



Financial Report Package

January 2026

Prepared for

Lauderdale Oaks Condominium VI, Inc.

By

Accounting Edge and Management Corp



Balance Sheet - Operating

Lauderdale Oaks Condominium VI, Inc.

End Date: 01/31/2026

Assets

CASH - OPERATING

| | | |
|------------|---------------------------------|-------------|
| 10-1000-00 | Popular Bank - Operating - 0603 | \$91,782.24 |
|------------|---------------------------------|-------------|

| | | |
|------------|------------|----------|
| 10-1040-00 | Petty Cash | 1,060.19 |
|------------|------------|----------|

| | |
|-------------------------|-------------|
| Total CASH - OPERATING: | \$92,842.43 |
|-------------------------|-------------|

CASH - RESERVE

| | | |
|------------|--------------------------|----------|
| 12-1200-00 | Popular Bank - SA - 0591 | 5,151.41 |
|------------|--------------------------|----------|

| | |
|-----------------------|------------|
| Total CASH - RESERVE: | \$5,151.41 |
|-----------------------|------------|

ACCOUNTS RECEIVABLE

| | | |
|------------|---------------------------------|------------|
| 14-1400-00 | Accounts Receivable - Homeowner | (9,637.26) |
|------------|---------------------------------|------------|

| | |
|----------------------------|--------------|
| Total ACCOUNTS RECEIVABLE: | (\$9,637.26) |
|----------------------------|--------------|

CURRENT ASSETS

| | | |
|------------|-------------------|-----------|
| 15-1510-00 | Prepaid Insurance | 11,080.70 |
|------------|-------------------|-----------|

| | | |
|------------|---------------------------|----------|
| 15-1550-00 | Due to SAB from Operating | 2,763.58 |
|------------|---------------------------|----------|

| | | |
|------------|-----------------|----------|
| 15-1560-00 | Due From Master | 1,624.39 |
|------------|-----------------|----------|

| | |
|-----------------------|-------------|
| Total CURRENT ASSETS: | \$15,468.67 |
|-----------------------|-------------|

Total Assets:

\$103,825.25

Liabilities & Equity

CURRENT LIABILITIES

| | | |
|------------|------------------|----------|
| 20-2000-00 | Accounts Payable | 2,104.02 |
|------------|------------------|----------|

| | | |
|------------|--------------------------|----------|
| 20-2005-00 | Accounts Payable- Legacy | 5,000.00 |
|------------|--------------------------|----------|

| | | |
|------------|---------------------|--------|
| 20-2010-00 | Prepaid Assessments | 339.44 |
|------------|---------------------|--------|

| | | |
|------------|-----------------|----------|
| 20-2020-00 | Accrued Expense | 2,690.19 |
|------------|-----------------|----------|

| | | |
|------------|-------------------|------------|
| 20-2040-00 | Insurance Payable | (3,532.39) |
|------------|-------------------|------------|

| | | |
|------------|----------------------------------|------------|
| 20-2090-00 | Special Assessment Rec. Research | (2,992.41) |
|------------|----------------------------------|------------|

| | | |
|------------|--------------------|-----------|
| 20-2095-00 | Special Assessment | 12,880.30 |
|------------|--------------------|-----------|

| | |
|----------------------------|-------------|
| Total CURRENT LIABILITIES: | \$16,489.15 |
|----------------------------|-------------|

RESERVE CONTRIBUTIONS

| | | |
|------------|--------------------|------|
| 30-3010-00 | Reserves: Interest | 0.23 |
|------------|--------------------|------|

| | |
|------------------------------|--------|
| Total RESERVE CONTRIBUTIONS: | \$0.23 |
|------------------------------|--------|

EQUITY

| | | |
|------------|-------------------|-----------|
| 32-3200-00 | Retained Earnings | 56,918.95 |
|------------|-------------------|-----------|

| | |
|---------------|-------------|
| Total EQUITY: | \$56,918.95 |
|---------------|-------------|

| | | |
|------------------------|----------|------------|
| | 1,817.42 | |
| Net Income Gain / Loss | | \$1,817.42 |

| | |
|-----------------------------|-------------|
| Total Liabilities & Equity: | \$75,225.75 |
|-----------------------------|-------------|

