



Financial Report Package

February 2025

Prepared for

The Forest at Ridgewood Homeowners Assn

By

Avid Property Management, INC.

**Balance Sheet**

The Forest at Ridgewood Homeowners Assn
End Date: 02/28/2025

Date: 3/4/2025
Time: 1:09 pm
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	Operating	Reserve	Total
Assets			
Bank Accounts			
South State Bank - Operating #5470	\$ 13,618.49	\$ -	\$ 13,618.49
Total: Bank Accounts	\$ 13,618.49	\$ -	\$ 13,618.49
Other Assets			
Due to / Due From - Reserves	(3,554.00)	-	(3,554.00)
Due to / Due From - Operating	-	3,554.00	3,554.00
Accounts Receivable	82,500.00	-	82,500.00
Prepaid Insurance	5,272.25	-	5,272.25
Total: Other Assets	\$ 84,218.25	\$ 3,554.00	\$ 87,772.25
Total: Assets	\$ 97,836.74	\$ 3,554.00	\$ 101,390.74
Liabilities & Equity			
Accounts Payable/Prepaid			
Accounts Payable	(200.00)	-	(200.00)
Prepaid Assessments	29,980.00	-	29,980.00
Accrued Expenses	952.30	-	952.30
Deferred Revenue	68,750.00	-	68,750.00
Total: Accounts Payable/Prepaid	\$ 99,482.30	\$ -	\$ 99,482.30
Reserve Accounts			
Reserves - General	-	3,554.00	3,554.00
Total: Reserve Accounts	\$ -	\$ 3,554.00	\$ 3,554.00
Retained Earnings			
Retained Earnings	(1,728.00)	-	(1,728.00)
Total: Retained Earnings	\$(1,728.00)	\$ -	\$(1,728.00)
Net Income Gain/Loss	82.44	-	82.44
Total: Liabilities & Equity	\$ 97,836.74	\$ 3,554.00	\$ 101,390.74



Income Statement - Operating
The Forest at Ridgewood Homeowners Assn
02/28/2025

Date: 3/4/2025
Time: 1:09 pm
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Assessment Income							
4001-00 Maintenance Fees	\$6,875.00	\$6,833.33	\$41.67	\$13,750.00	\$13,666.66	\$83.34	\$82,000.00
Total Assessment Income	\$6,875.00	\$6,833.33	\$41.67	\$13,750.00	\$13,666.66	\$83.34	\$82,000.00
Total OPERATING INCOME	\$6,875.00	\$6,833.33	\$41.67	\$13,750.00	\$13,666.66	\$83.34	\$82,000.00
OPERATING EXPENSE							
Administrative Expenses							
5001-00 Management Fees	978.00	943.00	(35.00)	1,956.00	1,886.00	(70.00)	11,316.00
5010-00 Administrative Expenses	-	75.00	75.00	-	150.00	150.00	900.00
5015-00 Insurance	496.82	557.50	60.68	993.64	1,115.00	121.36	6,690.00
5020-00 Legal Fees	275.00	200.00	(75.00)	3,496.35	400.00	(3,096.35)	2,400.00
5030-00 Corp Filing - DBPR	-	5.83	5.83	-	11.66	11.66	70.00
5035-00 Fees & Licenses	-	25.00	25.00	-	50.00	50.00	300.00
5040-00 CPA Accounting Fees	-	25.00	25.00	-	50.00	50.00	300.00
Total Administrative Expenses	\$1,749.82	\$1,831.33	\$81.51	\$6,445.99	\$3,662.66	(\$2,783.33)	\$21,976.00
Utilities							
5201-00 Electricity	1,180.86	1,185.00	4.14	2,361.36	2,370.00	8.64	14,220.00
5205-00 Water & Sewer	606.21	140.00	(466.21)	606.21	280.00	(326.21)	1,680.00
Total Utilities	\$1,787.07	\$1,325.00	(\$462.07)	\$2,967.57	\$2,650.00	(\$317.57)	\$15,900.00
Contract Expenses							
5301-00 Grounds/Landscaping Contract	350.00	350.00	-	700.00	700.00	-	4,200.00
5325-00 Pool Contract	-	650.00	650.00	-	1,300.00	1,300.00	7,800.00
5330-00 Janitorial/Maint Contract	-	250.00	250.00	-	500.00	500.00	3,000.00
Total Contract Expenses	\$350.00	\$1,250.00	\$900.00	\$700.00	\$2,500.00	\$1,800.00	\$15,000.00
M & R Non Contract Expenses							
5525-00 Pool M&R	-	150.00	150.00	-	300.00	300.00	1,800.00
5595-00 General Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
Total M & R Non Contract Expenses	\$-	\$650.00	\$650.00	\$-	\$1,300.00	\$1,300.00	\$7,800.00
Reserve Expense							
6000-00 Reserves	1,777.00	1,777.00	-	3,554.00	3,554.00	-	21,324.00
Total Reserve Expense	\$1,777.00	\$1,777.00	\$-	\$3,554.00	\$3,554.00	\$0.00	\$21,324.00
Total OPERATING EXPENSE	\$5,663.89	\$6,833.33	\$1,169.44	\$13,667.56	\$13,666.66	(\$0.90)	\$82,000.00
Net Income:	\$1,211.11	\$0.00	\$1,211.11	\$82.44	\$0.00	\$82.44	\$0.00

**Reserve Schedule**

The Forest at Ridgewood Homeowners Assn
02/01/2025 To 02/28/2025

Date: 3/4/2025
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Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
Due to / Due From - Operating	(\$1,777.00)	\$0.00	\$1,777.00	\$0.00	\$0.00	(\$3,554.00)
Reserves - General	\$1,777.00	\$1,777.00	\$0.00	\$0.00	\$0.00	\$3,554.00
	\$0.00	\$1,777.00	\$1,777.00	\$0.00	\$0.00	\$0.00

