

Lakeridge Condominium Association, Inc

Balance Sheet

08/31/2025

Assets

Accounts Receivable	12,591.95
Automated cash handling	1.00
Petty cash	300.00
Truist Operating *****5670	3,951.17
Truist Savings*****5719	15,351.11
Truist Savings *****5751	45,661.30
Regions Reserves *****2694	32,582.01
Regions Structural Reserves*****9111	71,830.94
Prepaid expenses	35,931.91
Water Deposit	1,001.00
Due from(to) Reserve Fund	(15,431.00)

Total Assets

203,771.39

Liabilities

Accounts Payable - Net Total	43,424.21
Prepaid assessments	2,924.03
Due from (to) Operating Fund	(15,431.00)
Income Tax Payable	8,828.00

Total Liabilities

39,745.24

Net Worth

Current Operation Fund	48,492.20
Net Income	6,902.98
Reserves	
Reserves	36,862.97
TOTAL Reserves	<hr/> 36,862.97
Structural Reserves	
Roof Recoat	44,848.00
Fire Pump	6,512.00
Waterproofing / Painting	12,912.00
Plumbing	2,696.00
Windows & Doors	1,576.00

Lakeridge Condominium Association, Inc

Balance Sheet

08/31/2025

Fire Prevention Systems	3,224.00
TOTAL Structural Reserves	<u>71,768.00</u>
<u>Total Net Worth</u>	<u>164,026.15</u>
<u>Total Net Worth and Liabilities</u>	<u>203,771.39</u>

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 08/01/2025 to 08/31/2025

Actual Current
Period

Revenues

Common fees	52,535.00
Operating account Interest	0.21
Savings account Interest	33.71
Reserves Account Interest	260.52
Car Charging Station	15.19
Rooftop Lease	3,070.45

Total Revenue	55,915.08	0.00
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Expenses

Administrative

Bank Fees	10.05
Legal Fees	2,588.36
Manager	5,230.78
Office Supplies	22.77
Office Computer Software	87.90
Payroll Pkg.	141.76
Payroll Taxes	400.14
Postage	51.14

TOTAL Administrative	8,532.90
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Reserve Contribution	14,973.00
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Building Maintenance

Cleaning Service	688.20
Maintenance Repairs/Supplies	2,418.29
Pool Maintenance	650.00

TOTAL Building Maintenance	3,756.49
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Grounds Maintenance

Fertilization/pest/weed control	500.00
Lawn Maintenance	1,300.00

TOTAL Grounds Maintenance	1,800.00
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Utilities

Cable	5,596.53
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Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 08/01/2025 to 08/31/2025

	Actual Current Period
Electricity (building)	1,609.43
Electricity (street lights)	170.44
Electric Service (charging station)	34.06
Gas	251.73
Telephone and Internet	161.35
Water/Sewer	2,454.51
TOTAL Utilities	<u>10,278.05</u>

Total Expense	39,340.44	0.00
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Net Income	16,574.64	0.00
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Lakeridge Condominium Association, Inc

Income and Expense Comparative Statement

From 08/01/2025 to 08/31/2025

	<u>August 2025</u>		<u>January to August</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	420,280	420,576	296	630,861	657,654
Miscellaneous incomes			91		(91)		
Estoppel Fees			750		(750)		
Operating account Interest			2		(2)		
Savings account Interest	34		185		(185)		
Reserves Account Interest	261		8,212		(8,212)		
Interest received on late payments			1,411		(1,411)		
Car Charging Station	15		556		(556)		
Rooftop Lease	3,070	2,917	24,116	23,336	(780)	35,000	34,000
Recovered Attorney Fees			977		(977)		
Total Revenues	55,915	55,489	456,580	443,912	(12,668)	665,861	691,654

