Lakeridge Condominium Association, Inc

Balance Sheet

06/30/2025

Assets

Accounts Receivable	13,662.88
Petty cash	300.00
Truist Operating *********5670	2,898.70
Truist Savings*********5719	6,303.56
Truist Savings *********5751	20,832.97
Regions Reserves ******2694	88,281.02
Prepaid expenses	27,573.12
Water Deposit	1,001.00
Due from(to) Reserve Fund	(94,807.00)
Total Assets	**66,046.25**

Liabilities

Accounts Payable - Net Total	53,220.64
Due from (to) Operating Fund	(94,807.00)
Total Liabilities	**(41,586.36)**

Net Worth

Current Operation Fund	(12,623.64)
Net Income	(24,774.84)
Reserves	
Reserves	91,205.09
TOTAL Reserves	91,205.09
Structural Reserves	
Roof Recoat	33,636.00
Fire Pump	4,884.00
Waterproofing / Painting	9,684.00
Plumbing	2,022.00
Windows & Doors	1,182.00
Fire Prevention Systems	2,418.00
TOTAL Structural Reserves	53,826.00
Total Net Worth	**107,632.61**

Lakeridge Condominium Association, Inc

Balance Sheet

06/30/2025

Total Net Worth and Liabilities	**66,046.25**

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 06/01/2025 to 06/30/2025

		Actual Current Period
Revenues		
	Common fees	52,535.00
	Operating account Interest	0.20
	Savings account Interest	17.73
	Reserves Account Interest	457.12
	Interest received on late payments	1,411.20
	Car Charging Station	63.64
	Rooftop Lease	3,070.45
	Recovered Attorney Fees	977.05
	Total Revenue	**58,532.39**
Expenses		
	Administrative	
	Bank Fees	961.53
	Community Relations	200.00
	Legal Fees	887.65
	Licenses and Permits	201.22
	Manager	5,230.78
	Miscellaneous expenses	100.00
	Office Computer Software	107.89
	Payroll Pkg.	202.50
	Payroll Taxes	400.14
	Postage	19.35
	TOTAL Administrative	8,311.06
	Reserve Contribution	14,973.00
	Insurance	
	Workmans Comp. Ins.	59.00
	TOTAL Insurance	59.00
	Building Maintenance	
	Cleaning Service	757.75
	Exterior Building & Grounds Maint./Repairs	127.16
	Interior Building Maint./Repairs	159.00
	Maintenance Repairs/Supplies	4,078.72
	Plumbing Repairs/Supplies	700.00

Lakeridge Condominium Association, Inc

Revenues and Expenses Statement

From 06/01/2025 to 06/30/2025

	Actual Current Period
Pool Maintenance	650.00
TOTAL Building Maintenance	6,472.63
Grounds Maintenance	
Fertilization/pest/weed control	500.00
Lawn Maintenance	1,300.00
TOTAL Grounds Maintenance	1,800.00
Utilities	
Cable	5,328.72
Electricity (building)	1,383.13
Electricity (street lights)	169.06
Electric Service (charging station)	66.41
Gas	529.05
Telephone and Internet	156.21
Water/Sewer	2,506.70
TOTAL Utilities	10,139.28

