



Financial Report Package

February 2026

Prepared for

Lauderdale Oaks Condominium VI, Inc.

By

Accounting Edge and Management Corp



Balance Sheet - Operating

Lauderdale Oaks Condominium VI, Inc.

End Date: 02/28/2026

Assets

CASH - OPERATING

10-1000-00	Popular Bank - Operating - 0603	\$81,754.97
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10-1040-00	Petty Cash	1,060.19
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Total CASH - OPERATING:	\$82,815.16
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CASH - RESERVE

12-1200-00	Popular Bank - SA - 0591	5,151.49
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Total CASH - RESERVE:	\$5,151.49
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ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	868.36
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Total ACCOUNTS RECEIVABLE:	\$868.36
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CURRENT ASSETS

15-1510-00	Prepaid Insurance	8,666.26
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15-1550-00	Due to SAB from Operating	2,763.58
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15-1560-00	Due From Master	1,624.39
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Total CURRENT ASSETS:	\$13,054.23
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Total Assets:

\$101,889.24

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	1,175.22
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20-2005-00	Accounts Payable- Legacy	5,000.00
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20-2010-00	Prepaid Assessments	1,295.54
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20-2020-00	Accrued Expense	2,690.19
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20-2040-00	Insurance Payable	(6,583.67)
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20-2090-00	Special Assessment Rec. Research	(2,992.41)
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20-2095-00	Special Assessment	12,880.30
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Total CURRENT LIABILITIES:	\$13,465.17
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RESERVE CONTRIBUTIONS

30-3010-00	Reserves: Interest	0.31
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Total RESERVE CONTRIBUTIONS:	\$0.31
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EQUITY

32-3200-00	Retained Earnings	56,918.95
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Total EQUITY:	\$56,918.95
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Net Income Gain / Loss	2,905.31	
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\$2,905.31

Total Liabilities & Equity:

