

Lakeridge Condominium Association, Inc

Balance Sheet

10/31/2025

Assets

Accounts Receivable	11,927.93
Petty cash	300.00
Truist Operating *****5670	1,379.55
Truist Savings*****5719	9,547.29
Truist Savings *****5751	31,694.50
Regions Reserves *****2694	1,065.28
Regions Structural Reserves*****9111	90,201.46
Prepaid expenses	35,931.91
Water Deposit	1,001.00
Due from(to) Reserve Fund	(15,431.00)
<u>Total Assets</u>	<u>167,617.92</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	6,505.08
Reserves	
Reserves	5,151.97
TOTAL Reserves	<u>5,151.97</u>
Structural Reserves	
Roof Recoat	56,060.00
Fire Pump	8,140.00
Waterproofing / Painting	16,140.00
Plumbing	3,370.00
Windows & Doors	1,970.00
Fire Prevention Systems	4,030.00

Lakeridge Condominium Association, Inc

Balance Sheet

10/31/2025

TOTAL Structural Reserves	<u>89,710.00</u>
<u>Total Net Worth</u>	<u>149,859.25</u>
<u>Total Net Worth and Liabilities</u>	<u>167,617.92</u>

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 10/01/2025 to 10/31/2025

Actual Current
Period

Revenues

Common fees	52,535.00
Operating account Interest	0.27
Savings account Interest	29.37
Reserves Account Interest	311.23
Car Charging Station	25.12
Rooftop Lease	3,070.45

Total Revenue	55,971.44	0.00
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Expenses

Administrative

CPA Fees	350.00
Legal Fees	189.24
Manager	7,846.17
Office Supplies	32.09
Office Computer Software	87.90
Payroll Pkg.	141.76
Payroll Taxes	600.21
Postage	148.00

TOTAL Administrative	9,395.37
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Reserve Contribution	47,223.00
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Building Maintenance

Cleaning Service	688.20
Elevator Monitoring	417.30
Exterior Building & Grounds Maint./Repairs	125.00
Maintenance Repairs/Supplies	3,917.89
Pool Maintenance	650.00

TOTAL Building Maintenance	5,798.39
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Grounds Maintenance

Fertilization/pest/weed control	725.00
Lawn Maintenance	1,300.00

TOTAL Grounds Maintenance	2,025.00
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Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 10/01/2025 to 10/31/2025

	Actual Current Period
Utilities	
Cable	5,575.82
Electricity (building)	1,462.97
Electricity (street lights)	170.44
Electric Service (charging station)	33.61
Gas	316.72
Telephone and Internet	182.65
Water/Sewer	2,655.92
TOTAL Utilities	<u>10,398.13</u>

Total Expense	74,839.89	0.00
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Net Income	(18,868.45)	0.00
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Lakeridge Condominium Association, Inc