Total Expense	**41,754.97**

Net Income	**16,777.42**

Lakeridge Condominium Association, Inc

Income and Expense Comparative Statement

From 06/01/2025 to 06/30/2025

	June 2025		January to June			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Revenues							
Common fees	52,535	52,572	315,210	315,432	222	630,861	657,654
Miscellaneous incomes			91		(91)		
Estoppel Fees			500		(500)		
Operating account Interest			1		(1)		
Savings account Interest	18		129		(129)		
Reserves Account Interest	457		7,536		(7,536)		
Interest received on late payments	1,411		1,411		(1,411)		
Car Charging Station	64		527		(527)		
Rooftop Lease	3,070	2,917	17,976	17,502	(474)	35,000	34,000
Recovered Attorney Fees	977		977		(977)		
Total Revenues	58,532	55,489	344,358	332,934	(11,424)	665,861	691,654
Expenses							
Administrative							
Bank Fees	962	66	1,017	396	(621)	790	790
Community Relations	200	167	581	1,002	421	2,000	2,000
Contingency		2,917		17,502	17,502	35,000	18,000
CPA Fees		542		3,252	3,252	6,500	6,000
Division Fees/Corp. Report		31	377	186	(191)	377	377
Income Taxes		1,250	19,174	7,500	(11,674)	15,000	12,000
Legal Fees	888	83	4,443	498	(3,945)	1,000	1,000
Licenses and Permits	201	21	201	126	(75)	250	250
Manager	5,231	5,167	34,000	31,002	(2,998)	62,000	60,000
Professional Services			600		(600)		
Miscellaneous expenses	100		100		(100)		
Office Supplies		42	303	252	(51)	500	500
Office Computer Software	108	117	590	702	112	1,400	1,200
Office Equipment		83		498	498	1,000	1,000
Payroll Pkg.	202	142	1,023	852	(171)	1,700	1,700
Payroll Taxes	400	417	2,650	2,502	(148)	5,000	5,000
Postage	19	42	289	252	(37)	500	400
Website		33	425	198	(227)	400	400
TOTAL Administrative	8,311	11,120	65,773	66,720	947	133,417	110,617

	June 2025		January to June			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. $	Current	Last Year
Reserve Contribution	14,973	14,973	89,838	89,838		179,680	254,887
Insurance							
D&O Ins.		117	1,398	702	(696)	1,400	1,800
Fidelity Bond		79	993	474	(519)	944	800
Gen Liability Ins.		858	11,275	5,148	(6,127)	10,300	12,000
Property Ins.		11,167	89,313	67,002	(22,311)	134,000	110,000
Umbrella Ins.		106	1,270	636	(634)	1,270	7,500
Workmans Comp. Ins.	59	67	853	402	(451)	800	800
TOTAL Insurance	59	12,394	105,102	74,364	(30,738)	148,714	132,900
Building Maintenance							
Charging Station Maintenance		83	1,414	498	(916)	1,000	1,000
Cleaning Service	758	667	3,576	4,002	426	8,000	8,000
Elevator Maintenance		833	5,184	4,998	(186)	10,000	9,000
Elevator Monitoring		108	753	648	(105)	1,300	1,100
Exterior Building & Grounds Maint./Repairs	127	500	1,739	3,000	1,261	6,000	6,000
Interior Building Maint./Repairs	159	417	159	2,502	2,343	5,000	5,000
Maintenance Repairs/Supplies	4,079	667	8,817	4,002	(4,815)	8,000	8,000
Plumbing Repairs/Supplies	700	417	1,695	2,502	807	5,000	5,000
Pool Maintenance	650	650	3,900	3,900		7,800	7,500
Window Washing		417		2,502	2,502	5,000	
TOTAL Building Maintenance	6,473	4,759	27,237	28,554	1,317	57,100	50,600
Grounds Maintenance							
Fertilization/pest/weed control	500	325	1,950	1,950		3,900	3,900
Lawn Maintenance	1,300	1,300	7,500	7,800	300	15,600	14,400
TOTAL Grounds Maintenance	1,800	1,625	9,450	9,750	300	19,500	18,300
Utilities							
Cable	5,329	5,250	31,922	31,500	(422)	63,000	61,000
Electricity (building)	1,383	1,250	7,938	7,500	(438)	15,000	15,000
Electricity (street lights)	169	175	1,013	1,050	37	2,100	2,000
Electric Service (charging station)	66	29	437	174	(263)	350	350
Gas	529	1,083	11,277	6,498	(4,779)	13,000	13,000
Telephone and Internet	156	333	1,167	1,998	831	4,000	3,000
Water/Sewer	2,507	2,500	17,980	15,000	(2,980)	30,000	30,000
TOTAL Utilities	10,139	10,620	71,734	63,720	(8,014)	127,450	124,350

	June 2025		January to June			Yearly Budgets	
	Actual	**Budget**	**Actual**	**Budget**	**Var. $**	**Current**	**Last Year**
Total Expenses	41,755	55,491	369,134	332,946	(36,188)	665,861	691,654
Net Income	**16,777**	**(2)**	**(24,776)**	**(12)**	**(24,764)**	**0**	**0**

