

SPECTRUM ASSOCIATION SERVICES

FINANCIAL REPORT SUMMARY

FOR

KARANDA VILLAGE IV COND

MAY- 2025-CONSOLIDATED

Operating Account Balance	\$ <u>119,727.37</u>
Special Operating- JW	\$ <u>57,411.59</u>
Security-Pet Deposits	\$ <u>16,250.00</u>
Reserve Funds	\$ <u>1,056,646.45</u>
Total Funds	\$ <u>1,250,035.41</u>
Prepaid Assessments	\$ <u>22,460.00</u>
Total Delinquent Assessments	\$ <u>13,306.51</u>
Residents Not Paying (over 90 days)	<u>4</u>
# of Residents Not Paid	<u>17</u>
Income/(Expenses)	
(Over)/Under Budget YTD	\$ <u>24,493.76</u>

NET OPERATING INCOME- PAGE 2

NET OPERATING INCOME-CONSOLIDATED

Operating Funds	\$ 119,727.37
Less: Prepaids	<u>(22,460.00)</u>
Net Operating Income 05/31	\$ 97,267.37

NOTE:

FASB-ASC-606-NEW ACCOUNTING STANDARDS

Reserves are now called Contract Liabilities and is now Recorded as Deferred Income on the Balance Sheet.

Karanda Village IV Condo Association Inc

Run Date: 07/06/2025
Run Time: 06:51 PM

BALANCE SHEET

Consolidated

As of: 05/31/2025

Assets

Account #	Account Name	Total
Operating Funds		
01013	Truist - Operating Funds	\$119,727.37
	OPERATING FUNDS TOTAL:	\$119,727.37
Other Operating Funds		
01019	Truist - Pet Security Account	\$16,250.00
01026	Jurist P Wealth	\$57,411.59
	OTHER OPERATING FUNDS TOTAL:	\$73,661.59
JURIST- Money Market Funds		
01224	Jurist P wealth	\$1,056,646.45
	JURIST- MONEY MARKET FUNDS TOTAL:	\$1,056,646.45
Receivables		
01310	Assessments Receivable	\$12,800.19
01330	Special Assmts. Receiv.	\$381.32
01380	Owner Admin. Fees Receiv.	\$125.00
	RECEIVABLES TOTAL:	\$13,306.51
Other Assets		
01610	Prepaid Insurance	\$155,526.32
01620	Prepaid Expenses	\$10,344.50
01639	Prepaid Condo Dues	\$331.35
02560	Utility Deposits	\$275.00
	OTHER ASSETS TOTAL:	\$166,477.17
	TOTAL ASSETS:	\$1,429,819.09

Liabilities

Account #	Account Name	Total
Liability		
03010	Accounts Payable	(\$10,794.00)
03015	Insurance Payable	\$127,402.63
03020	Accrued CPA Fees	\$2,500.00
03022	Income Tax Payable	\$5,251.00
03310	Prepaid Owner Assessments	\$22,460.00
03340	Pet Security Deposits	\$16,250.00
	LIABILITY TOTAL:	\$163,069.63

Account #	Account Name	Total
	TOTAL LIABILITIES:	<u>\$163,069.63</u>

Equity

Account #	Account Name	Total
Contract		
Liabilities		
05020	Reserves - Pavement	\$163,370.92
05090	Reserves - Pool	\$31,562.17
05092	Reserve - Restoration	\$185,153.48
05094	Reserve -Deferred Maintenance	\$59,267.02
05210	Reserves - Roofs	\$399,134.31
05220	Reserves - Exterior Paint	\$118,237.35
	CONTRACT LIABILITIES TOTAL:	<u>\$956,725.25</u>
Reserves		
05492	Reserve - Interest Income	\$124,920.69
05496	Reserve-Major Repr/Repl	(\$25,000.00)
	RESERVES TOTAL:	<u>\$99,920.69</u>
Members		
Equity		
05510	Fund Balance	\$185,609.76
	MEMBERS EQUITY TOTAL:	<u>\$185,609.76</u>
	Current Year Net Income/(Loss)	\$24,493.76
	TOTAL EQUITY:	<u>\$1,266,749.46</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,429,819.09</u>

