

Lakeridge Condominium Association, Inc

Balance Sheet

09/30/2025

Assets

Accounts Receivable	9,961.94
Petty cash	300.00
Truist Operating *****5670	7,214.59
Truist Savings*****5719	19,877.42
Truist Savings *****5751	36,675.00
Regions Reserves *****2694	24,438.78
Regions Structural Reserves*****9111	81,003.73
Prepaid expenses	35,931.91
Water Deposit	1,001.00
Due from(to) Reserve Fund	(15,431.00)
<u>Total Assets</u>	<u>200,973.37</u>

Liabilities

Accounts Payable - Net Total	22,020.64
Prepaid assessments	2,341.03
Due from (to) Operating Fund	(15,431.00)
Income Tax Payable	8,828.00
<u>Total Liabilities</u>	<u>17,758.67</u>

Net Worth

Current Operation Fund	48,492.20
Net Income	25,373.53
Reserves	
Reserves	28,609.97
TOTAL Reserves	<u>28,609.97</u>
Structural Reserves	
Roof Recoat	50,454.00
Fire Pump	7,326.00
Waterproofing / Painting	14,526.00
Plumbing	3,033.00
Windows & Doors	1,773.00
Fire Prevention Systems	3,627.00

Lakeridge Condominium Association, Inc

Balance Sheet

09/30/2025

TOTAL Structural Reserves	<u>80,739.00</u>
<u>Total Net Worth</u>	<u>183,214.70</u>
<u>Total Net Worth and Liabilities</u>	<u>200,973.37</u>

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 09/01/2025 to 09/30/2025

Actual Current
Period

Revenues

Common fees	52,535.00
Operating account Interest	0.28
Savings account Interest	33.58
Reserves Account Interest	311.56
Car Charging Station	18.66
Rooftop Lease	3,070.45

Total Revenue	55,969.53	0.00
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Expenses

Administrative

Income Taxes	146.04
Legal Fees	563.25
Manager	5,230.78
Office Supplies	205.08
Office Computer Software	87.90
Payroll Pkg.	141.76
Payroll Taxes	400.14

TOTAL Administrative	6,774.95
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Reserve Contribution	14,973.00
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Building Maintenance

Cleaning Service	757.75
Elevator Maintenance	2,592.18
Interior Building Maint./Repairs	300.00
Maintenance Repairs/Supplies	269.23
Pool Maintenance	650.00

TOTAL Building Maintenance	4,569.16
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Grounds Maintenance

Lawn Maintenance	1,300.00
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TOTAL Grounds Maintenance	1,300.00
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Utilities

Cable	5,596.53
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Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 09/01/2025 to 09/30/2025

	Actual Current Period
Electricity (building)	1,413.99
Electricity (street lights)	170.44
Electric Service (charging station)	36.84
Gas	162.42
Telephone and Internet	161.94
Water/Sewer	2,339.71
TOTAL Utilities	<u>9,881.87</u>

Total Expense	37,498.98	0.00
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Net Income	18,470.55	0.00
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Lakeridge Condominium Association, Inc

Income and Expense Comparative Statement

From 09/01/2025 to 09/30/2025

	<u>September 2025</u>		<u>January to September</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Common fees	52,535	52,572	472,815	473,148	333	630,861	657,654
Miscellaneous incomes			91		(91)		
Estoppel Fees			750		(750)		
Operating account Interest			2		(2)		
Savings account Interest	34		218		(218)		
Reserves Account Interest	312		8,523		(8,523)		
Interest received on late payments			1,411		(1,411)		
Car Charging Station	19		575		(575)		
Rooftop Lease	3,070	2,917	27,187	26,253	(934)	35,000	34,000
Recovered Attorney Fees			977		(977)		
Total Revenues	55,970	55,489	512,549	499,401	(13,148)	665,861	691,654