| 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) | \$ 15,982.00 | \$ 16,517.50 | (\$ 535.50) | \$198,210.00 |
| 4010-00 Reserve Assessment Income | - | 2,469.58 | (2,469.58) | - | 2,469.58 | (2,469.58) | 29,635.00 |
| 4030-00 Rent Income | - | 25.00 | (25.00) | - | 25.00 | (25.00) | 300.00 |
| 4050-00 Late Fees Income | 25.00 | 16.67 | 8.33 | 25.00 | 16.67 | 8.33 | 200.00 |
| 4060-00 Late Fees Interest | 3.42 | - | 3.42 | 3.42 | - | 3.42 | - |
| 4070-00 Interest Income- Operating | 1.50 | - | 1.50 | 1.50 | - | 1.50 | - |
| 4160-00 Laundry Income | - | 50.00 | (50.00) | - | 50.00 | (50.00) | 600.00 |
| 4170-00 Miscellaneous Income | 150.00 | 41.67 | 108.33 | 150.00 | 41.67 | 108.33 | 500.00 |
| Total REVENUE | \$ 16,161.92 | \$ 19,120.42 | (\$ 2,958.50) | \$ 16,161.92 | \$ 19,120.42 | (\$2,958.50) | \$229,445.00 |
| Total OPERATING INCOME | \$ 16,161.92 | \$ 19,120.42 | (\$ 2,958.50) | \$ 16,161.92 | \$ 19,120.42 | (\$ 2,958.50) | \$229,445.00 |
| OPERATING EXPENSE | | | | | | | |
| ADMINISTRATIVE & MANAGEMENT | | | | | | | |
| 5000-00 Management Fees | 500.00 | 525.00 | 25.00 | 500.00 | 525.00 | 25.00 | 6,300.00 |
| 5010-00 Accounting | 414.75 | 341.67 | (73.08) | 414.75 | 341.67 | (73.08) | 4,100.00 |
| 5040-00 Bank Charges | - | 25.00 | 25.00 | - | 25.00 | 25.00 | 300.00 |
| 5070-00 Legal - Collection | - | 166.67 | 166.67 | - | 166.67 | 166.67 | 2,000.00 |
| 5080-00 License and Permits | 160.00 | 58.33 | (101.67) | 160.00 | 58.33 | (101.67) | 700.00 |
| 5090-00 Misc Admin Expenses | - | 33.33 | 33.33 | - | 33.33 | 33.33 | 400.00 |
| 5100-00 Office Supplies / Postage | 520.11 | 150.00 | (370.11) | 520.11 | 150.00 | (370.11) | 1,800.00 |
| 5125-00 Master Association Dues | 4,607.70 | 4,508.33 | (99.37) | 4,607.70 | 4,508.33 | (99.37) | 54,100.00 |
| Total ADMINISTRATIVE & MANAGEMENT | \$ 6,202.56 | \$ 5,808.33 | (\$ 394.23) | \$ 6,202.56 | \$ 5,808.33 | (\$394.23) | \$ 69,700.00 |
| TAXES & INSURANCE | | | | | | | |
| 5500-00 Insurance | 2,414.44 | 3,791.67 | 1,377.23 | 2,414.44 | 3,791.67 | 1,377.23 | 45,500.00 |
| 5505-00 Insurance- Board Liability | - | 928.33 | 928.33 | - | 928.33 | 928.33 | 11,140.00 |
| 5520-00 Insurance - Workers Compensation | - | 50.00 | 50.00 | - | 50.00 | 50.00 | 600.00 |
| 5530-00 Audit/CPA & Tax Preparation | - | 108.33 | 108.33 | - | 108.33 | 108.33 | 1,300.00 |
| Total TAXES & INSURANCE | \$ 2,414.44 | \$ 4,878.33 | \$ 2,463.89 | \$ 2,414.44 | \$ 4,878.33 | \$2,463.89 | \$ 58,540.00 |