Karanda Village IV Condo Association Inc

Run Date: 07/06/2025
Run Time: 07:36 PM

INCOME STATEMENT

Consolidated

Start: 05/01/2025 | End: 05/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	17,417.50	17,417.50	0.00	87,087.50	87,087.50	0.00	209,010.00
06320 Common Area Income	45,395.42	45,395.42	0.00	226,977.10	226,977.10	0.00	544,745.00
06330 Special Assmt. Income	0.00	0.00	0.00	23,597.62	0.00	23,597.62	0.00
06340 Late Fee Income	0.00	0.00	0.00	65.54	0.00	65.54	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
06410 Condo A Transfer	28,145.17	28,145.17	0.00	140,725.85	140,725.85	0.00	337,742.00
06411 Condo B Transfer	9,533.00	9,533.00	0.00	47,665.00	47,665.00	0.00	114,396.00
06412 Condo C Transfer	7,717.25	7,717.25	0.00	38,586.25	38,586.25	0.00	92,607.00
06490 Receivables Adjustments	811.08	0.00	811.08	(2,563.89)	0.00	(2,563.89)	0.00
06510 Transfer Fees	0.00	0.00	0.00	25,259.67	0.00	25,259.67	0.00
06530 Parking Decals/Passes	55.00	0.00	55.00	60.00	0.00	60.00	0.00
06550 Application Fees	100.00	0.00	100.00	165.00	0.00	165.00	0.00
06910 Interest Income	196.63	0.00	196.63	999.58	0.00	999.58	0.00
Income Total	109,371.05	108,208.34	1,162.71	588,725.22	541,041.70	47,683.52	1,298,500.00
Total Income	109,371.05	108,208.34	1,162.71	588,725.22	541,041.70	47,683.52	1,298,500.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,556.00	2,556.00	0.00	12,780.00	12,780.00	0.00	30,672.00
07140 Audit Fees	375.00	416.67	41.67	1,125.00	2,083.35	958.35	5,000.00
07160 Legal Fees	95.00	416.67	321.67	530.00	2,083.35	1,553.35	5,000.00
07162 Professional Fees	0.00	583.33	583.33	2,300.00	2,916.65	616.65	7,000.00
07164 40 Yr Certification	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
07170 Annual Condo Dues	47.33	47.33	0.00	236.65	236.65	0.00	568.00
07172 License/Permits/Fees	325.35	50.00	(275.35)	325.35	250.00	(75.35)	600.00
07174 Corp Annual Report	0.00	5.17	5.17	61.25	25.85	(35.40)	62.00
07250 Bank Charges	12.00	0.00	(12.00)	72.00	0.00	(72.00)	0.00
07260 Postage & Mail	0.00	41.67	41.67	0.00	208.35	208.35	500.00
07262 Bulk Mailings	0.00	41.67	41.67	261.76	208.35	(53.41)	500.00
07320 Office Expenses	50.00	41.67	(8.33)	626.60	208.35	(418.25)	500.00
07430 Federal Income Tax	0.00	0.00	0.00	5,251.00	0.00	(5,251.00)	0.00
07460 Common Ares Distribution	45,395.42	45,395.42	0.00	226,977.10	226,977.10	0.00	544,745.00
07890 Misc. G & A	0.00	0.00	0.00	1,858.92	0.00	(1,858.92)	0.00
07990 Bad Debt Expense	0.00	250.01	250.01	0.00	1,250.05	1,250.05	3,000.00
General & Administrative Total	48,856.10	50,262.28	1,406.18	252,405.63	251,311.40	(1,094.23)	603,147.00
Insurance							
08010 Insurance	19,440.79	21,200.00	1,759.21	102,760.95	106,000.00	3,239.05	254,400.00
Insurance Total	19,440.79	21,200.00	1,759.21	102,760.95	106,000.00	3,239.05	254,400.00
Pool							
08210 Pool Service	325.00	450.00	125.00	1,300.00	2,250.00	950.00	5,400.00