\$73,289.74

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
REVENUE							
4000-00 Maintenance Income	\$ 15,982.00	\$ 16,517.50	(\$ 535.50)	\$ 31,964.00	\$ 33,035.00	(\$ 1,071.00)	\$198,210.00
4010-00 Reserve Assessment Income	-	2,469.58	(2,469.58)	-	4,939.16	(4,939.16)	29,635.00
4030-00 Rent Income	-	25.00	(25.00)	-	50.00	(50.00)	300.00
4050-00 Late Fees Income	-	16.67	(16.67)	25.00	33.34	(8.34)	200.00
4060-00 Late Fees Interest	2.15	-	2.15	5.57	-	5.57	-
4070-00 Interest Income- Operating	1.44	-	1.44	2.94	-	2.94	-
4160-00 Laundry Income	-	50.00	(50.00)	-	100.00	(100.00)	600.00
4170-00 Miscellaneous Income	-	41.67	(41.67)	150.00	83.34	66.66	500.00
Total REVENUE	\$ 15,985.59	\$ 19,120.42	(\$ 3,134.83)	\$ 32,147.51	\$ 38,240.84	(\$ 6,093.33)	\$229,445.00
Total OPERATING INCOME	\$ 15,985.59	\$ 19,120.42	(\$ 3,134.83)	\$ 32,147.51	\$ 38,240.84	(\$ 6,093.33)	\$229,445.00
OPERATING EXPENSE							
ADMINISTRATIVE & MANAGEMENT							
5000-00 Management Fees	1,000.00	525.00	(475.00)	1,500.00	1,050.00	(450.00)	6,300.00
5010-00 Accounting	414.75	341.67	(73.08)	829.50	683.34	(146.16)	4,100.00
5040-00 Bank Charges	-	25.00	25.00	-	50.00	50.00	300.00
5070-00 Legal - Collection	-	166.67	166.67	-	333.34	333.34	2,000.00
5080-00 License and Permits	61.25	58.33	(2.92)	221.25	116.66	(104.59)	700.00
5090-00 Misc Admin Expenses	-	33.33	33.33	-	66.66	66.66	400.00
5100-00 Office Supplies / Postage	17.55	150.00	132.45	537.66	300.00	(237.66)	1,800.00
5125-00 Master Association Dues	4,607.70	4,508.33	(99.37)	9,215.40	9,016.66	(198.74)	54,100.00
Total ADMINISTRATIVE & MANAGEMENT	\$ 6,101.25	\$ 5,808.33	(\$ 292.92)	\$ 12,303.81	\$ 11,616.66	(\$687.15)	\$ 69,700.00
TAXES & INSURANCE							
5500-00 Insurance	2,414.44	3,791.67	1,377.23	4,828.88	7,583.34	2,754.46	45,500.00
5505-00 Insurance- Board Liability	-	928.33	928.33	-	1,856.66	1,856.66	11,140.00
5520-00 Insurance - Workers Compensation	-	50.00	50.00	-	100.00	100.00	600.00
5530-00 Audit/CPA & Tax Preparation	-	108.33	108.33	-	216.66	216.66	1,300.00
Total TAXES & INSURANCE	\$ 2,414.44	\$ 4,878.33	\$ 2,463.89	\$ 4,828.88	\$ 9,756.66	\$4,927.78	\$ 58,540.00
UTILITIES							
6000-00 Cable/ Internet	(898.80)	170.00	1,068.80	281.20	340.00	58.80	2,040.00
6010-00 Electricity	311.54	275.00	(36.54)	624.59	550.00	(74.59)	3,300.00
6040-00 Trash	1,249.22	1,233.33	(15.89)	2,498.44	2,466.66	(31.78)	14,800.00
6050-00 Water	2,674.69	2,166.67	(508.02)	4,509.92	4,333.34	(176.58)	26,000.00
Total UTILITIES	\$ 3,336.65	\$ 3,845.00	\$ 508.35	\$ 7,914.15	\$ 7,690.00	(\$224.15)	\$ 46,140.00
LANDSCAPING & GROUNDS							
7000-00 Lawn Maintenance	200.00	210.00	10.00	600.00	420.00	(180.00)	2,520.00
7030-00 Irrigation Repair & Maint	-	50.00	50.00	325.00	100.00	(225.00)	600.00
7040-00 Tree Trimming	-	20.83	20.83	-	41.66	41.66	250.00
Total LANDSCAPING & GROUNDS	\$ 200.00	\$ 280.83	\$ 80.83	\$ 925.00	\$ 561.66	(\$363.34)	\$ 3,370.00
GENERAL MAINTENANCE & REPAIRS							
7500-00 Maintenance & Repair	-	208.33	208.33	523.00	416.66	(106.34)	2,500.00
7540-00 Building Repair & Maint	350.00	-	(350.00)	350.00	-	(350.00)	-
7590-00 Elevator Phone Monitoring	-	58.33	58.33	-	116.66	116.66	700.00
7610-00 Elevator Service	-	208.33	208.33	-	416.66	416.66	2,500.00
7620-00 Fire Alarm Maintenance	-	33.33	33.33	-	66.66	66.66	400.00
7625-00 Fire Alarm System	-	30.83	30.83	-	61.66	61.66	370.00
7630-00 Fire- Annual Inspections	395.90	16.67	(379.23)	395.90	33.34	(362.56)	200.00
7632-00 Fire Extinguishers	-	58.33	58.33	-	116.66	116.66	700.00
7640-00 Fire Equipment Maint.	-	12.50	12.50	-	25.00	25.00	150.00
7650-00 Janitorial Maintenance	440.00	220.00	(220.00)	440.00	440.00	-	2,640.00
7670-00 Maintenance Supplies	1,459.46	-	(1,459.46)	1,459.46	-	(1,459.46)	-
7680-00 Pest Control	-	158.33	158.33	102.00	316.66	214.66	1,900.00
7690-00 Plumbing Repairs & Maint	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
7720-00 Roof Maintenance Contract	-	333.33	333.33	-	666.66	666.66	4,000.00
Total GENERAL MAINTENANCE & REPAIR	\$ 2,645.36	\$ 1,838.31	(\$ 807.05)	\$ 3,270.36	\$ 3,676.62	\$406.26	\$ 22,060.00
RESERVE EXPENSES							

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9000-00 Rsv: #1	\$-	\$2,469.58	\$2,469.58	\$-	\$4,939.16	\$4,939.16	\$29,635.00
Total RESERVE EXPENSES	\$-	\$2,469.58	\$2,469.58	\$-	\$4,939.16	\$4,939.16	\$29,635.00
Total OPERATING EXPENSE	\$14,697.70	\$19,120.38	\$4,422.68	\$29,242.20	\$38,240.76	\$8,998.56	\$229,445.00
Net Income:	\$1,287.89	\$0.04	\$1,287.85	\$2,905.31	\$0.08	\$2,905.23	\$0.00