**Homeowner Aging Report Excluding Prepaid**

The Forest at Ridgewood Homeowners Assn
End Date: 02/28/2025

Date: 3/4/2025
Time: 1:10 pm
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Description	Current	Over 30	Over 60	Over 90	Balance
224-632 - BRAGG ADAM G Owner					
632 GOLF COURSE PKWY Lot 27-26-28-706440-000810					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-928 - KAOZ ADVENTURE LLC Owner					
928 GOLF COURSE PKWY Lot 27-26-28-706440-000950					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-119 - CHAVEZ ALAN D Owner					
119 JOE WOOD TRL Lot 27-26-28-706440-001490					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1408 - BOETTGER ALAN T Owner			Last Payment: \$500.00 on 01/08/2025		
1408 GOLF COURSE PKWY Lot 27-26-28-706440-001130					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-246 - AQUINO ALBERT Owner					
246 BOXWOOD DR Lot 27-26-28-706440-000260					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-156 - JOSEPH ANDREW Owner					
156 SOUTHERN PINE WAY Lot 27-26-28-706440-001280					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-137 - BLACKMON ANGELA D Owner					
137 SOUTHERN PINE WAY Lot 27-26-28-706440-001370					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-105 - HOFFER ANN PEAVEY LIVING TRUST Owner					
105 BOXWOOD DR Lot 27-26-28-706440-000080					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-152 - PELEKAKIS ANTHONY G Owner			Last Payment: \$500.00 on 01/29/2025		
152 GOLF COURSE PKWY Lot 27-26-28-706440-000630					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-131 - HARTLAGE ANTHONY J Owner					
131 SPANISH MOSS RD Lot 27-26-28-706440-000040					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-128 - DIONNE ANTHONY M Owner					
128 JOEWOOD TRL Lot 27-26-28-706440-001450					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-216 - CASTILLO ANTONIO Owner					
216 BOXWOOD DR Lot 27-26-28-706440-000290					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-401 - FOREST AT RIDGEWOOD HOA Association Owned					
401 BOXWOOD DR Lot 27-26-28-706440-001670					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1326 - NYCHUK BARRY Owner					
1326 GOLF COURSE PKWY Lot 27-26-28-706440-001120					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-203 - BYRNE BERNARD A Owner					
203 SPANISH MOSS RD Lot 27-26-28-706440-000050					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-122 - BISHOP BRENT A Owner			Last Payment: \$500.00 on 01/08/2025		
122 GOLF COURSE PKWY Lot 27-26-28-706440-000660					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

**Homeowner Aging Report Excluding Prepaid**

The Forest at Ridgewood Homeowners Assn
End Date: 02/28/2025

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Description	Current	Over 30	Over 60	Over 90	Balance
224-939 - YOUNG BRET A Owner					
939 GOLF COURSE PKWY Lot 27-26-28-706440-001580					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-223 - SALINETERO BRIAN Owner					
223 SPANISH MOSS RD Lot 27-26-28-706440-000070					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-166 - VINCENT BRYAN G Owner					
166 SOUTHERN PINE WAY Lot 27-26-28-706440-001270					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-826 - VAN BUSKIRK PATRICK GENE Owner					
826 GOLF COURSE PKWY Lot 27-26-28-706440-000910					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-329 - DEMARTINO CARLOS Owner					
329 BOXWOOD DR Lot 27-26-28-706440-000190					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-133 - FREEMAN CARMEN Owner					
133 GOLF COURSE PKWY Lot 27-26-28-706440-000390					Last Payment: \$500.00 on 01/13/2025
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1021 - DEVINE CATHERINE Owner					
1021 GOLF COURSE PKWY Lot 27-26-28-706440-001600					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-929 - RAGUSA CHARLES Owner					
929 GOLF COURSE PKWY Lot 27-26-28-706440-001570					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-106 - HOPKINS CHARLES N REVOCABLE TRUST Owner					
106 SOUTHERN PINE WAY Lot 27-26-28-706440-001330					Last Payment: \$500.00 on 01/08/2025
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-336 - HOPKINS CHARLES N REVOCABLE TRUST Owner					
336 GOLF COURSE PKWY Lot 27-26-28-706440-000530					Last Payment: \$500.00 on 01/08/2025
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-167 - APPLEWHITE CHRISTOPHER C Owner					
167 SOUTHERN PINE WAY Lot 27-26-28-706440-001400					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1030 - HOPKINS CHRISTOPHER N Owner					
1030 GOLF COURSE PKWY Lot 27-26-28-706440-001010					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1204 - SAHAGUN CHRISTOPHER P Owner					
1204 GOLF COURSE PKWY Lot 27-26-28-706440-001060					Last Payment: \$500.00 on 01/30/2025
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-227 - NOGUEIRA CLAUDIA Owner					
227 BOXWOOD DR Lot 27-26-28-706440-000150					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-236 - NOGUEIRA CLAUDIA Owner					
236 BOXWOOD DR Lot 27-26-28-706440-000270					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-938 - SILVA CRAIG Owner					
938 GOLF COURSE PKWY Lot 27-26-28-706440-000960					Last Payment: \$500.00 on 01/07/2025
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

**Homeowner Aging Report Excluding Prepaid**

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Description	Current	Over 30	Over 60	Over 90	Balance
224-745 - MUNOA CRISBEL Owner Last Payment: \$500.00 on 12/18/2024					
745 GOLF COURSE PKWY Lot 27-26-28-706440-001520					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-138 - COLON CRYSTAL DIAMOND Owner					
138 JOEWOOD TRL Lot 27-26-28-706440-001440					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-633 - ELLENBERGER DALE E Owner					
633 GOLF COURSE PKWY Lot 27-26-28-706440-001470					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1327 - NASEREDDINE DANIEL Owner					
1327 GOLF COURSE PKWY Lot 27-26-28-706440-001230					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-100 - CANALES DANIEL I Owner					
100 SPANISH MOSS RD Lot 27-26-28-706440-000700					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-9999 - CANALES DANIEL I Owner					
Lot 27-26-28-706440-000690					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-158 - BRANNIGAN DARLENE J Owner Last Payment: \$500.00 on 12/23/2024					
158 JOEWOOD TRL Lot 27-26-28-706440-001420					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-114 - MACMORRAN DAVID E Owner					
114 BOXWOOD DR Lot 27-26-28-706440-000340					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-317 - WHITE DAVID K Owner					
317 GOLF COURSE PKWY Lot 27-26-28-706440-000480					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-225 - WALKER DAVID LEE Owner					
225 GOLF COURSE PKWY Lot 27-26-28-706440-000440					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1031 - CURRY DAVID R Owner Last Payment: \$500.00 on 01/10/2025					
1031 GOLF COURSE PKWY Lot 27-26-28-706440-001610					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-836 - GEILS DEBRA F Owner					
836 GOLF COURSE PKWY Lot 27-26-28-706440-000920					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-126 - FERREIRA DENISE ELIZABETH Owner					
126 SOUTHERN PINE WAY Lot 27-26-28-706440-001310					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-429 - EVANS DERRICK Owner					
429 GOLF COURSE PKWY Lot 27-26-28-706440-001160					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-234 - MOLANO EDGAR Owner					
234 GOLF COURSE PKWY Lot 27-26-28-706440-000590					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-419 - STEIDINGER ERIC Owner Last Payment: \$500.00 on 01/08/2025					
419 GOLF COURSE PKWY Lot 27-26-28-706440-001170					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