08220 Pool Repairs	0.00	166.67	166.67	2,536.26	833.35	(1,702.91)	2,000.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Pool Total	325.00	616.67	291.67	3,836.26	3,083.35	(752.91)	7,400.00
Utilities							
08910 Electricity	1,028.13	1,312.50	284.37	6,854.16	6,562.50	(291.66)	15,750.00
08930 Water & Sewer	20,719.87	8,704.17	(12,015.70)	48,701.49	43,520.85	(5,180.64)	104,450.00
08940 Trash Removal	3,234.84	3,191.67	(43.17)	16,306.34	15,958.35	(347.99)	38,300.00
08997 Fire Inspections/Water Dept	0.00	85.42	85.42	0.00	427.10	427.10	1,025.00
Utilities Total	24,982.84	13,293.76	(11,689.08)	71,861.99	66,468.80	(5,393.19)	159,525.00
Maintenance							
09010 Tree Maintenance	0.00	1,166.67	1,166.67	200.00	5,833.35	5,633.35	14,000.00
09015 Landscape Extras	579.32	208.33	(370.99)	4,198.33	1,041.65	(3,156.68)	2,500.00
09016 Landscape Project	0.00	0.00	0.00	5,901.00	0.00	(5,901.00)	0.00
09020 Grounds Maintenance	0.00	750.00	750.00	1,770.00	3,750.00	1,980.00	9,000.00
09023 Irrigation Project	0.00	0.00	0.00	14,180.00	0.00	(14,180.00)	0.00
09110 Gen. Maint. & Repair	615.07	1,531.92	916.85	10,888.80	7,659.60	(3,229.20)	18,383.00
09120 Asphalt Repair	0.00	0.00	0.00	2,433.50	0.00	(2,433.50)	0.00
09122 Gutter Cleaning/Replace	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
09124 Backflow Inspec/Repairs	0.00	168.33	168.33	0.00	841.65	841.65	2,020.00
09125 Fire Extinguisher Exp	1,053.95	83.33	(970.62)	1,053.95	416.65	(637.30)	1,000.00
09190 Electrical Repairs	0.00	0.00	0.00	773.50	0.00	(773.50)	0.00
09192 Fixture Replacement Project	0.00	0.00	0.00	450.00	0.00	(450.00)	0.00
09196 Deferred Maintenance	0.00	846.26	846.26	0.00	4,231.30	4,231.30	10,155.00
09585 Plumbing/Tunnel/Project	0.00	0.00	0.00	599.00	0.00	(599.00)	0.00
09586 Dumpster Repair Project	0.00	0.00	0.00	2,600.00	0.00	(2,600.00)	0.00
Maintenance Total	2,248.34	5,171.51	2,923.17	45,048.08	25,857.55	(19,190.53)	62,058.00
Contracts							
09610 Lawn Maint. & Landscaping	5,450.00	5,000.00	(450.00)	25,480.00	25,000.00	(480.00)	60,000.00
09650 Security Services	999.40	500.00	(499.40)	2,748.35	2,500.00	(248.35)	6,000.00
09750 Pest Control/Lawn/Rodent/Trees	30.00	750.00	720.00	540.00	3,750.00	3,210.00	9,000.00
09752 Whitefly Treatmnt	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
09850 Janitorial Services	5,710.00	4,680.00	(1,030.00)	26,712.75	23,400.00	(3,312.75)	56,160.00
Contracts Total	12,189.40	11,096.67	(1,092.73)	55,481.10	55,483.35	2.25	133,160.00
Contract Liabilities							
09915 Reserves - Pavement	892.58	892.58	0.00	4,462.90	4,462.90	0.00	10,711.00
09960 Reserves - Roofs	4,330.66	4,330.66	0.00	21,653.30	21,653.30	0.00	51,968.00
09965 Reserves - Ext. Painting	28.58	28.58	0.00	142.90	142.90	0.00	343.00
09980 Reserves - Restoration	1,315.67	1,315.67	0.00	6,578.35	6,578.35	0.00	15,788.00
Contract Liabilities Total	6,567.49	6,567.49	0.00	32,837.45	32,837.45	0.00	78,810.00
Total Expense	114,609.96	108,208.38	(6,401.58)	564,231.46	541,041.90	(23,189.56)	1,298,500.00
Net Income	(5,238.91)	(0.04)	(5,238.87)	24,493.76	(0.20)	24,493.96	0.00