| UTILITIES | | | | | | | |
| 6000-00 Cable/ Internet | 1,180.00 | 170.00 | (1,010.00) | 1,180.00 | 170.00 | (1,010.00) | 2,040.00 |
| 6010-00 Electricity | 313.05 | 275.00 | (38.05) | 313.05 | 275.00 | (38.05) | 3,300.00 |
| 6040-00 Trash | 1,249.22 | 1,233.33 | (15.89) | 1,249.22 | 1,233.33 | (15.89) | 14,800.00 |
| 6050-00 Water | 1,835.23 | 2,166.67 | 331.44 | 1,835.23 | 2,166.67 | 331.44 | 26,000.00 |
| Total UTILITIES | \$ 4,577.50 | \$ 3,845.00 | (\$ 732.50) | \$ 4,577.50 | \$ 3,845.00 | (\$732.50) | \$ 46,140.00 |
| LANDSCAPING & GROUNDS | | | | | | | |
| 7000-00 Lawn Maintenance | 200.00 | 210.00 | 10.00 | 200.00 | 210.00 | 10.00 | 2,520.00 |
| 7030-00 Irrigation Repair & Maint | 325.00 | 50.00 | (275.00) | 325.00 | 50.00 | (275.00) | 600.00 |
| 7040-00 Tree Trimming | - | 20.83 | 20.83 | - | 20.83 | 20.83 | 250.00 |
| Total LANDSCAPING & GROUNDS | \$ 525.00 | \$ 280.83 | (\$ 244.17) | \$ 525.00 | \$ 280.83 | (\$244.17) | \$ 3,370.00 |
| GENERAL MAINTENANCE & REPAIRS | | | | | | | |
| 7500-00 Maintenance & Repair | 523.00 | 208.33 | (314.67) | 523.00 | 208.33 | (314.67) | 2,500.00 |
| 7590-00 Elevator Phone Monitoring | - | 58.33 | 58.33 | - | 58.33 | 58.33 | 700.00 |
| 7610-00 Elevator Service | - | 208.33 | 208.33 | - | 208.33 | 208.33 | 2,500.00 |
| 7620-00 Fire Alarm Maintenance | - | 33.33 | 33.33 | - | 33.33 | 33.33 | 400.00 |
| 7625-00 Fire Alarm System | - | 30.83 | 30.83 | - | 30.83 | 30.83 | 370.00 |
| 7630-00 Fire- Annual Inspections | - | 16.67 | 16.67 | - | 16.67 | 16.67 | 200.00 |
| 7632-00 Fire Extinguishers | - | 58.33 | 58.33 | - | 58.33 | 58.33 | 700.00 |
| 7640-00 Fire Equipment Maint. | - | 12.50 | 12.50 | - | 12.50 | 12.50 | 150.00 |
| 7650-00 Janitorial Maintenance | - | 220.00 | 220.00 | - | 220.00 | 220.00 | 2,640.00 |
| 7680-00 Pest Control | 102.00 | 158.33 | 56.33 | 102.00 | 158.33 | 56.33 | 1,900.00 |
| 7690-00 Plumbing Repairs & Maint | - | 500.00 | 500.00 | - | 500.00 | 500.00 | 6,000.00 |
| 7720-00 Roof Maintenance Contract | - | 333.33 | 333.33 | - | 333.33 | 333.33 | 4,000.00 |
| Total GENERAL MAINTENANCE & REPAIR | \$ 625.00 | \$ 1,838.31 | \$ 1,213.31 | \$ 625.00 | \$ 1,838.31 | \$1,213.31 | \$ 22,060.00 |
| RESERVE EXPENSES | | | | | | | |
| 9000-00 Rsv: #1 | - | 2,469.58 | 2,469.58 | - | 2,469.58 | 2,469.58 | 29,635.00 |
| Total RESERVE EXPENSES | \$ - | \$ 2,469.58 | \$ 2,469.58 | \$ - | \$ 2,469.58 | \$2,469.58 | \$ 29,635.00 |

