

Lakeview Terrace Condominium Association

01/13/26

Balance Sheet

Accrual Basis

As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking GVNB #4022	14,491.77
Reserve Fund - GVNB #9509	154,836.43
Total Checking/Savings	169,328.20
Accounts Receivable	
Accounts Receivable	
Special Assessment	453.00
Accounts Receivable - Other	-2,996.27
Total Accounts Receivable	-2,543.27
Total Accounts Receivable	-2,543.27
Total Current Assets	166,784.93
Fixed Assets	
Buildings	
Granada Roof Replacement-2025	112,122.00
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	382,731.63
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	582,100.58
TOTAL ASSETS	748,885.51

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Balance Sheet

Accrual Basis

As of December 31, 2025

	<u>Dec 31, 25</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	12,428.91
Total Accounts Payable	<u>12,428.91</u>
Total Current Liabilities	12,428.91
Long Term Liabilities	
Note Payable	
Herwick- Briarwood Roof-2028	17,155.88
Peterson- Briarwood Roof-2026	2,777.00
Herwick-Sundowner Boiler--2026	<u>7,449.48</u>
Total Note Payable	27,382.36
Total Long Term Liabilities	<u>27,382.36</u>
Total Liabilities	39,811.27
Equity	
Retained Earnings	546,278.76
Net Income	<u>162,795.48</u>
Total Equity	709,074.24
TOTAL LIABILITIES & EQUITY	<u><u>748,885.51</u></u>