Account No:	Homeowner Name	Address	Balance
LO6102	GUILLAUME Dube & SONIA Plante plantesoniam@gmail.com	2881 NW 47th Terrace Unit 102 Lauderdale Lakes, FL 33313	(\$456.15)
LO6110	Yvonne Roy yvonroy54@gmail.com	2881 NW 47th Terrace Unit 110 Lauderdale Lakes, FL 33313	(\$5.54)
LO6301	Leon Taylor leon.taylor63@yahoo.com;shannon451@gmail.com	2881 NW 47th Terrace Unit 301 Lauderdale Lakes, FL 33313	(\$374.20)
LO6401	Samantha Meade & Elveroy Meade MEADE.SAMANTHA@GMAIL.COM;ELVEROYME/	2881 NW 47th Terrace Unit 401 Lauderdale Lakes, FL 33313	(\$459.65)
Lauderdale Oaks Condominium VI, Inc. Total			4 (\$1,295.54)



Bank Account Reconciliation

Lauderdale Oaks Condominium VI, Inc.

Popular Bank - Operating - 0603 (End: 02/28/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
04/19/2024		Yvan Alain CHK# 1026		0	(\$200.00)
07/15/2025		Broward County Board of Commissioners		0	(\$135.00)
08/31/2025		Lauderdale Oaks Condominium XV Inc		0	(\$8,102.00)
02/19/2026		Florida Department of State		2017	(\$61.25)
02/23/2026		JTS Electric Inc		100159	(\$523.00)
02/27/2026		Avalon Property Management Services		100160	(\$500.00)
02/27/2026		Deposit from batch 16805	16805 - Online Payment	250	\$359.45
				Total Uncleared	(\$9,161.80)

Popular Bank - Operating - 0603 Summary

Ending Account Balance:	\$	81,754.97
Uncleared Items:	(\$	9,161.80)
Adjusted Balance:	\$	90,916.77
Bank Ending Balance:	\$	90,916.77
Difference:	\$	-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Popular Bank - SA - 0591 Summary

Ending Account Balance:	\$ 5,151.49
Uncleared Items:	\$-
Adjusted Balance:	\$ 5,151.49
Bank Ending Balance:	\$ 5,151.49
Difference:	\$-



Last statement: January 30, 2026
 This statement: February 27, 2026
 Total days in statement period: 28

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 (6)

00002189 MIMRIP04930228260650 01 MC00 0000



LAUDERDALE OAKS CONDOMINIUM 6 INC
 C/O ACCOUNTING EDGE & MANAGEMENT CORP
 8400 N UNIVERSITY DR # 216
 TAMARAC FL 33321-1713

Direct inquiries to:
 Customer Care Center,
 1-800-377-0800

Popular Bank
 P.O. Box 4890
 Miami Lakes, FL 33014

Pab Business Interest Checking

Account number	8660880603	Beginning balance	\$89,602.39
Enclosures	6	Total additions	17,043.47
Low balance	\$88,649.11	Total subtractions	15,729.09
Average balance	\$93,557.60	Ending balance	\$90,916.77
Avg collected balance	\$93,385.00		
Interest paid year to date	\$2.94		

CHECKS

Number	Date	Amount	Control
2016	02-18	1,459.46	000007009562930
100147 *	02-06	210.00	000007009022240
100151 *	02-06	140.00	000007009020860
100155 *	02-23	200.00	000007009751290
100158 *	02-26	220.00	000007009947850

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
02-04	'Preauthorized Wd Frontline InsWEB PAY260204 FrontlineFP3 000242071756960816	3,051.28
02-05	Withdrawal 000000007193659980	350.00
02-05	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100153*2602 04*Accounting Edge\200316080\158499732\200316080 000041001038491329	432.30
02-09	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100154*2602 06*Bug Off Exterminators Inc\200630355\158829976\20063 000041001039144893	102.00
02-11	'Preauthorized Wd LAUDERDALE OAKS Assn Dues260211 000122105988104141	4,607.70
02-17	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100157*2602 13*Conserva Irrigation of Fort L\201366742\159671553\2 000041001035918847	325.00



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LAUDERDALE OAKS CONDOMINIUM 6 INC
February 27, 2026

