



Financial Report Package

October 2025

Prepared for

**The Forest at Ridgewood Homeowners'
Association, Inc**

Vanguard Management Group



Balance Sheet

The Forest at Ridgewood Homeowners' Association, Inc
End Date: 10/31/2025

Date: 11/14/2025
Time: 8:17 pm
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	Operating		Reserve		Total
Assets					
Current Assets					
Pinnacle - Operating x2685	\$	(15,538.61)	\$	-	\$ (15,538.61)
Due To Operating From Reserves		(5,000.00)		-	(5,000.00)
Total: Current Assets	\$	(20,538.61)	\$	-	\$ (20,538.61)
Other Assets					
Prepaid Insurance		993.69		-	993.69
Total: Other Assets	\$	993.69	\$	-	\$ 993.69
Reserves					
CL Reserve: Pinnacle - Reserve x2719		-		12,808.79	12,808.79
Due to Reserves		-		5,000.00	5,000.00
Total: Reserves	\$	-	\$	17,808.79	\$ 17,808.79
Accounts Receivable					
Delinquent Assessments		9,000.00		-	9,000.00
Total: Accounts Receivable	\$	9,000.00	\$	-	\$ 9,000.00
Total: Assets	\$	(10,544.92)	\$	17,808.79	\$ 7,263.87
Liabilities & Equity					
Current Liabilities					
Accrued Expense		650.00		-	650.00
Owner Assessments Paid Early		4,905.00		-	4,905.00
Unearned Assessments		13,958.35		-	13,958.35
Total: Current Liabilities	\$	19,513.35	\$	-	\$ 19,513.35
Reserve					
General/Contingecy Reserves		-		17,770.00	17,770.00
CL Reserve: Interest Earned on Reserves		-		38.79	38.79
Total: Reserve	\$	-	\$	17,808.79	\$ 17,808.79
Equity					
Surplus (Deficit) - Prior Yrs		(1,728.00)		-	(1,728.00)
Total: Equity	\$	(1,728.00)	\$	-	\$ (1,728.00)
Net Income Gain/Loss		(28,330.27)		-	(28,330.27)
Total: Liabilities & Equity	\$	(10,544.92)	\$	17,808.79	\$ 7,263.87



Income Statement - Operating
The Forest at Ridgewood Homeowners' Association, Inc
10/31/2025

Date: 11/14/2025
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
3030-00 Owner Assessments	\$ 6,833.33	\$ 6,833.33	\$ -	\$ 68,541.65	\$ 68,333.30	\$ 208.35	\$ 82,000.00
3100-00 Late Fees to Owners	(25.00)	-	(25.00)	(919.00)	-	(919.00)	-
3131-00 Interest Income - Reserves	10.91	-	10.91	22.84	-	22.84	-
3151-00 Legal Income - Owner	-	-	-	100.00	-	100.00	-
Total Income	\$ 6,819.24	\$ 6,833.33	(\$ 14.09)	\$ 67,745.49	\$ 68,333.30	(\$587.81)	\$ 82,000.00
Total OPERATING INCOME	\$ 6,819.24	\$ 6,833.33	(\$ 14.09)	\$ 67,745.49	\$ 68,333.30	(\$ 587.81)	\$ 82,000.00
OPERATING EXPENSE							
Grounds Maintenance							
6105-00 Grounds/ Landscaping Contract	400.00	350.00	(50.00)	2,350.00	3,500.00	1,150.00	4,200.00
Total Grounds Maintenance	\$ 400.00	\$ 350.00	(\$ 50.00)	\$ 2,350.00	\$ 3,500.00	\$1,150.00	\$ 4,200.00
General Maintenance							
6305-00 General Maintenance	-	500.00	500.00	4,138.04	5,000.00	861.96	6,000.00
6317-00 Pool Maintenance Contract	650.00	650.00	-	5,200.00	6,500.00	1,300.00	7,800.00
6318-00 Pool/Spa Repair	-	150.00	150.00	2,575.00	1,500.00	(1,075.00)	1,800.00
6320-00 Janitorial / Maint Contract	450.00	250.00	(200.00)	5,055.00	2,500.00	(2,555.00)	3,000.00
Total General Maintenance	\$ 1,100.00	\$ 1,550.00	\$ 450.00	\$ 16,968.04	\$ 15,500.00	(\$1,468.04)	\$ 18,600.00
Administrative Expenses							
6520-00 Insurance	496.82	557.50	60.68	4,968.20	5,575.00	606.80	6,690.00
6525-00 Legal & Collections	-	200.00	200.00	11,611.45	2,000.00	(9,611.45)	2,400.00
6530-00 Professional Fees, Tax Prep	-	25.00	25.00	-	250.00	250.00	300.00
6540-00 Licenses & Fees	-	25.00	25.00	150.57	250.00	99.43	300.00
6541-00 Annual Corporate Report	-	-	-	61.25	-	(61.25)	-
6542-00 Fees Payable To The Division	-	5.83	5.83	-	58.30	58.30	70.00
Total Administrative Expenses	\$ 496.82	\$ 813.33	\$ 316.51	\$ 16,791.47	\$ 8,133.30	(\$8,658.17)	\$ 9,760.00
Utilities							
6705-00 Electricity	1,762.11	1,185.00	(577.11)	11,630.68	11,850.00	219.32	14,220.00
6710-00 Water & Sewer	410.26	140.00	(270.26)	8,953.16	1,400.00	(7,553.16)	1,680.00
6715-00 Trash & Garbage	-	-	-	240.00	-	(240.00)	-
Total Utilities	\$ 2,172.37	\$ 1,325.00	(\$ 847.37)	\$ 20,823.84	\$ 13,250.00	(\$7,573.84)	\$ 15,900.00
Professional Fees							
6805-00 Office/Administrative/Postage	-	75.00	75.00	9,044.57	750.00	(8,294.57)	900.00
6810-00 Accounting & Management	1,178.00	943.00	(235.00)	12,305.00	9,430.00	(2,875.00)	11,316.00
Total Professional Fees	\$ 1,178.00	\$ 1,018.00	(\$ 160.00)	\$ 21,349.57	\$ 10,180.00	(\$11,169.57)	\$ 12,216.00
Reserve							
9700-00 CL Reserve:	1,777.00	1,777.00	-	17,770.00	17,770.00	-	21,324.00
General/Contingency Reserves							
9799-00 Reserve Interest	10.91	-	(10.91)	22.84	-	(22.84)	-
Total Reserve	\$ 1,787.91	\$ 1,777.00	(\$ 10.91)	\$ 17,792.84	\$ 17,770.00	(\$22.84)	\$ 21,324.00
Total OPERATING EXPENSE	\$ 7,135.10	\$ 6,833.33	(\$ 301.77)	\$ 96,075.76	\$ 68,333.30	(\$ 27,742.46)	\$ 82,000.00
Net Income:	(\$ 315.86)	\$ 0.00	(\$ 315.86)	(\$ 28,330.27)	\$ 0.00	(\$ 28,330.27)	\$ 0.00