Lakeridge Condominium Association, Inc

Summary Receivables Aging Report

As of : 06/30/2025

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	14,040.00	15,370.00
30803.00	308	Rolon, Myriam & Rosario, Danny		29.00			(694.00)	(665.00)
40203.00	402	Arevalo, Jose		548.92			(694.00)	(145.08)
40701.00	407	David & Carolyn Velegol				(665.00)		(665.00)
50902.00	509	McHenry, Joanie		2,772.96				2,772.96
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	**10**			4,073.88	0.00	0.00	9,589.00	13,662.88

Number	Amount	Details
2	18,142.96	= Total of Receivables (Debit)
8	(4,480.08)	= Total paid in advance (Credit) or zero
		= Net total of selected accounts

Lakeridge Condominium Association, Inc

Asset Accounts

From 06/01/2025 to 06/30/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100200.00 - **Truist Operating *********5670**							2,898.70
2,975.87		2,975.87	06/01/2025				Beginning Balance
1,995.00		4,970.87	06/02/2025	14487			Deposit 100200.00 - Truist Operating *********5670
665.00		5,635.87	06/03/2025	14492			Lockbox deposit
	159.00	5,476.87	06/03/2025	14493	302	DP-1502	Direct payment - All Star Air Services, LLC
44,555.00		50,031.87	06/04/2025	14564			Lockbox deposit
	20.71	50,011.16	06/04/2025	14565	305-165-164 2-020314-5 JUN 25	DP-1503	Direct payment - Frontier Communications Internet # 305-165-1642-02031
300.00		50,311.16	06/05/2025	14567			Deposit 100200.00 - Truist Operating *********5670
	880.12	49,431.04	06/05/2025	14568	2025328,202 5338	1846	Check - Johnson's Gate Openers Inv# 20255328,2025338
	410.00	49,021.04	06/05/2025	14569	360	1847	Check - Deeman's Property Maintenance
	887.65	48,133.39	06/05/2025	14570	MAY 2025	1848	Check - Boswell & Dunlap, LLP Trust Account May 2025
	650.00	47,483.39	06/05/2025	14571	B13756	1849	Check - Complete Pool Care
	300.00	47,183.39	06/05/2025	14572	PETTY CASH JUNE 2025	1850	Check - Russell Chafee
	347.75	46,835.64	06/05/2025	14573	54107,54111, 54110,54109, 54108	1851	Check - OCS Commerical Cleaning Service, Inc. Inv# 54107,108,109,110,1
	700.00	46,135.64	06/05/2025	14574	15108,15094, 15117	1852	Check - Brother's Plumbing Inc. Inv# 15094,15108,15117
	1,784.97	44,350.67	06/05/2025	14575	123605,1281 45	1853	Check - Piper Fire Protection Inv# 123605,128145
	500.00	43,850.67	06/05/2025	14576	1042262	1854	Check - Country Boy Pest Control Inv# 1042262
	14,973.00	28,877.67	06/05/2025	14577	JUNE 2025	1855	Check - Lakeridge Condominium Association Reserves
	1,427.16	27,450.51	06/05/2025	14578	20949,21030	1856	Check - Rupertan
	951.48	26,499.03	06/06/2025	14581	JUNE 2025 LOC	DP-1504	Direct payment - Truist Association Services
	67.50	26,431.53	06/06/2025	14582	CHK DATE 5/30	DP-1505	Direct payment - ADP Payroll Service
	156.21	26,275.32	06/09/2025	14583	863-299-199 3-100715-5 JUN 25	DP-1506	Direct payment - Frontier Communications Office # 863-299-1993-100715-
3,070.45		29,345.77	06/09/2025	14586			Deposit 100200.00 - Truist Operating *********5670
694.01		30,039.78	06/10/2025	14590			Lockbox deposit
	10.05	30,029.73	06/11/2025	14592	102394	DP-1507	Direct payment - Truist Association Services
	2,815.46	27,214.27	06/12/2025	14593	PPA 5/30-6/12	DP-1508	Direct payment - ADP Payroll Service
665.00		27,879.27	06/16/2025	14597			Lockbox deposit
	2,506.70	25,372.57	06/16/2025	14598	176923 JUN 25	DP-1509	Direct payment - City Of Winter Haven # 176923
	366.84	25,005.73	06/17/2025	14600	20000009289 6 JUN 25	DP-1510	Direct payment - Central Florida Gas Co. # 200000092896
	162.21	24,843.52	06/17/2025	14601	2727769538 JUN 25	DP-1511	Direct payment - Gas South # 2727769538
	59.00	24,784.52	06/17/2025	14602	FINAL PREMIUM AUDIT BILLING	1857	Check - State Farm
	67.50	24,717.02	06/20/2025	14603	CHK DATE 6/13	DP-1512	Direct payment - ADP Payroll Service
	1,383.13	23,333.89	06/20/2025	14604	21101112613 6 JUN 25	DP-1513	Direct payment - Tampa Electric Company # 211011126136
	169.06	23,164.83	06/20/2025	14605	21101178574 1 JUN 25	DP-1514	Direct payment - Tampa Electric Company # 211011785741
	66.41	23,098.42	06/20/2025	14606	22100773769 7 JUN 25	DP-1515	Direct payment - Tampa Electric Company # 221007737697
63.64		23,162.06	06/23/2025	14610			Deposit 100200.00 - Truist Operating *********5670
665.00		23,827.06	06/23/2025	14612			Lockbox deposit
665.00		24,492.06	06/25/2025	14615			Lockbox deposit
	5,308.01	19,184.05	06/26/2025	14616	321-178-211 5-120613-5 JUN 25	DP-1516	Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120