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Date	Description	Subtractions
02-17	'Preauthorized Wd WASTE MANAGEMENTPAYMENT Log in to the MY WM Account Page forpayment details. 000021000029857123	150.80
02-17	'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100156*2602 13*Sentry Security\201366733\159752232\201366733 000041001036317239	395.90
02-17	'Preauthorized Wd WASTE MANAGEMENTPAYMENT Log in to the MY WM Account Page forpayment details. 000021000029856479	1,098.42
02-18	'Preauthorized Wd BROWARD CNTY WWSWWSUTILITY260218 000091000012396504	2,674.69
02-24	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260224 000111000016760446	311.54

CREDITS

Date	Description	Additions
02-03	'Preauthorized Credit LAUDERDALEOA603ASSN DUES260203 000026008810264175	1,278.85
02-03	'Deposit 000000007193609900	459.70
02-04	'Preauthorized Credit LAUDERDALEOA603ASSN DUES260204 000026008818479058	359.45
02-05	'Preauthorized Credit LAUDERDALEOA603ASSN DUES260205 000026008817117603	10,966.85
02-10	'Preauthorized Credit LAUDERDALEOA603ASSN DUES260210 000026008813419344	948.71
02-11	'Deposit 000000007193766350	919.40
02-17	'Deposit 000000007193834180	1,649.37
02-27	'Deposit 000000007194006990	459.70
02-27	'Interest Credit 000000000000000000	1.44

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-30	89,602.39	02-09	98,381.66	02-23	90,987.17
02-03	91,340.94	02-10	99,330.37	02-24	90,675.63
02-04	88,649.11	02-11	95,642.07	02-26	90,455.63
02-05	98,833.66	02-17	95,321.32	02-27	90,916.77
02-06	98,483.66	02-18	91,187.17		





LAUDERDALE OAKS CONDOMINIUM 6 INC
February 27, 2026

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OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00





LAUDERDALE OAKS CONDOMINIUM 6 INC
February 27, 2026

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Lauderdale Oaks Condominium VI, Inc. (L.O.6)
POPULAR Bank Miami Lakes, FL
C/O Accounting Edge
12528 West Atlantic Blvd
Coral Springs, FL 33071

Check Number: 2016

One Thousand, Four Hundred Fifty-Nine And 40/100 Dollars

02/19/2026 ***\$1,459.46

Maurice Bourgeois
3800 Inverrary Blvd Suite 204
Lauderhill, FL 33319

John Biele

⑆00002016⑆ ⑆063112605⑆ 8660880603⑆

Check # 2016, Posted 02-18-26, Amount 1,459.46

Lauderdale Oaks 6
2881 NW 47th Terrace
Lauderdale Lakes, FL 33313

POPULAR Bank
PO Box 4800
Miami Lakes, FL 33014

100147
DATE: 12/22/2025

PAY TO Elveroy Mead

THE ORDER OF Two Hundred Ten Dollars and Zero Cents \$ 210.00 DOLLARS

memo: Inv. DEC 2025, cont. on stub

John Biele

⑆100147⑆ ⑆063112605⑆ 8660880603⑆

Check # 100147, Posted 02-06-26, Amount 210.00

Lauderdale Oaks 6
2881 NW 47th Terrace
Lauderdale Lakes, FL 33313

POPULAR Bank
PO Box 4800
Miami Lakes, FL 33014

100151
DATE: 01/26/2026

PAY TO Yvonne Roy

THE ORDER OF One Hundred Forty Dollars and Zero Cents \$ 140.00 DOLLARS

memo: Inv. REM#91.20.26, cont. on stub

John Biele

⑆100151⑆ ⑆063112605⑆ 8660880603⑆

Check # 100151, Posted 02-06-26, Amount 140.00

Lauderdale Oaks 6
2881 NW 47th Terrace
Lauderdale Lakes, FL 33313

POPULAR Bank
PO Box 4800
Miami Lakes, FL 33014

100155
DATE: 02/05/2026

PAY TO RD Lawn Maintenance

THE ORDER OF Two Hundred Dollars and Zero Cents \$ 200.00 DOLLARS

memo: Inv. 00876, cont. on stub

John Biele

⑆100155⑆ ⑆063112605⑆ 8660880603⑆

Check # 100155, Posted 02-23-26, Amount 200.00

Lauderdale Oaks 6
2881 NW 47th Terrace
Lauderdale Lakes, FL 33313

POPULAR Bank
PO Box 4800
Miami Lakes, FL 33014

100158
DATE: 02/13/2026

PAY TO Elveroy Mead

THE ORDER OF Two Hundred Twenty Dollars and Zero Cents \$ 220.00 DOLLARS

memo: Inv. JAN 2026, cont. on stub

John Biele

⑆100158⑆ ⑆063112605⑆ 8660880603⑆

Check # 100158, Posted 02-26-26, Amount 220.00





Last statement: January 30, 2026
This statement: February 27, 2026
Total days in statement period: 28