Income Statement Summary - Operating
The Forest at Ridgewood Homeowners' Association, Inc
Fiscal Period: October 2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
3030-00 Owner Assessments	\$ -	\$ -	\$ -	\$ -	\$34,375.00	\$ 6,833.33	\$ 6,833.33	\$ 6,833.33	\$ 6,833.33	\$ 6,833.33	\$ -	\$ -	\$ 68,541.65
3100-00 Late Fees to Owners	-	-	-	-	6.00	-	-	875.00	(1,775.00)	(25.00)	-	-	(919.00)
3131-00 Interest Income - Reserves	-	-	-	-	-	0.05	0.06	5.98	5.84	10.91	-	-	22.84
3151-00 Legal Income - Owner	-	-	-	-	-	-	-	-	100.00	-	-	-	100.00
Total Income	-	-	-	-	34,381.00	6,833.38	6,833.39	7,714.31	5,164.17	6,819.24	-	-	67,745.49
Total OPERATING INCOME	-	-	-	-	34,381.00	6,833.38	6,833.39	7,714.31	5,164.17	6,819.24	-	-	67,745.49
OPERATING EXPENSE													
Grounds Maintenance													
6105-00 Grounds/Landscaping Contract	-	-	-	-	1,150.00	-	-	400.00	400.00	400.00	-	-	2,350.00
Total Grounds Maintenance	-	-	-	-	1,150.00	-	-	400.00	400.00	400.00	-	-	2,350.00
General Maintenance													
6305-00 General Maintenance	-	-	-	-	1,530.54	-	805.00	1,200.00	602.50	-	-	-	4,138.04
6317-00 Pool Maintenance Contract	-	-	-	-	1,950.00	-	1,950.00	-	650.00	650.00	-	-	5,200.00
6318-00 Pool/Spa Repair	-	-	-	-	2,575.00	-	-	-	-	-	-	-	2,575.00
6320-00 Janitorial / Maint Contract	-	-	-	-	3,322.50	-	1,032.50	-	250.00	450.00	-	-	5,055.00
Total General Maintenance	-	-	-	-	9,378.04	-	3,787.50	1,200.00	1,502.50	1,100.00	-	-	16,968.04
Administrative Expenses													
6520-00 Insurance	-	-	-	-	2,484.10	496.82	496.82	496.82	496.82	496.82	-	-	4,968.20
6525-00 Legal & Collections	-	-	-	-	9,293.95	2,216.00	101.50	-	-	-	-	-	11,611.45
6540-00 Licenses & Fees	-	-	-	-	-	-	150.57	-	-	-	-	-	150.57
6541-00 Annual Corporate Report	-	-	-	-	61.25	-	-	-	-	-	-	-	61.25
Total Administrative Expenses	-	-	-	-	11,839.30	2,712.82	748.89	496.82	496.82	496.82	-	-	16,791.47
Utilities													
6705-00 Electricity	-	-	-	-	5,194.15	286.24	343.53	304.84	3,739.81	1,762.11	-	-	11,630.68
6710-00 Water & Sewer	-	-	-	-	886.79	(110.08)	220.16	2,877.36	4,668.67	410.26	-	-	8,953.16
6715-00 Trash & Garbage	-	-	-	-	-	240.00	-	-	-	-	-	-	240.00
Total Utilities	-	-	-	-	6,080.94	416.16	563.69	3,182.20	8,408.48	2,172.37	-	-	20,823.84
Professional Fees													
6805-00 Office/Administrative/Postage	-	-	-	-	8,276.59	-	584.49	143.59	39.90	-	-	-	9,044.57
6810-00 Accounting & Management	-	-	-	-	6,615.00	978.00	1,178.00	1,178.00	1,178.00	1,178.00	-	-	12,305.00
Total Professional Fees	-	-	-	-	14,891.59	978.00	1,762.49	1,321.59	1,217.90	1,178.00	-	-	21,349.57