**Homeowner Aging Report Excluding Prepaid**

The Forest at Ridgewood Homeowners Assn
End Date: 02/28/2025

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Description	Current	Over 30	Over 60	Over 90	Balance
224-613 - TAN EURILYN C Owner Last Payment: \$500.00 on 01/03/2025					
613 GOLF COURSE PKWY Lot 27-26-28-706440-001340					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1112 - KEIM FAMILY TRUST Owner Last Payment: \$500.00 on 12/30/2024					
1112 GOLF COURSE PKWY Lot 27-26-28-706440-001030					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-103 - COVERDALE FRANK R Owner Last Payment: \$500.00 on 01/14/2025					
103 GOLF COURSE PKWY Lot 27-26-28-706440-000360					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-817 - KALLMEYER GARY M Owner					
817 GOLF COURSE PKWY Lot 27-26-28-706440-001550					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-176 - HODGES GEOFFREY W SR Owner					
176 SOUTHERN PINE WAY Lot 27-26-28-706440-001260					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-421 - KYRIAKOPULOS GEORGE Owner					
421 BOXWOOD DR Lot 27-26-28-706440-000210					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-704 - MCGAREL GROVES HUGH Owner					
704 GOLF COURSE PKWY Lot 27-26-28-706440-000830					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-112 - RICK H LYNN PARKE Owner Last Payment: \$500.00 on 01/10/2025					
112 GOLF COURSE PKWY Lot 27-26-28-706440-000670					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-224 - RODRIGUEZ HECTOR LUIS JR Owner					
224 GOLF COURSE PKWY Lot 27-26-28-706440-000600					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-254 - TOBEY HEIDI Owner					
254 GOLF COURSE PKWY Lot 27-26-28-706440-000570					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-118 - UTTERBACK HELEN E Owner					
118 JOEWOOD TRL Lot 27-26-28-706440-001460					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-125 - VAN HORNE DWIGHT Owner Last Payment: \$500.00 on 12/19/2024					
125 BOXWOOD DR Lot 27-26-28-706440-000100					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1428 - BYNUM HUGH E III Owner					
1428 GOLF COURSE PKWY Lot 27-26-28-706440-001150					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-123 - WARD IAN JAMES Owner Last Payment: \$500.00 on 12/24/2024					
123 GOLF COURSE PKWY Lot 27-26-28-706440-000380					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-144 - BORK IAN M Owner Last Payment: \$500.00 on 01/10/2025					
144 BOXWOOD DR Lot 27-26-28-706440-000310					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-121 - WOOD INEZ G ESTATE OF Owner					
121 SAND PINE LN Lot 27-26-28-706440-001630					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

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End Date: 02/28/2025

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Description	Current	Over 30	Over 60	Over 90	Balance
224-337 - GOMEZ JAIRO D Owner					
337 GOLF COURSE PKWY Lot 27-26-28-706440-000500					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-213 - KUTZ JAMES Owner					
213 SPANISH MOSS RD Lot 27-26-28-706440-000060					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-145 - WILSON JAMES Owner					
145 BOXWOOD DR Lot 27-26-28-706440-000120				Last Payment: \$250.00 on 01/01/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-918 - CLAAR JAMES E AND WENDY E FAMILY TRUST Owner					
918 GOLF COURSE PKWY Lot 27-26-28-706440-000940				Last Payment: \$500.00 on 01/10/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-744 - MELILLO JAY J Owner					
744 GOLF COURSE PKWY Lot 27-26-28-706440-000870					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-948 - MURYN JEFFREY J Owner					
948 GOLF COURSE PKWY Lot 27-26-28-706440-000970					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-111 - MARTIN JOHN FRANCIS Owner					
111 SAND PINE LN Lot 27-26-28-706440-001640					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-127 - CARTER JOHN R Owner					
127 SOUTHERN PINE WAY Lot 27-26-28-706440-001360				Last Payment: \$500.00 on 02/10/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1224 - URIBE JONATHAN H Owner					
1224 GOLF COURSE PKWY Lot 27-26-28-706440-001080					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-319 - AVILA JORGE Owner					
319 BOXWOOD DR Lot 27-26-28-706440-000180				Last Payment: \$500.00 on 01/21/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-306 - CHANCIO JOSEPH Owner					
306 GOLF COURSE PKWY Lot 27-26-28-706440-000560				Last Payment: \$500.00 on 01/13/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-346 - NEAULT JOSEPH Owner					
346 GOLF COURSE PKWY Lot 27-26-28-706440-000520				Last Payment: \$500.00 on 01/06/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-214 - SCOTT JOSEPH B Owner					
214 GOLF COURSE PKWY Lot 27-26-28-706440-000610				Last Payment: \$500.00 on 01/10/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-9998 - ZASLAWSKI JURI G Owner					
Lot 27-26-28-706440-001100					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1234 - ZASLAWSKI JURI GEORGE Owner					
1234 GOLF COURSE PKWY Lot 27-26-28-706440-001090				Last Payment: \$450.00 on 01/21/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-347 - SFR JV 2 2024 2 BORROWER LLC Owner					
347 GOLF COURSE PKWY Lot 27-26-28-706440-000510					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