Karanda Village IV Condo Association Inc

Run Date: 07/06/2025
Run Time: 04:17 PM

INCOME STATEMENT

Condo C

Start: 05/01/2025 | End: 05/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-003 Assessment Income - Condo C	2,492.00	2,492.00	0.00	12,460.00	12,460.00	0.00	29,904.00
06320-003 Common Area Income - Condo C	7,717.25	7,717.25	0.00	38,586.25	38,586.25	0.00	92,607.00
06490-003 Receivables Adjustments - Cond...	14.75	0.00	14.75	(623.97)	0.00	(623.97)	0.00
06510-003 Transfer Fees - Condo C	0.00	0.00	0.00	259.67	0.00	259.67	0.00
Income Total	10,224.00	10,209.25	14.75	50,681.95	51,046.25	(364.30)	122,511.00
Total Income	10,224.00	10,209.25	14.75	50,681.95	51,046.25	(364.30)	122,511.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07170-003 Annual Condo Dues	8.00	8.00	0.00	40.00	40.00	0.00	96.00
07460-003 Common Area Distribution	7,717.25	7,717.25	0.00	38,586.25	38,586.25	0.00	92,607.00
07990-003 Bad Debt Expense - Condo C	0.00	41.67	41.67	0.00	208.35	208.35	500.00
General & Administrative Total	7,725.25	7,766.92	41.67	38,626.25	38,834.60	208.35	93,203.00
Utilities							
08910-003 Electricity - Condo C	106.96	116.67	9.71	544.87	583.35	38.48	1,400.00
08930-003 Water & Sewer - Condo C	2,520.02	1,322.92	(1,197.10)	5,786.28	6,614.60	828.32	15,875.00
08997-003 Fire Inspections/Water Dept	0.00	14.58	14.58	0.00	72.90	72.90	175.00
Utilities Total	2,626.98	1,454.17	(1,172.81)	6,331.15	7,270.85	939.70	17,450.00
Maintenance							
09110-003 Gen. Maint. & Repair - Condo C	0.00	54.17	54.17	291.58	270.85	(20.73)	650.00
09124-003 Backflow Inspec/Repairs	0.00	8.33	8.33	0.00	41.65	41.65	100.00
09196-003 Deferred Maintenance	0.00	36.42	36.42	0.00	182.10	182.10	437.00
Maintenance Total	0.00	98.92	98.92	291.58	494.60	203.02	1,187.00
Contract Liabilities							
09915-003 Reserves - Pavement - Condo C	294.92	294.92	0.00	1,474.60	1,474.60	0.00	3,539.00
09960-003 Reserves - Roofs - Condo C	405.08	405.08	0.00	2,025.40	2,025.40	0.00	4,861.00
09980-003 Reserves - Restoration - Condo...	189.25	189.25	0.00	946.25	946.25	0.00	2,271.00
Contract Liabilities Total	889.25	889.25	0.00	4,446.25	4,446.25	0.00	10,671.00
Total Expense	11,241.48	10,209.26	(1,032.22)	49,695.23	51,046.30	1,351.07	122,511.00
Net Income	(1,017.48)	(0.01)	(1,017.47)	986.72	(0.05)	986.77	0.00