Income Statement Summary - Operating

The Forest at Ridgewood Homeowners' Association, Inc

Fiscal Period: October 2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Reserve													
9700-00 CL Reserve:	\$-	\$-	\$-	\$-	\$8,885.00	\$1,777.00	\$1,777.00	\$1,777.00	\$1,777.00	\$1,777.00	\$-	\$-	\$17,770.00
General/Contingency													
Reserves													
9799-00 Reserve Interest	-	-	-	-	-	0.05	0.06	5.98	5.84	10.91	-	-	22.84
Total Reserve	-	-	-	-	8,885.00	1,777.05	1,777.06	1,782.98	1,782.84	1,787.91	-	-	17,792.84
Total OPERATING EXPENSE	-	-	-	-	52,224.87	5,884.03	8,639.63	8,383.59	13,808.54	7,135.10	-	-	96,075.76
Net Income:	-	-	-	-	(17,843.87)	949.35	(1,806.24)	(669.28)	(8,644.37)	(315.86)	-	-	(28,330.27)



Homeowner Aging Report

The Forest at Ridgewood Homeowners' Association, Inc
End Date: 10/31/2025

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Description	Current	Over 30	Over 60	Over 90	Balance
401 - FOREST AT RIDGEWOOD HOA Current					
401 BOXWOOD DR					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
411 - LUJO USA INVESTMENT CORP Current					
411 BOXWOOD DR					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
113 - SALEMI MICHAEL Current					
113 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
225 - David Lee Walker & Kelly Renea Walker Current					
225 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
347 - SFR JV 2 2024 2 BORROWER LLC Current					
347 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
429 - Derrick Evans & Christy Evans Current					
429 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
612 - Nicholas Anthony Filippone & Diane Marie Filippone Current					
612 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
724 - MARCH TERESA Current					
724 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
908 - Amy Kolzow & Paul T Kolzow Current					
908 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
1224 - Jonathan H Uribe & Sara Rocio del Pilar Larrain Aliaga Current					
1224 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
1326 - NYCHUK BARRY & Charlene M Richmond Current					
1326 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
1327 - NASEREDDINE DANIEL Current					
1327 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00

**Homeowner Aging Report**

The Forest at Ridgewood Homeowners' Association, Inc
End Date: 10/31/2025

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Description	Current	Over 30	Over 60	Over 90	Balance
1409 - GARAKOUI PARVIN ALSADAT Current					
1409 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
1418 - Heather Marie Newberry & Violet Noel Castro Guardianship Current					
1418 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
1429 - TWO TAYLOR VENTURES Current					
1429 GOLF COURSE PKWY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
131SP - Min Ren & Hongmel Yu Current					
131 SAND PINE LN					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
167 - Christopher C Applewhite & Jennifer Leera Applewhite Current					
167 SOUTHERN PINE WAY					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Total:	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
48067 - Daniel I Canales & Wendy H. Turcios Bejarano Current					
Spanish Moss Rd					
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
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' Association, Inc	\$0.00	\$0.00	\$0.00	\$9,000.00	\$9,000.00

Description	Total
Assessment - Homeowner 2025	\$9,000.00
Total:	\$9,000.00
AR Total (Exclude Prepaid Assessments):	\$9,000.00

**PrePaid Homeowner List**

The Forest at Ridgewood Homeowners' Association, Inc
End Date: 10/31/2025

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Account No:	Homeowner Name	Address	Balance
48066	JURI G ZASLAWSKI & Josephine R Zaslawski	Golf Course Pkwy Davenport, FL 33837	(\$50.00)
104	NAMIOTKA WALTER	104 BOXWOOD DR Davenport, FL 33837	(\$125.00)
115	MATOS LYNN M	115 BOXWOOD DR Davenport, FL 33837	(\$500.00)
135	STONE MARCIA LEE	135 BOXWOOD DR Davenport, FL 33837	(\$500.00)
216	CASTILLO ANTONIO	216 BOXWOOD DR Davenport, FL 33837	(\$25.00)
237	BURKART ROBERT F	237 BOXWOOD DR Davenport, FL 33837	(\$125.00)
246	AQUINO ALBERT	246 BOXWOOD DR Davenport, FL 33837	(\$125.00)
1010	EAST SQUANTUM STREET NOMINEE TRUST & (	1010 GOLF COURSE PKWY Davenport, FL 33837	(\$25.00)
1214	PERKINS STEPHENS	1214 GOLF COURSE PKWY Davenport, FL 33837	(\$500.00)
1234	ZASLAWSKI JURI GEORGE	1234 GOLF COURSE PKWY Davenport, FL 33837	(\$450.00)
1419	SHARKEY MARGARET JANE	1419 GOLF COURSE PKWY Davenport, FL 33837	(\$1,230.00)
235	Matthew Kane & Tamra Kane	235 GOLF COURSE PKWY Davenport, FL 33837	(\$25.00)
306	CHANCIO JOSEPH	306 GOLF COURSE PKWY Davenport, FL 33837	(\$500.00)
602	Robert Dantuono & Susan Walker	602 GOLF COURSE PKWY Davenport, FL 33837	(\$25.00)
632	Adam G Bragg & Leigh A Bragg	632 GOLF COURSE PKWY Davenport, FL 33837	(\$25.00)
642	LAWRIE MARGARET	642 GOLF COURSE PKWY Davenport, FL 33837	(\$25.00)
948	MURYN JEFFREY J	948 GOLF COURSE PKWY Davenport, FL 33837	(\$650.00)
The Forest at Ridgewood Homeowners' Association, Inc Total		17	(\$4,905.00)