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9557600591
(0)

Direct inquiries to:
Customer Care Center,
1-800-377-0800

00003643 MIMRIP04930228260650 01 MC00 0000
 LAUDERDALE OAKS CONDOMINIUM 6 INC
SPECIAL ASSESSMENT
C/O ACCOUNTING EDGE & MANAGEMENT CORP
8400 N UNIVERSITY DR # 216
TAMARAC FL 33321-1713

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Business Interest Checking

Account number	9557600591	Beginning balance	\$5,151.41
Low balance	\$5,151.41	Total additions	0.08
Average balance	\$5,151.41	Total subtractions	0.00
Avg collected balance	\$5,151.00	Ending balance	\$5,151.49
Interest paid year to date	\$0.16		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-27	'Interest Credit 00000000000000000000	0.08

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-30	5,151.41	02-27	5,151.49

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Thank you for banking with Popular

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General Ledger Trial Balance with Details

Lauderdale Oaks Condominium VI, Inc.

Accts: 10-1000-00 To: 99-9995-00 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	Popular Bank - Operating - 0603	\$91,782.24	\$6,436.07	\$16,463.34	\$81,754.97
Date	GL Ref #	Debit	Credit	Description	
02/02/2026	229377	\$ 1,278.85	\$ -	Deposit from batch 15643	
02/02/2026	229556	459.70	-	Deposit from batch 15706	
02/03/2026	229995	359.45	-	Deposit from batch 15688	
02/04/2026	232092	-	432.30	Popular Bank - Operating - 0603; Accounting Edge Chk # 100153	
02/04/2026	251875	-	3,051.28	Insurance; Frontline Insurance Chk # 0	
02/05/2026	251877	-	350.00	Building repairs; Withdrawl Chk # 0	
02/06/2026	233630	-	102.00	Popular Bank - Operating - 0603; Bug Off Exterminators, Inc. Chk # 100154	
02/06/2026	233632	-	200.00	Popular Bank - Operating - 0603; RD Lawn Maintenance Chk # 100155	
02/09/2026	234436	948.71	-	Deposit from batch 15925	
02/10/2026	235184	919.40	-	Deposit from batch 16010	
02/11/2026	251879	-	4,607.70	Master Assn. Fee; Lauderdale Oaks Management Corporation Chk # 0	
02/13/2026	237337	-	1,459.46	Popular Bank - Operating - 0603 Inv # REIMB 01.28.26; Maurice Bourgeois Chk # 2016	
02/13/2026	237472	1,649.37	-	Deposit from batch 16212	
02/13/2026	237712	-	395.90	Popular Bank - Operating - 0603; Sentry Security Chk # 100156	
02/13/2026	237714	-	325.00	Popular Bank - Operating - 0603; Conserva Irrigation of Fort Lauderdale Chk # 100157	
02/13/2026	237716	-	220.00	Popular Bank - Operating - 0603; Elveroy Mead Chk # 100158	
02/17/2026	251881	-	1,249.22	trash; Waste Management Chk # 0	
02/18/2026	251963	-	2,674.69	water; BROWARD COUNTY Chk # 0	
02/19/2026	240185	-	61.25	Popular Bank - Operating - 0603 Inv # 718261 - 2026; Florida Department of State Chk # 201	
02/23/2026	241472	-	523.00	Popular Bank - Operating - 0603; JTS Electric Inc Chk # 100159	
02/24/2026	251965	-	311.54	electricity; FPL Chk # 0	
02/27/2026	243525	459.70	-	Deposit from batch 16866	
02/27/2026	243582	359.45	-	Deposit from batch 16805	
02/27/2026	243662	1.44	-	Interest	
02/27/2026	243789	-	500.00	Popular Bank - Operating - 0603; Avalon Property Management Services Chk # 100160	
