



Financial Report Package

December 2024

Prepared for

The Forest at Ridgewood Homeowners Assn

By

Avid Property Management, INC.

**Balance Sheet**

The Forest at Ridgewood Homeowners Assn
End Date: 12/31/2024

Date: 1/16/2025
Time: 11:46 am
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	Operating	Total
Assets		
Bank Accounts		
South State Bank - Operating #5470	\$ 5,910.00	\$ 5,910.00
Total: Bank Accounts	\$ 5,910.00	\$ 5,910.00
Total: Assets	\$ 5,910.00	\$ 5,910.00
Liabilities & Equity		
Accounts Payable/Prepaid		
Accounts Payable	1,528.00	1,528.00
Prepaid Assessments	6,110.00	6,110.00
Total: Accounts Payable/Prepaid	\$ 7,638.00	\$ 7,638.00
Net Income Gain/Loss	(1,728.00)	(1,728.00)
Total: Liabilities & Equity	\$ 5,910.00	\$ 5,910.00



Income Statement - Operating
The Forest at Ridgewood Homeowners Assn
12/31/2024

Date: 1/16/2025
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4001-00 Maintenance Fees	\$-	\$6,833.37	(\$6,833.37)	\$-	\$82,000.00	(\$82,000.00)	\$82,000.00
4050-00 Other Income	-	100.00	(100.00)	-	1,200.00	(1,200.00)	1,200.00
Total Assessment Income	\$-	\$6,933.37	(\$6,933.37)	\$-	\$83,200.00	(\$83,200.00)	\$83,200.00
Total OPERATING INCOME	\$0.00	\$6,933.37	(\$6,933.37)	\$-	\$83,200.00	(\$83,200.00)	\$83,200.00
OPERATING EXPENSE							
Administrative Expenses							
5001-00 Management Fees	1,728.00	1,500.00	(228.00)	1,728.00	18,000.00	16,272.00	18,000.00
5010-00 Administrative Expenses	-	30.00	30.00	-	360.00	360.00	360.00
5015-00 Insurance	-	588.05	588.05	-	7,057.26	7,057.26	7,057.26
5035-00 Fees & Licenses	-	11.63	11.63	-	140.00	140.00	140.00
Total Administrative Expenses	\$1,728.00	\$2,129.68	\$401.68	\$1,728.00	\$25,557.26	\$23,829.26	\$25,557.26
Utilities							
5201-00 Electricity	-	1,150.00	1,150.00	-	13,800.00	13,800.00	13,800.00
5225-00 Internet/Cable/Phone	-	97.97	97.97	-	1,175.64	1,175.64	1,175.64
Total Utilities	\$-	\$1,247.97	\$1,247.97	\$-	\$14,975.64	\$14,975.64	\$14,975.64
M & R Non Contract Expenses							
5501-00 Grounds/Landscape M&R	-	350.00	350.00	-	4,200.00	4,200.00	4,200.00
5525-00 Pool M&R	-	675.00	675.00	-	8,100.00	8,100.00	8,100.00
5530-00 Janitorial/Maint M&R	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
5560-00 Building Maintenance M&R	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
5564-00 Tree Trimming	-	37.50	37.50	-	450.00	450.00	450.00
5566-00 Pressure Washing	-	12.50	12.50	-	150.00	150.00	150.00
5576-00 Signage Maint	-	133.37	133.37	-	1,600.00	1,600.00	1,600.00
5595-00 General Maintenance	-	150.00	150.00	-	1,800.00	1,800.00	1,800.00
Total M & R Non Contract Expenses	\$-	\$1,775.00	\$1,775.00	\$-	\$21,300.00	\$21,300.00	\$21,300.00
Reserve Expense							
6000-00 Reserves	-	1,500.00	1,500.00	-	18,000.00	18,000.00	18,000.00
Total Reserve Expense	\$-	\$1,500.00	\$1,500.00	\$-	\$18,000.00	\$18,000.00	\$18,000.00
Total OPERATING EXPENSE	\$1,728.00	\$6,652.65	\$4,924.65	\$1,728.00	\$79,832.90	\$78,104.90	\$79,832.90
Net Income:	(\$1,728.00)	\$280.72	(\$2,008.72)	(\$1,728.00)	\$3,367.10	(\$5,095.10)	\$3,367.10



Reserve Schedule

12/01/2024 To 12/31/2024

Date: 1/16/2025

Time: 11:46 am

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Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
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**Homeowner Aging Report Excluding Prepaid**

The Forest at Ridgewood Homeowners Assn
End Date: 12/31/2024

Date: 1/16/2025
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Description	Current	Over 30	Over 60	Over 90	Balance

Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**PrePaid Homeowner List**

The Forest at Ridgewood Homeowners Assn
End Date: 12/31/2024

Date: 1/16/2025**Time:** 11:46 am**Page:** 1

Account No:	Homeowner Name	Address	Balance
224-745	MUNOA CRISBEL crisbelmunoa@yahoo.com	745 GOLF COURSE PKWY Lot 27-26-28-706440-001520 Davenport, FL 33837	(\$500.00)
224-158	BRANNIGAN DARLENE J easybuy@aol.com	158 JOEWOOD TRL Lot 27-26-28-706440-001420 Davenport, FL 33837	(\$500.00)
224-1112	KEIM FAMILY TRUST jak3715@sbcglobal.net	1112 GOLF COURSE PKWY Lot 27-26-28-706440-001030 Davenport, FL 33837	(\$500.00)
224-125	VAN HORNE DWIGHT autosport@videotron.ca	125 BOXWOOD DR Lot 27-26-28-706440-000100 Davenport, FL 33837	(\$500.00)
224-123	WARD IAN JAMES ian.j.ward@icloud.com	123 GOLF COURSE PKWY Lot 27-26-28-706440-000380 Davenport, FL 33837	(\$500.00)
224-132	WELLE LORI M LIVING TRUST	132 GOLF COURSE PKWY Lot 27-26-28-706440-000650 Davenport, FL 33837	(\$500.00)
224-148	POP LOURDES P	148 JOEWOOD TRL Lot 27-26-28-706440-001431 Davenport, FL 33837	(\$500.00)
224-115	MATOS LYNN M lynnmatos70@gmail.com	115 BOXWOOD DR Lot 27-26-28-706440-000090 Davenport, FL 33837	(\$500.00)
224-1419	SHARKEY MARGARET JANE	1419 GOLF COURSE PKWY Lot 27-26-28-706440-001190 Davenport, FL 33837	(\$110.00)
224-806	HAZZOURIE MICHAEL ELIAN	806 GOLF COURSE PKWY Lot 27-26-28-706440-000890 Davenport, FL 33837	(\$1,000.00)
224-500	SIDDIQ SALAMA MOHAMMED	500 GOLF COURSE PKWY Lot 27-26-28-706440-000750 Davenport, FL 33837	(\$500.00)
224-919	LYNCH SCOTT	919 GOLF COURSE PKWY Lot 27-26-28-706440-001560 Davenport, FL 33837	(\$500.00)
The Forest at Ridgewood Homeowners Assn Total		12	(\$6,110.00)

**General Ledger Trial Balance with Details**

The Forest at Ridgewood Homeowners Assn
Accts: 10-1002-00 To: 60-6000-00 Dates: 12/1/2024 - 12/31/2024

Date: 1/16/2025
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1040-00	South State Bank - Operating #5470	\$-	\$6,110.00	\$200.00	\$5,910.00
Date	GL Ref #	Debit	Credit	Description	
12/17/2024	2127339	\$ 500.00	\$ -	Deposit from batch 70595	
12/17/2024	2127394	-	200.00	South State Bank - Operating #5470 Inv # 134332; Avid Property Management Inc Chk # 0 Inv: 134332 Avid Property Management Inc	
12/18/2024	2148974	500.00	-	Deposit from batch 71354	
12/20/2024	2129383	500.00	-	Deposit from batch 70859	
12/23/2024	2148978	1,500.00	-	Deposit from batch 71355	
12/26/2024	2130810	500.00	-	Deposit from batch 70875	
12/26/2024	2148984	1,500.00	-	Deposit from batch 71356	
12/30/2024	2133148	500.00	-	Deposit from batch 70990	
12/30/2024	2148989	610.00	-	Deposit from batch 71357	
20-2001-00	Accounts Payable	-	200.00	1,728.00	(1,528.00)
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	2161778	\$ -	\$ 1,528.00	Accounts Payable Inv # 2169 Inv: 2169 JEDI PARTNERS, LLC	
12/17/2024	2127375	-	200.00	Accounts Payable Inv # 134332 Inv: 134332 Avid Property Management Inc	
12/17/2024	2127394	200.00	-	Accounts Payable Inv # 134332; Avid Property Management Inc Chk # 0 Inv: 134332 Avid Property Management Inc	
20-2105-00	Prepaid Assessments	-	-	6,110.00	(6,110.00)
Date	GL Ref #	Debit	Credit	Description	
12/17/2024	2127339	\$ -	\$ 500.00	Deposit from batch 70595	
12/18/2024	2148974	-	500.00	Deposit from batch 71354	
12/20/2024	2129383	-	500.00	Deposit from batch 70859	
12/23/2024	2148978	-	1,500.00	Deposit from batch 71355	
12/26/2024	2130810	-	500.00	Deposit from batch 70875	
12/26/2024	2148984	-	1,500.00	Deposit from batch 71356	
12/30/2024	2133148	-	500.00	Deposit from batch 70990	
12/30/2024	2148989	-	610.00	Deposit from batch 71357	
50-5001-00	Management Fees	-	1,728.00	-	1,728.00
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	2161778	\$ 1,528.00	\$ -	Management Fees Inv: 2169 JEDI PARTNERS, LLC	
12/17/2024	2127375	200.00	-	Management Fee Inv: 134332 Avid Property Management Inc	
Totals:		\$0.00	\$8,038.00	\$8,038.00	\$0.00