Expenses

Administrative

Bank Fees	10	66	1,027	528	(499)	790	790
Community Relations		167	874	1,336	462	2,000	2,000
Contingency		2,917		23,336	23,336	35,000	18,000
CPA Fees		542		4,336	4,336	6,500	6,000
Division Fees/Corp. Report		31	377	248	(129)	377	377
Income Taxes		1,250	19,174	10,000	(9,174)	15,000	12,000
Legal Fees	2,588	83	8,519	664	(7,855)	1,000	1,000
Licenses and Permits		21	201	168	(33)	250	250
Manager	5,231	5,167	44,462	41,336	(3,126)	62,000	60,000
Professional Services			600		(600)		
Miscellaneous expenses			100		(100)		
Office Supplies	23	42	347	336	(11)	500	500
Office Computer Software	88	117	929	936	7	1,400	1,200
Office Equipment		83		664	664	1,000	1,000
Payroll Pkg.	142	142	1,306	1,136	(170)	1,700	1,700
Payroll Taxes	400	417	3,450	3,336	(114)	5,000	5,000
Postage	51	42	340	336	(4)	500	400
Website		33	425	264	(161)	400	400
TOTAL Administrative	8,533	11,120	82,131	88,960	6,829	133,417	110,617

	<u>August 2025</u>		<u>January to August</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	119,784	119,784		179,680	254,887
Insurance							
D&O Ins.		117	1,398	936	(462)	1,400	1,800
Fidelity Bond		79	993	632	(361)	944	800
Gen Liability Ins.		858	11,275	6,864	(4,411)	10,300	12,000
Property Ins.		11,167	89,313	89,336	23	134,000	110,000
Umbrella Ins.		106	1,270	848	(422)	1,270	7,500
Workmans Comp. Ins.		67	853	536	(317)	800	800
TOTAL Insurance	0	12,394	105,102	99,152	(5,950)	148,714	132,900
Building Maintenance							
Charging Station Maintenance		83	1,414	664	(750)	1,000	1,000
Cleaning Service	688	667	5,006	5,336	330	8,000	8,000
Elevator Maintenance		833	7,777	6,664	(1,113)	10,000	9,000
Elevator Monitoring		108	1,170	864	(306)	1,300	1,100
Exterior Building & Grounds Maint./Repairs		500	1,751	4,000	2,249	6,000	6,000
Interior Building Maint./Repairs		417	159	3,336	3,177	5,000	5,000
Maintenance Repairs/Supplies	2,418	667	12,530	5,336	(7,194)	8,000	8,000
Plumbing Repairs/Supplies		417	2,345	3,336	991	5,000	5,000
Pool Maintenance	650	650	5,200	5,200		7,800	7,500
Window Washing		417		3,336	3,336	5,000	
TOTAL Building Maintenance	3,756	4,759	37,352	38,072	720	57,100	50,600
Grounds Maintenance							
Fertilization/pest/weed control	500	325	2,675	2,600	(75)	3,900	3,900
Lawn Maintenance	1,300	1,300	10,100	10,400	300	15,600	14,400
TOTAL Grounds Maintenance	1,800	1,625	12,775	13,000	225	19,500	18,300
Utilities							
Cable	5,597	5,250	43,115	42,000	(1,115)	63,000	61,000
Electricity (building)	1,609	1,250	11,011	10,000	(1,011)	15,000	15,000
Electricity (street lights)	170	175	1,354	1,400	46	2,100	2,000
Electric Service (charging station)	34	29	514	232	(282)	350	350
Gas	252	1,083	11,790	8,664	(3,126)	13,000	13,000
Telephone and Internet	161	333	1,489	2,664	1,175	4,000	3,000
Water/Sewer	2,455	2,500	23,259	20,000	(3,259)	30,000	30,000
TOTAL Utilities	10,278	10,620	92,532	84,960	(7,572)	127,450	124,350

	<u>August 2025</u>		<u>January to August</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	39,340	55,491	449,676	443,928	(5,748)	665,861	691,654

Net Income	16,575	(2)	6,904	(16)	6,920	0	0
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Lakeridge Condominium Association, Inc

