

Lakeview Terrace Condominium Association

12/29/23

Balance Sheet

Accrual Basis

As of November 30, 2023

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Checking GVN# #4022	-153.47
Petty Cash	12.06
Reserve Fund - GVN# #9509	53,802.64
Total Checking/Savings	53,661.23
Accounts Receivable	
Accounts Receivable	
Special Assessment	453.00
Accounts Receivable - Other	-1,027.77
Total Accounts Receivable	-574.77
Total Accounts Receivable	-574.77
Other Current Assets	
*Undeposited Funds	900.00
Total Other Current Assets	900.00
Total Current Assets	53,986.46
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 Equipment	-32,922.85
2020 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
Computer Board Boiler-2023	900.00
Induction Fan Briarwood-2023	1,600.00
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	254,793.74

Lakeview Terrace Condominium Association

12/29/23

Balance Sheet

Accrual Basis

As of November 30, 2023

	Nov 30, 23
Accumulated Deprec. - Laundry	-13,346.00
Accumulated Depreciation-New	-6,051.94
Total Fixed Assets	473,082.58
TOTAL ASSETS	527,069.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,683.01
Total Accounts Payable	8,683.01
Total Current Liabilities	8,683.01
Long Term Liabilities	
Note Payable	
Herwick- Briarwood Roof-2028	25,666.88
Peterson- Briarwood Roof-2026	19,101.00
Peterson- Granada Boiler-2024	13,385.50
Herwick-Sundowner Boiler--2026	28,309.80
Total Note Payable	86,463.18
Total Long Term Liabilities	86,463.18
Total Liabilities	95,146.19
Equity	
Retained Earnings	382,100.43
Net Income	49,822.42
Total Equity	431,922.85
TOTAL LIABILITIES & EQUITY	527,069.04