**Cash Disbursement**

The Forest at Ridgewood Homeowners' Association, Inc
10/1/2025 - 10/31/2025

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Date	Check #	Payee	Amount	
10-1020-00 Pinnacle - Operating x2685				
10/01/2025	0	Jedi Management	\$978.00	
		Invoice #: JediRecurring		
		68-6810-00 Accounting & Management - Jedi Management	\$978.00	
10/01/2025	100012	KMVC Services LLC	\$1,100.00	
		Invoice #: 2951		
		63-6317-00 KMVC Services LLC	\$650.00	
		63-6320-00 KMVC Services LLC	\$450.00	
10/02/2025	0	Vanguard Management Group	\$200.00	
		Invoice #: 259679		
		68-6810-00 Management Fee	\$200.00	
10/14/2025	0	Duke Energy	\$1,467.82	
		Invoice #: 3222.10.2025		
		67-6706-00 Electric Street Lights	\$1,467.82	
10/16/2025	100013	Brother's Landscaping and More LLC	\$400.00	
		Invoice #: 100		
		61-6105-00 Brother's Landscaping and More LLC	\$400.00	
10/24/2025			\$1,777.00	
		12-1937-00 Transfer to Pinnacle Reserve 2719; Funds Transfer	\$1,777.00	
10/07/2025	0	Polk County Utilities	\$410.26	
		Invoice #: 2014.10.2025		
		67-6710-00 Water & Sewer	\$410.26	
10/20/2025	0	Duke Energy	\$294.29	
		Invoice #: 1613.10.2025		
		67-6705-00 Electricity	\$294.29	
		Account Totals	# Checks: 7	\$6,627.37
		Association Totals	# Checks: 7	\$6,627.37

**General Ledger Trial Balance with Details**

The Forest at Ridgewood Homeowners' Association, Inc
Accts: 10-1001-00 To: 99-9999-00 Dates: 10/1/2025 - 10/31/2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	Pinnacle - Operating x2685	(\$13,386.24)	\$4,525.00	\$6,677.37	(\$15,538.61)
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	4716876	\$ -	\$ 978.00	Pinnacle - Operating x2685 Inv # JediRecurring; Jedi Management Chk # 0 Inv: JediRecurring Jedi Management	
10/01/2025	4718646	-	1,100.00	Pinnacle - Operating x2685; KMVC Services LLC Chk # 100012 Inv: 2951 KMVC Services LLC	
10/02/2025	4726408	-	200.00	Pinnacle - Operating x2685 Inv # 259679; Vanguard Management Group Chk # 0 Inv: 259679 Vanguard Management Group	
10/02/2025	4726988	525.00	-	Deposit from batch 135378	
10/07/2025	4738594	625.00	-	Deposit from batch 135690	
10/07/2025	4776023	-	410.26	Pinnacle - Operating x2685 Inv # 2014.10.2025; Polk County Utilities Chk # 0 Inv: 2014.10.2025 Polk County Utilities	
10/09/2025	4740258	1,200.00	-	Deposit from batch 135792	
10/10/2025	4740970	625.00	-	Deposit from batch 135823	
10/14/2025	4741924	-	1,467.82	Pinnacle - Operating x2685 Inv # 3222.10.2025; Duke Energy Chk # 0 Inv: 3222.10.2025 Duke Energy	
10/14/2025	4742373	500.00	-	Deposit from batch 135924	
10/16/2025	4744077	500.00	-	Deposit from batch 136122	
10/16/2025	4744427	-	400.00	Pinnacle - Operating x2685; Brother's Landscaping and More LLC Chk # 100013 Inv: 100 Brother's Landscaping and More LLC	
10/17/2025	4745612	500.00	-	Deposit from batch 136238	
10/20/2025	4746013	50.00	-	Move CK# 1884 10/20/2025	
10/20/2025	4746015	-	50.00	Move CK# 1884 10/20/2025	
10/20/2025	4776025	-	294.29	Pinnacle - Operating x2685 Inv # 1613.10.2025; Duke Energy Chk # 0 Inv: 1613.10.2025 Duke Energy	
10/24/2025	4749717	-	1,777.00	Funds Transfer	
10-1150-00	Due To Operating From Reserves	(5,000.00)	-	-	(5,000.00)
Date	GL Ref #	Debit	Credit	Description	
11-1310-00	Prepaid Insurance		1,490.51	-	496.82 993.69
Date	GL Ref #	Debit	Credit	Description	
10/24/2025	4749719	\$ -	\$ 496.82	Prepaid Insurance	
12-1937-00	CL Reserve: Pinnacle - Reserve x2719		11,020.88	1,787.91	- 12,808.79
Date	GL Ref #	Debit	Credit	Description	
10/24/2025	4749717	\$ 1,777.00	\$ -	Funds Transfer	
10/31/2025	4755339	10.91	-	Interest	
12-1996-00	Due to Reserves		5,000.00	-	- 5,000.00
Date	GL Ref #	Debit	Credit	Description	
13-1110-00	Delinquent Assessments		12,850.00	650.00	4,500.00 9,000.00
Date	GL Ref #	Debit	Credit	Description	
10/02/2025	4726988	\$ -	\$ 525.00	Deposit from batch 135378	
10/06/2025	4738305	-	25.00	Fee Adjustment - Assessment paid at closing	
10/07/2025	4738594	-	625.00	Deposit from batch 135690	
10/09/2025	4740258	-	1,200.00	Deposit from batch 135792	
10/10/2025	4740970	-	625.00	Deposit from batch 135823	
10/13/2025	4741663	25.00	-	Move Payment CK#1305 10/13/2025	
10/13/2025	4741667	100.00	-	Move Payment CK#1305 10/13/2025	
10/13/2025	4741675	25.00	-	Move Payment CK#574 10/13/2025	
10/13/2025	4741679	25.00	-	Move Payment 10/13/2025	
10/13/2025	4741683	25.00	-	Move Payment 10/13/2025	
10/13/2025	4741687	100.00	-	Move Payment 10/13/2025	
10/13/2025	4741691	25.00	-	Move Payment 10/13/2025	
10/13/2025	4741695	100.00	-	Move Payment 10/13/2025	
10/13/2025	4741744	25.00	-	Move Payment CK#1156 10/13/2025	
10/13/2025	4741748	25.00	-	Move Payment CK#1002 10/13/2025	
10/13/2025	4741752	25.00	-	Move Payment 10/13/2025	
10/13/2025	4741756	25.00	-	Move Payment 10/13/2025	