Summary Receivables Aging Report

As of : 08/31/2025

Account	Unit	Name	Flags	Current	31-60	61-90	Over 90	Total
104.00	104	Gelsleichter, Paul					(665.00)	(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
30803.00	308	Rolon, Myriam & Rosario, Danny					(665.00)	(665.00)
40203.00	402	Arevalo, Jose			116.04	(29.01)	(116.04)	(29.01)
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		(7.04)				(7.04)
60101.00	601	Hammonds, Richard & Lisa					(1,330.00)	(1,330.00)
70301.00	703	Richardson, Dale & Cecelia					(665.00)	(665.00)
70604.00	706	Boesch, Ruth					(665.00)	(665.00)
Totals	11			(7.04)	2,111.04	1,300.99	9,186.96	12,591.95

Number	Amount	Details
3	17,283.00	= Total of Receivables (Debit)
8	(4,691.05)	= Total paid in advance (Credit) or zero
		= Net total of selected accounts

Lakeridge Condominium Association, Inc

Asset Accounts

From 08/01/2025 to 08/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100200.00 - Truist Operating *****5670							3,951.17
4,672.63		4,672.63	08/01/2025				Beginning Balance
	70.88	4,601.75	08/01/2025	14843	CHK DATE 7/25	DP-1535	Direct payment - ADP Payroll Service
1,280.00		5,881.75	08/01/2025	14844			Deposit 100200.00 - Truist Operating *****5670
45,220.00		51,101.75	08/05/2025	14917			Lockbox deposit
	20.71	51,081.04	08/05/2025	14918	305-165-164 2-020314-5 AUG 25	DP-1536	Direct payment - Frontier Communications Internet # 305-165-1642-02031
	161.35	50,919.69	08/07/2025	14923	863-299-199 3-100715-5 AUG 25	DP-1537	Direct payment - Frontier Communications Office # 863-299-1993-100715-
	2,815.46	48,104.23	08/07/2025	14924	PPD 7/25-8/7	DP-1538	Direct payment - ADP Payroll Service
	1,170.44	46,933.79	08/07/2025	14925	2025391	1871	Check - Johnson's Gate Openers Inv#2025391
	14,973.00	31,960.79	08/07/2025	14926	AUGUST 2025	1872	Check - Lakeridge Condominium Association Reserves
	2,588.36	29,372.43	08/07/2025	14927	JULY 2025 INVOICE	1873	Check - Boswell & Dunlap, LLP Trust Account
	161.57	29,210.86	08/07/2025	14928	33430717 AUG 25	1874	Check - Orkin # 33430717
	875.00	28,335.86	08/07/2025	14929	13914,13924	1875	Check - Complete Pool Care
	278.20	28,057.66	08/07/2025	14930	38494302,38 494300,3849 4299,384943 01	1876	Check - OCS Commerical Cleaning Service, Inc.
	757.38	27,300.28	08/07/2025	14931	141233,1412 36	1877	Check - Piper Fire Protection Inv# 141233,141236