Lakeridge Condominium Association, Inc

Asset Accounts

From 06/01/2025 to 06/30/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
	2,815.46	16,368.59	06/26/2025	14617	PPD 6/13-6/26	DP-1517	Direct payment - ADP Payroll Service
	1,742.09	14,626.50	06/27/2025	14619	*************33 10 JUN 25	DP-1518	Direct payment - Truist Financial # ************3310
	12,393.00	2,233.50	06/27/2025	14620			Insurance Transfer
665.00		2,898.50	06/27/2025	14624			Deposit 100200.00 - Truist Operating *********5670
0.20		2,898.70	06/30/2025	14657			Interest 100200.00 - Truist Operating *********5670
56,979.17	54,080.47	2,898.70					

Debit	Credit	Balance	
56,979.17	54,080.47	2,898.70	**Grand Total**

Lakeridge Condominium Association, Inc

Bank Reconciliation : 06/30/2025

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

Balance on the bank statement as of 06/30/2025:	2,898.70
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	2,898.70
Balance of the account in our books as of the same date	2,898.70
Difference:	**0.00**

Deposits and checks that have cleared in current period

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
06/02/2025	Dep. # 1115	14487		1,995.00	Deposit 100200.00 - Truist Operating *********5670
06/03/2025	DP-1502	14493	159.00		Direct payment - All Star Air Services, LLC
06/03/2025	Dep. # 1116	14492		665.00	Lockbox deposit
06/04/2025	DP-1503	14565	20.71		Direct payment - Frontier Communications Internet # 305-165-1642-02031
06/04/2025	Dep. # 1117	14564		44,555.00	Lockbox deposit
06/05/2025	1855	14577	14,973.00		Check - Lakeridge Condominium Association Reserves
06/05/2025	1853	14575	1,784.97		Check - Piper Fire Protection Inv# 123605,128145
06/05/2025	1856	14578	1,427.16		Check - Rupertan
06/05/2025	1848	14570	887.65		Check - Boswell & Dunlap, LLP Trust Account May 2025
06/05/2025	1846	14568	880.12		Check - Johnson's Gate Openers Inv# 20255328,2025338
06/05/2025	1852	14574	700.00		Check - Brother's Plumbing Inc. Inv# 15094,15108,15117
06/05/2025	1849	14571	650.00		Check - Complete Pool Care
06/05/2025	1854	14576	500.00		Check - Country Boy Pest Control Inv# 1042262
06/05/2025	1847	14569	410.00		Check - Deeman's Property Maintenance
06/05/2025	1851	14573	347.75		Check - OCS Commerical Cleaning Service, Inc. Inv# 54107,108,109,110,1
06/05/2025	1850	14572	300.00		Check - Russell Chafee
06/05/2025	Dep. # 1118	14567		300.00	Deposit 100200.00 - Truist Operating *********5670
06/06/2025	DP-1504	14581	951.48		Direct payment - Truist Association Services
06/06/2025	DP-1505	14582	67.50		Direct payment - ADP Payroll Service
06/09/2025	DP-1506	14583	156.21		Direct payment - Frontier Communications Office # 863-299-1993-100715-
06/09/2025	Dep. # 1119	14586		3,070.45	Deposit 100200.00 - Truist Operating *********5670
