	22,500.00	0.00	202,500.00	0.00	0.00
Late Charges	0.00	0.00	75.00	0.00	0.00
Interest Income	3.25	0.00	47.22	0.00	0.00
Special Assessment	0.00	0.00	21,204.00	0.00	0.00
Total Operating Income	22,503.25	0.00	223,826.22	0.00	0.00
Expense					
Administrative					
Accounting Services	0.00	0.00	300.00	0.00	0.00
Bank Service Fee	0.00	0.00	15.00	0.00	0.00
Licenses and Permits	382.50	0.00	709.85	0.00	0.00
Postage and Delivery	5.16	0.00	68.12	0.00	0.00
Mailing Expense	0.00	0.00	27.00	0.00	0.00
Inspections	0.00	0.00	1,664.50	0.00	0.00
Engineering Plans	0.00	0.00	3,100.00	0.00	0.00
Fla Annual Report	0.00	0.00	68.70	0.00	0.00
Management - Non-Routine	0.00	0.00	150.00	0.00	0.00
Total Administrative	387.66	0.00	6,103.17	0.00	0.00
Insurance					
Insurance	16,836.31	0.00	153,423.12	0.00	0.00
Insurance - Flood	0.00	0.00	3,663.53	0.00	0.00
Total Insurance	16,836.31	0.00	157,086.65	0.00	0.00
Contract Expenses					
Landscaping Service Contract	0.00	0.00	1,350.00	0.00	0.00
Pool Maintenance Contract	350.00	0.00	1,750.00	0.00	0.00
Management Fees Contract	800.00	0.00	7,200.00	0.00	0.00
Total Contract Expenses	1,150.00	0.00	10,300.00	0.00	0.00
Repairs & Maintenance					
General Repairs & Maintenance	0.00	0.00	100.00	0.00	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Janitorial	282.00	0.00	2,858.00	0.00	0.00
Landscaping	180.00	0.00	360.00	0.00	0.00
Pest Control	160.00	0.00	1,440.00	0.00	0.00
Pool Repairs & Maintenance	2,866.20	0.00	35,481.60	0.00	0.00
Repairs & Maintenance Supplies	0.00	0.00	139.18	0.00	0.00
Miscellaneous	0.00	0.00	72.00	0.00	0.00
Total Repairs & Maintenance	3,488.20	0.00	40,450.78	0.00	0.00
Utilities					
Utilities Trash Removal	750.52	0.00	6,754.68	0.00	0.00
Utilities Electric	116.14	0.00	783.27	0.00	0.00
Utilities Water Sewer	1,916.62	0.00	18,196.13	0.00	0.00
Total Utilities	2,783.28	0.00	25,734.08	0.00	0.00
Total Operating Expense	24,645.45	0.00	239,674.68	0.00	0.00
Total Operating Income	22,503.25	0.00	223,826.22	0.00	0.00
Total Operating Expense	24,645.45	0.00	239,674.68	0.00	0.00
NOI - Net Operating Income	-2,142.20	0.00	-15,848.46	0.00	0.00
Total Income	22,503.25	0.00	223,826.22	0.00	0.00
Total Expense	24,645.45	0.00	239,674.68	0.00	0.00
Net Income	-2,142.20	0.00	-15,848.46	0.00	0.00