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|-------------------------|-------------------|---------------|-------------------|-------------------|---------------|-------------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Total OPERATING EXPENSE | \$14,344.50 | \$19,120.38 | \$4,775.88 | \$14,344.50 | \$19,120.38 | \$4,775.88 | \$229,445.00 |
| Net Income: | <u>\$1,817.42</u> | <u>\$0.04</u> | <u>\$1,817.38</u> | <u>\$1,817.42</u> | <u>\$0.04</u> | <u>\$1,817.38</u> | <u>\$0.00</u> |

| Account No: | Homeowner Name | Address | Balance |
|---|---|---|-------------------|
| LO6110 | Yvonne Roy yvonneroy54@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 | (\$333.90) |
| Lauderdale Oaks Condominium VI, Inc. Total | | 2 | (\$339.44) |



Bank Account Reconciliation

Lauderdale Oaks Condominium VI, Inc.

Popular Bank - Operating - 0603 (End: 01/31/2026)

| 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) |
| 12/22/2025 | | Elveroy Mead | | 100147 | (\$210.00) |
| 01/25/2026 | | Deposit from batch 15291 | 15291 - ACH Payment | 243 | \$10,966.85 |
| 01/26/2026 | | Yvonne Roy | | 100151 | (\$140.00) |
| | | | | Total Uncleared | \$2,179.85 |

Popular Bank - Operating - 0603 Summary

| | | |
|-------------------------|----|-----------|
| Ending Account Balance: | \$ | 91,782.24 |
| Uncleared Items: | \$ | 2,179.85 |
| <hr/> | | |
| Adjusted Balance: | \$ | 89,602.39 |
| Bank Ending Balance: | \$ | 89,602.39 |
| <hr/> | | |
| Difference: | \$ | - |

| Date | Reconciled | Description | Batch # - Type | Check # | Trans. Amt |
|------|------------|-------------|----------------|---------|------------|
|------|------------|-------------|----------------|---------|------------|

Popular Bank - SA - 0591 Summary

| | |
|-------------------------|-------------|
| Ending Account Balance: | \$ 5,151.41 |
| Uncleared Items: | \$- |
| | |
| Adjusted Balance: | \$ 5,151.41 |
| Bank Ending Balance: | \$ 5,151.41 |
| | |
| Difference: | \$- |



Last statement: December 31, 2025
 This statement: January 30, 2026
 Total days in statement period: 30

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00002213 MIMRIP04930131260710 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 | \$90,713.27 |
| Enclosures | 7 | Total additions | 15,562.59 |
| Low balance | \$88,203.40 | Total subtractions | 16,673.47 |
| Average balance | \$91,877.85 | Ending balance | \$89,602.39 |
| Avg collected balance | \$91,738.00 | | |
| Interest paid year to date | \$1.50 | | |

CHECKS

| Number | Date | Amount | Control |
|----------|-------|--------|-----------------|
| 2015 | 01-12 | 303.19 | 000007130067220 |
| 100144 * | 01-05 | 200.00 | 000007007114700 |
| 100145 | 01-20 | 283.14 | 000007130560930 |
| 100146 | 01-20 | 569.86 | 000007130560920 |
| 100148 * | 01-20 | 165.00 | 000007130557790 |

* Skip in check sequence

OTHER DEBITS

| Date | Description | Subtractions |
|-------|---|--------------|
| 01-06 | 'ACH Return Items RETURN SETTLE AACH RTN - R03Gary Hoskins LO6306ORIGINAL ENTRYEFF DATE = 260105 000026008811058627 | 760.94 |
| 01-06 | 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100149*2601 05*Accounting Edge\197514477\155129654\197514477 000041001032773002 | 437.19 |
| 01-06 | 'Preauthorized Wd Frontline InsWEB PAY260106 FrontlineFP3 000242071757334115 | 3,051.28 |
| 01-13 | 'Preauthorized Wd LAUDERDALE OAKSAssn Dues260112 000122105987873897 | 4,607.70 |
| 01-14 | 'Preauthorized Wd BROWARD CNTY WWSWWSUTILITY260114 000091000010121394 | 1,835.23 |
| 01-14 | 'Preauthorized Wd 01/13 COLL EXCEPTVENDOR PAY01/14/2026 000645000114152108 | 497.67 |



Thank you for banking with Popular

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LAUDERDALE OAKS CONDOMINIUM 6 INC
January 30, 2026

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| Date | Description | Subtractions |
|-------|--|--------------|
| 01-16 | 'Preauthorized Wd DBPRDBPR260116 2026120598654 000091000011402884 | 160.00 |
| 01-20 | 'Preauthorized Wd WASTE MANAGEMENTPAYMENT Log in to the MY WM Account Page forpayment details. 000021000022941656 | 150.80 |
| 01-20 | 'Preauthorized Wd WASTE MANAGEMENTPAYMENT Log in to the MY WM Account Page forpayment details. 000021000022943006 | 1,098.42 |
| 01-23 | Withdrawal 000000007193467700 | 200.00 |
| 01-26 | 'Preauthorized Wd FPL DIRECT DEBITELEC PYMT260126 000111000018161527 | 313.05 |
| 01-27 | 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100150*2601 26*Avalon PropertyManagement Se\199535270\157507959\1 000041001038226548 | 500.00 |
| 01-29 | Withdrawal 000000007193542710 | 1,040.00 |
| 01-29 | 'Preauthorized Wd AVIDPAY SERVICEAVIDPAYREF*CK*100152*2601 28*Avalon PropertyManagement Se\199735104\157748728\1 000041001038214240 | 500.00 |

