



Financial Report Package

April 2025

Prepared for

The Forest at Ridgewood Homeowners Assn

By

Avid Property Management, INC.

**Balance Sheet**

The Forest at Ridgewood Homeowners Assn
End Date: 04/30/2025

Date: 5/8/2025
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	Operating	Reserve	Total
Assets			
Bank Accounts			
South State Bank - Operating #5470	\$ 16,313.46	\$ -	\$ 16,313.46
South State Bank - Reserve #5473	-	7,117.21	7,117.21
Total: Bank Accounts	\$ 16,313.46	\$ 7,117.21	\$ 23,430.67
Other Assets			
Accounts Receivable	24,300.00	-	24,300.00
Prepaid Insurance	3,974.61	-	3,974.61
Total: Other Assets	\$ 28,274.61	\$ -	\$ 28,274.61
Total: Assets	\$ 44,588.07	\$ 7,117.21	\$ 51,705.28
Liabilities & Equity			
Accounts Payable/Prepaid			
Accounts Payable	(1,750.50)	-	(1,750.50)
Prepaid Assessments	2,300.00	-	2,300.00
Deferred Revenue	55,000.00	-	55,000.00
Total: Accounts Payable/Prepaid	\$ 55,549.50	\$ -	\$ 55,549.50
Reserve Accounts			
Reserves - General	-	7,108.00	7,108.00
Reserves - Interest	-	9.21	9.21
Total: Reserve Accounts	\$ -	\$ 7,117.21	\$ 7,117.21
Retained Earnings			
Retained Earnings	(1,728.00)	-	(1,728.00)
Total: Retained Earnings	\$(1,728.00)	\$ -	\$(1,728.00)
Net Income Gain/Loss	(9,233.43)	-	(9,233.43)
Total: Liabilities & Equity	\$ 44,588.07	\$ 7,117.21	\$ 51,705.28



Income Statement - Operating
The Forest at Ridgewood Homeowners Assn
04/30/2025

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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	\$27,500.00	\$27,333.32	\$166.68	\$82,000.00
4012-00 Return Item Fees	-	-	-	6.00	-	6.00	-
Total Assessment Income	\$6,875.00	\$6,833.33	\$41.67	\$27,506.00	\$27,333.32	\$172.68	\$82,000.00
Total OPERATING INCOME	\$6,875.00	\$6,833.33	\$41.67	\$27,506.00	\$27,333.32	\$172.68	\$82,000.00
OPERATING EXPENSE							
Administrative Expenses							
5001-00 Management Fees	2,703.00	943.00	(1,760.00)	5,637.00	3,772.00	(1,865.00)	11,316.00
5010-00 Administrative Expenses	-	75.00	75.00	-	300.00	300.00	900.00
5015-00 Insurance	496.82	557.50	60.68	1,987.28	2,230.00	242.72	6,690.00
5020-00 Legal Fees	3,172.25	200.00	(2,972.25)	9,293.95	800.00	(8,493.95)	2,400.00
5030-00 Corp Filing - DBPR	-	5.83	5.83	61.25	23.32	(37.93)	70.00
5035-00 Fees & Licenses	-	25.00	25.00	-	100.00	100.00	300.00
5040-00 CPA Accounting Fees	-	25.00	25.00	-	100.00	100.00	300.00
Total Administrative Expenses	\$6,372.07	\$1,831.33	(\$4,540.74)	\$16,979.48	\$7,325.32	(\$9,654.16)	\$21,976.00
Utilities							
5201-00 Electricity	610.49	1,185.00	574.51	4,071.85	4,740.00	668.15	14,220.00
5205-00 Water & Sewer	160.05	140.00	(20.05)	684.56	560.00	(124.56)	1,680.00
Total Utilities	\$770.54	\$1,325.00	\$554.46	\$4,756.41	\$5,300.00	\$543.59	\$15,900.00
Contract Expenses							
5301-00 Grounds/Landscaping Contract	350.00	350.00	-	350.00	1,400.00	1,050.00	4,200.00
5325-00 Pool Contract	650.00	650.00	-	1,300.00	2,600.00	1,300.00	7,800.00
5330-00 Janitorial/Maint Contract	532.50	250.00	(282.50)	2,140.00	1,000.00	(1,140.00)	3,000.00
Total Contract Expenses	\$1,532.50	\$1,250.00	(\$282.50)	\$3,790.00	\$5,000.00	\$1,210.00	\$15,000.00
M & R Non Contract Expenses							
5525-00 Pool M&R	2,575.00	150.00	(2,425.00)	2,575.00	600.00	(1,975.00)	1,800.00
5595-00 General Maintenance	1,230.54	500.00	(730.54)	1,530.54	2,000.00	469.46	6,000.00
Total M & R Non Contract Expenses	\$3,805.54	\$650.00	(\$3,155.54)	\$4,105.54	\$2,600.00	(\$1,505.54)	\$7,800.00
Reserve Expense							
6000-00 Reserves	1,777.00	1,777.00	-	7,108.00	7,108.00	-	21,324.00
Total Reserve Expense	\$1,777.00	\$1,777.00	\$-	\$7,108.00	\$7,108.00	\$0.00	\$21,324.00
Total OPERATING EXPENSE	\$14,257.65	\$6,833.33	(\$7,424.32)	\$36,739.43	\$27,333.32	(\$9,406.11)	\$82,000.00
Net Income:	(\$7,382.65)	\$0.00	(\$7,382.65)	(\$9,233.43)	\$0.00	(\$9,233.43)	\$0.00