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Description	Current	Over 30	Over 60	Over 90	Balance
224-1000 - CROOKS KAREEM Owner					
1000 GOLF COURSE PKWY Lot 27-26-28-706440-000980					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1102 - DIETZE KATRIN MARIA ELIZABETH Owner					
1102 GOLF COURSE PKWY Lot 27-26-28-706440-001020					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-147 - DUGAN KENNETH F Owner					
147 SOUTHERN PINE WAY Lot 27-26-28-706440-001380				Last Payment: \$500.00 on 01/10/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1011 - MACK KEVIN J Owner					
1011 GOLF COURSE PKWY Lot 27-26-28-706440-001590					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-908 - Amy Kolzow Owner					
908 GOLF COURSE PKWY Lot 27-26-28-706440-000930					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-245 - TIFFANY DENISE LAMWATT & DAVID DYLAN WORLEY Owner					
245 GOLF COURSE PKWY Lot 27-26-28-706440-000460					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1307 - MOORE LANA B Owner					
1307 GOLF COURSE PKWY Lot 27-26-28-706440-001250				Last Payment: \$500.00 on 01/13/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-124 - DOERING LANCE CHRISTOPHER Owner					
124 BOXWOOD DR Lot 27-26-28-706440-000330					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-101 - RL LAND DEVELOPMENT LLC Owner					
101 SPANISH MOSS RD Lot 27-26-28-706440-000010				Last Payment: \$500.00 on 01/21/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-318 - BASSETT LARRY Owner					
318 BOXWOOD DR Lot 27-26-28-706440-000240					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-510 - SKRIP LARRY Owner					
510 GOLF COURSE PKWY Lot 27-26-28-706440-000760					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-520 - SKRIP LARRY M Owner					
520 GOLF COURSE PKWY Lot 27-26-28-706440-000770				Last Payment: \$1,000.00 on 01/10/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-418 - ROBERTS LATISHA Owner					
418 GOLF COURSE PKWY Lot 27-26-28-706440-000720					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-121 - MCCART LAUREN DANICA Owner					
121 SPANISH MOSS RD Lot 27-26-28-706440-000030					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-408 - WALKER LETICIA Owner					
408 GOLF COURSE PKWY Lot 27-26-28-706440-000710				Last Payment: \$500.00 on 01/20/2025	
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1020 - LIZFFC LLC Owner					
1020 GOLF COURSE PKWY Lot 27-26-28-706440-001000					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

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Description	Current	Over 30	Over 60	Over 90	Balance
224-132 - WELLE LORI M LIVING TRUST Owner Last Payment: \$500.00 on 12/23/2024					
132 GOLF COURSE PKWY Lot 27-26-28-706440-000650					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-148 - POP LOURDES P Owner Last Payment: \$500.00 on 12/23/2024					
148 JOEWOOD TRL Lot 27-26-28-706440-001431					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-115 - MATOS LYNN M Owner Last Payment: \$500.00 on 01/16/2025					
115 BOXWOOD DR Lot 27-26-28-706440-000090					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1347 - BAROT MANHER Owner Last Payment: \$500.00 on 01/13/2025					
1347 GOLF COURSE PKWY Lot 27-26-28-706440-001210					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-135 - STONE MARCIA LEE Owner					
135 BOXWOOD DR Lot 27-26-28-706440-000110					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-642 - LAWRIE MARGARET Owner					
642 GOLF COURSE PKWY Lot 27-26-28-706440-000820					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1419 - SHARKEY MARGARET JANE Owner Last Payment: \$110.00 on 02/07/2025					
1419 GOLF COURSE PKWY Lot 27-26-28-706440-001190					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-109 - EPSTEIN MARIA Owner					
109 JOEWOOD TRL Lot 27-26-28-706440-001480					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-816 - KAHL MARK Owner					
816 GOLF COURSE PKWY Lot 27-26-28-706440-000900					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-338 - KALOGEROPOULOS MARK JOHN Owner					
338 BOXWOOD DR Lot 27-26-28-706440-000220					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-207 - BALSTAD MARK T Owner					
207 BOXWOOD DR Lot 27-26-28-706440-000130					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-102 - PILAT MARY R Owner					
102 GOLF COURSE PKWY Lot 27-26-28-706440-000680					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-157 - RIQUEIR MATHEW JON Owner					
157 SOUTHERN PINE WAY Lot 27-26-28-706440-001390					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-235 - KANE MATTHEW Owner					
235 GOLF COURSE PKWY Lot 27-26-28-706440-000450					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-326 - SILFA MAYELIN Owner					
326 GOLF COURSE PKWY Lot 27-26-28-706440-000540					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-622 - RODRIGUEZ MAYKEL L Owner					
622 GOLF COURSE PKWY Lot 27-26-28-706440-000800					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

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Description	Current	Over 30	Over 60	Over 90	Balance
224-754 - HAZZOURIE MICHAEL Owner					
754 GOLF COURSE PKWY Lot 27-26-28-706440-000880					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-113 - SALEMI MICHAEL Owner					
113 GOLF COURSE PKWY Lot 27-26-28-706440-000370					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-120 - QUINN MICHAEL ANTHONY Owner					
120 SAND PINE LN Lot 27-26-28-706440-001510					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1132 - RONAN MICHAEL EDWARD Owner					
1132 GOLF COURSE PKWY Lot 27-26-28-706440-001050					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-806 - HAZZOURIE MICHAEL ELIAN Owner					
806 GOLF COURSE PKWY Lot 27-26-28-706440-000890					Last Payment: \$500.00 on 12/26/2024
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-205 - SMITH MICHAEL L AND CATHRYN GOBLE SMITH REVOCABLE TRUST Owner					
205 GOLF COURSE PKWY Lot 27-26-28-706440-000420					Last Payment: \$500.00 on 01/17/2025
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-131 - REN MIN Owner					
131 SAND PINE LN Lot 27-26-28-706440-001620					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-116 - MASTAPHA MOHAMMED Owner					
116 SOUTHERN PINE WAY Lot 27-26-28-706440-001320					Last Payment: \$500.00 on 01/10/2025
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-612 - FILIPPONE NICHOLAS ANTHONY Owner					
612 GOLF COURSE PKWY Lot 27-26-28-706440-000790					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-146 - MCPHERSON OLIVIA RELLA Owner					
146 SOUTHERN PINE WAY Lot 27-26-28-706440-001290					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-215 - REAM PAMELA JOY & Ron Lapinski Owner					
215 GOLF COURSE PKWY Lot 27-26-28-706440-000430					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1409 - GARAKOUI PARVIN ALSADAT Owner					
1409 GOLF COURSE PKWY Lot 27-26-28-706440-001200					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-438 - OLIVEIRA PAUL J Owner					
438 GOLF COURSE PKWY Lot 27-26-28-706440-000740					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-308 - SIEVIEC PETER A Owner					
308 BOXWOOD DR Lot 27-26-28-706440-000250					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-255 - KUMAR PRAVEEN Owner					
255 GOLF COURSE PKWY Lot 27-26-28-706440-000470					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1316 - DUKESFIELD PROPERTIES LTD Owner					
1316 GOLF COURSE PKWY Lot 27-26-28-706440-001110					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