Karanda Village IV Condo Association Inc

Run Date: 07/06/2025

Run Time: 04:15 PM

INCOME STATEMENT

Condo B

Start: 05/01/2025 | End: 05/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-002 Assessment Income - Condo B	4,370.08	4,370.08	0.00	21,850.40	21,850.40	0.00	52,441.00
06320-002 Common Area. Income - Condo B	9,533.00	9,533.00	0.00	47,665.00	47,665.00	0.00	114,396.00
06340-002 Late Fee Income - Condo B	0.00	0.00	0.00	65.54	0.00	65.54	0.00
06380-002 Owner Admin. Fees Income - Con...	0.00	0.00	0.00	25.00	0.00	25.00	0.00
06490-002 Receivables Adjustments - Cond...	(103.08)	0.00	(103.08)	(1,050.36)	0.00	(1,050.36)	0.00
Income Total	13,800.00	13,903.08	(103.08)	68,555.58	69,515.40	(959.82)	166,837.00
Total Income	13,800.00	13,903.08	(103.08)	68,555.58	69,515.40	(959.82)	166,837.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07170-002 Annual Condo Dues	10.00	10.00	0.00	50.00	50.00	0.00	120.00
07250-002 Bank Charges - Condo B	12.00	0.00	(12.00)	24.00	0.00	(24.00)	0.00
07460-002 Common Area Distribution	9,533.00	9,533.00	0.00	47,665.00	47,665.00	0.00	114,396.00
07990-002 Bad Debt Expense - Condo B	0.00	41.67	41.67	0.00	208.35	208.35	500.00
General & Administrative Total	9,555.00	9,584.67	29.67	47,739.00	47,923.35	184.35	115,016.00
Utilities							
08910-002 Electricity - Condo B	96.37	95.83	(0.54)	485.16	479.15	(6.01)	1,150.00
08930-002 Water & Sewer - Condo B	5,015.58	1,962.50	(3,053.08)	12,183.78	9,812.50	(2,371.28)	23,550.00
08997-002 Fire Inspections/Water Dept	0.00	29.17	29.17	0.00	145.85	145.85	350.00
Utilities Total	5,111.95	2,087.50	(3,024.45)	12,668.94	10,437.50	(2,231.44)	25,050.00
Maintenance							
09110-002 Gen. Maint. & Repair - Condo B	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
09124-002 Backflow Inspec/Repairs	0.00	35.00	35.00	0.00	175.00	175.00	420.00
09196-002 Deferred Maintenance	0.00	290.17	290.17	0.00	1,450.85	1,450.85	3,482.00
Maintenance Total	0.00	491.84	491.84	0.00	2,459.20	2,459.20	5,902.00
Contract Liabilities							
09915-002 Reserves - Pavement - Condo B	310.58	310.58	0.00	1,552.90	1,552.90	0.00	3,727.00
09960-002 Reserves - Roofs - Condo B	1,351.75	1,351.75	0.00	6,758.75	6,758.75	0.00	16,221.00
09965-002 Reserves - Ext. Painting - Con...	28.58	28.58	0.00	142.90	142.90	0.00	343.00
09980-002 Reserves - Restorastion - Cond...	48.17	48.17	0.00	240.85	240.85	0.00	578.00
Contract Liabilities Total	1,739.08	1,739.08	0.00	8,695.40	8,695.40	0.00	20,869.00
Total Expense	16,406.03	13,903.09	(2,502.94)	69,103.34	69,515.45	412.11	166,837.00
Net Income	(2,606.03)	(0.01)	(2,606.02)	(547.76)	(0.05)	(547.71)	0.00

Karanda Village IV Condo Association Inc

Run Date: 07/06/2025

Run Time: 04:13 PM

INCOME STATEMENT

Conda A

Start: 05/01/2025 | End: 05/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-001 Assessment Income - Conda A	10,555.42	10,555.42	0.00	52,777.10	52,777.10	0.00	126,665.00
06320-001 Common Area Income - Conda A	28,145.17	28,145.17	0.00	140,725.85	140,725.85	0.00	337,742.00
06380-001 Owner Admin. Fees Income - Con...	0.00	0.00	0.00	75.00	0.00	75.00	0.00
06490-001 Receivables Adjustments - Cond...	899.41	0.00	899.41	(889.56)	0.00	(889.56)	0.00
Income Total	39,600.00	38,700.59	899.41	192,688.39	193,502.95	(814.56)	464,407.00
Total Income	39,600.00	38,700.59	899.41	192,688.39	193,502.95	(814.56)	464,407.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07162-001 Professional Fees	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
07170-001 Annual Condo Dues	29.33	29.33	0.00	146.65	146.65	0.00	352.00
07250-001 Bank Charges - Conda A	48.00	0.00	(48.00)	48.00	0.00	(48.00)	0.00
07460-001 Common Area Distribution	28,145.17	28,145.17	0.00	140,725.85	140,725.85	0.00	337,742.00
07990-001 Bad Debt Expense - Conda A	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
General & Administrative Total	28,222.50	28,424.50	202.00	140,920.50	142,122.50	1,202.00	341,094.00
Utilities							
08910-001 Electricity - Conda A	383.47	416.67	33.20	1,956.60	2,083.35	126.75	5,000.00
08930-001 Water & Sewer - Conda A	12,522.12	5,166.67	(7,355.45)	29,551.68	25,833.35	(3,718.33)	62,000.00
08997-001 Fire Inspections/Water Dept	0.00	41.67	41.67	0.00	208.35	208.35	500.00
Utilities Total	12,905.59	5,625.01	(7,280.58)	31,508.28	28,125.05	(3,383.23)	67,500.00
Maintenance							
09110-001 Gen. Maint. & Repair - Conda A	0.00	311.08	311.08	965.00	1,555.40	590.40	3,733.00
09124-001 Backflow Inspec/Repairs	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
09196-001 Deferred Maintenance	0.00	519.67	519.67	0.00	2,598.35	2,598.35	6,236.00
Maintenance Total	0.00	914.08	914.08	965.00	4,570.40	3,605.40	10,969.00
Contract Liabilities							
09915-001 Reserves - Pavement - Conda A	241.58	241.58	0.00	1,207.90	1,207.90	0.00	2,899.00
09960-001 Reserves - Roofs - Conda A	2,573.83	2,573.83	0.00	12,869.15	12,869.15	0.00	30,886.00
09980-001 Reserves - Restoration- Conda ...	921.58	921.58	0.00	4,607.90	4,607.90	0.00	11,059.00
Contract Liabilities Total	3,736.99	3,736.99	0.00	18,684.95	18,684.95	0.00	44,844.00
Total Expense	44,865.08	38,700.58	(6,164.50)	192,078.73	193,502.90	1,424.17	464,407.00
Net Income	(5,265.08)	0.01	(5,265.09)	609.66	0.05	609.61	0.00