**Reserve Schedule**

The Forest at Ridgewood Homeowners Assn
04/01/2025 To 04/30/2025

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Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
South State Bank - Reserve #5473	(\$5,334.80)	\$0.00	\$0.00	\$0.00	\$0.00	(\$7,117.21)
Reserves - General	\$5,331.00	\$1,777.00	\$0.00	\$0.00	\$0.00	\$7,108.00
Reserves - Interest	\$3.80	\$0.00	\$0.00	\$0.00	\$5.41	\$9.21
	\$0.00	\$1,777.00	\$0.00	\$0.00	\$5.41	\$0.00

**Homeowner Aging Report Excluding Prepaid**

The Forest at Ridgewood Homeowners Assn
End Date: 04/30/2025

Date: 5/8/2025
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Description	Current	Over 30	Over 60	Over 90	Balance
224-308 - Robert James Acklin & Kasey Dawn Acklin Owner					
308 BOXWOOD DR Lot 27-26-28-706440-000250					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-632 - BRAGG ADAM G Owner					
632 GOLF COURSE PKWY Lot 27-26-28-706440-000810					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-246 - AQUINO ALBERT Owner					
246 BOXWOOD DR Lot 27-26-28-706440-000260					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-128 - DIONNE ANTHONY M Owner					
128 JOEWOOD TRL Lot 27-26-28-706440-001450					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-216 - CASTILLO ANTONIO Owner					
216 BOXWOOD DR Lot 27-26-28-706440-000290					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-401 - FOREST AT RIDGEWOOD HOA Association Owned					
401 BOXWOOD DR Lot 27-26-28-706440-001670					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-1326 - NYCHUK BARRY Owner					
1326 GOLF COURSE PKWY Lot 27-26-28-706440-001120					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-329 - DEMARTINO CARLOS Owner					
329 BOXWOOD DR Lot 27-26-28-706440-000190					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-167 - APPLEWHITE CHRISTOPHER C Owner					
167 SOUTHERN PINE WAY Lot 27-26-28-706440-001400					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-1327 - NASEREDDINE DANIEL Owner					
1327 GOLF COURSE PKWY Lot 27-26-28-706440-001230					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-100 - CANALES DANIEL I Owner					
100 SPANISH MOSS RD Lot 27-26-28-706440-000700					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-9999 - CANALES DANIEL I Owner					
Lot 27-26-28-706440-000690					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-225 - WALKER DAVID LEE Owner					
225 GOLF COURSE PKWY Lot 27-26-28-706440-000440					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-429 - EVANS DERRICK Owner					
429 GOLF COURSE PKWY Lot 27-26-28-706440-001160					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-421 - KYRIAKOPULOS GEORGE Owner					
421 BOXWOOD DR Lot 27-26-28-706440-000210					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-118 - UTTERBACK HELEN E Owner					
118 JOEWOOD TRL Lot 27-26-28-706440-001460					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00

**Homeowner Aging Report Excluding Prepaid**

The Forest at Ridgewood Homeowners Assn
End Date: 04/30/2025

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Description	Current	Over 30	Over 60	Over 90	Balance
224-145 - WILSON JAMES Owner Last Payment: \$250.00 on 01/01/2025					
145 BOXWOOD DR Lot 27-26-28-706440-000120					
Total:	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00
224-744 - MELILLO JAY J Owner					
744 GOLF COURSE PKWY Lot 27-26-28-706440-000870					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-948 - MURYN JEFFREY J Owner					
948 GOLF COURSE PKWY Lot 27-26-28-706440-000970					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-111 - MARTIN JOHN FRANCIS Owner					
111 SAND PINE LN Lot 27-26-28-706440-001640					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-1224 - URIBE JONATHAN H Owner					
1224 GOLF COURSE PKWY Lot 27-26-28-706440-001080					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-9998 - ZASLAWSKI JURI G Owner					
Lot 27-26-28-706440-001100					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$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	\$0.00	\$0.00	\$500.00	\$500.00
224-1102 - DIETZE KATRIN MARIA ELIZABETH Owner					
1102 GOLF COURSE PKWY Lot 27-26-28-706440-001020					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-908 - Amy Kolzow Owner					
908 GOLF COURSE PKWY Lot 27-26-28-706440-000930					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-245 - TIFFANY DENISE LAMWATT & DAVID DYLAN WORLEY Owner					
245 GOLF COURSE PKWY Lot 27-26-28-706440-000460					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-510 - SKRIP LARRY Owner					
510 GOLF COURSE PKWY Lot 27-26-28-706440-000760					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-1020 - LIZFFC LLC Owner					
1020 GOLF COURSE PKWY Lot 27-26-28-706440-001000					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-642 - LAWRIE MARGARET Owner					
642 GOLF COURSE PKWY Lot 27-26-28-706440-000820					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-207 - BALSTAD MARK T Owner					
207 BOXWOOD DR Lot 27-26-28-706440-000130					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-235 - KANE MATTHEW Owner					
235 GOLF COURSE PKWY Lot 27-26-28-706440-000450					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-622 - RODRIGUEZ MAYKEL L Owner					
622 GOLF COURSE PKWY Lot 27-26-28-706440-000800					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00