Bank Reconciliation : 10/31/2025

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

Balance on the bank statement as of 10/31/2025:	1,379.55	
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	1,379.55	
Balance of the account in our books as of the same date	1,379.55	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
10/02/2025	DP-1566	15177	2,815.46		Direct payment - ADP Payroll Service
10/02/2025	DP-1567	15178	417.30		Direct payment - Kings III of America, LLC
10/03/2025	Dep. # 1168	15189		665.00	Lockbox deposit
10/03/2025	Dep. # 1167	15185		1,330.00	Deposit 100200.00 - Truist Operating *****5670
10/06/2025	Dep. # 1169	15260		45,220.00	Lockbox deposit
10/07/2025	DP-1568	15261	20.71		Direct payment - Frontier Communications Internet # 305-165-1642-02031
10/08/2025	DP-1569	15263	278.20		Direct payment - OCS Commerical Cleaning Service, Inc.
10/08/2025	DP-1570	15264	161.94		Direct payment - Frontier Communications Office # 863-299-1993-100715-
10/08/2025	Dep. # 1170	15267		3,070.45	Deposit 100200.00 - Truist Operating *****5670
10/09/2025	1890	15272	14,973.00		Check - Lakeridge Condominium Association Reserves
10/09/2025	1895	15277	3,226.71		Check - Piper Fire Protection Inv#159559
10/09/2025	1897	15279	1,425.00		Check - Rupertan
10/09/2025	1896	15278	725.00		Check - Country Boy Pest Control Inv#1056001,1056531
10/09/2025		15281	665.00		Returned item 508.00 - Raymond & Kathy Goe in 100200.00 - Truist Opera
10/09/2025	1893	15275	650.00		Check - Complete Pool Care Inv#14102
10/09/2025	1891	15273	410.00		Check - Deeman's Property Maintenance
10/09/2025	1894	15276	350.00		Check - Campbell & Associates, P.A, C.P.A.s. Inv#311612
10/09/2025	1892	15274	189.24		Check - Boswell & Dunlap, LLP Trust Account
10/09/2025	1889	15271	161.57		Check - Orkin # 33430717
10/09/2025		15280	12.00		Returned item bank fee -
10/09/2025	Dep. # 1171	15270		694.01	Lockbox deposit
10/13/2025	DP-1571	15290	70.88		Direct payment - ADP Payroll Service
10/13/2025	Dep. # 1172	15287		25.12	Deposit 100200.00 - Truist Operating *****5670
10/13/2025	Dep. # 1173	15289		665.00	Lockbox deposit
10/14/2025	Dep. # 1174	15293		665.00	Lockbox deposit
10/15/2025	DP-1572	15294	241.35		Direct payment - Central Florida Gas Co. # 200000092896
10/16/2025	DP-1573	15295	2,815.46		Direct payment - ADP Payroll Service
10/16/2025	DP-1574	15296	75.37		Direct payment - Gas South # 2727769538
10/17/2025	DP-1575	15297	1,462.97		Direct payment - Tampa Electric Company # 211011126136
10/17/2025	DP-1576	15298	170.44		Direct payment - Tampa Electric Company # 211011785741
10/17/2025	DP-1577	15299	33.61		Direct payment - Tampa Electric Company # 221007737697
10/20/2025	DP-1578	15301	2,655.92		Direct payment - City Of Winter Haven # 176923
10/22/2025	Dep. # 1175	15303		665.00	Lockbox deposit
10/24/2025	DP-1579	15304	70.88		Direct payment - ADP Payroll Service
10/27/2025	DP-1580	15309	797.60		Direct payment - Truist Financial # *****3310
10/27/2025	Dep. # 1176	15308		665.00	Lockbox deposit
10/27/2025		15310		10,340.00	Bank transfer from 100300.00 to 100200.00
10/28/2025	1898	15316	32,250.00		Check - Lakeridge Condominium Association Reserves
10/28/2025	DP-1581	15314	5,575.82		Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
10/28/2025		15315		5,000.00	Bank transfer from 100400.00 to 100200.00

Lakeridge Condominium Association, Inc

Bank Reconciliation : 10/31/2025

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

10/29/2025	Dep. # 1177	15318		677.00	Deposit 100200.00 - Truist Operating *****5670
10/30/2025	DP-1582	15320	2,815.46		Direct payment - ADP Payroll Service
10/31/2025		15344		0.27	Interest 100200.00 - Truist Operating *****5670

Totals	Checks	Deposits	Number
	75 516.89	69 681.85	43

Lakeridge Condominium Association, Inc

Bank Reconciliation : 10/31/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals	Checks	Deposits	Number
			0

Lakeridge Condominium Association, Inc

Income and Expense Comparative Statement

From 10/01/2025 to 10/31/2025

	<u>October 2025</u>		<u>January to October</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>
Revenues							
Common fees	52,535	52,572	525,350	525,720	370	630,861	657,654
Miscellaneous incomes			91		(91)		
Estoppel Fees			750		(750)		
Operating account Interest			2		(2)		
Savings account Interest	29		248		(248)		
Reserves Account Interest	311		8,835		(8,835)		
Interest received on late payments			1,411		(1,411)		
Car Charging Station	25		600		(600)		
Rooftop Lease	3,070	2,917	30,257	29,170	(1,087)	35,000	34,000
Recovered Attorney Fees			977		(977)		
Total Revenues	55,970	55,489	568,521	554,890	(13,631)	665,861	691,654