Karanda Village IV Condo Association Inc

Run Date: 07/06/2025
Run Time: 12:46 PM

CHECK REGISTER - DETAILED

START: 05/01/2025 | END: 05/31/2025

Date	Check	Vendor	Reference	Amount
Truist (BB&T) Karanda Village IV Condo Assoc Inc				
05/01/2025	10990	McHenry - Jim McHenry	Reimbursement: Karanda Village IV...	\$75.00
04/30/2025	Inv: 02/15/2025	Acct: 09110 - 008 - Gen. Maint. & Repair	Reimbursement: Karanda Village IV Bull...	\$75.00
05/01/2025	10991	McHenry - Jim McHenry	Reimbursement: Emerson #ET2850SE ...	\$364.00
04/30/2025	Inv: 02/04/2025	Acct: 07320 - 008 - Office Expenses	Reimbursement: Emerson #ET2850SE Print...	\$364.00
05/01/2025	10992	COAST - COASTLINE PC & MAINTENANC...	Sidewalk Repairs-Trip Hazards: 38...	\$6,840.00
04/30/2025	Inv: 01302025-K4	Acct: 09110 - 008 - Gen. Maint. & Repair	Sidewalk Repairs-Trip Hazards: 3893/3901x2	\$6,840.00
05/01/2025	10993	COAST - COASTLINE PC & MAINTENANC...	Dumpster 5 Repair: Broken Post du...	\$1,775.00
04/30/2025	Inv: 01242025-K4	Acct: 09586 - 008 - Dumpster Repair Pr...	Dumpster 5 Repair: Broken Post due to ...	\$1,775.00
05/01/2025	10994	COAST - COASTLINE PC & MAINTENANC...	Unit 3933 Laundry Wall Rprs/Ceili...	\$965.00
04/30/2025	Inv: 01132025-K4	Acct: 09110 - 001 - Gen. Maint. & Repair	Unit 3933 Laundry Wall Rprs/Ceiling & ...	\$965.00
05/01/2025	10995	COAST - COASTLINE PC & MAINTENANC...	Pool Address Light Installation	\$450.00
04/30/2025	Inv: 08032024-K4	Acct: 09192 - 008 - Fixture Replacemen...	Pool Address Light Installation	\$450.00
05/01/2025	10996	Hixon - Hixon Pool Repair & Suppl...	April 2025 Monthly Pool Maintenance	\$325.00
04/30/2025	Inv: 10238	Acct: 08210 - 008 - Pool Service	April 2025 Monthly Pool Maintenance	\$325.00
05/01/2025	Auto Payment	FIRS - FIRST INSURANCE	Insurance Premium Payment: 3rd of 11	\$19,440.79
05/01/2025	Inv: Due By 05/01/2025-Acct 10	Acct: 03015 - 008 - Insurance Payable	Insurance Premium Payment: 3rd of 11	\$19,440.79
05/30/2025	Online Payment	COCO - City of Coconut Creek	W&S-Common Area: 05/08-06/10/2025-May	\$20,719.87

