

12:00 PM  
08/22/24  
Cash Basis

**Lakeview Terrace Condominium Association**  
**Balance Sheet**  
As of April 30, 2024

	Apr 30, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Checking GVN# #4022	17,289.48
Reserve Fund - GVN# #9509	69,307.90
<b>Total Checking/Savings</b>	86,597.38
Accounts Receivable	
Accounts Receivable	
Special Assessment	-448.00
Accounts Receivable - Other	-23,609.90
<b>Total Accounts Receivable</b>	-24,057.90
<b>Total Accounts Receivable</b>	-24,057.90
<b>Total Current Assets</b>	62,539.48
<b>Fixed Assets</b>	
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
<b>Total Buildings</b>	270,609.63
Accumulated Deprec. - Office	-32,922.85
Equipment	
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
<b>Total Laundry Eqpt 12/09</b>	13,371.07
<b>Total Equipment</b>	252,293.74
Accumulated Deprec. - Laundry	-15,150.00
Accumulated Depreciation-New	-6,051.94
<b>Total Fixed Assets</b>	468,778.58
<b>TOTAL ASSETS</b>	<b>531,318.06</b>

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**Balance Sheet**  
As of April 30, 2024

	Apr 30, 24
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-60.01
Total Accounts Payable	-60.01
Total Current Liabilities	-60.01
Long Term Liabilities	
Note Payable	
Herwick- Briarwood Roof-2028	23,820.00
Peterson- Briarwood Roof-2026	15,358.00
Peterson- Granada Boiler-2024	6,179.00
Herwick-Sundowner Boiler--2026	24,048.00
Total Note Payable	69,405.00
Total Long Term Liabilities	69,405.00
Total Liabilities	69,344.99
Equity	
Retained Earnings	436,303.62
Net Income	25,669.45
Total Equity	461,973.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>531,318.06</b>