General Ledger Trial Balance with Details

The Forest at Ridgewood Homeowners' Association, Inc
Accts: 10-1001-00 To: 99-9999-00 Dates: 10/1/2025 - 10/31/2025

Date: 11/14/2025
Time: 8:17 pm
Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/13/2025	4741760 \$ 100.00	\$ -	Move Payment 10/13/2025		
10/13/2025	4741764 25.00	-	Move Payment CK#38991430 10/13/2025		
10/14/2025	4742373 -	500.00	Deposit from batch 135924		
10/16/2025	4744077 -	500.00	Deposit from batch 136122		
10/17/2025	4745612 -	500.00	Deposit from batch 136238		
20-2050-00	Accounts Payable	-	4,850.37	4,850.37	-
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	4716874	\$ -	\$ 978.00	Accounts Payable Inv # JediRecurring Inv: JediRecurring Jedi Management	
10/01/2025	4716876	978.00	-	Accounts Payable Inv # JediRecurring; Jedi Management Chk # 0 Inv: JediRecurring Jedi Management	
10/01/2025	4718643	-	1,100.00	Accounts Payable Inv # 2951 Inv: 2951 KMVC Services LLC	
10/01/2025	4718646	1,100.00	-	Accounts Payable Inv # 2951; KMVC Services LLC Chk # 100012 Inv: 2951 KMVC Services LLC	
10/02/2025	4726344	-	200.00	Accounts Payable Inv # 259679 Inv: 259679 Vanguard Management Group	
10/02/2025	4726408	200.00	-	Accounts Payable Inv # 259679; Vanguard Management Group Chk # 0 Inv: 259679 Vanguard Management Group	
10/07/2025	4776019	-	410.26	Accounts Payable Inv # 2014.10.2025 Inv: 2014.10.2025 Polk County Utilities	
10/07/2025	4776023	410.26	-	Accounts Payable Inv # 2014.10.2025; Polk County Utilities Chk # 0 Inv: 2014.10.2025 Polk County Utilities	
10/14/2025	4741922	-	1,467.82	Accounts Payable Inv # 3222.10.2025 Inv: 3222.10.2025 Duke Energy	
10/14/2025	4741924	1,467.82	-	Accounts Payable Inv # 3222.10.2025; Duke Energy Chk # 0 Inv: 3222.10.2025 Duke Energy	
10/16/2025	4744425	-	400.00	Accounts Payable Inv # 100 Inv: 100 Brother's Landscaping and More LLC	
10/16/2025	4744427	400.00	-	Accounts Payable Inv # 100; Brother's Landscaping and More LLC Chk # 100013 Inv: 100 Brother's Landscaping and More LLC	
10/20/2025	4776021	-	294.29	Accounts Payable Inv # 1613.10.2025 Inv: 1613.10.2025 Duke Energy	
10/20/2025	4776025	294.29	-	Accounts Payable Inv # 1613.10.2025; Duke Energy Chk # 0 Inv: 1613.10.2025 Duke Energy	
20-2052-00	Accrued Expense	(650.00)	-	-	(650.00)
Date	GL Ref #	Debit	Credit	Description	
20-2080-00	Owner Assessments Paid Early	(4,255.00)	50.00	700.00	(4,905.00)
Date	GL Ref #	Debit	Credit	Description	
10/13/2025	4741663	\$ -	\$ 25.00	Deposit from batch 135900	
10/13/2025	4741667	-	100.00	Deposit from batch 135901	
10/13/2025	4741675	-	25.00	Deposit from batch 135910	
10/13/2025	4741679	-	25.00	Deposit from batch 135914	
10/13/2025	4741683	-	25.00	Deposit from batch 135916	
10/13/2025	4741687	-	100.00	Deposit from batch 135917	
10/13/2025	4741691	-	25.00	Deposit from batch 135920	
10/13/2025	4741695	-	100.00	Deposit from batch 135921	
10/13/2025	4741744	-	25.00	Deposit from batch 135933	
10/13/2025	4741748	-	25.00	Deposit from batch 135936	
10/13/2025	4741752	-	25.00	Deposit from batch 135938	
10/13/2025	4741756	-	25.00	Deposit from batch 135943	
10/13/2025	4741760	-	100.00	Deposit from batch 135944	
10/13/2025	4741764	-	25.00	Deposit from batch 135947	
10/20/2025	4746013	-	50.00	Move CK# 1884 10/20/2025	
10/20/2025	4746015	50.00	-	Move CK# 1884 10/20/2025	