10-1040-00	Petty Cash	1,060.19	-	-	1,060.19
Date	GL Ref #	Debit	Credit	Description	
12-1200-00	Popular Bank - SA - 0591	5,151.41	0.08	-	5,151.49
Date	GL Ref #	Debit	Credit	Description	
02/27/2026	243690	\$ 0.08	\$ -	Interest	
14-1400-00	Accounts Receivable - Homeowner	(9,637.26)	16,012.40	5,506.78	868.36
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	202549	\$ 8,626.80	\$ -	Common Charges - Batch 12952	
02/01/2026	202573	7,355.20	-	Common Charges - Batch 12953	
02/01/2026	227554	-	5.54	Applied Prepaid LO6110	
02/01/2026	227556	-	333.90	Applied Prepaid LO6301	
02/02/2026	229377	-	359.45	Deposit from batch 15643	
02/02/2026	229377	-	459.70	Deposit from batch 15643	
02/02/2026	229377	-	459.70	Deposit from batch 15643	
02/02/2026	229556	-	459.70	Deposit from batch 15706	
02/03/2026	229995	-	359.45	Deposit from batch 15688	
02/09/2026	234436	-	492.34	Deposit from batch 15925	
02/09/2026	234436	-	0.22	Deposit from batch 15925	
02/10/2026	235184	-	3.25	Deposit from batch 16010	
02/10/2026	235184	-	25.00	Deposit from batch 16010	
02/10/2026	235184	-	454.16	Deposit from batch 16010	
02/10/2026	235184	-	431.45	Deposit from batch 16010	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
02/10/2026	235264	\$ -	\$ 25.00		WriteOff	
02/10/2026	235266	-	3.25		WriteOff	
02/13/2026	237472	-	43.04		Deposit from batch 16212	
02/13/2026	237472	-	718.90		Deposit from batch 16212	
02/13/2026	237472	-	359.45		Deposit from batch 16212	
02/13/2026	237472	-	125.80		Deposit from batch 16212	
02/13/2026	237472	-	0.58		Deposit from batch 16212	
02/13/2026	237472	-	25.00		Deposit from batch 16212	
02/13/2026	237472	-	2.40		Deposit from batch 16212	
02/27/2026	243525	-	0.05		Deposit from batch 16866	
02/27/2026	243582	-	359.45		Deposit from batch 16805	
02/28/2026	244279	5.40	-		Common Charges - Batch 16912	
02/28/2026	244283	25.00	-		Common Charges - Batch 16911	
15-1510-00	Prepaid Insurance		11,080.70	-	2,414.44	8,666.26
Date	GL Ref #	Debit	Credit	Description		
02/27/2026	251973	\$ -	\$ 2,414.44		Monthly Insurance	
15-1550-00	Due to SAB from Operating		2,763.58	-	-	2,763.58
Date	GL Ref #	Debit	Credit	Description		
15-1560-00	Due From Master		1,624.39	-	-	1,624.39
Date	GL Ref #	Debit	Credit	Description		
20-2000-00	Accounts Payable		(2,304.02)	5,117.71	3,988.91	(1,175.22)
Date	GL Ref #	Debit	Credit	Description		
02/01/2026	225057	\$ -	\$ 500.00		Accounts Payable Inv # FEB 2026	
02/01/2026	232089	-	432.30		Accounts Payable Inv # 800226	
02/04/2026	232092	432.30	-		Accounts Payable Inv # 800226; Accounting Edge Chk # 100153	
02/05/2026	237706	-	395.90		Accounts Payable Inv # 20091457	
02/06/2026	233630	102.00	-		Accounts Payable Inv # 1310683; Bug Off Exterminators, Inc. Chk # 100154	
02/06/2026	233632	200.00	-		Accounts Payable Inv # 00876; RD Lawn Maintenance Chk # 100155	
02/10/2026	237710	-	220.00		Accounts Payable Inv # JAN 2026	
02/13/2026	237335	-	1,459.46		Accounts Payable Inv # REIMB 01.28.26	
02/13/2026	237337	1,459.46	-		Accounts Payable Inv # REIMB 01.28.26; Maurice Bourgeois Chk # 2016	
02/13/2026	237712	395.90	-		Accounts Payable Inv # 20091457; Sentry Security Chk # 100156	