**Homeowner Aging Report Excluding Prepaid**

The Forest at Ridgewood Homeowners Assn
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Description	Current	Over 30	Over 60	Over 90	Balance
224-113 - SALEMI MICHAEL Owner					
113 GOLF COURSE PKWY Lot 27-26-28-706440-000370					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-131 - REN MIN Owner					
131 SAND PINE LN Lot 27-26-28-706440-001620					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-146 - Alica Myers Owner					
146 SOUTHERN PINE WAY Lot 27-26-28-706440-001290					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-612 - FILIPPONE NICHOLAS ANTHONY Owner					
612 GOLF COURSE PKWY Lot 27-26-28-706440-000790					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-215 - REAM PAMELA JOY & Ron Lapinski Owner					
215 GOLF COURSE PKWY Lot 27-26-28-706440-000430					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-1409 - GARAKOUI PARVIN ALSADAT Owner					
1409 GOLF COURSE PKWY Lot 27-26-28-706440-001200					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-438 - OLIVEIRA PAUL J Owner					
438 GOLF COURSE PKWY Lot 27-26-28-706440-000740					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-1316 - DUKESFIELD PROPERTIES LTD Owner					
1316 GOLF COURSE PKWY Lot 27-26-28-706440-001110					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-1418 - SMERKERS RICHARD J Owner					
1418 GOLF COURSE PKWY Lot 27-26-28-706440-001140					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-237 - BURKART ROBERT F Owner					
237 BOXWOOD DR Lot 27-26-28-706440-000160					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-602 - DANTUONO ROBERTO Owner					
602 GOLF COURSE PKWY Lot 27-26-28-706440-000780					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-1010 - EAST SQUANTUM STREET NOMINEE TRUST Owner			Last Payment: \$450.00 on 03/20/2025		
1010 GOLF COURSE PKWY Lot 27-26-28-706440-000990					
Total:	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
224-1429 - TWO TAYLOR VENTURES Owner					
1429 GOLF COURSE PKWY Lot 27-26-28-706440-001180					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-724 - MARCH TERESA Owner					
724 GOLF COURSE PKWY Lot 27-26-28-706440-000850					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-217 - BEUGEL TIMOTHY Owner					
217 BOXWOOD DR Lot 27-26-28-706440-000140					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
224-411 - LUJO USA INVESTMENT CORP Owner					
411 BOXWOOD DR Lot 27-26-28-706440-000200					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00

**Homeowner Aging Report Excluding Prepaid**

The Forest at Ridgewood Homeowners Assn
End Date: 04/30/2025

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Description	Current	Over 30	Over 60	Over 90	Balance
224-104 - NAMIOTKA WALTER Owner					
104 BOXWOOD DR Lot 27-26-28-706440-000350					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00

224-734 - WALSH WILLIAM ANTHONY Owner					
734 GOLF COURSE PKWY Lot 27-26-28-706440-000860					
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
The Forest at Ridgewood Homeowners Assn	\$0.00	\$0.00	\$0.00	\$24,300.00	\$24,300.00

Description	Total
Assessment - Homeowner 2025	\$24,300.00
AR Total:	\$24,300.00

**PrePaid Homeowner List**

The Forest at Ridgewood Homeowners Assn
End Date: 4/30/2025

Date: 5/8/2025
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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)
224-1419	SHARKEY MARGARET JANE	1419 GOLF COURSE PKWY Lot 27-26-28-706440-001190 Davenport, FL 33837	(\$900.00)
The Forest at Ridgewood Homeowners Assn Total		4	(\$2,300.00)



General Ledger Trial Balance with Details

The Forest at Ridgewood Homeowners Assn
Accts: 10-1002-00 To: 60-6000-00 Dates: 4/1/2025 - 4/30/2025

Date: 5/8/2025
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1040-00	South State Bank - Operating #5470	\$24,851.29	\$9,460.00	\$17,997.83	\$16,313.46
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2236031	\$ -	\$ 200.00	South State Bank - Operating #5470 Inv # 139769; Avid Property Management Inc Chk # 0 Inv: 139769 Avid Property Management Inc	
04/01/2025	2236033	-	778.00	South State Bank - Operating #5470 Inv # 2245; JEDI PARTNERS, LLC Chk # 0 Inv: 2245 JEDI PARTNERS, LLC	
04/01/2025	2236035	-	1,182.50	South State Bank - Operating #5470 Inv # 2784; KMVC Services, LLC Chk # 0 Inv: 2784 KMVC Services, LLC	
04/01/2025	2237254	1,000.00	-	Deposit from batch 75256	
04/01/2025	2239088	-	180.00	South State Bank - Operating #5470 Inv # 2025-003; Munajj Santos Chk # 0 Inv: 2025-003 Munajj Santos	
04/03/2025	2249390	-	1,206.50	South State Bank - Operating #5470 Inv # 944196; Bush Ross, PA Chk # 1006 Inv: 944196 Bush Ross, PA	
04/04/2025	2250140	500.00	-	Deposit from batch 75490	
04/07/2025	2252678	1,500.00	-	Deposit from batch 75743	
04/07/2025	2253056	500.00	-	Deposit from batch 75765	
04/09/2025	2254051	-	1,020.54	South State Bank - Operating #5470 Inv # 2267; JEDI PARTNERS, LLC Chk # 0 Inv: 2267 JEDI PARTNERS, LLC	
04/10/2025	2255307	-	1,777.00	Monthly Reserve Transfer Allocation	
04/11/2025	2257240	500.00	-	Deposit from batch 76055	
04/14/2025	2257729	500.00	-	Deposit from batch 76025	
04/15/2025	2257991	500.00	-	Deposit from batch 76105	
04/16/2025	2258907	500.00	-	Deposit from batch 76176	
04/17/2025	2260605	110.00	-	Deposit from batch 76315	
04/18/2025	2261092	500.00	-	Deposit from batch 76352	
04/22/2025	2261768	1,850.00	-	Deposit from batch 76386	
04/23/2025	2262595	-	350.00	South State Bank - Operating #5470 Inv # 062; Homeworks Landscaping Chk # 0 Inv: 062 Homeworks Landscaping	
04/23/2025	2262788	500.00	-	Deposit from batch 76524	
04/25/2025	2263618	-	160.05	South State Bank - Operating #5470 Inv # 6146451; Polk County Utilities Chk # 0 Inv: 6146451 Polk County Utilities	
04/25/2025	2263634	-	3,172.25	South State Bank - Operating #5470 Inv # 945512; Bush Ross, PA Chk # 1007 Inv: 945512 Bush Ross, PA	
04/28/2025	2265375	500.00	-	Deposit from batch 76648	
04/29/2025	2265699	-	2,575.00	South State Bank - Operating #5470 Inv # 844861; Vermana Chk # 0 Inv: 844861 Vermana	
04/29/2025	2266093	-	778.00	South State Bank - Operating #5470 Inv # 2299; JEDI PARTNERS, LLC Chk # 0 Inv: 2299 JEDI PARTNERS, LLC	
04/29/2025	2266095	-	1,725.00	South State Bank - Operating #5470 Inv # 2313; JEDI PARTNERS, LLC Chk # 0 Inv: 2313 JEDI PARTNERS, LLC	
04/29/2025	2266097	-	1,182.50	South State Bank - Operating #5470 Inv # 2810; KMVC Services, LLC Chk # 0 Inv: 2810 KMVC Services, LLC	
04/29/2025	2266152	500.00	-	Deposit from batch 76678	
04/30/2025	2266710	-	1,710.49	South State Bank - Operating #5470 Inv # 2316; JEDI PARTNERS, LLC Chk # 0 Inv: 2316 JEDI PARTNERS, LLC	
10-1042-00	South State Bank - Reserve #5473	5,334.80	1,782.41	-	7,117.21
Date	GL Ref #	Debit	Credit	Description	
04/10/2025	2255307	\$ 1,777.00	\$ -	Monthly Reserve Transfer Allocation	
04/30/2025	2268394	5.41	-	Interest	
11-1200-00	Accounts Receivable	32,860.00	-	8,560.00	24,300.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2237254	\$ -	\$ 1,000.00	Deposit from batch 75256	
04/04/2025	2250140	-	500.00	Deposit from batch 75490	