Expenses

Administrative

Bank Fees		66	1,027	594	(433)	790	790
Community Relations		167	874	1,503	629	2,000	2,000
Contingency		2,917		26,253	26,253	35,000	18,000
CPA Fees		542		4,878	4,878	6,500	6,000
Division Fees/Corp. Report		31	377	279	(98)	377	377
Income Taxes	146	1,250	19,320	11,250	(8,070)	15,000	12,000
Legal Fees	563	83	9,082	747	(8,335)	1,000	1,000
Licenses and Permits		21	201	189	(12)	250	250
Manager	5,231	5,167	49,692	46,503	(3,189)	62,000	60,000
Professional Services			600		(600)		
Miscellaneous expenses			100		(100)		
Office Supplies	205	42	552	378	(174)	500	500
Office Computer Software	88	117	1,017	1,053	36	1,400	1,200
Office Equipment		83		747	747	1,000	1,000
Payroll Pkg.	142	142	1,448	1,278	(170)	1,700	1,700
Payroll Taxes	400	417	3,850	3,753	(97)	5,000	5,000
Postage		42	340	378	38	500	400
Website		33	425	297	(128)	400	400
TOTAL Administrative	6,775	11,120	88,905	100,080	11,175	133,417	110,617

	<u>September 2025</u>		<u>January to September</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Reserve Contribution	14,973	14,973	134,757	134,757		179,680	254,887
Insurance							
D&O Ins.		117	1,398	1,053	(345)	1,400	1,800
Fidelity Bond		79	993	711	(282)	944	800
Gen Liability Ins.		858	11,275	7,722	(3,553)	10,300	12,000
Property Ins.		11,167	89,313	100,503	11,190	134,000	110,000
Umbrella Ins.		106	1,270	954	(316)	1,270	7,500
Workmans Comp. Ins.		67	853	603	(250)	800	800
TOTAL Insurance	0	12,394	105,102	111,546	6,444	148,714	132,900
Building Maintenance							
Charging Station Maintenance		83	1,414	747	(667)	1,000	1,000
Cleaning Service	758	667	5,764	6,003	239	8,000	8,000
Elevator Maintenance	2,592	833	10,369	7,497	(2,872)	10,000	9,000
Elevator Monitoring		108	1,170	972	(198)	1,300	1,100
Exterior Building & Grounds Maint./Repairs		500	1,751	4,500	2,749	6,000	6,000
Interior Building Maint./Repairs	300	417	459	3,753	3,294	5,000	5,000
Maintenance Repairs/Supplies	269	667	12,799	6,003	(6,796)	8,000	8,000
Plumbing Repairs/Supplies		417	2,345	3,753	1,408	5,000	5,000
Pool Maintenance	650	650	5,850	5,850		7,800	7,500
Window Washing		417		3,753	3,753	5,000	
TOTAL Building Maintenance	4,569	4,759	41,921	42,831	910	57,100	50,600
Grounds Maintenance							
Fertilization/pest/weed control		325	2,675	2,925	250	3,900	3,900
Lawn Maintenance	1,300	1,300	11,400	11,700	300	15,600	14,400
TOTAL Grounds Maintenance	1,300	1,625	14,075	14,625	550	19,500	18,300
Utilities							
Cable	5,597	5,250	48,712	47,250	(1,462)	63,000	61,000
Electricity (building)	1,414	1,250	12,425	11,250	(1,175)	15,000	15,000
Electricity (street lights)	170	175	1,524	1,575	51	2,100	2,000
Electric Service (charging station)	37	29	550	261	(289)	350	350
Gas	162	1,083	11,953	9,747	(2,206)	13,000	13,000
Telephone and Internet	162	333	1,651	2,997	1,346	4,000	3,000
Water/Sewer	2,340	2,500	25,599	22,500	(3,099)	30,000	30,000
TOTAL Utilities	9,882	10,620	102,414	95,580	(6,834)	127,450	124,350

	<u>September 2025</u>		<u>January to September</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Total Expenses	37,499	55,491	487,174	499,419	12,245	665,861	691,654

Net Income	18,471	(2)	25,375	(18)	25,393	0	0
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Lakeridge Condominium Association, Inc

