Lakeridge Condominium Association, Inc

Balance Sheet

05/31/2025

Assets

Accounts Receivable	9,608.64
Petty cash	300.00
Truist Operating *********5670	2,975.87
Truist Savings*********5719	6,298.95
Truist Savings *********5751	29,830.42
Regions Reserves ******2694	159,051.17
Prepaid expenses	27,573.12
Water Deposit	1,001.00
Due from(to) Reserve Fund	(94,807.00)
Total Assets	**141,832.17**

Liabilities

Accounts Payable - Net Total	74,556.71
Due from (to) Operating Fund	(94,807.00)
Total Liabilities	**(20,250.29)**

Net Worth

Current Operation Fund	(12,623.64)
Net Income	(41,552.26)
Reserves	
Reserves	171,403.36
TOTAL Reserves	171,403.36
Structural Reserves	
Roof Recoat	28,030.00
Fire Pump	4,070.00
Waterproofing / Painting	8,070.00
Plumbing	1,685.00
Windows & Doors	985.00
Fire Prevention Systems	2,015.00
TOTAL Structural Reserves	44,855.00
Total Net Worth	**162,082.46**

Lakeridge Condominium Association, Inc

Balance Sheet

05/31/2025

Total Net Worth and Liabilities	**141,832.17**

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 05/01/2025 to 05/31/2025

		Actual Current Period
Revenues		
	Common fees	52,535.00
	Operating account Interest	0.27
	Savings account Interest	19.45
	Reserves Account Interest	435.99
	Car Charging Station	58.95
	Rooftop Lease	2,981.02
	Total Revenue	**56,030.68**
Expenses		
	Administrative	
	Legal Fees	1,350.13
	Manager	5,230.78
	Office Supplies	295.27
	Office Computer Software	187.89
	Payroll Pkg.	135.00
	Payroll Taxes	400.14
	Postage	63.21
	TOTAL Administrative	7,662.42
	Reserve Contribution	14,973.00
	Building Maintenance	
	Cleaning Service	693.20
	Exterior Building & Grounds Maint./Repairs	642.40
	Maintenance Repairs/Supplies	2,849.29
	Plumbing Repairs/Supplies	700.00
	Pool Maintenance	650.00
	TOTAL Building Maintenance	5,534.89
	Grounds Maintenance	
	Fertilization/pest/weed control	225.00
	Lawn Maintenance	1,300.00
	TOTAL Grounds Maintenance	1,525.00
	Utilities	
	Cable	5,328.73

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 05/01/2025 to 05/31/2025

	Actual Current Period
Electricity (building)	1,496.58
Electricity (street lights)	169.06
Electric Service (charging station)	78.30
Gas	950.17
Telephone and Internet	156.21
Water/Sewer	2,722.46
TOTAL Utilities	10,901.51

Total Expense	**40,596.82**

Net Income	**15,433.86**

Lakeridge Condominium Association, Inc

Income and Expense Comparative Statement

From 05/01/2025 to 05/31/2025

	May 2025		January to May			Yearly Budgets	
	Actual	**Budget**	**Actual**	**Budget**	**Var. $**	**Current**	**Last Year**
Revenues							
Common fees	52,535	52,572	262,675	262,860	185	630,861	657,654
Miscellaneous incomes			91		(91)		
Estoppel Fees			500		(500)		
Operating account Interest			1		(1)		
Savings account Interest	19		111		(111)		
Reserves Account Interest	436		7,079		(7,079)		
Car Charging Station	59		464		(464)		
Rooftop Lease	2,981	2,917	14,905	14,585	(320)	35,000	34,000
Total Revenues	56,030	55,489	285,826	277,445	(8,381)	665,861	691,654
Expenses							
Administrative							
Bank Fees		66	55	330	275	790	790
Community Relations		167	381	835	454	2,000	2,000
Contingency		2,917		14,585	14,585	35,000	18,000
CPA Fees		542		2,710	2,710	6,500	6,000
Division Fees/Corp. Report		31	377	155	(222)	377	377
Income Taxes		1,250	19,174	6,250	(12,924)	15,000	12,000
Legal Fees	1,350	83	3,555	415	(3,140)	1,000	1,000
Licenses and Permits		21		105	105	250	250
Manager	5,231	5,167	28,769	25,835	(2,934)	62,000	60,000
Professional Services			600		(600)		
Office Supplies	295	42	303	210	(93)	500	500
Office Computer Software	188	117	482	585	103	1,400	1,200
Office Equipment		83		415	415	1,000	1,000
Payroll Pkg.	135	142	820	710	(110)	1,700	1,700
Payroll Taxes	400	417	2,250	2,085	(165)	5,000	5,000
Postage	63	42	269	210	(59)	500	400
Website		33	425	165	(260)	400	400
TOTAL Administrative	7,662	11,120	57,460	55,600	(1,860)	133,417	110,617
Reserve Contribution	14,973	14,973	74,865	74,865		179,680	254,887
Insurance							

