Lakeridge Condominium Association, Inc

Balance Sheet

07/31/2025

Assets

Accounts Receivable	12,571.96
Petty cash	300.00
Truist Operating *********5670	4,672.63
Truist Savings*********5719	10,825.77
Truist Savings *********5751	33,242.93
Regions Reserves ******2694	89,179.43
Prepaid expenses	35,931.91
Water Deposit	1,001.00
Due from(to) Reserve Fund	(15,431.00)
Total Assets	**172,294.63**

Liabilities

Accounts Payable - Net Total	43,495.09
Prepaid assessments	2,924.03
Due from (to) Operating Fund	(15,431.00)
Income Tax Payable	8,828.00
Total Liabilities	**39,816.12**

Net Worth

Current Operation Fund	48,492.20
Net Income	(9,671.66)
Reserves	
Reserves	30,860.97
TOTAL Reserves	30,860.97
Structural Reserves	
Roof Recoat	39,242.00
Fire Pump	5,698.00
Waterproofing / Painting	11,298.00
Plumbing	2,359.00
Windows & Doors	1,379.00
Fire Prevention Systems	2,821.00
TOTAL Structural Reserves	62,797.00

Lakeridge Condominium Association, Inc

Balance Sheet

07/31/2025

Total Net Worth	**132,478.51**
Total Net Worth and Liabilities	**172,294.63**

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 07/01/2025 to 07/31/2025

	Actual Current Period	
Revenues		
Common fees	52,535.00	
Estoppel Fees	250.00	
Operating account Interest	0.25	
Savings account Interest	22.17	
Reserves Account Interest	415.41	
Car Charging Station	13.26	
Rooftop Lease	3,070.45	
Total Revenue	**56,306.54**	**0.00**
Expenses		
Administrative		
Community Relations	293.72	
Legal Fees	1,487.76	
Manager	5,230.78	
Office Supplies	20.84	
Office Computer Software	251.89	
Payroll Pkg.	141.76	
Payroll Taxes	400.14	
TOTAL Administrative	7,826.89	
Reserve Contribution	14,973.00	
Building Maintenance		
Cleaning Service	741.69	
Elevator Maintenance	2,592.18	
Elevator Monitoring	417.30	
Exterior Building & Grounds Maint./Repairs	12.50	
Maintenance Repairs/Supplies	1,294.79	
Plumbing Repairs/Supplies	650.00	
Pool Maintenance	650.00	
TOTAL Building Maintenance	6,358.46	
Grounds Maintenance		
Fertilization/pest/weed control	225.00	
Lawn Maintenance	1,300.00	

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 07/01/2025 to 07/31/2025

	Actual Current Period	
TOTAL Grounds Maintenance	1,525.00	
Utilities		
Cable	5,596.53	
Electricity (building)	1,462.97	
Electricity (street lights)	170.44	
Electric Service (charging station)	42.06	
Gas	261.74	
Telephone and Internet	161.56	
Water/Sewer	2,824.71	
TOTAL Utilities	10,520.01	
Total Expense	**41,203.36**	**0.00**
Net Income	**15,103.18**	**0.00**

Lakeridge Condominium Association, Inc

Income and Expense Comparative Statement

From 07/01/2025 to 07/31/2025

	July 2025		January to July			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Revenues							
Common fees	52,535	52,572	367,745	368,004	259	630,861	657,654
Miscellaneous incomes			91		(91)		
Estoppel Fees	250		750		(750)		
Operating account Interest			2		(2)		
Savings account Interest	22		151		(151)		
Reserves Account Interest	415		7,951		(7,951)		
Interest received on late payments			1,411		(1,411)		
Car Charging Station	13		541		(541)		
Rooftop Lease	3,070	2,917	21,046	20,419	(627)	35,000	34,000
Recovered Attorney Fees			977		(977)		
Total Revenues	56,305	55,489	400,665	388,423	(12,242)	665,861	691,654
Expenses							
Administrative							
Bank Fees		66	1,017	462	(555)	790	790
Community Relations	294	167	874	1,169	295	2,000	2,000
Contingency		2,917		20,419	20,419	35,000	18,000
CPA Fees		542		3,794	3,794	6,500	6,000
Division Fees/Corp. Report		31	377	217	(160)	377	377
Income Taxes		1,250	19,174	8,750	(10,424)	15,000	12,000
Legal Fees	1,488	83	5,931	581	(5,350)	1,000	1,000
Licenses and Permits		21	201	147	(54)	250	250
Manager	5,231	5,167	39,231	36,169	(3,062)	62,000	60,000
Professional Services			600		(600)		
Miscellaneous expenses			100		(100)		
Office Supplies	21	42	324	294	(30)	500	500
Office Computer Software	252	117	841	819	(22)	1,400	1,200
Office Equipment		83		581	581	1,000	1,000
Payroll Pkg.	142	142	1,165	994	(171)	1,700	1,700
Payroll Taxes	400	417	3,050	2,919	(131)	5,000	5,000
Postage		42	289	294	5	500	400
Website		33	425	231	(194)	400	400
TOTAL Administrative	7,828	11,120	73,599	77,840	4,241	133,417	110,617