General Ledger Trial Balance with Details

The Forest at Ridgewood Homeowners' Association, Inc
Accts: 10-1001-00 To: 99-9999-00 Dates: 10/1/2025 - 10/31/2025

Date: 11/14/2025
Time: 8:17 pm
Page: 3

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2094-00	Unearned Assessments	(\$20,791.68)	\$6,833.33	\$-	(\$13,958.35)
Date	GL Ref #	Debit	Credit	Description	
10/24/2025	4749719	\$ 6,833.33	\$ -	Unearned Assessments	
27-2700-00	General/Contingency Reserves	(15,993.00)	-	1,777.00	(17,770.00)
Date	GL Ref #	Debit	Credit	Description	
10/24/2025	4749719	\$ -	\$ 1,777.00	General/Contingency Reserves	
27-2799-00	CL Reserve: Interest Earned on Reserves	(27.88)	-	10.91	(38.79)
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	4776027	\$ -	\$ 10.91	Pinnacle Reserve Interest	
28-2840-00	Surplus (Deficit) - Prior Yrs	1,728.00	-	-	1,728.00
Date	GL Ref #	Debit	Credit	Description	
30-3030-00	Owner Assessments	(61,708.32)	-	6,833.33	(68,541.65)
Date	GL Ref #	Debit	Credit	Description	
10/24/2025	4749719	\$ -	\$ 6,833.33	Owner Assessments	
30-3100-00	Late Fees to Owners	894.00	25.00	-	919.00
Date	GL Ref #	Debit	Credit	Description	
10/06/2025	4738305	\$ 25.00	\$ -	Fee Adjustment - Assessment paid at closing	
30-3131-00	Interest Income - Reserves	(11.93)	-	10.91	(22.84)
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	4755339	\$ -	\$ 10.91	Interest	
30-3151-00	Legal Income - Owner	(100.00)	-	-	(100.00)
Date	GL Ref #	Debit	Credit	Description	
61-6105-00	Grounds/ Landscaping Contract	1,950.00	400.00	-	2,350.00
Date	GL Ref #	Debit	Credit	Description	
10/16/2025	4744425	\$ 400.00	\$ -	Brother's Landscaping and More LLC Inv: 100 Brother's Landscaping and More LLC	
63-6305-00	General Maintenance	4,138.04	-	-	4,138.04
Date	GL Ref #	Debit	Credit	Description	
63-6317-00	Pool Maintenance Contract	4,550.00	650.00	-	5,200.00
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	4718643	\$ 650.00	\$ -	KMVC Services LLC Inv: 2951 KMVC Services LLC	
63-6318-00	Pool/Spa Repair	2,575.00	-	-	2,575.00
Date	GL Ref #	Debit	Credit	Description	
63-6320-00	Janitorial / Maint Contract	4,605.00	450.00	-	5,055.00
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	4718643	\$ 450.00	\$ -	KMVC Services LLC Inv: 2951 KMVC Services LLC	
65-6520-00	Insurance	4,471.38	496.82	-	4,968.20
Date	GL Ref #	Debit	Credit	Description	
10/24/2025	4749719	\$ 496.82	\$ -	Insurance	
65-6525-00	Legal & Collections	11,611.45	-	-	11,611.45
Date	GL Ref #	Debit	Credit	Description	
65-6540-00	Licenses & Fees	150.57	-	-	150.57
Date	GL Ref #	Debit	Credit	Description	
65-6541-00	Annual Corporate Report	61.25	-	-	61.25
Date	GL Ref #	Debit	Credit	Description	
67-6705-00	Electricity	9,868.57	1,762.11	-	11,630.68
Date	GL Ref #	Debit	Credit	Description	
10/20/2025	4776021	\$ 294.29	\$ -	Electricity Inv: 1613.10.2025 Duke Energy	
10/31/2025	4776060	1,467.82	-	Electric Street Light Reclass	
67-6706-00	Electric Street Lights	-	1,467.82	1,467.82	-
Date	GL Ref #	Debit	Credit	Description	

**General Ledger Trial Balance with Details**

The Forest at Ridgewood Homeowners' Association, Inc
Accts: 10-1001-00 To: 99-9999-00 Dates: 10/1/2025 - 10/31/2025