	May 2025		January to May			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
D&O Ins.		117	1,398	585	(813)	1,400	1,800
Fidelity Bond		79	993	395	(598)	944	800
Gen Liability Ins.		858	11,275	4,290	(6,985)	10,300	12,000
Property Ins.		11,167	89,313	55,835	(33,478)	134,000	110,000
Umbrella Ins.		106	1,270	530	(740)	1,270	7,500
Workmans Comp. Ins.		67	794	335	(459)	800	800
TOTAL Insurance	0	12,394	105,043	61,970	(43,073)	148,714	132,900
Building Maintenance							
Charging Station Maintenance		83	1,414	415	(999)	1,000	1,000
Cleaning Service	693	667	2,819	3,335	516	8,000	8,000
Elevator Maintenance		833	5,184	4,165	(1,019)	10,000	9,000
Elevator Monitoring		108	753	540	(213)	1,300	1,100
Exterior Building & Grounds Maint./Repairs	642	500	1,612	2,500	888	6,000	6,000
Interior Building Maint./Repairs		417		2,085	2,085	5,000	5,000
Maintenance Repairs/Supplies	2,849	667	4,738	3,335	(1,403)	8,000	8,000
Plumbing Repairs/Supplies	700	417	995	2,085	1,090	5,000	5,000
Pool Maintenance	650	650	3,250	3,250		7,800	7,500
Window Washing		417		2,085	2,085	5,000	
TOTAL Building Maintenance	5,534	4,759	20,765	23,795	3,030	57,100	50,600
Grounds Maintenance							
Fertilization/pest/weed control	225	325	1,450	1,625	175	3,900	3,900
Lawn Maintenance	1,300	1,300	6,200	6,500	300	15,600	14,400
TOTAL Grounds Maintenance	1,525	1,625	7,650	8,125	475	19,500	18,300
Utilities							
Cable	5,329	5,250	26,593	26,250	(343)	63,000	61,000
Electricity (building)	1,497	1,250	6,555	6,250	(305)	15,000	15,000
Electricity (street lights)	169	175	844	875	31	2,100	2,000
Electric Service (charging station)	78	29	371	145	(226)	350	350
Gas	950	1,083	10,748	5,415	(5,333)	13,000	13,000
Telephone and Internet	156	333	1,010	1,665	655	4,000	3,000
Water/Sewer	2,722	2,500	15,473	12,500	(2,973)	30,000	30,000
TOTAL Utilities	10,901	10,620	61,594	53,100	(8,494)	127,450	124,350
Total Expenses	40,595	55,491	327,377	277,455	(49,922)	665,861	691,654

	May 2025		January to May			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Net Income	15,435	(2)	(41,551)	(10)	(41,541)	0	0