	July 2025		January to July			Yearly Budgets	
	Actual	**Budget**	**Actual**	**Budget**	**Var. $**	**Current**	**Last Year**
Reserve Contribution	14,973	14,973	104,811	104,811		179,680	254,887
Insurance							
D&O Ins.		117	1,398	819	(579)	1,400	1,800
Fidelity Bond		79	993	553	(440)	944	800
Gen Liability Ins.		858	11,275	6,006	(5,269)	10,300	12,000
Property Ins.		11,167	89,313	78,169	(11,144)	134,000	110,000
Umbrella Ins.		106	1,270	742	(528)	1,270	7,500
Workmans Comp. Ins.		67	853	469	(384)	800	800
TOTAL Insurance	0	12,394	105,102	86,758	(18,344)	148,714	132,900
Building Maintenance							
Charging Station Maintenance		83	1,414	581	(833)	1,000	1,000
Cleaning Service	742	667	4,318	4,669	351	8,000	8,000
Elevator Maintenance	2,592	833	7,777	5,831	(1,946)	10,000	9,000
Elevator Monitoring	417	108	1,170	756	(414)	1,300	1,100
Exterior Building & Grounds Maint./Repairs	12	500	1,751	3,500	1,749	6,000	6,000
Interior Building Maint./Repairs		417	159	2,919	2,760	5,000	5,000
Maintenance Repairs/Supplies	1,295	667	10,112	4,669	(5,443)	8,000	8,000
Plumbing Repairs/Supplies	650	417	2,345	2,919	574	5,000	5,000
Pool Maintenance	650	650	4,550	4,550		7,800	7,500
Window Washing		417		2,919	2,919	5,000	
TOTAL Building Maintenance	6,358	4,759	33,596	33,313	(283)	57,100	50,600
Grounds Maintenance							
Fertilization/pest/weed control	225	325	2,175	2,275	100	3,900	3,900
Lawn Maintenance	1,300	1,300	8,800	9,100	300	15,600	14,400
TOTAL Grounds Maintenance	1,525	1,625	10,975	11,375	400	19,500	18,300
Utilities							
Cable	5,597	5,250	37,519	36,750	(769)	63,000	61,000
Electricity (building)	1,463	1,250	9,401	8,750	(651)	15,000	15,000
Electricity (street lights)	170	175	1,184	1,225	41	2,100	2,000
Electric Service (charging station)	42	29	479	203	(276)	350	350
Gas	262	1,083	11,539	7,581	(3,958)	13,000	13,000
Telephone and Internet	162	333	1,328	2,331	1,003	4,000	3,000
Water/Sewer	2,825	2,500	20,805	17,500	(3,305)	30,000	30,000
TOTAL Utilities	10,521	10,620	82,255	74,340	(7,915)	127,450	124,350

	July 2025		January to July			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Total Expenses	41,205	55,491	410,338	388,437	(21,901)	665,861	691,654
Net Income	**15,100**	**(2)**	**(9,673)**	**(14)**	**(9,659)**	**0**	**0**

Lakeridge Condominium Association, Inc

Summary Receivables Aging Report

As of : 07/31/2025

Account	Unit	Name	Flags	Current	31-60	61-90	Over 90	Total
104.00	104	Gelsleichter, Paul			29.00		(694.00)	(665.00)
10804.00	108	Hoang, Ali			665.00	665.00	(747.00)	583.00
20703.00	207	Jarrett, Lisa			665.00	665.00	14,705.00	16,035.00
20901.00	209	Dougrey, Gloria		(665.00)				(665.00)
30803.00	308	Rolon, Myriam & Rosario, Danny			29.00		(694.00)	(665.00)
40701.00	407	David & Carolyn Velegol					(665.00)	(665.00)
50103.00	501	Kohler, David & Kathy			665.00	665.00	(665.00)	665.00
50902.00	509	McHenry, Joanie			607.96			607.96
60101.00	601	Hammonds, Richard & Lisa			665.00		(1,330.00)	(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)
70901.00	709	Amusa, Morufat			30.00		(29.00)	1.00
Totals	**13**			(665.00)	3,442.96	1,995.00	7,799.00	12,571.96