Cash Disbursement

The Forest at Ridgewood Homeowners Assn
12/1/2024 - 12/31/2024

Date: 1/16/2025
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Date	Check #	Payee	Amount
10-1040-00 South State Bank - Operating #5470			
12/17/2024	0	Avid Property Management Inc	\$200.00
		Invoice #: 134332	
		50-5001-00 Management Fee	\$200.00
		Account Totals	# Checks: 1 \$200.00
		Association Totals	# Checks: 1 \$200.00



Payables Aging Report

The Forest at Ridgewood Homeowners Assn
As Of 12/31/2024

Date: 1/16/2025
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Vendor			Current	Over 30	Over 60	Over 90	Balance
JEDI PARTNERS, LLC							
Invoice #	Date	Check Memo					
2169	12/01/2024		\$0.00	\$1,528.00	\$0.00	\$0.00	
			\$0.00	\$1,528.00	\$0.00	\$0.00	\$1,528.00
Totals:			\$0.00	\$1,528.00	\$0.00	\$0.00	\$1,528.00

**Bank Account Reconciliation**

The Forest at Ridgewood Homeowners Assn
South State Bank - Operating #5470 (End: 12/31/2024)

Date: 1/16/2025
Time: 11:47 am
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Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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South State Bank - Operating #5470 Summary

Ending Account Balance:	\$ 5,910.00
Uncleared Items:	\$-
Adjusted Balance:	\$ 5,910.00
Bank Ending Balance:	\$ 5,910.00
Difference:	\$-

**Bank Account Reconciliation**

The Forest at Ridgewood Homeowners Assn
South State Bank - Reserve #5473 (End: 12/31/2024)

Date: 1/16/2025
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Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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South State Bank - Reserve #5473 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-



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Statement Ending 12/31/2024

THE FOREST AT RIDGEWOOD

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Account Number: XXXXXXXXXXXXXXX5470

THE FOREST AT RIDGEWOOD HOMEOWNERS
ASSOCIATION INC
OPERATING
2906 BUSCH LAKE BLVD
TAMPA FL 33614-1859

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX5470	\$5,910.00

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX5470

Account Summary

Date	Description	Amount
12/11/2024	Beginning Balance	\$0.00
	8 Credit(s) This Period	\$6,110.00
	1 Debit(s) This Period	\$200.00
12/31/2024	Ending Balance	\$5,910.00

Deposits

Date	Description	Amount
12/18/2024	CORP ICL/RDC DEPOSIT	\$500.00
12/23/2024	CORP ICL/RDC DEPOSIT	\$1,500.00
12/26/2024	CORP ICL/RDC DEPOSIT	\$1,500.00
12/30/2024	CORP ICL/RDC DEPOSIT	\$610.00
		4 item(s) totaling \$4,110.00

Other Credits

Date	Description	Amount
12/18/2024	The Forest at Ri OnlinePay 70595	\$500.00
12/20/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445068155597 REV	\$500.00
12/27/2024	The Forest at Ri OnlinePay 70875	\$500.00
12/31/2024	The Forest at Ri OnlinePay 70990	\$500.00
		4 item(s) totaling \$2,000.00

Electronic Debits

Date	Description	Amount
12/19/2024	The Forest at Ri Vendor Pay 29487	\$200.00
		1 item(s) totaling \$200.00

Daily Balances

Date	Amount	Date	Amount	Date	Amount
12/18/2024	\$1,000.00	12/23/2024	\$2,800.00	12/30/2024	\$5,410.00
12/19/2024	\$800.00	12/26/2024	\$4,300.00	12/31/2024	\$5,910.00
12/20/2024	\$1,300.00	12/27/2024	\$4,800.00		

Member FDIC
NMLS# 403455



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Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. Please call us at 1-800-277-2175 or write to us at: **SouthState Bank, N.A., Deposit Operations, P.O. Box 118068, Charleston, SC 29423.**

- We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will apply a provisional credit to your account in the amount you think you have been charged in error so you will have use of the money during the time it takes us to complete our investigation.