CREDITS

| Date | Description | Additions |
|-------|---|-----------|
| 01-05 | 'Preauthorized Credit LAUDERDALEOA603ASSN DUES260105 000026008810230587 | 1,580.09 |
| 01-06 | 'Preauthorized Credit LAUDERDALEOA603ASSN DUES260106 000026008810633922 | 359.45 |
| 01-08 | 'Deposit 000000007193251400 | 359.45 |
| 01-12 | 'Preauthorized Credit LAUDERDALEOA603ASSN DUES260112 000026008813037320 | 456.15 |
| 01-12 | 'Preauthorized Credit LAUDERDALEOA603ASSN DUES260112 000026008813037326 | 10,966.85 |
| 01-12 | 'Deposit 000000007193292270 | 1,839.10 |
| 01-30 | 'Interest Credit 000000000000000000 | 1.50 |



DAILY BALANCES

| Date | Amount | Date | Amount | Date | Amount |
|-------|------------|-------|-----------|-------|-----------|
| 12-31 | 90,713.27 | 01-13 | 96,914.06 | 01-26 | 91,640.89 |
| 01-05 | 92,093.36 | 01-14 | 94,581.16 | 01-27 | 91,140.89 |
| 01-06 | 88,203.40 | 01-16 | 94,421.16 | 01-29 | 89,600.89 |
| 01-08 | 88,562.85 | 01-20 | 92,153.94 | 01-30 | 89,602.39 |
| 01-12 | 101,521.76 | 01-23 | 91,953.94 | | |



LAUDERDALE OAKS CONDOMINIUM 6 INC
January 30, 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
January 30, 2026

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| | |
|---|---|
| Poplar Bank Lauderdale Oaks Condominium VI, Inc. (LO6) C/O Accounting Edge 12538 West Atlantic Blvd Coral Springs, FL 33071 | Check Number: 2015 01/09/2026 ****3303 19 |
| Three Hundred Three And 19/100 Dollars | |
| John Dileo- Petty Cash 3800 Inverrary Blvd Suite 204 Lauderhill, FL 33319 | |

John Dileo

#000002015# ⑆063112605⑆ 8660880603#

Check # 2015, Posted 01-12-26, Amount 303.19

| | |
|--|--|
| Poplar Bank Lauderdale Oaks 6 2881 NW 47th Terrace Lauderdale Lakes, FL 33313 | Check Number: 100144 DATE: 12/18/2025 |
| PAY TO: RD Lawn Maintenance THE ORDER OF: Two Hundred Dollars and Zero Cents | |
| \$ 200.00 DOLLARS | |

John Dileo

#100144# ⑆063112605⑆ 8660880603#

Check # 100144, Posted 01-05-26, Amount 200.00

| | |
|--|--|
| Poplar Bank Lauderdale Oaks 6 2881 NW 47th Terrace Lauderdale Lakes, FL 33313 | Check Number: 100145 DATE: 12/19/2025 |
| PAY TO: Maurice Bourgeois THE ORDER OF: Two Hundred Eighty-Three Dollars and Fourteen Cents | |
| \$ 283.14 DOLLARS | |

John Dileo

#100145# ⑆063112605⑆ 8660880603#

Check # 100145, Posted 01-20-26, Amount 283.14

| | |
|---|--|
| Poplar Bank Lauderdale Oaks 6 2881 NW 47th Terrace Lauderdale Lakes, FL 33313 | Check Number: 100146 DATE: 12/22/2025 |
| PAY TO: Maurice Bourgeois THE ORDER OF: Five Hundred Sixty-Nine Dollars and Eighty-Six Cents | |
| \$ 569.86 DOLLARS | |

John Dileo

#100146# ⑆063112605⑆ 8660880603#

Check # 100146, Posted 01-20-26, Amount 569.86

| | |
|--|--|
| Poplar Bank Lauderdale Oaks 6 2881 NW 47th Terrace Lauderdale Lakes, FL 33313 | Check Number: 100148 DATE: 01/05/2026 |
| PAY TO: TTouch Elevator Phones, Inc THE ORDER OF: One Hundred Sixty-Five Dollars and Zero Cents | |
| \$ 165.00 DOLLARS | |

John Dileo

#100148# ⑆063112605⑆ 8660880603#

Check # 100148, Posted 01-20-26, Amount 165.00





Last statement: December 31, 2025
This statement: January 30, 2026
Total days in statement period: 30

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9557600591
(0)