Number	Amount	Details
5	17,891.96	= Total of Receivables (Debit)
8	(5,320.00)	= Total paid in advance (Credit) or zero
		= Net total of selected accounts

Lakeridge Condominium Association, Inc

Asset Accounts

From 07/01/2025 to 07/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100200.00 - **Truist Operating *********5670**							4,672.63
2,898.70		2,898.70	07/01/2025				Beginning Balance
1,330.00		4,228.70	07/01/2025	14650			Deposit 100200.00 - Truist Operating *********5670
	417.30	3,811.40	07/02/2025	14651	3074124	DP-1519	Direct payment - Kings III of America, LLC
1,330.00		5,141.40	07/03/2025	14655			Lockbox deposit
665.00		5,806.40	07/03/2025	14662			Deposit 100200.00 - Truist Operating *********5670
44,555.00		50,361.40	07/07/2025	14731			Lockbox deposit
	67.50	50,293.90	07/07/2025	14732	CHEK DATE 6/27	DP-1520	Direct payment - ADP Payroll Service
2,245.00		52,538.90	07/07/2025	14737			Deposit 100200.00 - Truist Operating *********5670
	2,592.18	49,946.72	07/08/2025	14739	5133672 JUL 25	DP-1521	Direct payment - TK Elevator # 5133672
	20.71	49,926.01	07/08/2025	14740	305-165-1642-020314-5 JUL 25	DP-1522	Direct payment - Frontier Communications Internet # 305-165-1642-02031
519.95		50,445.96	07/09/2025	14743			Lockbox deposit
	161.56	50,284.40	07/09/2025	14744	863-299-1993-100715-5 JUL 25	DP-1523	Direct payment - Frontier Communications Office # 863-299-1993-100715-
3,070.45		53,354.85	07/09/2025	14747			Deposit 100200.00 - Truist Operating *********5670
	14,973.00	38,381.85	07/09/2025	14748	JULY 2025 RESERVES	1858	Check - Lakeridge Condominium Association Reserves
	1,487.76	36,894.09	07/09/2025	14749	JUNE 2025 INVOICE	1859	Check - Boswell & Dunlap, LLP Trust Account
	161.57	36,732.52	07/09/2025	14750	33430717 JUL 25	1860	Check - Orkin # 33430717
	662.50	36,070.02	07/09/2025	14751	13829	1861	Check - Complete Pool Care
	325.00	35,745.02	07/09/2025	14752	178981	1862	Check - C D Doorshop, Inc.
	740.00	35,005.02	07/09/2025	14753	3274	1863	Check - Cool Roofing Network
	331.69	34,673.33	07/09/2025	14754	54115,54132 61,54112,541 13,54114	1864	Check - OCS Commerical Cleaning Service, Inc. Inv# 14642,43,44,45,46
	650.00	34,023.33	07/09/2025	14755	15156	1865	Check - Brother's Plumbing Inc.
	1,300.00	32,723.33	07/09/2025	14756	21220	1866	Check - Rupertan
	225.00	32,498.33	07/09/2025	14758	1046808	1867	Check - Country Boy Pest Control Inv#1046808
665.00		33,163.33	07/10/2025	14762			Lockbox deposit
	2,815.46	30,347.87	07/10/2025	14763	PPD 6/27-7/10	DP-1524	Direct payment - ADP Payroll Service
665.00		31,012.87	07/14/2025	14769			Lockbox deposit
	217.80	30,795.07	07/16/2025	14771	200000092896 JUL 25	DP-1525	Direct payment - Central Florida Gas Co. # 200000092896
	293.72	30,501.35	07/16/2025	14772	PETTY CASH JULY 2025	1868	Check - Russell Chafee Petty Cash July 2025
	410.00	30,091.35	07/16/2025	14773	448	1869	Check - Deeman's Property Maintenance
	665.00	29,426.35	07/16/2025	14774		1870	Check - Lou Armentrout July Assessment Reimbursement
	43.94	29,382.41	07/17/2025	14775	2727769538 JUL 25	DP-1526	Direct payment - Gas South # 2727769538
	1,462.97	27,919.44	07/18/2025	14776	211011126136 JUL 25	DP-1527	Direct payment - Tampa Electric Company # 211011126136
	170.44	27,749.00	07/18/2025	14777	211011785741 JUL 25	DP-1528	Direct payment - Tampa Electric Company # 211011785741
	42.06	27,706.94	07/18/2025	14778	221007737697 JUL 25	DP-1529	Direct payment - Tampa Electric Company # 221007737697
	70.88	27,636.06	07/18/2025	14779	CHECK DATE 7/11	DP-1530	Direct payment - ADP Payroll Service
665.00		28,301.06	07/18/2025	14783			Lockbox deposit
13.26		28,314.32	07/21/2025	14790			Deposit 100200.00 - Truist Operating *********5670
665.00		28,979.32	07/22/2025	14785			Lockbox deposit
665.00		29,644.32	07/24/2025	14787			Lockbox deposit
	2,815.46	26,828.86	07/24/2025	14793	PPD 7/11-7/24	DP-1533	Direct payment - ADP Payroll Service
	340.95	26,487.91	07/28/2025	14791	************3310 JUL 25	DP-1531	Direct payment - Truist Financial # ************3310