06/10/2025	Dep. # 1120	14590		694.01	Lockbox deposit
06/11/2025	DP-1507	14592	10.05		Direct payment - Truist Association Services
06/12/2025	DP-1508	14593	2,815.46		Direct payment - ADP Payroll Service
06/16/2025	DP-1509	14598	2,506.70		Direct payment - City Of Winter Haven # 176923
06/16/2025	Dep. # 1121	14597		665.00	Lockbox deposit
06/17/2025	DP-1510	14600	366.84		Direct payment - Central Florida Gas Co. # 200000092896
06/17/2025	DP-1511	14601	162.21		Direct payment - Gas South # 2727769538
06/17/2025	1857	14602	59.00		Check - State Farm
06/20/2025	DP-1513	14604	1,383.13		Direct payment - Tampa Electric Company # 211011126136
06/20/2025	DP-1514	14605	169.06		Direct payment - Tampa Electric Company # 211011785741
06/20/2025	DP-1512	14603	67.50		Direct payment - ADP Payroll Service
06/20/2025	DP-1515	14606	66.41		Direct payment - Tampa Electric Company # 221007737697
06/23/2025	Dep. # 1122	14610		63.64	Deposit 100200.00 - Truist Operating *********5670
06/23/2025	Dep. # 1123	14612		665.00	Lockbox deposit
06/25/2025	Dep. # 1124	14615		665.00	Lockbox deposit
06/26/2025	DP-1516	14616	5,308.01		Direct payment - Frontier Communications Bulk Acct. # 321-178-2115-120
06/26/2025	DP-1517	14617	2,815.46		Direct payment - ADP Payroll Service

Lakeridge Condominium Association, Inc

Bank Reconciliation : 06/30/2025

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

06/27/2025		14620	12,393.00		Insurance Transfer
06/27/2025	DP-1518	14619	1,742.09		Direct payment - Truist Financial # ************3310
06/27/2025	Dep. # 1125	14624		665.00	Deposit 100200.00 - Truist Operating *********5670
06/30/2025		14657		0.20	Interest 100200.00 - Truist Operating *********5670

Totals	**Checks**	**Deposits**	**Number**
	54 675.58	**54 003.30**	**44**

Lakeridge Condominium Association, Inc

Bank Reconciliation : 06/30/2025

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 06/01/2025 to 06/30/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100300.00 - **Truist Savings*********5719**							6,303.56
6,298.95		6,298.95	06/01/2025				Beginning Balance
4.61		6,303.56	06/30/2025	14658			Interest 100300.00 - Truist Savings*********5719
6,303.56	0.00	6,303.56					
6,303.56		6,303.56	**Grand Total**				

Lakeridge Condominium Association, Inc

Asset Accounts

From 06/01/2025 to 06/30/2025

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
100400.00 - **Truist Savings *********5751**							20,832.97
29,830.42		29,830.42	06/01/2025				Beginning Balance
	21,403.57	8,426.85	06/12/2025	14594	2025 INSURANCE RENEWAL	DP-13	Direct payment - Franklin Hamilton Insurance
12,393.00		20,819.85	06/27/2025	14620			Insurance Transfer
13.12		20,832.97	06/30/2025	14659			Interest 100400.00 - Truist Savings *********5751
42,236.54	21,403.57	20,832.97					

42,236.54	21,403.57	20,832.97	**Grand Total**