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Description	Current	Over 30	Over 60	Over 90	Balance
224-226 - EULER RALF Owner 226 BOXWOOD DR Lot 27-26-28-706440-000280	Last Payment: \$500.00 on 01/21/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-725 - GONZALEZ RAQUEL Owner 725 GOLF COURSE PKWY Lot 27-26-28-706440-001530	Last Payment: \$500.00 on 01/08/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-153 - WALTERS REBECCA D Owner 153 GOLF COURSE PKWY Lot 27-26-28-706440-000410	Last Payment: \$500.00 on 02/06/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1418 - SMERKERS RICHARD J Owner 1418 GOLF COURSE PKWY Lot 27-26-28-706440-001140					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-143 - WIESE RICHARD J Owner 143 GOLF COURSE PKWY Lot 27-26-28-706440-000400	Last Payment: \$500.00 on 01/22/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-117 - SWANN RICHARD JR Owner 117 SOUTHERN PINE WAY Lot 27-26-28-706440-001350	Last Payment: \$500.00 on 01/02/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-309 - RAMSDEN RICHARD L Owner 309 BOXWOOD DR Lot 27-26-28-706440-000170					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-428 - OGLE ROBERT Owner 428 GOLF COURSE PKWY Lot 27-26-28-706440-000730					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-327 - TEVES ROBERT E Owner 327 GOLF COURSE PKWY Lot 27-26-28-706440-000490	Last Payment: \$500.00 on 01/06/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-237 - BURKART ROBERT F Owner 237 BOXWOOD DR Lot 27-26-28-706440-000160					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-136 - BERNATH ROBERT J Owner 136 SOUTHERN PINE WAY Lot 27-26-28-706440-001300	Last Payment: \$500.00 on 02/05/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1337 - APONTE ROBERTO Owner 1337 GOLF COURSE PKWY Lot 27-26-28-706440-001220	Last Payment: \$500.00 on 01/29/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-602 - DANTUONO ROBERTO Owner 602 GOLF COURSE PKWY Lot 27-26-28-706440-000780					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-204 - ROBERTS RONALD N TRUST Owner 204 GOLF COURSE PKWY Lot 27-26-28-706440-000620	Last Payment: \$500.00 on 01/22/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-134 - MOUTON RUSSEL Owner 134 BOXWOOD DR Lot 27-26-28-706440-000320	Last Payment: \$500.00 on 01/13/2025				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-500 - SIDDIQ SALAMA MOHAMMED Owner 500 GOLF COURSE PKWY Lot 27-26-28-706440-000750	Last Payment: \$500.00 on 12/26/2024				
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

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Description	Current	Over 30	Over 60	Over 90	Balance
224-206 - LZ SC INVESTMENT LLC Owner					
206 BOXWOOD DR Lot 27-26-28-706440-000300					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-919 - LYNCH SCOTT Owner					
919 GOLF COURSE PKWY Lot 27-26-28-706440-001560					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1317 - MCDANIEL SHARON Owner					
1317 GOLF COURSE PKWY Lot 27-26-28-706440-001240					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1010 - EAST SQUANTUM STREET NOMINEE TRUST Owner					
1010 GOLF COURSE PKWY Lot 27-26-28-706440-000990					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1214 - PERKINS STEPHENS Owner					
1214 GOLF COURSE PKWY Lot 27-26-28-706440-001070					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-321 - HABERMAN TAMARA Owner					
321 BOXWOOD DR Lot 27-26-28-706440-000230					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1429 - TWO TAYLOR VENTURES Owner					
1429 GOLF COURSE PKWY Lot 27-26-28-706440-001180					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-1122 - PREEDY TERENCE Owner					
1122 GOLF COURSE PKWY Lot 27-26-28-706440-001040					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-724 - MARCH TERESA Owner					
724 GOLF COURSE PKWY Lot 27-26-28-706440-000850					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-168 - SCRUGGS TERRY J Owner					
168 JOEWOOD TRL Lot 27-26-28-706440-001410					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-142 - BRICKEL THOMAS BRIAN Owner					
142 GOLF COURSE PKWY Lot 27-26-28-706440-000640					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-217 - BEUGEL TIMOTHY Owner					
217 BOXWOOD DR Lot 27-26-28-706440-000140					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-316 - NAJOUR TIMOTHY M Owner					
316 GOLF COURSE PKWY Lot 27-26-28-706440-000550					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-244 - DANIELS TODD J TRUST Owner					
244 GOLF COURSE PKWY Lot 27-26-28-706440-000580					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-411 - LUJO USA INVESTMENT CORP Owner					
411 BOXWOOD DR Lot 27-26-28-706440-000200					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-104 - NAMIOTKA WALTER Owner					
104 BOXWOOD DR Lot 27-26-28-706440-000350					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

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Description	Current	Over 30	Over 60	Over 90	Balance
224-130 - GANDY WAYNE LAMAR Owner					
130 SAND PINE LN Lot 27-26-28-706440-001500					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-111 - RICH WILLIAM ALAN Owner					
111 SPANISH MOSS RD Lot 27-26-28-706440-000020					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-734 - WALSH WILLIAM ANTHONY Owner					
734 GOLF COURSE PKWY Lot 27-26-28-706440-000860					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-807 - DINKINS WILLIAM E II Owner					
807 GOLF COURSE PKWY Lot 27-26-28-706440-001540					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
224-714 - SHELTON WILLIE M Owner					
714 GOLF COURSE PKWY Lot 27-26-28-706440-000840					
Total:	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
Association					
Current Total Over 30 Total Over 60 Total Over 90 Total Balance Total					
The Forest at Ridgewood Homeowners Assn	\$0.00	\$82,500.00	\$0.00	\$0.00	\$82,500.00

Description	Total
Assessment - Homeowner 2025	\$82,500.00
AR Total:	\$82,500.00

**PrePaid Homeowner List**

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Account No:	Homeowner Name	Address	Balance
224-1234	ZASLAWSKI JURI GEORGE	1234 GOLF COURSE PKWY Lot 27-26-28-706440-001090 Davenport, FL 33837	(\$400.00)
224-520	SKRIP LARRY M	520 GOLF COURSE PKWY Lot 27-26-28-706440-000770 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)
224-806	HAZZOURIE MICHAEL ELIAN	806 GOLF COURSE PKWY Lot 27-26-28-706440-000890 Davenport, FL 33837	(\$500.00)
The Forest at Ridgewood Homeowners Assn Total		4	(\$1,900.00)