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at 1-800-277-2175 to find out whether or not the deposit has been made.

If you think there is an error on your statement, write to us at: **SouthState Bank, N.A., Loan Operations, P.O. Box 118068, Charleston, SC 29423.**

1. **Account information:** Your name and account number.
2. **Dollar amount:** The dollar amount of the suspected error.
3. **Description of problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit.

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Statement Ending 12/31/2024

THE FOREST AT RIDGEWOOD

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Account Number: XXXXXXXXXXXXXXX5473

THE FOREST AT RIDGEWOOD HOMEOWNERS
ASSOCIATION INC
RESERVE
2906 BUSCH LAKE BLVD
TAMPA FL 33614-1859

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXX5473	\$0.00

ASSOCIATION MMA - XXXXXXXXXXXXXXX5473

Account Summary

Date	Description	Amount
12/11/2024	Beginning Balance	\$0.00
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
12/31/2024	Ending Balance	\$0.00

Interest Summary

Description	Amount
Interest Earned From 12/11/2024 Through 12/31/2024	
Annual Percentage Yield Earned	0.00%
Interest Days	21
Interest Earned	\$0.00
Interest Paid This Period	\$0.00
Interest Paid Year-to-Date	\$0.00
Minimum Balance	\$0.00
Average Available Balance	\$0.00



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**Budget Fiscal Year Report**

The Forest at Ridgewood Homeowners Assn

Fiscal Period: December 2024

Date: 1/16/2025

Time: 11:47 am

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Account											December	Projected Total	Budget
OPERATING INCOME													
Assessment Income													
4001-00 Maintenance Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$82,000.00
4050-00 Other Income	-	-	-	-	-	-	-	-	-	-	-	-	\$1,200.00
Total Assessment Income	-	-	-	-	-	-	-	-	-	-	-	-	\$83,200.00
Total OPERATING INCOME	-	-	-	-	-	-	-	-	-	-	-	-	\$83,200.00
OPERATING EXPENSE													
Administrative Expenses													
5001-00 Management Fees	-	-	-	-	-	-	-	-	-	-	1,728.00	1,728.00	\$18,000.00
5010-00 Administrative Expenses	-	-	-	-	-	-	-	-	-	-	-	-	\$360.00
5015-00 Insurance	-	-	-	-	-	-	-	-	-	-	-	-	\$7,057.26
5035-00 Fees & Licenses	-	-	-	-	-	-	-	-	-	-	-	-	\$140.00
Total Administrative Expenses	-	-	-	-	-	-	-	-	-	-	1,728.00	1,728.00	\$25,557.26
Utilities													
5201-00 Electricity	-	-	-	-	-	-	-	-	-	-	-	-	\$13,800.00
5225-00 Internet/Cable/Phone	-	-	-	-	-	-	-	-	-	-	-	-	\$1,175.64
Total Utilities	-	-	-	-	-	-	-	-	-	-	-	-	\$14,975.64
M & R Non Contract Expenses													
5501-00 Grounds/Landscape M&R	-	-	-	-	-	-	-	-	-	-	-	-	\$4,200.00
5525-00 Pool M&R	-	-	-	-	-	-	-	-	-	-	-	-	\$8,100.00
5530-00 Janitorial/Maint M&R	-	-	-	-	-	-	-	-	-	-	-	-	\$3,000.00
5560-00 Building Maintenance M&R	-	-	-	-	-	-	-	-	-	-	-	-	\$2,000.00
5564-00 Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	\$450.00
5566-00 Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	\$150.00
5576-00 Signage Maint	-	-	-	-	-	-	-	-	-	-	-	-	\$1,600.00
5595-00 General Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$1,800.00
Total M & R Non Contract Expenses	-	-	-	-	-	-	-	-	-	-	-	-	\$21,300.00



Budget Fiscal Year Report

The Forest at Ridgewood Homeowners Assn

Fiscal Period: December 2024

Date:1/16/2025

Time:11:47 am

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Account													December	Projected Total	Budget
Reserve Expense															
6000-00 Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$18,000.00
Total Reserve Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$18,000.00
Total OPERATING EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	1,728.00	1,728.00	\$79,832.90
Net Income:	-	0.00	-	-	-	-	-	-	-	-	-	-	(1,728.00)	(1,728.00)	\$3,367.10