Date: 11/14/2025
Time: 8:17 pm
Page: 4

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/14/2025	4741922 \$ 1,467.82 \$ - Electric Street Lights Inv: 3222.10.2025 Duke Energy				
10/31/2025	4776060 - 1,467.82 Electric Street Light Reclass				
67-6710-00	Water & Sewer	8,542.90	410.26	-	8,953.16
Date	GL Ref #	Debit	Credit	Description	
10/07/2025	4776019 \$ 410.26 \$ - Water & Sewer Inv: 2014.10.2025 Polk County Utilities				
67-6715-00	Trash & Garbage	240.00	-	-	240.00
Date	GL Ref #	Debit	Credit	Description	
68-6805-00	Office/Administrative/Postage	9,044.57	-	-	9,044.57
Date	GL Ref #	Debit	Credit	Description	
68-6810-00	Accounting & Management	11,127.00	1,178.00	-	12,305.00
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	4716874 \$ 978.00 \$ - Accounting & Management - Jedi Management Inv: JediRecurring Jedi Management				
10/02/2025	4726344 200.00 - Management Fee Inv: 259679 Vanguard Management Group				
97-9700-00	CL Reserve: General/Contingency Reserve:	15,993.00	1,777.00	-	17,770.00
Date	GL Ref #	Debit	Credit	Description	
10/24/2025	4749719 \$ 1,777.00 \$ - General/Contingency Reserves				
97-9799-00	Reserve Interest	11.93	10.91	-	22.84
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	4776027 \$ 10.91 \$ - Pinnacle Reserve Interest				
Totals:		\$0.00	\$27,324.53	\$27,324.53	\$0.00



Bank Account Reconciliation
The Forest at Ridgewood Homeowners' Association, Inc
Pinnacle Operating 2685 (End: 10/31/2025)

Date: 11/14/2025
Time: 8:17 pm
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
09/17/2025		KMVC Services LLC		100011	(\$1,182.50)
10/14/2025		Deposit from batch 135924		53	\$500.00
Total Uncleared					(\$682.50)

Pinnacle Operating 2685 Summary		
Ending Account Balance:	\$	9,461.93
Uncleared Items:	(\$	682.50)
Adjusted Balance:	\$	10,144.43
Bank Ending Balance:	\$	10,144.43
Difference:	\$	-

**Bank Account Reconciliation**

The Forest at Ridgewood Homeowners' Association, Inc
Pinnacle Reserve 2719 (End: 10/31/2025)

Date: 11/14/2025
Time: 8:17 pm
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Pinnacle Reserve 2719 Summary

Ending Account Balance:	\$ 12,808.79
Uncleared Items:	\$-
Adjusted Balance:	\$ 12,808.79
Bank Ending Balance:	\$ 12,808.79
Difference:	\$-



21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account

XXXXXXXX2685

RETURN SERVICE REQUESTED

The Forest at Ridgewood HOA Inc
Vanguard Management Group LLC - Agent
Operating
10500 University Center Dr, STE 190
Tampa FL 33612

Statement of Account

Community Asso Checking Acct

Balance 10/01/25
\$18,227.80

Balance 11/02/25
\$10,144.43

Summary



Credits +\$3,975.00
Interest +\$0.00
Debits -\$12,058.37

Credit Transactions

Credits

10/02 Remote Deposit	525.00
10/07 PAYABLI DEPOSIT TRANSFER 863899195 WFMSPPROPAY The Forest at Ridgewood	625.00
10/09 Remote Deposit	1,200.00
10/10 Remote Deposit	625.00
10/16 Remote Deposit	500.00
10/17 PAYABLI DEPOSIT TRANSFER 866253224 WFMSPPROPAY The Forest at Ridgewood	500.00
Total Credits	\$3,975.00

Debit Transactions

Other Debits

10/02 The Forest at Ri VENDOR PAY 1593247166 FORESRID1	978.00
10/03 The Forest at Ri VENDOR PAY 1593247166 FORESRID1	200.00
10/03 The Forest at Ri CincXfer D24863 2593247166 Pinnacle Operating 268	1,777.00
10/03 The Forest at Ri CincXfer D24864 2593247166 Pinnacle Operating 268	1,777.00
10/07 POLK COUNTY UTIL UT BILL 3596000809 THE FOREST AT RIDGEWOOD	410.26
10/15 The Forest at Ri CincXfer D24926 2593247166 Pinnacle Operating 268	1,777.00



Member
FDIC



ELECTRONIC TRANSFER ERROR RESOLUTION

This Electronic Transfer Error Resolution only applies to accounts held for personal, family or household purposes and is therefore not applicable to business, trust accounts, or any such account held for non-personal purposes.

In case of errors or questions about your electronic transfers, call or write us at the telephone number or address listed at the end of this disclosure, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we send the FIRST statement on which the problem or error appeared.

We will provide provisional credit for the amount that you think is in error within 10 business days of your complaint and begin an investigation of the transaction(s). In most cases, we will disclose the results of the investigation within 10 business days of your complaint and correct any error promptly. If we need more time to investigate the complaint, we may take up to 45 days (90 days if the transfer involved a point-of-sale transaction or a foreign initiated transfer) to complete our investigation. However, you will have use of the funds in question during our investigation.

Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203
(800) 264-3613

Other Debits		
10/16	Duke Energy DUKE PYMNT 9575375002 S .	1,467.82
10/20	DUKEENERGY BILL PAY DEFJPM4588 R FOREST AT RIDGEWOOD AS	294.29
10/27	The Forest at Ri CincXfer D25070 2593247166 Pinnacle Operating 268	1,777.00
Checks		
10/23	Check 1005	100.00
10/14	Check 100012 *	1,100.00
10/28	Check 100013	400.00
(*) Indicates gap in check number sequenece		
Total Debits		\$12,058.37

Average Balance This Statement	\$13,233.41	Annual Percentage Yield Earned	
Interest Earned This Period	\$0.00	Days in Period	33
Interest Paid Year to Date	\$0.00	Interest Paid	\$0.00

Daily Balance Information					
Date	Balance	Date	Balance	Date	Balance
10/01	18,227.80	10/10	16,060.54	10/20	12,421.43
10/02	17,774.80	10/14	14,960.54	10/23	12,321.43
10/03	14,020.80	10/15	13,183.54	10/27	10,544.43
10/07	14,235.54	10/16	12,215.72	10/28	10,144.43
10/09	15,435.54	10/17	12,715.72		

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Credit

\$525.00

Date/Time: 10/02/2025 2:48 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

The Forest at Ridgewood Homeowners' Association, Inc.