Lakeridge Condominium Association, Inc

Summary Receivables Aging Report

As of : 05/31/2025

Account	Unit	Name	Flags	Current	31-60	61-90	Over 90	Total
204.00	204	Wright, Karen					(835.00)	(835.00)
206.00	206	Terwilliger, Susan					(440.00)	(440.00)
20703.00	207	Jarrett, Lisa			665.00	665.00	13,375.00	14,705.00
30803.00	308	Rolon, Myriam & Rosario, Danny			29.00		(694.00)	(665.00)
40203.00	402	Arevalo, Jose			577.93		(694.00)	(116.07)
40701.00	407	David & Carolyn Velegol			(665.00)			(665.00)
50902.00	509	McHenry, Joanie			665.00	19.71		684.71
60101.00	601	Hammonds, Richard & Lisa			(665.00)			(665.00)
70101.00	701	Hosegood, Ann			29.00		(694.00)	(665.00)
70301.00	703	Richardson, Dale & Cecelia			29.00		(694.00)	(665.00)
70604.00	706	Boesch, Ruth			29.00		(694.00)	(665.00)
150502.00	502	Clifford & Carol Hall					(400.00)	(400.00)
Totals	**12**			0.00	693.93	684.71	8,230.00	9,608.64

Number	Amount	Details
2	15,389.71	= Total of Receivables (Debit)
10	(5,781.07)	= Total paid in advance (Credit) or zero
		= Net total of selected accounts

Lakeridge Condominium Association, Inc

Asset Accounts

From 05/01/2025 to 05/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100200.00 - **Truist Operating *********5670**							2,975.87
21,185.90		21,185.90	05/01/2025				Beginning Balance
	2,815.46	18,370.44	05/01/2025	14290	PPD 4/18-5/1	DP-1485	Direct payment - ADP Payroll Service
3,825.00		22,195.44	05/01/2025	14316			Deposit 100200.00 - Truist Operating *********5670
665.00		22,860.44	05/05/2025	14321			Lockbox deposit
665.00		23,525.44	05/05/2025	14327			Deposit 100200.00 - Truist Operating *********5670
44,555.00		68,080.44	05/06/2025	14395			Lockbox deposit
	20.72	68,059.72	05/06/2025	14396	305-165-164 2-020314-5 MAY 25	DP-1486	Direct payment - Frontier Communications Internet # 305-165-1642-02031
	400.00	67,659.72	05/08/2025	14400	2016	DP-1487	Direct payment - Southern Utility Service, Inc.
2,981.02		70,640.74	05/08/2025	14403			Deposit 100200.00 - Truist Operating *********5670
	156.21	70,484.53	05/08/2025	14404	863-299-199 3-100715-5 MAY 25	DP-1488	Direct payment - Frontier Communications Office # 863-299-1993-100715-
	1,160.00	69,324.53	05/08/2025	14406	178975	1836	Check - C D Doorshop, Inc.
	700.00	68,624.53	05/08/2025	14407	15065,15047, 15084	1837	Check - Brother's Plumbing Inc.
	14,973.00	53,651.53	05/08/2025	14408	MAY 2025	1838	Check - Lakeridge Condominium Association Reserves
	1,792.40	51,859.13	05/08/2025	14409	20734,20701, 20650,20807	1839	Check - Rupertan Inv# 20650,20701,20734,20807