General Ledger Trial Balance with Details

The Forest at Ridgewood Homeowners Assn

Accts: 10-1002-00 To: 60-6000-00 Dates: 4/1/2025 - 4/30/2025

Date: 5/8/2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/07/2025	2252678	\$ -	\$ 1,500.00	Deposit from batch 75743	
04/07/2025	2253056	-	500.00	Deposit from batch 75765	
04/11/2025	2257240	-	500.00	Deposit from batch 76055	
04/14/2025	2257729	-	500.00	Deposit from batch 76025	
04/15/2025	2257991	-	500.00	Deposit from batch 76105	
04/16/2025	2258907	-	500.00	Deposit from batch 76176	
04/17/2025	2260605	-	60.00	Deposit from batch 76315	
04/18/2025	2261092	-	500.00	Deposit from batch 76352	
04/22/2025	2261768	-	1,000.00	Deposit from batch 76386	
04/23/2025	2262788	-	500.00	Deposit from batch 76524	
04/28/2025	2265375	-	500.00	Deposit from batch 76648	
04/29/2025	2266152	-	500.00	Deposit from batch 76678	
11-1310-00	Prepaid Insurance	4,471.43	-	496.82	3,974.61
Date	GL Ref #	Debit	Credit	Description	
04/27/2025	2264700	\$ -	\$ 25.33	Monthly Insurance Allocation - 1/26/25 - 1/26/26	
04/27/2025	2264700	-	430.49	Monthly Insurance Allocation - 1/26/25 - 1/26/26	
04/27/2025	2264700	-	41.00	Monthly Insurance Allocation - 1/26/25 - 1/26/26	
20-2001-00	Accounts Payable	(1,386.50)	17,403.33	14,266.33	1,750.50
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2230952	\$ -	\$ 1,182.50	Accounts Payable Inv # 2784 Inv: 2784 KMVC Services, LLC	
04/01/2025	2230954	-	778.00	Accounts Payable Inv # 2245 Inv: 2245 JEDI PARTNERS, LLC	
04/01/2025	2234899	-	200.00	Accounts Payable Inv # 139769 Inv: 139769 Avid Property Management Inc	
04/01/2025	2236031	200.00	-	Accounts Payable Inv # 139769; Avid Property Management Inc Chk # 0 Inv: 139769 Avid Property Management Inc	
04/01/2025	2236033	778.00	-	Accounts Payable Inv # 2245; JEDI PARTNERS, LLC Chk # 0 Inv: 2245 JEDI PARTNERS, LLC	
04/01/2025	2236035	1,182.50	-	Accounts Payable Inv # 2784; KMVC Services, LLC Chk # 0 Inv: 2784 KMVC Services, LLC	
04/01/2025	2239088	180.00	-	Accounts Payable Inv # 2025-003; Munajj Santos Chk # 0 Inv: 2025-003 Munajj Santos	
04/01/2025	2230952	1,182.50	-	Accounts Payable Inv # 2784 (Reversal) Inv: 2784 KMVC Services, LLC	
04/01/2025	2258615	-	1,182.50	Accounts Payable Inv # 2784 Inv: 2784 KMVC Services, LLC	
04/01/2025	2280385	-	210.00	Accounts Payable Inv # 2025-004 Inv: 2025-004 Munajj Santos	
04/03/2025	2249390	1,206.50	-	Accounts Payable Inv # 944196; Bush Ross, PA Chk # 1006 Inv: 944196 Bush Ross, PA	
04/03/2025	2265631	-	2,575.00	Accounts Payable Inv # 844861 Inv: 844861 Vermana	
04/08/2025	2253944	-	1,020.54	Accounts Payable Inv # 2267 Inv: 2267 JEDI PARTNERS, LLC	
04/09/2025	2254051	1,020.54	-	Accounts Payable Inv # 2267; JEDI PARTNERS, LLC Chk # 0 Inv: 2267 JEDI PARTNERS, LLC	
04/18/2025	2263315	-	160.05	Accounts Payable Inv # 6146451 Inv: 6146451 Polk County Utilities	
04/22/2025	2262211	-	350.00	Accounts Payable Inv # 062 Inv: 062 Homeworks Landscaping	
04/22/2025	2263317	-	3,172.25	Accounts Payable Inv # 945512 Inv: 945512 Bush Ross, PA	
04/23/2025	2262595	350.00	-	Accounts Payable Inv # 062; Homeworks Landscaping Chk # 0	