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

00003652 MIMRIP04930131260710 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 | \$5,001.33 |
| Low balance | \$5,001.33 | Total additions | 150.08 |
| Average balance | \$5,041.33 | Total subtractions | 0.00 |
| Avg collected balance | \$5,021.00 | Ending balance | \$5,151.41 |
| Interest paid year to date | \$0.08 | | |

CREDITS

| Date | Description | Additions |
|-------|--|-----------|
| 01-23 | 'Deposit 000000007193467260 | 150.00 |
| 01-30 | 'Interest Credit 000000000000000000 | 0.08 |

DAILY BALANCES

| Date | Amount | Date | Amount | Date | Amount |
|-------|----------|-------|----------|-------|----------|
| 12-31 | 5,001.33 | 01-23 | 5,151.33 | 01-30 | 5,151.41 |

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: 1/1/2026 - 1/31/2026

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|---------------------------------|---------------|---------------|---|-------------|
| 10-1000-00 | Popular Bank - Operating - 0603 | \$80,813.27 | \$26,729.44 | \$15,760.47 | \$91,782.24 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/01/2026 | 212889 | \$ 10,966.85 | \$ - | Deposit from batch 13013 | |
| 01/02/2026 | 209571 | 1,580.09 | - | Deposit from batch 13337 | |
| 01/02/2026 | 235088 | - | 2.59 | Return eCheck One Time - No Account/Unable to Locate Account | |
| 01/02/2026 | 235090 | - | 25.00 | Return eCheck One Time - No Account/Unable to Locate Account | |
| 01/02/2026 | 235092 | - | 359.45 | Return eCheck One Time - No Account/Unable to Locate Account | |
| 01/02/2026 | 235094 | - | 373.90 | Return eCheck One Time - No Account/Unable to Locate Account | |
| 01/05/2026 | 210400 | 359.45 | - | Deposit from batch 13404 | |
| 01/05/2026 | 210752 | - | 165.00 | Popular Bank - Operating - 0603; 1Touch Elevator Phones, Inc Chk # 100148 | |
| 01/05/2026 | 210754 | - | 437.19 | Popular Bank - Operating - 0603; Accounting Edge Chk # 100149 | |
| 01/06/2026 | 235019 | - | 3,051.28 | insurance; Frontline Insurance Chk # 0 | |
| 01/07/2026 | 211404 | 359.45 | - | Deposit from batch 13543 | |
| 01/09/2026 | 212756 | - | 303.19 | Popular Bank - Operating - 0603 Inv # PETTY 01.06.26; John Dileo- Petty Cash Chk # 2015 | |
| 01/09/2026 | 212817 | 1,839.10 | - | Deposit from batch 13612 | |
| 01/09/2026 | 213074 | 456.15 | - | Deposit from batch 13586 | |
| 01/12/2026 | 217428 | - | 497.67 | Popular Bank - Operating - 0603 Inv # 01.12.26; John Dileo Chk # 0 | |
| 01/13/2026 | 235021 | - | 4,607.70 | Master Assn. Fee; Lauderdale Oaks Management Corporation Chk # 0 | |
| 01/14/2026 | 235023 | - | 1,835.23 | water; BROWARD COUNTY Chk # 0 | |
| 01/16/2026 | 235025 | - | 160.00 | license; DBPR Chk # 0 | |
| 01/20/2026 | 235027 | - | 1,249.22 | trash; Waste Management Chk # 0 | |
| 01/23/2026 | 235032 | - | 200.00 | petty cash; withdrawl Chk # 0 | |
| 01/23/2026 | 235032 | 200.00 | - | petty cash (Reversal); withdrawl Chk # 0 | |
| 01/25/2026 | 230239 | 10,966.85 | - | Deposit from batch 15291 | |
| 01/26/2026 | 224412 | - | 500.00 | Popular Bank - Operating - 0603; Avalon Property Management Services Chk # 100150 | |
| 01/26/2026 | 224414 | - | 140.00 | Popular Bank - Operating - 0603; Yvonne Roy Chk # 100151 | |
| 01/26/2026 | 235030 | - | 313.05 | electricity; FPL Chk # 0 | |
| 01/28/2026 | 225439 | - | 500.00 | Popular Bank - Operating - 0603; Avalon Property Management Services Chk # 100152 | |
| 01/29/2026 | 235822 | - | 1,040.00 | Comcast payment for 2026; Withdrawl Chk # 0 | |
| 01/30/2026 | 226672 | 1.50 | - | Interest | |
| 10-1040-00 | Petty Cash | 757.00 | 503.19 | 200.00 | 1,060.19 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/09/2026 | 212754 | \$ 303.19 | \$ - | New Balance for Petty Cash | |
| 01/23/2026 | 235032 | 200.00 | - | petty cash; withdrawl Chk # 0 | |
| 01/23/2026 | 235032 | - | 200.00 | petty cash (Reversal); withdrawl Chk # 0 | |
| 12-1200-00 | Popular Bank - SA - 0591 | 5,001.33 | 150.08 | - | 5,151.41 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/23/2026 | 243347 | \$ 150.00 | \$ - | Misc.Deposit Popular Bank - SA - 0591 | |
| 01/30/2026 | 226700 | 0.08 | - | Interest | |
| 14-1400-00 | Accounts Receivable - Homeowner | 519.53 | 16,771.36 | 26,928.15 | (9,637.26) |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/01/2026 | 202547 | 8,626.80 | - | Common Charges - Batch 12952 | |
| 01/01/2026 | 202571 | 7,355.20 | - | Common Charges - Batch 12953 | |
| 01/01/2026 | 207276 | - | 5.54 | Applied Prepaid LO6110 | |
| 01/01/2026 | 207278 | - | 333.60 | Applied Prepaid LO6301 | |
| 01/01/2026 | 207280 | - | 400.51 | Applied Prepaid LO6310 | |
| 01/01/2026 | 212889 | - | 359.45 | Deposit from batch 13013 | |
| 01/01/2026 | 212889 | - | 359.45 | Deposit from batch 13013 | |
| 01/01/2026 | 212889 | - | 359.45 | Deposit from batch 13013 | |