	278.20	51,580.93	05/08/2025	14410	38494289,38 494286,3849 4287,384942 88	1840	Check - OCS Commerical Cleaning Service, Inc.
	415.00	51,165.93	05/08/2025	14411	267	1841	Check - Deeman's Property Maintenance
	161.57	51,004.36	05/08/2025	14412	33430717 MAY 25	1842	Check - Orkin # 33430717
	1,350.13	49,654.23	05/08/2025	14413	APRIL 2025	1843	Check - Boswell & Dunlap, LLP Trust Account April 2025
	800.00	48,854.23	05/08/2025	14414	B13673	1844	Check - Complete Pool Care
	180.11	48,674.12	05/08/2025	14415	12769	1845	Check - Stewart Electric Service, Inc. Inv# 12769
694.01		49,368.13	05/09/2025	14418			Lockbox deposit
665.00		50,033.13	05/09/2025	14420			Deposit 100200.00 - Truist Operating *********5670
	67.50	49,965.63	05/09/2025	14421	CHK DATE 5/2	DP-1489	Direct payment - ADP Payroll Service
	2,815.46	47,150.17	05/15/2025	14424	PPD 5/2-5/15	DP-1490	Direct payment - ADP Payroll Service
	601.63	46,548.54	05/15/2025	14425	20000009289 6 MAY 25	DP-1491	Direct payment - Central Florida Gas Co. # 200000092896
	348.54	46,200.00	05/15/2025	14426	2727769538 MAY 25	DP-1492	Direct payment - Gas South # 2727769538
	19,174.00	27,026.00	05/15/2025	14427	2024 INCOM TAX	DP-1493	Direct payment - IRS
	2,722.46	24,303.54	05/19/2025	14429	176923 MAY 25	DP-1494	Direct payment - City Of Winter Haven # 176923
665.00		24,968.54	05/19/2025	14431			Lockbox deposit
	1,496.58	23,471.96	05/20/2025	14432	21101112613 6 MAY 25	DP-1495	Direct payment - Tampa Electric Company # 211011126136
	169.06	23,302.90	05/20/2025	14433	21101178574 1 MAY 25	DP-1496	Direct payment - Tampa Electric Company # 211011785741
	78.30	23,224.60	05/20/2025	14434	22100773769 7 MAY 25	DP-1497	Direct payment - Tampa Electric Company # 221007737697
58.95		23,283.55	05/21/2025	14437			Deposit 100200.00 - Truist Operating *********5670
665.00		23,948.55	05/27/2025	14439			Lockbox deposit
	67.50	23,881.05	05/27/2025	14440	CHK DATE 5/16	DP-1498	Direct payment - ADP Payroll Service
	1,718.98	22,162.07	05/27/2025	14441	************33 10 MAY 25	DP-1499	Direct payment - Truist Financial # ************3310
	12,393.00	9,769.07	05/27/2025	14442			Insurance Transfer
	5,308.01	4,461.06	05/28/2025	14449	321-178-211 5-120613-5 MAY 25	DP-1500	Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
	2,815.46	1,645.60	05/29/2025	14451	PPD 5/16-5/29	DP-1501	Direct payment - ADP Payroll Service
1,330.00		2,975.60	05/30/2025	14454			Lockbox deposit
0.27		2,975.87	05/30/2025	14488			Interest 100200.00 - Truist Operating *********5670