**General Ledger Trial Balance with Details**

The Forest at Ridgewood Homeowners Assn

Accts: 10-1002-00 To: 60-6000-00 Dates: 4/1/2025 - 4/30/2025

Date: 5/8/2025

Time: 2:26 pm

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 062 Homeworks Landscaping
04/25/2025	2263618	160.05	-		Accounts Payable Inv # 6146451; Polk County Utilities Chk # 0
					Inv: 6146451 Polk County Utilities
04/25/2025	2263634	3,172.25	-		Accounts Payable Inv # 945512; Bush Ross, PA Chk # 1007
					Inv: 945512 Bush Ross, PA
04/29/2025	2265699	2,575.00	-		Accounts Payable Inv # 844861; Vermana Chk # 0
					Inv: 844861 Vermana
04/29/2025	2265879	-	1,725.00		Accounts Payable Inv # 2313
					Inv: 2313 JEDI PARTNERS, LLC
04/29/2025	2266093	778.00	-		Accounts Payable Inv # 2299; JEDI PARTNERS, LLC Chk # 0
					Inv: 2299 JEDI PARTNERS, LLC
04/29/2025	2266095	1,725.00	-		Accounts Payable Inv # 2313; JEDI PARTNERS, LLC Chk # 0
					Inv: 2313 JEDI PARTNERS, LLC
04/29/2025	2266097	1,182.50	-		Accounts Payable Inv # 2810; KMVC Services, LLC Chk # 0
					Inv: 2810 KMVC Services, LLC
04/29/2025	2266182	-	1,710.49		Accounts Payable Inv # 2316
					Inv: 2316 JEDI PARTNERS, LLC
04/30/2025	2266710	1,710.49	-		Accounts Payable Inv # 2316; JEDI PARTNERS, LLC Chk # 0
					Inv: 2316 JEDI PARTNERS, LLC
20-2105-00	Prepaid Assessments	(1,400.00)	-	900.00	(2,300.00)
Date	GL Ref #	Debit	Credit	Description	
04/17/2025	2260605	\$ -	\$ 50.00	Deposit from batch 76315	
04/22/2025	2261768	-	850.00	Deposit from batch 76386	
20-2117-00	Accrued Expenses	(1,100.00)	1,100.00	-	-
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2258581	\$ 1,100.00	\$ -	Accrue MArch Electric (Reversal)	
20-2140-00	Deferred Revenue	(61,875.00)	6,875.00	-	(55,000.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2240484	\$ 6,875.00	\$ -	Monthly Deferred Revenue Allocation	
27-2750-00	Reserves - General	(5,331.00)	-	1,777.00	(7,108.00)
Date	GL Ref #	Debit	Credit	Description	
04/10/2025	2255309	\$ -	\$ 1,777.00	Monthly Reserve Transfer Allocation	
27-2799-00	Reserves - Interest	(3.80)	-	5.41	(9.21)
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	2268394	\$ -	\$ 5.41	Interest	
30-3000-00	Retained Earnings	1,728.00	-	-	1,728.00
Date	GL Ref #	Debit	Credit	Description	
40-4001-00	Maintenance Fees	(20,625.00)	-	6,875.00	(27,500.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2240484	\$ -	\$ 6,875.00	Monthly Deferred Revenue Allocation	
40-4012-00	Return Item Fees	(6.00)	-	-	(6.00)
Date	GL Ref #	Debit	Credit	Description	
50-5001-00	Management Fees	2,934.00	2,703.00	-	5,637.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2230954	\$ 778.00	\$ -	Management Fees	
				Inv: 2245 JEDI PARTNERS, LLC	
04/01/2025	2234899	200.00	-	Management Fee	
				Inv: 139769 Avid Property Management Inc	
04/29/2025	2265879	1,725.00	-	PAYMENT SENT TO LANDSCAPER, APPROVED BY D WALKER.	
				Inv: 2313 JEDI PARTNERS, LLC	
50-5015-00	Insurance	1,490.46	496.82	-	1,987.28
Date	GL Ref #	Debit	Credit	Description	
04/27/2025	2264700	\$ 25.33	\$ -	Monthly Insurance Allocation - 1/26/25 - 1/26/26	
04/27/2025	2264700	430.49	-	Monthly Insurance Allocation - 1/26/25 - 1/26/26	

**General Ledger Trial Balance with Details**

The Forest at Ridgewood Homeowners Assn
Accts: 10-1002-00 To: 60-6000-00 Dates: 4/1/2025 - 4/30/2025