02/13/2026	237714	325.00	-		Accounts Payable Inv # 1157814070; Conserva Irrigation of Fort Lauderdale Chk # 100157	
02/13/2026	237716	220.00	-		Accounts Payable Inv # JAN 2026; Elveroy Mead Chk # 100158	
02/16/2026	8864	898.80	-		Accounts Payable Inv # 46121 (Reversal)	
02/19/2026	240183	-	61.25		Accounts Payable Inv # 718261 - 2026	
02/19/2026	240185	61.25	-		Accounts Payable Inv # 718261 - 2026; Florida Department of State Chk # 2017	
02/23/2026	241472	523.00	-		Accounts Payable Inv # 0122202603; JTS Electric Inc Chk # 100159	
02/24/2026	250325	-	220.00		Accounts Payable Inv # FEB 2026	
02/27/2026	243787	-	500.00		Accounts Payable Inv # MARCH 2026	
02/27/2026	243789	500.00	-		Accounts Payable Inv # MARCH 2026; Avalon Property Management Services Chk # 100160	
02/27/2026	250321	-	200.00		Accounts Payable Inv # 00899	
20-2005-00	Accounts Payable- Legacy		(5,000.00)	-	-	(5,000.00)
Date	GL Ref #	Debit	Credit	Description		
20-2010-00	Prepaid Assessments		(339.44)	339.44	1,295.54	(1,295.54)
Date	GL Ref #	Debit	Credit	Description		
02/01/2026	227554	\$ 5.54	\$ -		Adjust Prepaid	
02/01/2026	227556	333.90	-		Adjust Prepaid	
02/09/2026	234436	-	456.15		Deposit from batch 15925	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/10/2026	235184	\$ -	\$ 5.54		Deposit from batch 16010
02/13/2026	237472	-	374.20		Deposit from batch 16212
02/27/2026	243525	-	459.65		Deposit from batch 16866
20-2020-00	Accrued Expense	(2,690.19)	-	-	(2,690.19)
Date	GL Ref #	Debit	Credit		Description
20-2040-00	Insurance Payable		3,532.39	3,051.28	6,583.67
Date	GL Ref #	Debit	Credit		Description
02/04/2026	251875	\$ 3,051.28	\$ -		Insurance; Frontline Insurance Chk # 0
20-2090-00	Special Assessment Rec. Research		2,992.41	-	2,992.41
Date	GL Ref #	Debit	Credit		Description
20-2095-00	Special Assessment		(12,880.30)	-	(12,880.30)
Date	GL Ref #	Debit	Credit		Description
30-3010-00	Reserves: Interest		(0.23)	0.08	(0.31)
Date	GL Ref #	Debit	Credit		Description
02/27/2026	243690	\$ -	\$ 0.08		Interest
32-3200-00	Retained Earnings	(56,918.95)	-	-	(56,918.95)
Date	GL Ref #	Debit	Credit		Description
40-4000-00	Maintenance Income		(15,982.00)	15,982.00	(31,964.00)
Date	GL Ref #	Debit	Credit		Description
02/01/2026	202549	\$ -	\$ 8,626.80		Common Charges - Batch 12952
02/01/2026	202573	-	7,355.20		Common Charges - Batch 12953
40-4050-00	Late Fees Income		(25.00)	25.00	25.00
Date	GL Ref #	Debit	Credit		Description
02/10/2026	235264	\$ 25.00	\$ -		WriteOff
02/28/2026	244283	-	25.00		Common Charges - Batch 16911
40-4060-00	Late Fees Interest		(3.42)	3.25	5.40
Date	GL Ref #	Debit	Credit		Description
02/10/2026	235266	\$ 3.25	\$ -		WriteOff
02/28/2026	244279	-	5.40		Common Charges - Batch 16912
40-4070-00	Interest Income- Operating		(1.50)	1.44	(2.94)
Date	GL Ref #	Debit	Credit		Description
02/27/2026	243662	\$ -	\$ 1.44		Interest
40-4170-00	Miscellaneous Income		(150.00)	-	(150.00)
Date	GL Ref #	Debit	Credit		Description
50-5000-00	Management Fees		500.00	1,000.00	1,500.00
Date	GL Ref #	Debit	Credit		Description
02/01/2026	225057	\$ 500.00	\$ -		Management Fee - Feb 2026
