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05/14/25

Accrual Basis

Lakeview Terrace Condominium Association

Balance Sheet

As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking GVNB #4022	2,947.50
Reserve Fund - GVNB #9509	145,804.03
Total Checking/Savings	148,751.53
Accounts Receivable	
Accounts Receivable	
Special Assessment	453.00
Accounts Receivable - Other	769.73
Total Accounts Receivable	1,222.73
Total Accounts Receivable	1,222.73
Total Current Assets	149,974.26
Fixed Assets	
Buildings	
Roof- Briarwood-2021	66,708.00
New Sundowner Roof-2020	79,944.00
Eldorado New fan Boiler #1	1,350.00
Eldorado bldg-New Fan Boiler 2	1,350.00
Foundation Rpr Briarwood -2019	15,815.00
Roof Replacement Eldorado Bldg	51,021.00
Gutter Replacement/New 11/16	1,490.00
Foundation Repair 8/16	5,681.63
Foundation Repair 9/16	5,250.00
Buildings - Other	42,000.00
Total Buildings	270,609.63
Accumulated Deprec. - Office	-32,922.85
Equipment	
Swamp Cooler - Laundry 2024	1,200.00
2013-laundry machines	5,000.00
# 3-New Whirlpool Washer-2023	1,675.65
#7 Whirlpool Washer-2023	1,350.00
# 6 Whirlpool Washer-2023	1,350.00
#2- Whirlpool Washer-2023	1,622.48
2022- 2 maytag dryers	3,433.35
Sensor Lock for Laundry -2020	4,413.94
New Washer-Whirlpool-2020	1,074.35
New Granada Boiler-2019	59,620.00
New Boiler-Sundowner-8-2019	58,220.00
2 Speed Queen FL Washer-2019	1,124.40
New Boiler Eldorado Bldg-8-18	49,720.00
Security Cameras-8/17	3,918.50
Briarwood Boiler-11/16	46,400.00
Laundry Eqpt 12/09	
New Washer-2018	1,610.82
Laundry Eqpt 12/09 - Other	11,760.25
Total Laundry Eqpt 12/09	13,371.07
Total Equipment	253,493.74
Accumulated Deprec. - Laundry	-15,150.00
Accumulated Depreciation-New	-6,051.94
Total Fixed Assets	469,978.58
TOTAL ASSETS	619,952.84

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Accrual Basis

Lakeview Terrace Condominium Association

Balance Sheet

As of April 30, 2025

	Apr 30, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	17,085.54
Total Accounts Payable	17,085.54
Total Current Liabilities	17,085.54
Long Term Liabilities	
Note Payable	
Herwick- Briarwood Roof-2028	19,885.00
Peterson- Briarwood Roof-2026	8,062.00
Herwick-Sundowner Boiler--2026	14,421.00
Total Note Payable	42,368.00
Total Long Term Liabilities	42,368.00
Total Liabilities	59,453.54
Equity	
Retained Earnings	546,318.76
Net Income	14,180.54
Total Equity	560,499.30
TOTAL LIABILITIES & EQUITY	619,952.84