Summary Receivables Aging Report

As of : 09/30/2025

Account	Unit	Name	Flags	Current	31-60	61-90	Over 90	Total
20703.00	207	Jarrett, Lisa		665.00		665.00	15,370.00	16,700.00
30803.00	308	Rolon, Myriam & Rosario, Danny					(665.00)	(665.00)
40203.00	402	Arevalo, Jose		87.03			(145.05)	(58.02)
40502.00	405	Williams, Karen		(1,995.00)				(1,995.00)
40701.00	407	David & Carolyn Velegol					(665.00)	(665.00)
50103.00	501	Kohler, David & Kathy		665.00				665.00
50902.00	509	McHenry, Joanie		(23.00)	(7.04)			(30.04)
60101.00	601	Hammonds, Richard & Lisa		(665.00)			(1,330.00)	(1,995.00)
70101.00	701	Hosegood, Ann					(665.00)	(665.00)
70301.00	703	Richardson, Dale & Cecelia					(665.00)	(665.00)
70604.00	706	Boesch, Ruth					(665.00)	(665.00)
Totals	11			(1,265.97)	(7.04)	665.00	10,569.95	9,961.94

Number	Amount	Details
2	17,365.00	= Total of Receivables (Debit)
9	(7,403.06)	= Total paid in advance (Credit) or zero
		= Net total of selected accounts

Lakeridge Condominium Association, Inc

Asset Accounts

From 09/01/2025 to 09/30/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100200.00 - Truist Operating *****5670							7,214.59
		3,951.17	09/01/2025				Beginning Balance
3,951.17		3,951.17	09/01/2025				Beginning Balance
	665.00	4,616.17	09/03/2025	15008			Lockbox deposit
	665.00	5,281.17	09/03/2025	15009			Deposit 100200.00 - Truist Operating *****5670
45,885.00		51,166.17	09/04/2025	15083			Lockbox deposit
	2,815.46	48,350.71	09/04/2025	15084	PPD 8/22-9/4	DP-1551	Direct payment - ADP Payroll Service
	20.71	48,330.00	09/04/2025	15085	305-165-164 2-020314-5 SEP 25	DP-1552	Direct payment - Frontier Communications Internet # 305-165-1642-02031
	12.00	48,318.00	09/05/2025	15092			Returned item bank fee -
	665.00	47,653.00	09/05/2025	15093			Returned item 50902.00 - Joan McHenry in 100200.00 - Truist Operating
3,070.45		50,723.45	09/08/2025	15091			Deposit 100200.00 - Truist Operating *****5670
701.00		51,424.45	09/09/2025	15097			Deposit 100200.00 - Truist Operating *****5670
694.01		52,118.46	09/09/2025	15099			Lockbox deposit
	146.04	51,972.42	09/09/2025	15101	2024 LATE FEE	DP-1553	Direct payment - IRS
	161.94	51,810.48	09/09/2025	15102	863-299-199 3-100715-5 SEP 25	DP-1554	Direct payment - Frontier Communications Office # 863-299-1993-100715-
665.00		52,475.48	09/10/2025	15104			Lockbox deposit
665.00		53,140.48	09/11/2025	15106			Lockbox deposit
	300.00	52,840.48	09/11/2025	15108	178985	1881	Check - Mary Powers
	14,973.00	37,867.48	09/11/2025	15109	SEPTEMBE R 2025	1882	Check - Lakeridge Condominium Association Reserves
	410.00	37,457.48	09/11/2025	15110	622	1883	Check - Deeman's Property Maintenance
	563.25	36,894.23	09/11/2025	15111	AUGUST 2025	1884	Check - Boswell & Dunlap, LLP Trust Account
	161.57	36,732.66	09/11/2025	15112	33430717 SEP 25	1885	Check - Orkin # 33430717
	650.00	36,082.66	09/11/2025	15113	14009	1886	Check - Complete Pool Care
	347.75	35,734.91	09/11/2025	15114	38494307.97 7889762369, 38494303.38 49	1887	Check - OCS Commerical Cleaning Service, Inc.
	1,300.00	34,434.91	09/11/2025	15115	21595	1888	Check - Rupertan
	70.88	34,364.03	09/12/2025	15116	CHK DATE 9/5	DP-1555	Direct payment - ADP Payroll Service
665.00		35,029.03	09/15/2025	15119			Lockbox deposit
	2,339.71	32,689.32	09/15/2025	15120	176923 SEP 25	DP-1556	Direct payment - City Of Winter Haven # 176923
18.66		32,707.98	09/16/2025	15123			Deposit 100200.00 - Truist Operating *****5670
	162.42	32,545.56	09/16/2025	15124	20000009289 6 SEP 25	DP-1557	Direct payment - Central Florida Gas Co. # 200000092896
	1,413.99	31,131.57	09/17/2025	15126	21101112613 6 SEP 25	DP-1558	Direct payment - Tampa Electric Company # 211011126136
	170.44	30,961.13	09/17/2025	15127	21101178574 1 SEP 25	DP-1559	Direct payment - Tampa Electric Company # 211011785741
	36.84	30,924.29	09/17/2025	15128	22100773769 7 SEP 25	DP-1560	Direct payment - Tampa Electric Company # 221007737697
	2,815.46	28,108.83	09/18/2025	15129	PPD 9-5-9/18	DP-1561	Direct payment - ADP Payroll Service
665.00		28,773.83	09/22/2025	15133			Lockbox deposit
665.00		29,438.83	09/23/2025	15137			Lockbox deposit
1,995.00		31,433.83	09/25/2025	15141			Deposit 100200.00 - Truist Operating *****5670
	5,575.82	25,858.01	09/26/2025	15142	321-178-211 5-120613-5 SEP 25	DP-1562	Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
	70.88	25,787.13	09/26/2025	15143	CHK DATE 9/19	DP-1563	Direct payment - ADP Payroll Service
	400.64	25,386.49	09/27/2025	15144	*****33 10 SEP 25	DP-1564	Direct payment - Truist Financial # *****3310
	12,393.00	12,993.49	09/29/2025	15146			Insurance Transfer
	1,000.00	11,993.49	09/29/2025	15147			Federal Income Taxes Transfer
	2,917.00	9,076.49	09/29/2025	15148			Contingency Transfer
	600.00	8,476.49	09/29/2025	15149			Chargepoint / CPA Reserve
665.00		9,141.49	09/30/2025	15153			Lockbox deposit