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|----------------------------------|---------------|---------------|--------------------|---|
| 01/22/2026 | 240534 | \$ - | \$ 523.00 | | Accounts Payable Inv # 0122202603 |
| 01/26/2026 | 224412 | 500.00 | - | | Accounts Payable Inv # JAN 2026; Avalon Property Management Services Chk # 100150 |
| 01/26/2026 | 224414 | 140.00 | - | | Accounts Payable Inv # REIMB 01.20.26; Yvonne Roy Chk # 100151 |
| 01/28/2026 | 225439 | 500.00 | - | | Accounts Payable Inv # FEB 2026; Avalon Property Management Services Chk # 100152 |
| 01/29/2026 | 237708 | - | 325.00 | | Accounts Payable Inv # 1157814070 |
| 20-2005-00 | Accounts Payable- Legacy | (5,000.00) | - | - | (5,000.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 20-2010-00 | Prepaid Assessments | (739.65) | 739.65 | 339.44 | (339.44) |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/01/2026 | 207276 | \$ 5.54 | \$ - | | Adjust Prepaid |
| 01/01/2026 | 207278 | 333.60 | - | | Adjust Prepaid |
| 01/01/2026 | 207280 | 400.51 | - | | Adjust Prepaid |
| 01/09/2026 | 212817 | - | 333.90 | | Deposit from batch 13612 |
| 01/09/2026 | 212817 | - | 5.54 | | Deposit from batch 13612 |
| 20-2020-00 | Accrued Expense | (2,690.19) | - | - | (2,690.19) |
| Date | GL Ref # | Debit | Credit | Description | |
| 20-2040-00 | Insurance Payable | 481.11 | 3,051.28 | - | 3,532.39 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/06/2026 | 235019 | \$ 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 | (0.15) | - | 0.08 | (0.23) |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/30/2026 | 226700 | \$ - | \$ 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) |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/01/2026 | 202547 | \$ - | \$ 8,626.80 | | Common Charges - Batch 12952 |
| 01/01/2026 | 202571 | - | 7,355.20 | | Common Charges - Batch 12953 |
| 40-4050-00 | Late Fees Income | - | - | 25.00 | (25.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/30/2026 | 232554 | \$ - | \$ 25.00 | | Common Charges - Batch 15640 |
| 40-4060-00 | Late Fees Interest | - | - | 3.42 | (3.42) |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/30/2026 | 232568 | \$ - | \$ 3.42 | | Common Charges - Batch 15641 |
| 40-4070-00 | Interest Income- Operating | - | - | 1.50 | (1.50) |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/30/2026 | 226672 | \$ - | \$ 1.50 | | Interest |
| 40-4170-00 | Miscellaneous Income | - | - | 150.00 | (150.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/23/2026 | 243347 | \$ - | \$ 100.00 | | Misc.Deposit Miscellaneous Income - Rental Clubhouse Fee Ck #183 |
| 01/23/2026 | 243347 | - | 50.00 | | Misc.Deposit Miscellaneous Income - Late Fee Ck #183 |
| 50-5000-00 | Management Fees | - | 500.00 | - | 500.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/01/2026 | 223939 | \$ 500.00 | \$ - | | Management Fee - Jan 2026 |
| 50-5010-00 | Accounting | - | 414.75 | - | 414.75 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/01/2026 | 210749 | \$ 414.75 | \$ - | | Jan 2026 - Accounting |



General Ledger Trial Balance with Details

Lauderdale Oaks Condominium VI, Inc.