**General Ledger Trial Balance with Details**

The Forest at Ridgewood Homeowners Assn
Accts: 10-1002-00 To: 60-6000-00 Dates: 2/1/2025 - 2/28/2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1040-00	South State Bank - Operating #5470	\$18,620.11	\$1,610.00	\$6,611.62	\$13,618.49
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	2173787	\$ -	\$ 200.00	South State Bank - Operating #5470 Inv # 136586; Avid Property Management Inc Chk # 0 Inv: 136586 Avid Property Management Inc	
02/05/2025	2182910	-	3,221.35	South State Bank - Operating #5470 Inv # 940711; Bush Ross, PA Chk # 1002 Inv: 940711 Bush Ross, PA	
02/06/2025	2183954	500.00	-	Deposit from batch 73072	
02/10/2025	2192754	110.00	-	Deposit from batch 73189	
02/10/2025	2193900	500.00	-	Deposit from batch 73244	
02/11/2025	2194149	-	2,361.36	South State Bank - Operating #5470 Inv # 2212; JEDI PARTNERS, LLC Chk # 0 Inv: 2212 JEDI PARTNERS, LLC	
02/11/2025	2194477	500.00	-	Deposit from batch 73254	
02/24/2025	2202249	-	353.91	South State Bank - Operating #5470 Inv # 5989441; Polk County Utilities Chk # 0 Inv: 5989441 Polk County Utilities	
02/28/2025	2205802	-	275.00	South State Bank - Operating #5470 Inv # 23386; Marsocci,Appleby & Company PA Chk # 1003 Inv: 23386 Marsocci,Appleby & Company PA	
02/28/2025	2208230	-	200.00	South State Bank - Operating #5470 Inv # 138105; Avid Property Management Inc Chk # 0 Inv: 138105 Avid Property Management Inc	
11-1130-00	Due to / Due From - Reserves	(1,777.00)	-	1,777.00	(3,554.00)
Date	GL Ref #	Debit	Credit	Description	
02/10/2025	2216120	\$ -	\$ 1,777.00	Monthly Reserve Transfer Allocation	
11-1131-00	Due to / Due From - Operating	1,777.00	1,777.00	-	3,554.00
Date	GL Ref #	Debit	Credit	Description	
02/10/2025	2216120	\$ 1,777.00	\$ -	Monthly Reserve Transfer Allocation	
11-1200-00	Accounts Receivable	82,500.00	-	-	82,500.00
Date	GL Ref #	Debit	Credit	Description	
11-1310-00	Prepaid Insurance	5,769.07	-	496.82	5,272.25
Date	GL Ref #	Debit	Credit	Description	
02/27/2025	2205425	\$ -	\$ 25.33	Monthly Insurance Allocation - Crime 1/26/25 - 1/26/26	
02/27/2025	2216264	-	471.49	Monthly Insurance Allocation - 1/26/25 - 1/26/26	
20-2001-00	Accounts Payable	(2,443.35)	6,611.62	3,968.27	200.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	2168082	\$ -	\$ 778.00	Accounts Payable Inv # 2181 Inv: 2181 JEDI PARTNERS, LLC	
02/01/2025	2173574	-	200.00	Accounts Payable Inv # 136586 Inv: 136586 Avid Property Management Inc	
02/01/2025	2173787	200.00	-	Accounts Payable Inv # 136586; Avid Property Management Inc Chk # 0 Inv: 136586 Avid Property Management Inc	
02/05/2025	2182910	3,221.35	-	Accounts Payable Inv # 940711; Bush Ross, PA Chk # 1002 Inv: 940711 Bush Ross, PA	
02/07/2025	2193245	-	2,361.36	Accounts Payable Inv # 2212 Inv: 2212 JEDI PARTNERS, LLC	
02/11/2025	2194149	2,361.36	-	Accounts Payable Inv # 2212; JEDI PARTNERS, LLC Chk # 0 Inv: 2212 JEDI PARTNERS, LLC	
02/18/2025	2201845	-	353.91	Accounts Payable Inv # 5989441 Inv: 5989441 Polk County Utilities	
02/24/2025	2202249	353.91	-	Accounts Payable Inv # 5989441; Polk County Utilities Chk # 0 Inv: 5989441 Polk County Utilities	
02/25/2025	2205647	-	275.00	Accounts Payable Inv # 23386 Inv: 23386 Marsocci,Appleby & Company PA	
02/28/2025	2205802	275.00	-	Accounts Payable Inv # 23386; Marsocci,Appleby & Company PA Chk # 1003	