Lakeridge Condominium Association, Inc

Asset Accounts

From 09/01/2025 to 09/30/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
	2,592.18	6,549.31	09/30/2025	15154	5133672 SEP 25	DP-1565	Direct payment - TK Elevator # 5133672
665.00		7,214.31	09/30/2025	15173			Lockbox deposit
0.28		7,214.59	09/30/2025	15182			Interest 100200.00 - Truist Operating *****5670
62,300.57	55,085.98	7,214.59					
62,300.57	55,085.98	7,214.59	Grand Total				

Lakeridge Condominium Association, Inc

Bank Reconciliation : 09/30/2025

Truist	#	xxx5670
100200.00 - Truist Operating *****5670		

Balance on the bank statement as of 09/30/2025:	7,214.59	
PLUS: Deposits not yet cleared at the bank as of this date	0.00	
MINUS: Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	7,214.59	
Balance of the account in our books as of the same date	7,214.59	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
09/03/2025	Dep. # 1152	15008		665.00	Lockbox deposit
09/03/2025	Dep. # 1153	15009		665.00	Deposit 100200.00 - Truist Operating *****5670
09/04/2025	DP-1551	15084	2,815.46		Direct payment - ADP Payroll Service
09/04/2025	DP-1552	15085	20.71		Direct payment - Frontier Communications Internet # 305-165-1642-02031
09/04/2025	Dep. # 1154	15083		45,885.00	Lockbox deposit
09/05/2025		15093	665.00		Returned item 50902.00 - Joan McHenry in 100200.00 - Truist Operating
09/05/2025		15092	12.00		Returned item bank fee -
09/08/2025	Dep. # 1155	15091		3,070.45	Deposit 100200.00 - Truist Operating *****5670
09/09/2025	DP-1554	15102	161.94		Direct payment - Frontier Communications Office # 863-299-1993-100715-
09/09/2025	DP-1553	15101	146.04		Direct payment - IRS
09/09/2025	Dep. # 1157	15099		694.01	Lockbox deposit
09/09/2025	Dep. # 1156	15097		701.00	Deposit 100200.00 - Truist Operating *****5670
09/10/2025	Dep. # 1158	15104		665.00	Lockbox deposit
09/11/2025	1882	15109	14,973.00		Check - Lakeridge Condominium Association Reserves
09/11/2025	1888	15115	1,300.00		Check - Rupertan
09/11/2025	1886	15113	650.00		Check - Complete Pool Care
09/11/2025	1884	15111	563.25		Check - Boswell & Dunlap, LLP Trust Account
09/11/2025	1883	15110	410.00		Check - Deeman's Property Maintenance
09/11/2025	1887	15114	347.75		Check - OCS Commerical Cleaning Service, Inc.
09/11/2025	1881	15108	300.00		Check - Mary Powers
09/11/2025	1885	15112	161.57		Check - Orkin # 33430717
09/11/2025	Dep. # 1159	15106		665.00	Lockbox deposit
09/12/2025	DP-1555	15116	70.88		Direct payment - ADP Payroll Service
09/15/2025	DP-1556	15120	2,339.71		Direct payment - City Of Winter Haven # 176923
09/15/2025	Dep. # 1160	15119		665.00	Lockbox deposit
09/16/2025	DP-1557	15124	162.42		Direct payment - Central Florida Gas Co. # 200000092896
09/16/2025	Dep. # 1161	15123		18.66	Deposit 100200.00 - Truist Operating *****5670