Date	Check	Vendor	Reference	Amount
05/30/2025	Inv: Due By 07/06/2025- Common	Acct: 08930 - 008 - Water & Sewer	W&S-Common Area: 05/08-06/10/2025-May	\$338.41
05/30/2025	Inv: Due By 07/06/2025- Assoc C	Acct: 08930 - 003 - Water & Sewer	W&S-Assoc C: 05/08-06/10/2025-May	\$1,291.37
05/30/2025	Inv: Due By 07/06/2025- Assoc B	Acct: 08930 - 002 - Water & Sewer	W&S-Assoc B: 05/08-06/10/2025-May	\$2,784.82
05/30/2025	Inv: Due By 07/06/2025- Assoc A	Acct: 08930 - 001 - Water & Sewer	W&S-Assoc A: 05/08-06/10/2025-May	\$6,274.26
05/01/2025	Inv: Due By 06/03/2025- Common	Acct: 08930 - 008 - Water & Sewer	Water/Sewer:04/03/25-05/08/25-April	\$323.74
05/01/2025	Inv: Due By 06/03/2025- Assoc C	Acct: 08930 - 003 - Water & Sewer	Water/Sewer:04/03/25-05/08/25-April	\$1,228.65
05/01/2025	Inv: Due By 06/03/2025- Assoc B	Acct: 08930 - 002 - Water & Sewer	Water/Sewer:04/03/25-05/08/25-April	\$2,230.76
05/01/2025	Inv: Due By 06/03/2025- Assoc A	Acct: 08930 - 001 - Water & Sewer	Water/Sewer:04/03/25-05/08/25-April	\$6,247.86
05/15/2025	Auto Payment	repub - Republic Services	May 2025 Trash Removal	\$3,234.84
05/15/2025	Inv: 0695-008345368	Acct: 08940 - 008 - Trash Removal	May 2025 Trash Removal	\$3,234.84
05/20/2025	Auto Payment	BBT - TRUIST	Truist Credit Card Payment	\$628.64
05/20/2025	Inv: Due By 05/20/2025-Acct 50	Acct: 09110 - 008 - Gen. Maint. & Repair	Truist Credit Card Payment	\$108.00
05/20/2025	Inv: Due By 05/20/2025-Acct 50	Acct: 09015 - 008 - Landscape Extras	Truist Credit Card Payment	\$520.64
05/21/2025	Online Payment	FLDEPT - FL DEPT OF HEALTH BROWAR...	Pool Operating Permit: 06-60-01931	\$325.35
05/21/2025	Inv: Due Before 06/30/25	Acct: 07172 - 008 - License/Permits/Fees	Pool Operating Permit: 06-60-01931	\$325.00
05/21/2025	Inv: Due Before 06/30/25	Acct: 07172 - 008 - License/Permits/Fees	Pool Operating Permit: 06-60-01931	\$0.35
05/23/2025	10997	Martin - Martin & Martin, P.A.	Legal: General & Collection Matters	\$95.00
05/23/2025	Inv: Reference	Acct: 07160 - 008 - Legal Fees	Legal: General & Collection Matters	\$95.00