**General Ledger Trial Balance with Details**

The Forest at Ridgewood Homeowners Assn

Accts: 10-1002-00 To: 60-6000-00 Dates: 2/1/2025 - 2/28/2025

Date: 3/4/2025

Time: 1:10 pm

Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/28/2025	2208230	200.00			
	Inv: 23386 Marsocci,Appleby & Company PA				
	- Accounts Payable Inv # 138105; Avid Property Management Inc Chk # 0				
	Inv: 138105 Avid Property Management Inc				
20-2105-00	Prepaid Assessments	(28,370.00)	-	1,610.00	(29,980.00)
Date	GL Ref #	Debit	Credit	Description	
02/06/2025	2183954	\$ -	\$ 500.00	Deposit from batch 73072	
02/10/2025	2192754	-	110.00	Deposit from batch 73189	
02/10/2025	2193900	-	500.00	Deposit from batch 73244	
02/11/2025	2194477	-	500.00	Deposit from batch 73254	
20-2117-00	Accrued Expenses	(1,530.50)	1,530.50	952.30	(952.30)
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	2216266	\$ 1,180.50	\$ -	Accrue January Electric (Reversal)	
02/01/2025	2216286	350.00	-	Accrue January Landscaping (Reversal)	
02/28/2025	2216274	-	252.30	Accrue January Water	
02/28/2025	2216290	-	700.00	Accrue January and Feb Landscaping	
20-2140-00	Deferred Revenue	(75,625.00)	6,875.00	-	(68,750.00)
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	2216102	\$ 6,875.00	\$ -	Monthly Deferred Revenue Allocation	
27-2750-00	Reserves - General	(1,777.00)	-	1,777.00	(3,554.00)
Date	GL Ref #	Debit	Credit	Description	
02/10/2025	2216120	\$ -	\$ 1,777.00	Monthly Reserve Transfer Allocation	
30-3000-00	Retained Earnings	1,728.00	-	-	1,728.00
Date	GL Ref #	Debit	Credit	Description	
40-4001-00	Maintenance Fees	(6,875.00)	-	6,875.00	(13,750.00)
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	2216102	\$ -	\$ 6,875.00	Monthly Deferred Revenue Allocation	
50-5001-00	Management Fees	978.00	978.00	-	1,956.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	2168082	\$ 778.00	\$ -	Inv # 2181 Management Fees	
				Inv: 2181 JEDI PARTNERS, LLC	
02/01/2025	2173574	200.00	-	Management Fee	
				Inv: 136586 Avid Property Management Inc	
50-5015-00	Insurance	496.82	496.82	-	993.64
Date	GL Ref #	Debit	Credit	Description	
02/27/2025	2205425	\$ 25.33	\$ -	Monthly Insurance Allocation - Crime 1/26/25 - 1/26/26	
02/27/2025	2216264	471.49	-	Monthly Insurance Allocation - 1/26/25 - 1/26/26	
50-5020-00	Legal Fees	3,221.35	275.00	-	3,496.35
Date	GL Ref #	Debit	Credit	Description	
02/25/2025	2205647	\$ 275.00	\$ -	For professional service rendered as follows . Preparation of form 1120H for 2024	
				Inv: 23386 Marsocci,Appleby & Company PA	
52-5201-00	Electricity	1,180.50	2,361.36	1,180.50	2,361.36
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	2216266	\$ -	\$ 1,180.50	Accrue January Electric (Reversal)	
02/07/2025	2193245	2,361.36	-	Electricity	
				Inv: 2212 JEDI PARTNERS, LLC	
52-5205-00	Water & Sewer	-	606.21	-	606.21
Date	GL Ref #	Debit	Credit	Description	
02/18/2025	2201845	\$ 353.91	\$ -	Customer # 072433 Acct # 112014	
				Inv: 5989441 Polk County Utilities	
02/28/2025	2216274	252.30	-	Accrue January Water	
53-5301-00	Grounds/Landscaping Contract	350.00	700.00	350.00	700.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	2216286	\$ -	\$ 350.00	Accrue January Landscaping (Reversal)	

**General Ledger Trial Balance with Details**

The Forest at Ridgewood Homeowners Assn

Accts: 10-1002-00 To: 60-6000-00 Dates: 2/1/2025 - 2/28/2025

Date: 3/4/2025

Time: 1:10 pm

Page: 3

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/28/2025	2216290	\$ 700.00	\$ -	Accrue January and Feb Landscaping	
60-6000-00	Reserves	1,777.00	1,777.00	-	3,554.00
Date	GL Ref #	Debit	Credit	Description	
02/10/2025	2216120	\$ 1,777.00	\$ -	Monthly Reserve Transfer Allocation	
Totals:		\$0.00	\$25,598.51	\$25,598.51	\$0.00

**Cash Disbursement**

The Forest at Ridgewood Homeowners Assn
2/1/2025 - 2/28/2025

Date: 3/4/2025
Time: 1:10 pm
Page: 1

Date	Check #	Payee	Amount
10-1040-00 South State Bank - Operating #5470			
02/01/2025	0	Avid Property Management Inc Invoice #: 136586 50-5001-00 Management Fee	\$200.00 \$200.00
02/05/2025	1002	Bush Ross, PA Invoice #: 940711 50-5020-00 Inv # 940711	\$3,221.35 \$3,221.35
02/11/2025	0	JEDI PARTNERS, LLC Invoice #: 2212 52-5201-00 Electricity	\$2,361.36 \$2,361.36
02/24/2025	0	Polk County Utilities Invoice #: 5989441 52-5205-00 Customer # 072433 Acct # 112014	\$353.91 \$353.91
02/28/2025	1003	Marsocci,Appleby & Company PA Invoice #: 23386 50-5020-00 For professional service rendered as follows . Preparation of form 1120H for 2024	\$275.00 \$275.00
02/28/2025	0	Avid Property Management Inc Invoice #: 138105 50-5001-00 Management Fee	\$200.00 \$200.00
		Account Totals	# Checks: 6
			\$6,611.62
		Association Totals	# Checks: 6
			\$6,611.62



Payables Aging Report

The Forest at Ridgewood Homeowners Assn
As Of 2/28/2025

Date: 3/4/2025
Time: 1:10 pm
Page: 1

Vendor			Current	Over 30	Over 60	Over 90	Balance
Avid Property Management Inc							
Invoice #	Date	Check Memo					
138105	03/01/2025	Management Fee for 3/1/2025	(\$200.00)	\$0.00	\$0.00	\$0.00	
			(\$200.00)	\$0.00	\$0.00	\$0.00	(\$200.00)
Totals:			(\$200.00)	\$0.00	\$0.00	\$0.00	(\$200.00)

**Bank Account Reconciliation**

The Forest at Ridgewood Homeowners Assn
South State Bank - Operating #5470 (End: 02/28/2025)

Date: 3/4/2025
Time: 1:10 pm
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
02/28/2025		Marsocci,Appleby & Company PA		1003	(\$275.00)
02/28/2025		Avid Property Management Inc		0	(\$200.00)
Total Uncleared					(\$475.00)

South State Bank - Operating #5470 Summary

Ending Account Balance:	\$ 13,618.49
Uncleared Items:	(\$475.00)
Adjusted Balance:	\$ 14,093.49
Bank Ending Balance:	\$ 14,093.49
Difference:	\$-

**Bank Account Reconciliation**

The Forest at Ridgewood Homeowners Assn
South State Bank - Reserve #5473 (End: 02/28/2025)

Date: 3/4/2025
Time: 1:10 pm
Page: 2

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 01/31/2025

THE FOREST AT RIDGEWOOD

Page 1 of 4

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	\$18,924.11

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX5470

Account Summary

Date	Description	Amount
01/01/2025	Beginning Balance	\$5,910.00
	19 Credit(s) This Period	\$22,260.00
	7 Debit(s) This Period	\$9,245.89
01/31/2025	Ending Balance	\$18,924.11

Deposits

Date	Description	Amount
01/02/2025	CORP ICL/RDC DEPOSIT	\$500.00
01/06/2025	CORP ICL/RDC DEPOSIT	\$500.00
01/08/2025	CORP ICL/RDC DEPOSIT	\$1,500.00
01/10/2025	CORP ICL/RDC DEPOSIT	\$5,000.00
01/13/2025	CORP ICL/RDC DEPOSIT	\$3,110.00
01/14/2025	CORP ICL/RDC DEPOSIT	\$500.00
01/17/2025	CORP ICL/RDC DEPOSIT	\$500.00
01/21/2025	CORP ICL/RDC DEPOSIT	\$2,400.00
01/22/2025	CORP ICL/RDC DEPOSIT	\$1,500.00
01/29/2025	CORP ICL/RDC DEPOSIT	\$1,000.00
01/30/2025	CORP ICL/RDC DEPOSIT	\$1,000.00
11 item(s) totaling \$17,510.00		