	500.00	26,800.28	08/07/2025	14932	1049147	1878	Check - Country Boy Pest Control Inv#1049147
3,070.45		29,870.73	08/08/2025	14935			Deposit 100200.00 - Truist Operating *****5670
1,359.01		31,229.74	08/11/2025	14941			Lockbox deposit
	10.05	31,219.69	08/11/2025	14947	102861	DP-1541	Direct payment - Truist Association Services
	208.11	31,011.58	08/14/2025	14944	20000009289 6 AUG 25	DP-1539	Direct payment - Central Florida Gas Co. # 200000092896
	43.62	30,967.96	08/14/2025	14945	2727769538 AUG 25	DP-1540	Direct payment - Gas South # 2727769538
	1,300.00	29,667.96	08/14/2025	14948	21407	1879	Check - Rupertan
	410.00	29,257.96	08/14/2025	14950	577	1880	Check - Deeman's Property Maintenance
	70.88	29,187.08	08/15/2025	14953	CHEK DATE 8/8	DP-1542	Direct payment - ADP Payroll Service
15.19		29,202.27	08/15/2025	14956			Deposit 100200.00 - Truist Operating *****5670
665.00		29,867.27	08/18/2025	14958			Lockbox deposit
	2,454.51	27,412.76	08/18/2025	14959	176923 AUG 25	DP-1543	Direct payment - City Of Winter Haven # 176923
	1,609.43	25,803.33	08/19/2025	14961	21101112613 6 AUG 25	DP-1544	Direct payment - Tampa Electric Company # 211011126136
	170.44	25,632.89	08/19/2025	14962	21101178574 1 AUG 25	DP-1545	Direct payment - Tampa Electric Company # 211011785741
	34.06	25,598.83	08/19/2025	14963	22100773769 7 AUG 25	DP-1546	Direct payment - Tampa Electric Company # 221007737697
665.00		26,263.83	08/20/2025	14965			Lockbox deposit
	2,815.46	23,448.37	08/21/2025	14966	PPD 8/8-8/21	DP-1547	Direct payment - ADP Payroll Service
1,330.00		24,778.37	08/25/2025	14970			Lockbox deposit
	12,393.00	12,385.37	08/25/2025	14973			Insurance Transfer
	1,000.00	11,385.37	08/25/2025	14974			Federal Income Taxes Transfer
	2,917.00	8,468.37	08/25/2025	14975			Contingency Transfer
	600.00	7,868.37	08/25/2025	14976			Chargepoint / CPA Reserve
	5,575.82	2,292.55	08/26/2025	14977	321-178-211 5-120613-5 AUG 25	DP-1548	Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
	265.71	2,026.84	08/27/2025	14978	*****33 10 AUG 25	DP-1549	Direct payment - Truist Financial # *****3310
665.00		2,691.84	08/27/2025	14980			Lockbox deposit
1,330.00		4,021.84	08/29/2025	14984			Deposit 100200.00 - Truist Operating *****5670
	70.88	3,950.96	08/29/2025	14985	CHEK DATE 8/22	DP-1550	Direct payment - ADP Payroll Service