09/17/2025	DP-1558	15126	1,413.99		Direct payment - Tampa Electric Company # 211011126136
09/17/2025	DP-1559	15127	170.44		Direct payment - Tampa Electric Company # 211011785741
09/17/2025	DP-1560	15128	36.84		Direct payment - Tampa Electric Company # 221007737697
09/18/2025	DP-1561	15129	2,815.46		Direct payment - ADP Payroll Service
09/22/2025	Dep. # 1162	15133		665.00	Lockbox deposit
09/23/2025	Dep. # 1163	15137		665.00	Lockbox deposit
09/25/2025	Dep. # 1164	15141		1,995.00	Deposit 100200.00 - Truist Operating *****5670
09/26/2025	DP-1562	15142	5,575.82		Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
09/26/2025	DP-1563	15143	70.88		Direct payment - ADP Payroll Service
09/27/2025	DP-1564	15144	400.64		Direct payment - Truist Financial # *****3310
09/29/2025		15146	12,393.00		Insurance Transfer
09/29/2025		15148	2,917.00		Contingency Transfer
09/29/2025		15147	1,000.00		Federal Income Taxes Transfer

Lakeridge Condominium Association, Inc

Bank Reconciliation : 09/30/2025

Truist	#	xxx5670
100200.00 - Truist Operating *****5670		

09/29/2025		15149	600.00	Chargepoint / CPA Reserve
09/30/2025	DP-1565	15154	2,592.18	Direct payment - TK Elevator # 5133672
09/30/2025		15182		Interest 100200.00 - Truist Operating *****5670
09/30/2025	Dep. # 1165	15153		Lockbox deposit
09/30/2025	Dep. # 1166	15173		Lockbox deposit

Totals	Checks	Deposits	Number
	55 085.98	58 349.40	45

Lakeridge Condominium Association, Inc

Bank Reconciliation : 09/30/2025

Truist	#	xxx5670
100200.00 - Truist Operating *****5670		

Checks and Deposits still outstanding (not cleared at the bank yet)

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals	Checks	Deposits	Number
			0

Lakeridge Condominium Association, Inc

Asset Accounts

From 09/01/2025 to 09/30/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100300.00 - Truist Savings*****5719							19,877.42
15,351.11		15,351.11	09/01/2025				Beginning Balance
1,000.00		16,351.11	09/29/2025	15147			Federal Income Taxes Transfer
2,917.00		19,268.11	09/29/2025	15148			Contingency Transfer
600.00		19,868.11	09/29/2025	15149			Chargepoint / CPA Reserve
9.31		19,877.42	09/30/2025	15183			Interest 100300.00 - Truist Savings*****5719
19,877.42	0.00	19,877.42					
19,877.42		19,877.42					Grand Total

Lakeridge Condominium Association, Inc

Asset Accounts

From 09/01/2025 to 09/30/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100400.00 - Truist Savings *****5751							36,675.00
45,661.30		45,661.30	09/01/2025				Beginning Balance
	21,403.57	24,257.73	09/22/2025	15134	2025 INSURANCE RENEWAL	DP-14	Direct payment - Franklin Hamilton Insurance
12,393.00		36,650.73	09/29/2025	15146			Insurance Transfer
24.27		36,675.00	09/30/2025	15184			Interest 100400.00 - Truist Savings *****5751
58,078.57	21,403.57	36,675.00					
58,078.57	21,403.57	36,675.00	Grand Total				