Expenses

Administrative

Bank Fees		66	1,027	660	(367)	790	790
Community Relations		167	874	1,670	796	2,000	2,000
Contingency		2,917		29,170	29,170	35,000	18,000
CPA Fees	350	542	350	5,420	5,070	6,500	6,000
Division Fees/Corp. Report		31	377	310	(67)	377	377
Income Taxes		1,250	19,320	12,500	(6,820)	15,000	12,000
Legal Fees	189	83	9,271	830	(8,441)	1,000	1,000
Licenses and Permits		21	201	210	9	250	250
Manager	7,846	5,167	57,539	51,670	(5,869)	62,000	60,000
Professional Services			600		(600)		
Miscellaneous expenses			100		(100)		
Office Supplies	32	42	584	420	(164)	500	500
Office Computer Software	88	117	1,105	1,170	65	1,400	1,200
Office Equipment		83		830	830	1,000	1,000
Payroll Pkg.	142	142	1,590	1,420	(170)	1,700	1,700
Payroll Taxes	600	417	4,451	4,170	(281)	5,000	5,000
Postage	148	42	488	420	(68)	500	400
Website		33	425	330	(95)	400	400
TOTAL Administrative	9,395	11,120	98,302	111,200	12,898	133,417	110,617

	<u>October 2025</u>		<u>January to October</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	47,223	14,973	181,980	149,730	(32,250)	179,680	254,887
Insurance							
D&O Ins.		117	1,398	1,170	(228)	1,400	1,800
Fidelity Bond		79	993	790	(203)	944	800
Gen Liability Ins.		858	11,275	8,580	(2,695)	10,300	12,000
Property Ins.		11,167	89,313	111,670	22,357	134,000	110,000
Umbrella Ins.		106	1,270	1,060	(210)	1,270	7,500
Workmans Comp. Ins.		67	853	670	(183)	800	800
TOTAL Insurance	0	12,394	105,102	123,940	18,838	148,714	132,900
Building Maintenance							
Charging Station Maintenance		83	1,414	830	(584)	1,000	1,000
Cleaning Service	688	667	6,452	6,670	218	8,000	8,000
Elevator Maintenance		833	10,369	8,330	(2,039)	10,000	9,000
Elevator Monitoring	417	108	1,587	1,080	(507)	1,300	1,100
Exterior Building & Grounds Maint./Repairs	125	500	1,876	5,000	3,124	6,000	6,000
Interior Building Maint./Repairs		417	459	4,170	3,711	5,000	5,000
Maintenance Repairs/Supplies	3,918	667	16,717	6,670	(10,047)	8,000	8,000
Plumbing Repairs/Supplies		417	2,345	4,170	1,825	5,000	5,000
Pool Maintenance	650	650	6,500	6,500		7,800	7,500
Window Washing		417		4,170	4,170	5,000	
TOTAL Building Maintenance	5,798	4,759	47,719	47,590	(129)	57,100	50,600
Grounds Maintenance							
Fertilization/pest/weed control	725	325	3,400	3,250	(150)	3,900	3,900
Lawn Maintenance	1,300	1,300	12,700	13,000	300	15,600	14,400
TOTAL Grounds Maintenance	2,025	1,625	16,100	16,250	150	19,500	18,300
Utilities							
Cable	5,576	5,250	54,287	52,500	(1,787)	63,000	61,000
Electricity (building)	1,463	1,250	13,888	12,500	(1,388)	15,000	15,000
Electricity (street lights)	170	175	1,695	1,750	55	2,100	2,000
Electric Service (charging station)	34	29	584	290	(294)	350	350
Gas	317	1,083	12,270	10,830	(1,440)	13,000	13,000
Telephone and Internet	183	333	1,834	3,330	1,496	4,000	3,000
Water/Sewer	2,656	2,500	28,255	25,000	(3,255)	30,000	30,000
TOTAL Utilities	10,399	10,620	112,813	106,200	(6,613)	127,450	124,350

	<u>October 2025</u>		<u>January to October</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	74,840	55,491	562,016	554,910	(7,106)	665,861	691,654

Net Income	(18,870)	(2)	6,505	(20)	6,525	0	0
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Lakeridge Condominium Association, Inc

Summary Aged Accounts Receivable

As of : 10/31/2025

Account	Unit	Name	Flags	Current	31-60	61-90	Over 90	Total	
20703.00	207	Jarrett, Lisa			665.00	665.00	16,035.00	17,365.00	
30803.00	308	Rolon, Myriam & Rosario, Danny					(665.00)	(665.00)	
40203.00	402	Arevalo, Jose			58.02		(145.05)	(87.03)	
40502.00	405	Williams, Karen			(1,330.00)			(1,330.00)	
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)	
70301.00	703	Richardson, Dale & Cecelia					(665.00)	(665.00)	
70604.00	706	Boesch, Ruth					(665.00)	(665.00)	
Totals				10	0.00	(629.98)	657.96	11,899.95	11,927.93