Date: 5/8/2025
Time: 2:26 pm
Page: 4

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/27/2025	2264700 \$ 41.00 \$ - Monthly Insurance Allocation - 1/26/25 - 1/26/26				
50-5020-00	Legal Fees	6,121.70	3,172.25	-	9,293.95
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	2263317	\$ 3,172.25	\$ -	Legal Fees Inv: 945512 Bush Ross, PA	
50-5030-00	Corp Filing - DBPR	61.25	-	-	61.25
Date	GL Ref #	Debit	Credit	Description	
52-5201-00	Electricity	3,461.36	1,710.49	1,100.00	4,071.85
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2258581	\$ -	\$ 1,100.00	Accrue MArch Electric (Reversal)	
04/29/2025	2266182	1,710.49	-	Electricity Inv: 2316 JEDI PARTNERS, LLC	
52-5205-00	Water & Sewer	524.51	160.05	-	684.56
Date	GL Ref #	Debit	Credit	Description	
04/18/2025	2263315	\$ 160.05	\$ -	Water & Sewer Inv: 6146451 Polk County Utilities	
53-5301-00	Grounds/Landscaping Contract	-	350.00	-	350.00
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	2262211	\$ 350.00	\$ -	Grounds/Landscaping Contract Inv: 062 Homeworks Landscaping	
53-5325-00	Pool Contract	650.00	650.00	-	1,300.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2258615	\$ 650.00	\$ -	Pool Contract Inv: 2784 KMVC Services, LLC	
53-5330-00	Janitorial/Maint Contract	1,607.50	1,715.00	1,182.50	2,140.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2230952	\$ 1,182.50	\$ -	Janitorial/Maint Contract Inv: 2784 KMVC Services, LLC	
04/01/2025	2230952	-	1,182.50	Janitorial/Maint Contract (Reversal) Inv: 2784 KMVC Services, LLC	
04/01/2025	2258615	532.50	-	Janitorial/Maint Contract Inv: 2784 KMVC Services, LLC	
55-5525-00	Pool M&R	-	2,575.00	-	2,575.00
Date	GL Ref #	Debit	Credit	Description	
04/03/2025	2265631	\$ 2,575.00	\$ -	Pool M&R Inv: 844861 Vermana	
55-5595-00	General Maintenance	300.00	1,230.54	-	1,530.54
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	2280385	\$ 210.00	\$ -	Pet Waste Removal Inv: 2025-004 Munajj Santos	
04/08/2025	2253944	1,020.54	-	General Maintenance Inv: 2267 JEDI PARTNERS, LLC	
60-6000-00	Reserves	5,331.00	1,777.00	-	7,108.00
Date	GL Ref #	Debit	Credit	Description	
04/10/2025	2255309	\$ 1,777.00	\$ -	Monthly Reserve Transfer Allocation	
Totals:		\$0.00	\$53,160.89	\$53,160.89	\$0.00

**Cash Disbursement**

The Forest at Ridgewood Homeowners Assn
4/1/2025 - 4/30/2025

Date: 5/8/2025
Time: 2:26 pm
Page: 1

Date	Check #	Payee	Amount
10-1040-00 South State Bank - Operating #5470			
04/01/2025	0	Avid Property Management Inc Invoice #: 139769 50-5001-00 Management Fee	\$200.00 \$200.00
04/01/2025	0	JEDI PARTNERS, LLC Invoice #: 2245 50-5001-00 Management Fees	\$778.00 \$778.00
04/01/2025	0	KMVC Services, LLC Invoice #: 2784 53-5330-00 Janitorial/Maint Contract	\$1,182.50 \$1,182.50
04/01/2025	0	Munajj Santos Invoice #: 2025-003 55-5595-00 Pet Waste Removal	\$180.00 \$180.00
04/03/2025	1006	Bush Ross, PA Invoice #: 944196 50-5020-00 Legal Fees	\$1,206.50 \$1,206.50
04/09/2025	0	JEDI PARTNERS, LLC Invoice #: 2267 55-5595-00 General Maintenance	\$1,020.54 \$1,020.54
04/10/2025		10-1042-00 Transfer to South State Bank - Reserve #54; Monthly Reserve Transfer Allocation	\$1,777.00 \$1,777.00
04/23/2025	0	Homeworks Landscaping Invoice #: 062 53-5301-00 Grounds/Landscaping Contract	\$350.00 \$350.00
04/25/2025	0	Polk County Utilities Invoice #: 6146451 52-5205-00 Water & Sewer	\$160.05 \$160.05
04/25/2025	1007	Bush Ross, PA Invoice #: 945512 50-5020-00 Legal Fees	\$3,172.25 \$3,172.25
04/29/2025	0	Vermana Invoice #: 844861 55-5525-00 Pool M&R	\$2,575.00 \$2,575.00
04/29/2025	0	JEDI PARTNERS, LLC Invoice #: 2299 50-5001-00 Management Fees	\$778.00 \$778.00
04/29/2025	0	JEDI PARTNERS, LLC Invoice #: 2313 50-5001-00 PAYMENT SENT TO LANDSCAPER, APPROVED BY D WALKER.	\$1,725.00 \$1,725.00
04/29/2025	0	KMVC Services, LLC Invoice #: 2810 53-5330-00 Janitorial/Maint Contract	\$1,182.50 \$1,182.50
04/30/2025	0	JEDI PARTNERS, LLC Invoice #: 2316 52-5201-00 Electricity	\$1,710.49 \$1,710.49
Account Totals			# Checks: 14 \$17,997.83
Association Totals			# Checks: 14 \$17,997.83

**Payables Aging Report**

The Forest at Ridgewood Homeowners Assn
As Of 4/30/2025

Date: 5/8/2025
Time: 2:26 pm
Page: 1

Vendor			Current	Over 30	Over 60	Over 90	Balance
JEDI PARTNERS, LLC							
Invoice #	Date	Check Memo					
2299	05/01/2025	Management Fees	(\$778.00)	\$0.00	\$0.00	\$0.00	
			(\$778.00)	\$0.00	\$0.00	\$0.00	(\$778.00)
KMVC Services, LLC							
Invoice #	Date	Check Memo					
2810	05/01/2025	Janitorial Services	(\$1,182.50)	\$0.00	\$0.00	\$0.00	
			(\$1,182.50)	\$0.00	\$0.00	\$0.00	(\$1,182.50)
Munajj Santos							
Invoice #	Date	Check Memo					
2025-004	04/01/2025	Pet Waste Removal	\$210.00	\$0.00	\$0.00	\$0.00	
			\$210.00	\$0.00	\$0.00	\$0.00	\$210.00
Totals:			(\$1,750.50)	\$0.00	\$0.00	\$0.00	(\$1,750.50)