Lakeridge Condominium Association, Inc

Asset Accounts

From 05/01/2025 to 05/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
77,955.15	74,979.28	2,975.87					
77,955.15	74,979.28	2,975.87	**Grand Total**				

Lakeridge Condominium Association, Inc

Bank Reconciliation : 05/31/2025

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

Balance on the bank statement as of 05/31/2025:	3,570.98
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	-595.11
Adjusted bank account balance as of the same date	2,975.87
Balance of the account in our books as of the same date	2,975.87
Difference:	**0.00**

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
05/01/2025	DP-1485	14290	2,815.46		Direct payment - ADP Payroll Service
05/01/2025	Dep. # 1104	14316		3,825.00	Deposit 100200.00 - Truist Operating *********5670
05/05/2025	Dep. # 1105	14321		665.00	Lockbox deposit
05/05/2025	Dep. # 1106	14327		665.00	Deposit 100200.00 - Truist Operating *********5670
05/06/2025	DP-1486	14396	20.72		Direct payment - Frontier Communications Internet # 305-165-1642-02031
05/06/2025	Dep. # 1107	14395		44,555.00	Lockbox deposit
05/08/2025	1838	14408	14,973.00		Check - Lakeridge Condominium Association Reserves
05/08/2025	1839	14409	1,792.40		Check - Rupertan Inv# 20650,20701,20734,20807
05/08/2025	1843	14413	1,350.13		Check - Boswell & Dunlap, LLP Trust Account April 2025
05/08/2025	1836	14406	1,160.00		Check - C D Doorshop, Inc.
05/08/2025	1844	14414	800.00		Check - Complete Pool Care
05/08/2025	1837	14407	700.00		Check - Brother's Plumbing Inc.
05/08/2025	DP-1487	14400	400.00		Direct payment - Southern Utility Service, Inc.
05/08/2025	1840	14410	278.20		Check - OCS Commerical Cleaning Service, Inc.
05/08/2025	1842	14412	161.57		Check - Orkin # 33430717
05/08/2025	DP-1488	14404	156.21		Direct payment - Frontier Communications Office # 863-299-1993-100715-
05/08/2025	Dep. # 1108	14403		2,981.02	Deposit 100200.00 - Truist Operating *********5670
05/09/2025	DP-1489	14421	67.50		Direct payment - ADP Payroll Service
05/09/2025	Dep. # 1110	14420		665.00	Deposit 100200.00 - Truist Operating *********5670
05/09/2025	Dep. # 1109	14418		694.01	Lockbox deposit
05/15/2025	DP-1493	14427	19,174.00		Direct payment - IRS
05/15/2025	DP-1490	14424	2,815.46		Direct payment - ADP Payroll Service
05/15/2025	DP-1491	14425	601.63		Direct payment - Central Florida Gas Co. # 200000092896
05/15/2025	DP-1492	14426	348.54		Direct payment - Gas South # 2727769538
05/19/2025	DP-1494	14429	2,722.46		Direct payment - City Of Winter Haven # 176923
05/19/2025	Dep. # 1111	14431		665.00	Lockbox deposit
05/20/2025	DP-1495	14432	1,496.58		Direct payment - Tampa Electric Company # 211011126136
05/20/2025	DP-1496	14433	169.06		Direct payment - Tampa Electric Company # 211011785741
05/20/2025	DP-1497	14434	78.30		Direct payment - Tampa Electric Company # 221007737697
05/21/2025	Dep. # 1112	14437		58.95	Deposit 100200.00 - Truist Operating *********5670
05/27/2025		14442	12,393.00		Insurance Transfer
05/27/2025	DP-1499	14441	1,718.98		Direct payment - Truist Financial # ************3310
05/27/2025	DP-1498	14440	67.50		Direct payment - ADP Payroll Service
05/27/2025	Dep. # 1113	14439		665.00	Lockbox deposit
05/28/2025	DP-1500	14449	5,308.01		Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
05/29/2025	DP-1501	14451	2,815.46		Direct payment - ADP Payroll Service
05/30/2025		14488		0.27	Interest 100200.00 - Truist Operating *********5670
05/30/2025	Dep. # 1114	14454		1,330.00	Lockbox deposit

Lakeridge Condominium Association, Inc

Bank Reconciliation : 05/31/2025

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

Totals	Checks	Deposits	Number
	74 384.17	56 769.25	38

Lakeridge Condominium Association, Inc

Bank Reconciliation : 05/31/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
05/08/2025	1841	14411	415.00		Check - Deeman's Property Maintenance
05/08/2025	1845	14415	180.11		Check - Stewart Electric Service, Inc. Inv# 12769

Totals	Checks	Deposits	Number
	595.11	0.00	2

Lakeridge Condominium Association, Inc

Asset Accounts

From 05/01/2025 to 05/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100300.00 - **Truist Savings*********5719**							6,298.95
6,294.19		6,294.19	05/01/2025				Beginning Balance
4.76		6,298.95	05/30/2025	14489			Interest 100300.00 - Truist Savings*********5719
6,298.95	0.00	6,298.95					

6,298.95		6,298.95	**Grand Total**

Lakeridge Condominium Association, Inc

Asset Accounts

From 05/01/2025 to 05/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100400.00 - **Truist Savings *********5751**							29,830.42
17,422.73		17,422.73	05/01/2025				Beginning Balance
12,393.00		29,815.73	05/27/2025	14442			Insurance Transfer
14.69		29,830.42	05/30/2025	14490			Interest 100400.00 - Truist Savings *********5751
29,830.42	0.00	29,830.42					

29,830.42		29,830.42	**Grand Total**