Number	Amount	Details
2	18,030.00	= Total of Receivables (Debit)
8	(6,102.07)	= Total paid in advance (Credit) or zero
		= Net total of selected accounts

Lakeridge Condominium Association, Inc

Asset Accounts

From 10/01/2025 to 10/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100200.00 - Truist Operating *****5670							1,379.55
7,214.59		7,214.59	10/01/2025				Beginning Balance
	2,815.46	4,399.13	10/02/2025	15177	PPD 9/19-10/2	DP-1566	Direct payment - ADP Payroll Service
	417.30	3,981.83	10/02/2025	15178	3165853	DP-1567	Direct payment - Kings III of America, LLC
1,330.00		5,311.83	10/03/2025	15185			Deposit 100200.00 - Truist Operating *****5670
665.00		5,976.83	10/03/2025	15189			Lockbox deposit
45,220.00		51,196.83	10/06/2025	15260			Lockbox deposit
	20.71	51,176.12	10/07/2025	15261	305-165-164 2-020314-5 OCT 25	DP-1568	Direct payment - Frontier Communications Internet # 305-165-1642-02031
	278.20	50,897.92	10/08/2025	15263	38494311,38 494308,3849 4309,384943 10	DP-1569	Direct payment - OCS Commerical Cleaning Service, Inc.
	161.94	50,735.98	10/08/2025	15264	863-299-199 3-100715-5 OCT 25	DP-1570	Direct payment - Frontier Communications Office # 863-299-1993-100715-
3,070.45		53,806.43	10/08/2025	15267			Deposit 100200.00 - Truist Operating *****5670
694.01		54,500.44	10/09/2025	15270			Lockbox deposit
	161.57	54,338.87	10/09/2025	15271	33430717 OCT 25	1889	Check - Orkin # 33430717
	14,973.00	39,365.87	10/09/2025	15272	OCTOBER 2025	1890	Check - Lakeridge Condominium Association Reserves
	410.00	38,955.87	10/09/2025	15273	640	1891	Check - Deeman's Property Maintenance
	189.24	38,766.63	10/09/2025	15274	SEPTEMBE R 2025	1892	Check - Boswell & Dunlap, LLP Trust Account
	650.00	38,116.63	10/09/2025	15275	14102	1893	Check - Complete Pool Care Inv#14102
	350.00	37,766.63	10/09/2025	15276	311612	1894	Check - Campbell & Associates, P.A, C.P.A.s. Inv#311612
	3,226.71	34,539.92	10/09/2025	15277	159559	1895	Check - Piper Fire Protection Inv#159559
	725.00	33,814.92	10/09/2025	15278	1056001,105 6531	1896	Check - Country Boy Pest Control Inv#1056001,1056531
	1,425.00	32,389.92	10/09/2025	15279	21712,21791	1897	Check - Rupertan
	12.00	32,377.92	10/09/2025	15280			Returned item bank fee -
	665.00	31,712.92	10/09/2025	15281			Returned item 508.00 - Raymond & Kathy Goe in 100200.00 - Truist Opera
25.12		31,738.04	10/13/2025	15287			Deposit 100200.00 - Truist Operating *****5670
665.00		32,403.04	10/13/2025	15289			Lockbox deposit
	70.88	32,332.16	10/13/2025	15290	CHK DATE 10/3	DP-1571	Direct payment - ADP Payroll Service
665.00		32,997.16	10/14/2025	15293			Lockbox deposit
	241.35	32,755.81	10/15/2025	15294	20000009289 6 OCT 25	DP-1572	Direct payment - Central Florida Gas Co. # 200000092896
	2,815.46	29,940.35	10/16/2025	15295	PPD 10/3-10/16	DP-1573	Direct payment - ADP Payroll Service
	75.37	29,864.98	10/16/2025	15296	2727769538 OCT 25	DP-1574	Direct payment - Gas South # 2727769538
	1,462.97	28,402.01	10/17/2025	15297	21101112613 6 OCT25	DP-1575	Direct payment - Tampa Electric Company # 211011126136
	170.44	28,231.57	10/17/2025	15298	21101178574 1 OCT 25	DP-1576	Direct payment - Tampa Electric Company # 211011785741
	33.61	28,197.96	10/17/2025	15299	22100773769 7 OCT 25	DP-1577	Direct payment - Tampa Electric Company # 221007737697
	2,655.92	25,542.04	10/20/2025	15301	176923 OCT 25	DP-1578	Direct payment - City Of Winter Haven # 176923
665.00		26,207.04	10/22/2025	15303			Lockbox deposit
	70.88	26,136.16	10/24/2025	15304	CHK DATE 10/17	DP-1579	Direct payment - ADP Payroll Service
665.00		26,801.16	10/27/2025	15308			Lockbox deposit
	797.60	26,003.56	10/27/2025	15309	*****33 10 OCT 25	DP-1580	Direct payment - Truist Financial # *****3310
10,340.00		36,343.56	10/27/2025	15310			Bank transfer from 100300.00 to 100200.00
	5,575.82	30,767.74	10/28/2025	15314	321-178-211 5-120613-5 OCT 25	DP-1581	Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
5,000.00		35,767.74	10/28/2025	15315			Bank transfer from 100400.00 to 100200.00