**Bank Account Reconciliation**

The Forest at Ridgewood Homeowners Assn
South State Bank - Operating #5470 (End: 04/30/2025)

Date: 5/8/2025
Time: 2:27 pm
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/25/2025		Polk County Utilities		0	(\$160.05)
04/29/2025		JEDI PARTNERS, LLC		0	(\$1,725.00)
04/29/2025		KMVC Services, LLC		0	(\$1,182.50)
04/29/2025		JEDI PARTNERS, LLC		0	(\$778.00)
04/30/2025		JEDI PARTNERS, LLC		0	(\$1,710.49)
				Total Uncleared	(\$5,556.04)

South State Bank - Operating #5470 Summary

Ending Account Balance:	\$ 16,313.46
Uncleared Items:	(\$5,556.04)
Adjusted Balance:	\$ 21,869.50
Bank Ending Balance:	\$ 21,869.50
Difference:	\$-

**Bank Account Reconciliation**

The Forest at Ridgewood Homeowners Assn
South State Bank - Reserve #5473 (End: 04/30/2025)

Date: 5/8/2025
Time: 2:27 pm
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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South State Bank - Reserve #5473 Summary

Ending Account Balance:	\$ 7,117.21
Uncleared Items:	\$-
Adjusted Balance:	\$ 7,117.21
Bank Ending Balance:	\$ 7,117.21
Difference:	\$-



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Statement Ending 04/30/2025

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	\$21,869.50

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX5470

Account Summary

Date	Description	Amount
04/01/2025	Beginning Balance	\$24,583.14
	15 Credit(s) This Period	\$9,960.00
	12 Debit(s) This Period	\$12,673.64
04/30/2025	Ending Balance	\$21,869.50

Deposits

Date	Description	Amount
04/03/2025	CORP ICL/RDC DEPOSIT	\$500.00
04/07/2025	CORP ICL/RDC DEPOSIT	\$1,500.00
04/14/2025	CORP ICL/RDC DEPOSIT	\$500.00
04/15/2025	CORP ICL/RDC DEPOSIT	\$500.00
04/17/2025	CORP ICL/RDC DEPOSIT	\$110.00
04/21/2025	CORP ICL/RDC DEPOSIT	\$1,850.00
04/23/2025	CORP ICL/RDC DEPOSIT	\$500.00
04/28/2025	CORP ICL/RDC DEPOSIT	\$500.00
04/29/2025	CORP ICL/RDC DEPOSIT	\$500.00
		9 item(s) totaling \$6,460.00

Other Credits

Date	Description	Amount
04/01/2025	The Forest at Ri OnlinePay 75205	\$500.00
04/02/2025	The Forest at Ri OnlinePay 75256	\$1,000.00
04/07/2025	PAYABLI DEPOSIT Transfer 820317093	\$500.00
04/11/2025	PAYABLI DEPOSIT Transfer 821634904	\$500.00
04/15/2025	The Forest at Ri OnlinePay 76025	\$500.00
04/18/2025	PAYABLI DEPOSIT Transfer 823015571	\$500.00
		6 item(s) totaling \$3,500.00

Electronic Debits

Date	Description	Amount
04/02/2025	The Forest at Ri Vendor Pay 31558	\$200.00
04/02/2025	The Forest at Ri Vendor Pay 31559	\$778.00

Member FDIC
NMLS# 403455



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

Date	Description	Amount
04/02/2025	The Forest at Ri Vendor Pay 31560	\$1,182.50
04/03/2025	The Forest at Ri Vendor Pay 31686	\$180.00
04/07/2025	POLK COUNTY UTIL UT BILL 000724330112014	\$170.60
04/10/2025	The Forest at Ri Vendor Pay 31825	\$1,020.54
04/24/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 404860* 250423* Homeworks Landscaping\174254462	\$350.00
04/30/2025	The Forest at Ri Vendor Pay 32083	\$2,575.00
8 item(s) totaling		\$6,456.64

Other Debits

Date	Description	Amount
04/10/2025	CincXfer to 5473	\$1,777.00
1 item(s) totaling		\$1,777.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
1004	04/29/2025	\$61.25	1007	04/30/2025	\$3,172.25
1006*	04/11/2025	\$1,206.50			

* Indicates skipped check number

3 item(s) totaling \$4,440.00

Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/01/2025	\$25,083.14	04/14/2025	\$23,068.00	04/24/2025	\$26,678.00
04/02/2025	\$23,922.64	04/15/2025	\$24,068.00	04/28/2025	\$27,178.00
04/03/2025	\$24,242.64	04/17/2025	\$24,178.00	04/29/2025	\$27,616.75
04/07/2025	\$26,072.04	04/18/2025	\$24,678.00	04/30/2025	\$21,869.50
04/10/2025	\$23,274.50	04/21/2025	\$26,528.00		
04/11/2025	\$22,568.00	04/23/2025	\$27,028.00		

THE FOREST AT RIDGEWOOD HOMEOWNERS ASSN (224)
2208 BRUSH LAKE BLVD
TAMPA, FL 33614

Check Number: 1004

DATE 04/30/2025

AMOUNT \$61.25

VOID AFTER 60 DAYS

TO THE: Florida Department of State
ORDER OF: Division of Corporations
PO Box 8168
Tallahassee, FL 32314
Name: Inv # 1013887000