Accts: 10-1000-00 To: 99-9995-00 Dates: 1/1/2026 - 1/31/2026

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|----------------|---------------------------|--------------------|--------------------|---|--------------------|
| 50-5080-00 | License and Permits | \$- | \$160.00 | \$- | \$160.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/16/2026 | 235025 | \$ 160.00 | \$ - | license; DBPR Chk # 0 | |
| 50-5100-00 | Office Supplies / Postage | - | 520.11 | - | 520.11 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/01/2026 | 210749 | \$ 22.44 | \$ - | Dec 2025 - Admin Fees | |
| 01/12/2026 | 217426 | 497.67 | - | Office Supplies / Postage | |
| 50-5125-00 | Master Association Dues | - | 4,607.70 | - | 4,607.70 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/13/2026 | 235021 | \$ 4,607.70 | \$ - | Master Assn. Fee; Lauderdale Oaks Management Corporation Chk # 0 | |
| 55-5500-00 | Insurance | - | 2,414.44 | - | 2,414.44 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/30/2026 | 235041 | \$ 2,414.44 | \$ - | Monthly Insurance | |
| 60-6000-00 | Cable/ Internet | - | 1,180.00 | - | 1,180.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/20/2026 | 223937 | \$ 140.00 | \$ - | Reimbursement for Internet Service Payment | |
| 01/29/2026 | 235822 | 1,040.00 | - | Comcast payment for 2026; Withdrawl Chk # 0 | |
| 60-6010-00 | Electricity | - | 313.05 | - | 313.05 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/26/2026 | 235030 | \$ 313.05 | \$ - | electricity; FPL Chk # 0 | |
| 60-6040-00 | Trash | - | 1,249.22 | - | 1,249.22 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/20/2026 | 235027 | \$ 150.80 | \$ - | trash; Waste Management Chk # 0 | |
| 01/20/2026 | 235027 | 1,098.42 | - | trash; Waste Management Chk # 0 | |
| 60-6050-00 | Water | - | 1,835.23 | - | 1,835.23 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/14/2026 | 235023 | \$ 1,835.23 | \$ - | water; BROWARD COUNTY Chk # 0 | |
| 70-7000-00 | Lawn Maintenance | - | 200.00 | - | 200.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/19/2026 | 233628 | \$ 200.00 | \$ - | Lawn Maintenance - Jan 2026 | |
| 70-7030-00 | Irrigation Repair & Maint | - | 325.00 | - | 325.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/29/2026 | 237708 | \$ 325.00 | \$ - | Labor and Materials - Faulty Parts Inside Valve of Irrigation Sprinklers | |
| 75-7500-00 | Maintenance & Repair | - | 523.00 | - | 523.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/22/2026 | 240534 | \$ 523.00 | \$ - | Troubleshoot Power Outage to Sprinkler - Replacement of Burnt Sprinkler Timer | |
| 75-7680-00 | Pest Control | - | 102.00 | - | 102.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 01/01/2026 | 233626 | \$ 102.00 | \$ - | Jan 2026 - Pest Control | |
| Totals: | | \$28,599.50 | \$64,832.55 | \$64,832.55 | \$28,599.50 |

Lauderdale Oaks 6
 Prepaid Insurance 2026
 AS of

31-Jan

| Date | Reference | Insurance | Total Amount | Installments | Monthly | Balance | Payable | Notes |
|----------|---------------------|------------------------|------------------|--------------|-----------------|------------------|-------------------|------------|
| 7/3/2025 | Frontline Insurance | 07/03/2025 -07/03/2026 | 25,567.33 | 7.00 | 2,414.44 | 11,080.69 | (3,532.39) | |
| | | | 25,567.33 | | 2,414.44 | 11,080.69 | (3,532.39) | |
| | | | | | | GL Balance | 11,080.70 | (3,532.39) |
| | | | | | | Difference | (0.01) | 0.00 |