Lakeridge Condominium Association, Inc

Asset Accounts

From 10/01/2025 to 10/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
	32,250.00	3,517.74	10/28/2025	15316	HALLWAY PROJECT 2025	1898	Check - Lakeridge Condominium Association Reserves
677.00		4,194.74	10/29/2025	15318			Deposit 100200.00 - Truist Operating *****5670
	2,815.46	1,379.28	10/30/2025	15320	PPD 10/17-10/30	DP-1582	Direct payment - ADP Payroll Service
0.27		1,379.55	10/31/2025	15344			Interest 100200.00 - Truist Operating *****5670
76,896.44	75,516.89	1,379.55					
76,896.44	75,516.89	1,379.55	Grand Total				

Lakeridge Condominium Association, Inc

Asset Accounts

From 10/01/2025 to 10/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100300.00 - Truist Savings*****5719							9,547.29
19,877.42		19,877.42	10/01/2025				Beginning Balance
	10,340.00	9,537.42	10/27/2025	15310			Bank transfer from 100300.00 to 100200.00
9.87		9,547.29	10/31/2025	15345			Interest 100300.00 - Truist Savings*****5719
19,887.29	10,340.00	9,547.29					
19,887.29	10,340.00	9,547.29	Grand Total				

Lakeridge Condominium Association, Inc

Asset Accounts

From 10/01/2025 to 10/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100400.00 - Truist Savings *****5751							31,694.50
36,675.00		36,675.00	10/01/2025				Beginning Balance
	5,000.00	31,675.00	10/28/2025	15315			Bank transfer from 100400.00 to 100200.00
19.50		31,694.50	10/31/2025	15346			Interest 100400.00 - Truist Savings *****5751
36,694.50	5,000.00	31,694.50					
36,694.50	5,000.00	31,694.50					Grand Total

Lakeridge Condominium Association, Inc

Asset Accounts

From 10/01/2025 to 10/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100500.00 - Regions Pooled Reserves *****2694							1,065.28
24,438.78		24,438.78	10/01/2025				Beginning Balance
14,973.00		39,411.78	10/10/2025	15282			Reserve Deposit
	8,971.00	30,440.78	10/10/2025	15283			Bank transfer from 100500.00 to 100600.00
84.50		30,525.28	10/23/2025	15305			Interest 100500.00 - Regions Pooled Reserves *****2694
32,250.00		62,775.28	10/29/2025	15319			Reserve Deposit
	61,710.00	1,065.28	10/30/2025	15321	284528 FINAL PAYMENT	DP-6	Direct payment - Performance Floors & Coatings
71,746.28	70,681.00	1,065.28					
71,746.28	70,681.00	1,065.28	Grand Total				

Lakeridge Condominium Association, Inc

Asset Accounts

From 10/01/2025 to 10/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100600.00 - Regions Structural Reserves*****9111							90,201.46
81,003.73		81,003.73	10/01/2025				Beginning Balance
8,971.00		89,974.73	10/10/2025	15283			Bank transfer from 100500.00 to 100600.00
226.73		90,201.46	10/23/2025	15306			Interest 100600.00 - Regions Structural Reserves*****9111
90,201.46	0.00	90,201.46					
90,201.46		90,201.46					Grand Total