#1004

\$61.25

THE FOREST AT RIDGEWOOD HOMEOWNERS ASSN (224)
2208 BRUSH LAKE BLVD
TAMPA, FL 33614

Check Number: 1006

DATE 04/30/2025

AMOUNT \$1,206.50

VOID AFTER 60 DAYS

TO THE: Sunn Rise, PA
PO Box 2813
Tampa, FL 33601-9913

#1006

\$1,206.50

THE FOREST AT RIDGEWOOD HOMEOWNERS ASSN (224)
2208 BRUSH LAKE BLVD
TAMPA, FL 33614

Check Number: 1007

DATE 04/30/2025

AMOUNT \$3,172.25

VOID AFTER 60 DAYS

TO THE: Sunn Rise, PA
PO Box 2813
Tampa, FL 33601-9913

#1007

\$3,172.25

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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., eClaims Center, 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:

- EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS
COMPUTED FOR CONSUMER LINES OF CREDIT ONLY**

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.

electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Ready Reserve transactions, automatic payments, automatic transfers, interest.

This balance should agree with your records.

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Statement Ending 04/30/2025

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	XXXXXXXXXXXXXXXX5473	\$7,117.21

ASSOCIATION MMA - XXXXXXXXXXXXXXX5473

Account Summary

Date	Description	Amount
04/01/2025	Beginning Balance	\$5,334.80
	2 Credit(s) This Period	\$1,782.41
	0 Debit(s) This Period	\$0.00
04/30/2025	Ending Balance	\$7,117.21

Interest Summary

Description	Amount
Interest Earned From 04/01/2025 Through 04/30/2025	
Annual Percentage Yield Earned	1.01%
Interest Days	30
Interest Earned	\$5.41
Interest Paid This Period	\$5.41
Interest Paid Year-to-Date	\$9.21
Minimum Balance	\$5,334.80
Average Available Balance	\$6,578.70

Other Credits

Date	Description	Amount
04/10/2025	CincXfer from 5470	\$1,777.00
04/30/2025	INTEREST	\$5.41
		2 item(s) totaling \$1,782.41

Daily Balances

Date	Amount	Date	Amount
04/10/2025	\$7,111.80	04/30/2025	\$7,117.21

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., eClaims Center, 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:

- EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS
COMPUTED FOR CONSUMER LINES OF CREDIT ONLY**

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.

electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Ready Reserve transactions, automatic payments, automatic transfers, interest.

This balance should agree with your records.

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**Budget Fiscal Year Report**

The Forest at Ridgewood Homeowners Assn

Fiscal Period: April 2025

Date: 5/8/2025
Time: 2:27 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	6,875.00	6,875.00	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.37	82,166.68	\$82,000.00
4012-00 Return Item Fees	-	-	6.00	-	-	-	-	-	-	-	-	-	6.00	\$0.00
Total Assessment Income	6,875.00	6,875.00	6,881.00	6,875.00	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.37	82,172.68	\$82,000.00
Total OPERATING INCOME	6,875.00	6,875.00	6,881.00	6,875.00	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.37	82,172.68	\$82,000.00
OPERATING EXPENSE														
Administrative Expenses														
5001-00 Management Fees	978.00	978.00	978.00	2,703.00	943.00	943.00	943.00	943.00	943.00	943.00	943.00	943.00	13,181.00	\$11,316.00
5010-00 Administrative Expenses	-	-	-	-	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00	\$900.00
5015-00 Insurance	496.82	496.82	496.82	496.82	557.50	557.50	557.50	557.50	557.50	557.50	557.50	557.50	6,447.28	\$6,690.00
5020-00 Legal Fees	3,221.35	275.00	2,625.35	3,172.25	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	10,893.95	\$2,400.00
5030-00 Corp Filing - DBPR	-	-	61.25	-	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.87	107.93	\$70.00
5035-00 Fees & Licenses	-	-	-	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	200.00	\$300.00
5040-00 CPA Accounting Fees	-	-	-	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	200.00	\$300.00
Total Administrative Expenses	4,696.17	1,749.82	4,161.42	6,372.07	1,831.33	1,831.33	1,831.33	1,831.33	1,831.33	1,831.33	1,831.33	1,831.37	31,630.16	\$21,976.00
Utilities														
5201-00 Electricity	1,180.50	1,180.86	1,100.00	610.49	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	1,185.00	13,551.85	\$14,220.00
5205-00 Water & Sewer	-	606.21	(81.70)	160.05	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,804.56	\$1,680.00
Total Utilities	1,180.50	1,787.07	1,018.30	770.54	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	1,325.00	15,356.41	\$15,900.00
Contract Expenses														
5301-00 Grounds/Landscaping Contract	350.00	350.00	(700.00)	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	3,150.00	\$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	-	-	1,607.50	532.50	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	4,140.00	\$3,000.00
Total Contract Expenses	350.00	350.00	1,557.50	1,532.50	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	13,790.00	\$15,000.00
M & R Non Contract Expenses														
5525-00 Pool M&R	-	-	-	2,575.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	3,775.00	\$1,800.00



Budget Fiscal Year Report

The Forest at Ridgewood Homeowners Assn

Fiscal Period: April 2025

Date: 5/8/2025

Time: 2:27 pm

Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Projected Total	Budget
5595-00 General Maintenance	-	-	300.00	1,230.54	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,530.54	\$6,000.00
Total M & R Non Contract Expenses	-	-	300.00	3,805.54	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	9,305.54	\$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	8,814.22	14,257.65	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.37	91,406.11	\$82,000.00
Net Income:	(1,128.67)	1,211.11	(1,933.22)	(7,382.65)	-	-	-	-	-	-	-	-	(9,233.43)	\$0.00