Lakeridge Condominium Association, Inc

Asset Accounts

From 07/01/2025 to 07/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
	5,575.82	20,912.09	07/28/2025	14792	321-178-2115-120613-5 JUL 25	DP-1532	Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
	2,824.71	18,087.38	07/28/2025	14794	176923 JUL 25	DP-1534	Direct payment - City Of Winter Haven # 176923
	12,393.00	5,694.38	07/28/2025	14798			Insurance Transfer
	600.00	5,094.38	07/28/2025	14799			Chargepoint / CPA Reserve
	2,917.00	2,177.38	07/28/2025	14800			Contingency Transfer
	1,000.00	1,177.38	07/28/2025	14801			Federal Income Taxes Transfer
1,500.00		2,677.38	07/28/2025	14802			Deposit 100200.00 - Truist Operating *********5670
665.00		3,342.38	07/30/2025	14804			Lockbox deposit
1,330.00		4,672.38	07/31/2025	14819			Deposit 100200.00 - Truist Operating *********5670
0.25		4,672.63	07/31/2025	14846			Interest 100200.00 - Truist Operating *********5670
63,447.61	58,774.98	4,672.63					

Debit	Credit	Balance	
63,447.61	58,774.98	4,672.63	**Grand Total**

Lakeridge Condominium Association, Inc

Bank Reconciliation : 07/31/2025

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

Balance on the bank statement as of 07/31/2025:	4,672.63
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	4,672.63
Balance of the account in our books as of the same date	4,672.63
Difference:	**0.00**