Lakeridge Condominium Association, Inc

Asset Accounts

From 08/01/2025 to 08/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
0.21		3,951.17	08/29/2025	15010			Interest 100200.00 - Truist Operating *****5670
60,272.49	56,321.32	3,951.17					
60,272.49	56,321.32	3,951.17					Grand Total

Lakeridge Condominium Association, Inc

Bank Reconciliation : 08/31/2025

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

Balance on the bank statement as of 08/31/2025:	3,951.17	
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	3,951.17	
Balance of the account in our books as of the same date	3,951.17	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
08/01/2025	DP-1535	14843	70.88		Direct payment - ADP Payroll Service
08/01/2025	Dep. # 1142	14844		1,280.00	Deposit 100200.00 - Truist Operating *****5670
08/05/2025	DP-1536	14918	20.71		Direct payment - Frontier Communications Internet # 305-165-1642-02031
08/05/2025	Dep. # 1143	14917		45,220.00	Lockbox deposit
08/07/2025	1872	14926	14,973.00		Check - Lakeridge Condominium Association Reserves
08/07/2025	DP-1538	14924	2,815.46		Direct payment - ADP Payroll Service
08/07/2025	1873	14927	2,588.36		Check - Boswell & Dunlap, LLP Trust Account
08/07/2025	1871	14925	1,170.44		Check - Johnson's Gate Openers Inv#2025391
08/07/2025	1875	14929	875.00		Check - Complete Pool Care
08/07/2025	1877	14931	757.38		Check - Piper Fire Protection Inv# 141233,141236
08/07/2025	1878	14932	500.00		Check - Country Boy Pest Control Inv#1049147
08/07/2025	1876	14930	278.20		Check - OCS Commerical Cleaning Service, Inc.
08/07/2025	1874	14928	161.57		Check - Orkin # 33430717
08/07/2025	DP-1537	14923	161.35		Direct payment - Frontier Communications Office # 863-299-1993-100715-
08/08/2025	Dep. # 1144	14935		3,070.45	Deposit 100200.00 - Truist Operating *****5670
08/11/2025	DP-1541	14947	10.05		Direct payment - Truist Association Services
08/11/2025	Dep. # 1145	14941		1,359.01	Lockbox deposit
08/14/2025	1879	14948	1,300.00		Check - Rupertan
08/14/2025	1880	14950	410.00		Check - Deeman's Property Maintenance
08/14/2025	DP-1539	14944	208.11		Direct payment - Central Florida Gas Co. # 200000092896
08/14/2025	DP-1540	14945	43.62		Direct payment - Gas South # 2727769538
08/15/2025	DP-1542	14953	70.88		Direct payment - ADP Payroll Service
08/15/2025	Dep. # 1146	14956		15.19	Deposit 100200.00 - Truist Operating *****5670
08/18/2025	DP-1543	14959	2,454.51		Direct payment - City Of Winter Haven # 176923
08/18/2025	Dep. # 1147	14958		665.00	Lockbox deposit
08/19/2025	DP-1544	14961	1,609.43		Direct payment - Tampa Electric Company # 211011126136
08/19/2025	DP-1545	14962	170.44		Direct payment - Tampa Electric Company # 211011785741
08/19/2025	DP-1546	14963	34.06		Direct payment - Tampa Electric Company # 221007737697
08/20/2025	Dep. # 1148	14965		665.00	Lockbox deposit
08/21/2025	DP-1547	14966	2,815.46		Direct payment - ADP Payroll Service
08/25/2025		14973	12,393.00		Insurance Transfer
08/25/2025		14975	2,917.00		Contingency Transfer
08/25/2025		14974	1,000.00		Federal Income Taxes Transfer
08/25/2025		14976	600.00		Chargepoint / CPA Reserve
08/25/2025	Dep. # 1149	14970		1,330.00	Lockbox deposit
08/26/2025	DP-1548	14977	5,575.82		Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
08/27/2025	DP-1549	14978	265.71		Direct payment - Truist Financial # *****3310
08/27/2025	Dep. # 1150	14980		665.00	Lockbox deposit
08/29/2025	DP-1550	14985	70.88		Direct payment - ADP Payroll Service
08/29/2025		15010		0.21	Interest 100200.00 - Truist Operating *****5670

Lakeridge Condominium Association, Inc

Bank Reconciliation : 08/31/2025

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

08/29/2025	Dep. # 1151	14984		1,330.00	Deposit 100200.00 - Truist Operating *****5670
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Totals	Checks	Deposits	Number
	56 321.32	55 599.86	41

Lakeridge Condominium Association, Inc

Bank Reconciliation : 08/31/2025

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 08/01/2025 to 08/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100300.00 - Truist Savings*****5719							15,351.11
		10,825.77	08/01/2025				Beginning Balance
10,825.77		10,825.77	08/01/2025				
		11,825.77	08/25/2025		14974		Federal Income Taxes Transfer
1,000.00		11,825.77	08/25/2025	14974			
		14,742.77	08/25/2025		14975		Contingency Transfer
2,917.00		14,742.77	08/25/2025	14975			
		15,342.77	08/25/2025		14976		Chargepoint / CPA Reserve
600.00		15,342.77	08/25/2025	14976			
		15,351.11	08/29/2025		15011		Interest 100300.00 - Truist Savings*****5719
8.34		15,351.11	08/29/2025	15011			
15,351.11	0.00	15,351.11					
15,351.11		15,351.11					Grand Total

Lakeridge Condominium Association, Inc

Asset Accounts

From 08/01/2025 to 08/31/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100400.00 - Truist Savings *****5751							45,661.30
33,242.93		33,242.93	08/01/2025				Beginning Balance
12,393.00		45,635.93	08/25/2025	14973			Insurance Transfer
25.37		45,661.30	08/29/2025	15012			Interest 100400.00 - Truist Savings *****5751
45,661.30	0.00	45,661.30					
45,661.30		45,661.30	Grand Total				