Other Credits

Date	Description	Amount
01/03/2025	The Forest at Ri OnlinePay 71157	\$750.00
01/06/2025	AIBILLPAYMC BILLPAY 267	\$500.00
01/07/2025	The Forest at Ri OnlinePay 71362	\$500.00
01/08/2025	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445068155597 REV	\$500.00
01/09/2025	The Forest at Ri OnlinePay 71573	\$1,000.00
01/10/2025	The Forest at Ri OnlinePay 71636	\$500.00
01/21/2025	The Forest at Ri OnlinePay 71966	\$500.00
01/22/2025	The Forest at Ri OnlinePay 72044	\$500.00
8 item(s) totaling \$4,750.00		

Member FDIC
NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX5470 (continued)**Electronic Debits**

Date	Description	Amount
01/03/2025	The Forest at Ri Vendor Pay 29707	\$200.00
01/17/2025	The Forest at Ri Vendor Pay 30066	\$778.00
01/17/2025	The Forest at Ri Vendor Pay 30067	\$1,528.00
01/30/2025	Blankenship CPA VENDOR PMT 105000000421971	\$304.00
01/30/2025	USLIABILITYINSUR INSURANCE 5466701	\$492.00
01/31/2025	The Forest at Ri Vendor Pay 30190	\$778.00
		6 item(s) totaling \$4,080.00

Checks Cleared

Check Nbr	Date	Amount
1000	01/22/2025	\$5,165.89

* Indicates skipped check number

1 item(s) totaling \$5,165.89

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/02/2025	\$6,410.00	01/09/2025	\$11,460.00	01/21/2025	\$21,664.00
01/03/2025	\$6,960.00	01/10/2025	\$16,960.00	01/22/2025	\$18,498.11
01/06/2025	\$7,960.00	01/13/2025	\$20,070.00	01/29/2025	\$19,498.11
01/07/2025	\$8,460.00	01/14/2025	\$20,570.00	01/30/2025	\$19,702.11
01/08/2025	\$10,460.00	01/17/2025	\$18,764.00	01/31/2025	\$18,924.11

THE FOREST AT RIDGEWOOD - HOMEOWNERS ASSN (224)
2101 SOUTH LANE EAST
TAMPA, FL 33614

Check Number: 1000

Five Thousand, One Hundred Sixty-five And 89/100 Dollars

01/18/2025 *****85,165.89

Prudential Insurance Companies
PO Box 70251
Princeton, PA 19176-0251

VOID AFTER 60 DAYS



#1000

\$5,165.89

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Statement Ending 01/31/2025

THE FOREST AT RIDGEWOOD

Page 1 of 2

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	XXXXXXXXXXXXXXXX5473	\$0.00

ASSOCIATION MMA - XXXXXXXXXXXXXXX5473

Account Summary

Date	Description	Amount
01/01/2025	Beginning Balance	\$0.00
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
01/31/2025	Ending Balance	\$0.00



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Budget Fiscal Year Report

The Forest at Ridgewood Homeowners Assn

Fiscal Period: February 2025

Date:3/4/2025

Time:1:10 pm

Page:1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Projected Total	Budget
OPERATING INCOME														
Assessment Income														
4001-00 Maintenance Fees	6,875.00	6,875.00	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.37	82,083.34	\$82,000.00
Total Assessment Income	6,875.00	6,875.00	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.37	82,083.34	\$82,000.00
Total OPERATING INCOME	6,875.00	6,875.00	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.37	82,083.34	\$82,000.00
OPERATING EXPENSE														
Administrative Expenses														
5001-00 Management Fees	978.00	978.00	943.00	943.00	943.00	943.00	943.00	943.00	943.00	943.00	943.00	943.00	11,386.00	\$11,316.00
5010-00 Administrative Expenses	-	-	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	750.00	\$900.00
5015-00 Insurance	496.82	496.82	557.50	557.50	557.50	557.50	557.50	557.50	557.50	557.50	557.50	557.50	6,568.64	\$6,690.00
5020-00 Legal Fees	3,221.35	275.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	5,496.35	\$2,400.00
5030-00 Corp Filing - DBPR	-	-	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.87	58.34	\$70.00
5035-00 Fees & Licenses	-	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00	\$300.00
5040-00 CPA Accounting Fees	-	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00	\$300.00
Total Administrative Expenses	4,696.17	1,749.82	1,831.33	1,831.33	1,831.33	1,831.33	1,831.33	1,831.33	1,831.33	1,831.33	1,831.33	1,831.37	24,759.33	\$21,976.00
Utilities														
5201-00 Electricity	1,180.50	1,180.86	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	14,211.36	\$14,220.00
5205-00 Water & Sewer	-	606.21	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	2,006.21	\$1,680.00
Total Utilities	1,180.50	1,787.07	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	16,217.57	\$15,900.00
Contract Expenses														
5301-00 Grounds/Landscaping Contract	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00	\$4,200.00
5325-00 Pool Contract	-	-	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	6,500.00	\$7,800.00
5330-00 Janitorial/Maint Contract	-	-	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,500.00	\$3,000.00
Total Contract Expenses	350.00	350.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	13,200.00	\$15,000.00
M & R Non Contract Expenses														
5525-00 Pool M&R	-	-	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,500.00	\$1,800.00
5595-00 General Maintenance	-	-	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,000.00	\$6,000.00



Budget Fiscal Year Report

The Forest at Ridgewood Homeowners Assn

Fiscal Period: February 2025

Date:3/4/2025

Time:1:10 pm

Page:2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Projected Total	Budget
Total M & R Non Contract Expenses	\$-	\$-	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$6,500.00	\$7,800.00
Reserve Expense														
6000-00 Reserves	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	21,324.00	\$21,324.00
Total Reserve Expense	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	1,777.00	21,324.00	\$21,324.00
Total OPERATING EXPENSE	8,003.67	5,663.89	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.37	82,000.90	\$82,000.00
Net Income:	(1,128.67)	1,211.11	-	-	-	-	-	-	-	-	-	-	82.44	\$0.00