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
07/01/2025	Dep. # 1126	14650		1,330.00	Deposit 100200.00 - Truist Operating *********5670
07/02/2025	DP-1519	14651	417.30		Direct payment - Kings III of America, LLC
07/03/2025	Dep. # 1128	14662		665.00	Deposit 100200.00 - Truist Operating *********5670
07/03/2025	Dep. # 1127	14655		1,330.00	Lockbox deposit
07/07/2025	DP-1520	14732	67.50		Direct payment - ADP Payroll Service
07/07/2025	Dep. # 1130	14737		2,245.00	Deposit 100200.00 - Truist Operating *********5670
07/07/2025	Dep. # 1129	14731		44,555.00	Lockbox deposit
07/08/2025	DP-1521	14739	2,592.18		Direct payment - TK Elevator # 5133672
07/08/2025	DP-1522	14740	20.71		Direct payment - Frontier Communications Internet # 305-165-1642-02031
07/09/2025	1858	14748	14,973.00		Check - Lakeridge Condominium Association Reserves
07/09/2025	1859	14749	1,487.76		Check - Boswell & Dunlap, LLP Trust Account
07/09/2025	1866	14756	1,300.00		Check - Rupertan
07/09/2025	1863	14753	740.00		Check - Cool Roofing Network
07/09/2025	1861	14751	662.50		Check - Complete Pool Care
07/09/2025	1865	14755	650.00		Check - Brother's Plumbing Inc.
07/09/2025	1864	14754	331.69		Check - OCS Commerical Cleaning Service, Inc. Inv# 14642,43,44,45,46
07/09/2025	1862	14752	325.00		Check - C D Doorshop, Inc.
07/09/2025	1867	14758	225.00		Check - Country Boy Pest Control Inv#1046808
07/09/2025	1860	14750	161.57		Check - Orkin # 33430717
07/09/2025	DP-1523	14744	161.56		Direct payment - Frontier Communications Office # 863-299-1993-100715-
07/09/2025	Dep. # 1131	14743		519.95	Lockbox deposit
07/09/2025	Dep. # 1132	14747		3,070.45	Deposit 100200.00 - Truist Operating *********5670
07/10/2025	DP-1524	14763	2,815.46		Direct payment - ADP Payroll Service
07/10/2025	Dep. # 1133	14762		665.00	Lockbox deposit
07/14/2025	Dep. # 1134	14769		665.00	Lockbox deposit
07/16/2025	1870	14774	665.00		Check - Lou Armentrout July Assessment Reimbursement
07/16/2025	1869	14773	410.00		Check - Deeman's Property Maintenance
07/16/2025	1868	14772	293.72		Check - Russell Chafee Petty Cash July 2025
07/16/2025	DP-1525	14771	217.80		Direct payment - Central Florida Gas Co. # 200000092896
07/17/2025	DP-1526	14775	43.94		Direct payment - Gas South # 2727769538
07/18/2025	DP-1527	14776	1,462.97		Direct payment - Tampa Electric Company # 211011126136
07/18/2025	DP-1528	14777	170.44		Direct payment - Tampa Electric Company # 211011785741
07/18/2025	DP-1530	14779	70.88		Direct payment - ADP Payroll Service
07/18/2025	DP-1529	14778	42.06		Direct payment - Tampa Electric Company # 221007737697
07/18/2025	Dep. # 1135	14783		665.00	Lockbox deposit
07/21/2025	Dep. # 1138	14790		13.26	Deposit 100200.00 - Truist Operating *********5670
07/22/2025	Dep. # 1136	14785		665.00	Lockbox deposit
07/24/2025	DP-1533	14793	2,815.46		Direct payment - ADP Payroll Service
07/24/2025	Dep. # 1137	14787		665.00	Lockbox deposit
07/28/2025		14798	12,393.00		Insurance Transfer

Lakeridge Condominium Association, Inc

Bank Reconciliation : 07/31/2025

Truist # **xxx5670**

100200.00 - Truist Operating *********5670

07/28/2025	DP-1532	14792	5,575.82		Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
07/28/2025		14800	2,917.00		Contingency Transfer
07/28/2025	DP-1534	14794	2,824.71		Direct payment - City Of Winter Haven # 176923
07/28/2025		14801	1,000.00		Federal Income Taxes Transfer
07/28/2025		14799	600.00		Chargepoint / CPA Reserve
07/28/2025	DP-1531	14791	340.95		Direct payment - Truist Financial # ************3310
07/28/2025	Dep. # 1139	14802		1,500.00	Deposit 100200.00 - Truist Operating *********5670
07/30/2025	Dep. # 1140	14804		665.00	Lockbox deposit
07/31/2025		14846		0.25	Interest 100200.00 - Truist Operating *********5670
07/31/2025	Dep. # 1141	14819		1,330.00	Deposit 100200.00 - Truist Operating *********5670

Totals	Checks	Deposits	Number
	58 774.98	60 548.91	50

Lakeridge Condominium Association, Inc

Bank Reconciliation : 07/31/2025

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

Asset Accounts

From 07/01/2025 to 07/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100300.00 - **Truist Savings*********5719**							10,825.77
6,303.56		6,303.56	07/01/2025				Beginning Balance
600.00		6,903.56	07/28/2025	14799			Chargepoint / CPA Reserve
2,917.00		9,820.56	07/28/2025	14800			Contingency Transfer
1,000.00		10,820.56	07/28/2025	14801			Federal Income Taxes Transfer
5.21		10,825.77	07/31/2025	14847			Interest 100300.00 - Truist Savings*********5719
10,825.77	0.00	10,825.77					
10,825.77		10,825.77	**Grand Total**				

Lakeridge Condominium Association, Inc

Asset Accounts

From 07/01/2025 to 07/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100400.00 - **Truist Savings *********5751**							33,242.93
20,832.97		20,832.97	07/01/2025				Beginning Balance
12,393.00		33,225.97	07/28/2025	14798			Insurance Transfer
16.96		33,242.93	07/31/2025	14848			Interest 100400.00 - Truist Savings *********5751
33,242.93	0.00	33,242.93					

33,242.93		33,242.93	**Grand Total**