02/27/2026	243787	500.00	-		Management Fee - March 2026
50-5010-00	Accounting		414.75	414.75	829.50
Date	GL Ref #	Debit	Credit		Description
02/01/2026	232089	\$ 414.75	\$ -		Feb 2026 - Accounting Fee
50-5080-00	License and Permits		160.00	61.25	221.25
Date	GL Ref #	Debit	Credit		Description
02/19/2026	240183	\$ 61.25	\$ -		License and Permits
50-5100-00	Office Supplies / Postage		520.11	17.55	537.66
Date	GL Ref #	Debit	Credit		Description
02/01/2026	232089	\$ 17.55	\$ -		Jan 2026 - Admin Fees
50-5125-00	Master Association Dues		4,607.70	4,607.70	9,215.40
Date	GL Ref #	Debit	Credit		Description
02/11/2026	251879	\$ 4,607.70	\$ -		Master Assn. Fee; Lauderdale Oaks Management Corporation Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
55-5500-00	Insurance	\$2,414.44	\$2,414.44	\$-	\$4,828.88
Date	GL Ref #	Debit	Credit	Description	
02/27/2026	251973	\$ 2,414.44	\$ -	Monthly Insurance	
60-6000-00	Cable/ Internet	1,180.00	-	898.80	281.20
Date	GL Ref #	Debit	Credit	Description	
02/16/2026	8864	\$ -	\$ 898.80	Internet Agreement-ClickTel (Reversal)	
60-6010-00	Electricity	313.05	311.54	-	624.59
Date	GL Ref #	Debit	Credit	Description	
02/24/2026	251965	\$ 311.54	\$ -	electricity; FPL Chk # 0	
60-6040-00	Trash	1,249.22	1,249.22	-	2,498.44
Date	GL Ref #	Debit	Credit	Description	
02/17/2026	251881	\$ 150.80	\$ -	trash; Waste Management Chk # 0	
02/17/2026	251881	1,098.42	-	trash; Waste Management Chk # 0	
60-6050-00	Water	1,835.23	2,674.69	-	4,509.92
Date	GL Ref #	Debit	Credit	Description	
02/18/2026	251963	\$ 2,674.69	\$ -	water; BROWARD COUNTY Chk # 0	
70-7000-00	Lawn Maintenance	400.00	200.00	-	600.00
Date	GL Ref #	Debit	Credit	Description	
02/27/2026	250321	\$ 200.00	\$ -	Lawn Maintenance - Feb 2026	
70-7030-00	Irrigation Repair & Maint	325.00	-	-	325.00
Date	GL Ref #	Debit	Credit	Description	
75-7500-00	Maintenance & Repair	523.00	-	-	523.00
Date	GL Ref #	Debit	Credit	Description	
75-7540-00	Building Repair & Maint	-	350.00	-	350.00
Date	GL Ref #	Debit	Credit	Description	
02/05/2026	251877	\$ 350.00	\$ -	Building repairs; Withdrawl Chk # 0	
75-7630-00	Fire- Annual Inspections	-	395.90	-	395.90
Date	GL Ref #	Debit	Credit	Description	
02/05/2026	237706	\$ 395.90	\$ -	Annual Inspection - Check Exit and Emergency Lights	
75-7650-00	Janitorial Maintenance	-	440.00	-	440.00
Date	GL Ref #	Debit	Credit	Description	
02/10/2026	237710	\$ 220.00	\$ -	Janitorial Services - Jan 2026	
02/24/2026	250325	220.00	-	Janitorial Services - Feb 2026	
75-7670-00	Maintenance Supplies	-	1,459.46	-	1,459.46
Date	GL Ref #	Debit	Credit	Description	
02/13/2026	237335	\$ 1,459.46	\$ -	Maintenance Supplies	
75-7680-00	Pest Control	102.00	-	-	102.00
Date	GL Ref #	Debit	Credit	Description	
			Totals:		
			\$28,599.50	\$46,581.73	\$46,581.73
					\$28,599.50

Lauderdale Oaks 6
 Prepaid Insurance 2026
 AS of

28-Feb

Date	Reference	Insurance	Total Amount	Installments	Monthly	Balance	Payable	Notes
7/3/2025	Frontline Insurance	07/03/2025 -07/03/2026	25,567.33	5.00	2,414.44	8,666.25	(6,583.67)	
			25,567.33		2,414.44	8,666.25	(6,583.67)	
						GL Balance	8,666.26	(6,583.67)
						Difference	(0.01)	0.00