R/T054008637

Account800109992685

TC40

Amount\$525.00

#010/02/2025\$525.00

Credit

\$1200.00

Date/Time: 10/09/2025 2:48 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

The Forest at Ridgewood Homeowners' Association, Inc.

R/T054008637

Account800109992685

TC40

Amount\$1,200.00

#010/09/2025\$1,200.00

Credit

\$625.00

Date/Time: 10/10/2025 2:48 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

The Forest at Ridgewood Homeowners' Association, Inc.

R/T054008637

Account800109992685

TC40

Amount\$625.00

#010/10/2025\$625.00

Credit

\$500.00

Date/Time: 10/16/2025 2:48 PM

Comment: Virtual Deposit Ticket

Pinnacle Bank

The Forest at Ridgewood Homeowners' Association, Inc.

R/T054008637

Account800109992685

TC40

Amount\$500.00

#010/16/2025\$500.00

THIS CHECK IS VOID WITHOUT A MICR-CODED ENDORSEMENT AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW

The Forest at Ridgewood Homeowners' Association, Inc (714)

10500 University Center Dr., Suite 190

(889) 208-4600

Tampa, FL 33612

Check Number: 1005

PAY

One Hundred And 00/100 Dollars

DATE10/31/2025

AMOUNT***\$100.00

TO THE ORDER OF

Vanguard Management Group

FL

Authorized Signature

[Signature]

Memo: Estoppel Fee - The Forest 118 Jodwood

⑆000001005⑆

⑆054008637⑆

800109992685⑆

⑆0000010000⑆

#100510/23/2025\$100.00

THIS CHECK IS VOID WITHOUT A MICR-CODED ENDORSEMENT AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW

The Forest at Ridgewood Homeowners' Association

10500 University Center Dr., Suite 190

(889) 208-4600

Tampa, FL 33612

Check Number: 100012

PAY TO

KMVC Services LLC

DATE10/01/2025

AMOUNT\$1,100.00

THE ORDER OF

One Thousand One Hundred Dollars and Zero Cents

Authorized Signature

[Signature]

Memo: Inv: 2951

⑆100012⑆

⑆054008637⑆

800109992685⑆

⑆0000010000⑆

#10001210/14/2025\$1,100.00

THIS CHECK IS VOID WITHOUT A MICR-CODED ENDORSEMENT AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW

The Forest at Ridgewood Homeowners' Association

10500 University Center Dr., Suite 190

(889) 208-4600

Tampa, FL 33612

Check Number: 100013

PAY TO

Brother's Landscaping and More LLC

DATE10/16/2025

AMOUNT\$400.00

THE ORDER OF

Four Hundred Dollars and Zero Cents

Authorized Signature

[Signature]

Memo: Inv: 100

⑆100013⑆

⑆054008637⑆

800109992685⑆

⑆0000010000⑆

#10001310/28/2025\$400.00

Page 5 of 5



21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account

XXXXXXXXX2719

RETURN SERVICE REQUESTED

The Forest at Ridgewood HOA Inc
Vanguard Management Group LLC - Agent
Reserve
10500 University Center Dr, STE 190
Tampa FL 33612

Statement of Account

Community Asso Money Market

Balance 10/01/25
\$5,689.88

Balance 11/02/25
\$12,808.79

Summary



Credits +\$7,108.00
Interest +\$10.91
Debits -\$0.00

Credit Transactions

Credits

10/03 The Forest at Ri CincXfer 2593247166 FORESTRI2	1,777.00
10/03 The Forest at Ri CincXfer 2593247166 FORESTRI2	1,777.00
10/15 The Forest at Ri CincXfer 2593247166 FORESTRI2	1,777.00
10/27 The Forest at Ri CincXfer 2593247166 FORESTRI2	1,777.00
Total Credits	\$7,108.00

Interest

10/31 Interest Deposit	10.91
Total Interest Paid	\$10.91

Average Balance This Statement	\$10,428.54	Annual Percentage Yield Earned	1.26%
Interest Earned This Period	\$11.78	Days in Period	33
2025 Interest Paid	\$22.84	Interest Paid	\$10.91

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
10/01	5,689.88	10/15	11,020.88	10/31	12,808.79
10/03	9,243.88	10/27	12,797.88		



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- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we send the FIRST statement on which the problem or error appeared.

We will provide provisional credit for the amount that you think is in error within 10 business days of your complaint and begin an investigation of the transaction(s). In most cases, we will disclose the results of the investigation within 10 business days of your complaint and correct any error promptly. If we need more time to investigate the complaint, we may take up to 45 days (90 days if the transfer involved a point-of-sale transaction or a foreign initiated transfer) to complete our investigation. However, you will have use of the funds in question during our investigation.

Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203
(800) 264-3613

**Resale List**

The Forest at Ridgewood Homeowners' Association, Inc
(10/1/2025 - 10/31/2025)

Date: 11/14/2025
Time: 8:18 pm
Page: 1

Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
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Resale Amount:

The Forest at Ridgewood Homeowners' Association, Inc Count 0