Date	Check	Vendor	Reference	Amount
	No 40118			
05/23/2025	10998	trail - Trail Services	May 2025 Lawn Maintenance	\$5,450.00
05/23/2025	Inv: 4277	Acct: 09610 - 008 - Lawn Maint. & Land...	May 2025 Lawn Maintenance	\$5,450.00
05/23/2025	10999	Hixon - Hixon Pool Repair & Suppl...	May 2025 Monthly Pool Maintenance	\$325.00
05/23/2025	Inv: 10290	Acct: 08210 - 008 - Pool Service	May 2025 Monthly Pool Maintenance	\$325.00
05/23/2025	11000	Alida - Garing	Parking Enforcement Services:05/0...	\$249.85
05/23/2025	Inv: 76563	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:05/05/25-...	\$249.85
05/23/2025	11001	Dezulme - Milfort Dezulme	CP Allowance: April 2025	\$40.00
05/23/2025	Inv: 04/30/2025	Acct: 09110 - 008 - Gen. Maint. & Repair	CP Allowance: April 2025	\$40.00
05/23/2025	11002	Dezulme - Milfort Dezulme	CP Allowance: March 2025	\$40.00
05/23/2025	Inv: 03/31/2025	Acct: 09110 - 008 - Gen. Maint. & Repair	CP Allowance: March 2025	\$40.00
05/23/2025	11003	Bug Off - Bug Off Exterminators, Inc.	Rebait Rodent Bait Stations-May 2025	\$30.00
05/23/2025	Inv: 1278167	Acct: 09750 - 008 - Pest Control/Lawn/...	Rebait Rodent Bait Stations-May 2025	\$30.00
05/23/2025	11004	Alida - Garing	Parking Enforcement Services:04/0...	\$249.85
05/23/2025	Inv: 76407	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:04/07/25-...	\$249.85
05/23/2025	11005	Alida - Garing	Parking Enforcement Services:04/2...	\$249.85
05/23/2025	Inv: 76493	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:04/21/25-...	\$249.85
05/25/2025	Online Payment: 631706125	Hom - Home Depot	General Supplies & Landscaping Su...	\$445.75
05/25/2025	Inv: Due By 05/31/2025-Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General Supplies & Landscaping Supplies	\$387.07
05/25/2025	Inv: Due By 05/31/2025-Acct 19	Acct: 09015 - 008 - Landscape Extras	General Supplies & Landscaping Supplies	\$58.68
05/29/2025	11006	SPECT - SPECTRUM ASSOCIATION SERVICES	June 2025 Janitorial Payroll Advance	\$5,710.00
05/29/2025	Inv: 2546	Acct: 01620 - 008 - Prepaid Expenses	June 2025 Janitorial Payroll Advance	\$5,710.00
05/29/2025	11007	SPECT - SPECTRUM ASSOCIATION	June 2025 Monthly Management	\$2,606.00

Date	Check	Vendor	Reference	Amount
		SERVICES	Fee/...	
05/29/2025	Inv: 2545	Acct: 01620 - 008 - Prepaid Expenses	June 2025 Monthly Management Fee/Stora...	\$2,606.00
05/30/2025	11008	Fire - FireMaster	Annual Fire Extinguisher Maintenance	\$1,053.95
05/30/2025	Inv: 0001327035	Acct: 09125 - 008 - Fire Extinguisher Exp	Annual Fire Extinguisher Maintenance	\$1,053.95
05/30/2025	11009	Dezulme - Milfort Dezulme	CP Allowance: May 2025	\$40.00
05/30/2025	Inv: 05/31/2025	Acct: 09110 - 008 - Gen. Maint. & Repair	CP Allowance: May 2025	\$40.00
05/30/2025	11010	Alida - Garing	Parking Enforcement Services: 05/...	\$249.85
05/30/2025	Inv: 76639	Acct: 09650 - 008 - Security Services	Parking Enforcement Services: 05/19/25...	\$249.85
05/30/2025	Auto Payment	FPL-K4 - Florida Power & Light	FPL: 25873-55187/For:04/16/25-05/...	\$1,028.13
05/30/2025	Inv: Due By 06/06/2025-CA-2587	Acct: 08910 - 008 - Electricity	FPL: 25873-55187/For:04/16/25-05/16/25	\$116.63
05/30/2025	Inv: Due By 06/06/2025-CA-2570	Acct: 08910 - 008 - Electricity	FPL: 25703-59139/For:04/16/25-05/16/25	\$324.70
05/30/2025	Inv: Due By 06/06/2025-C-15333	Acct: 08910 - 003 - Electricity	FPL: 15333-51100/For:04/16/25-05/16/25	\$35.10
05/30/2025	Inv: Due By 06/06/2025-C-15453	Acct: 08910 - 003 - Electricity	FPL: 15453-59117/For:04/16/25-05/16/25	\$33.32
05/30/2025	Inv: Due By 06/06/2025-C-15763	Acct: 08910 - 003 - Electricity	FPL: 15763-57121/For:04/16/25-05/16/25	\$38.54
05/30/2025	Inv: Due By 06/06/2025-B-25283	Acct: 08910 - 002 - Electricity	FPL: 25283-51147/For:04/16/25-05/16/25	\$32.28
05/30/2025	Inv: Due By 06/06/2025-B-25103	Acct: 08910 - 002 - Electricity	FPL: 25103-59173/For:04/16/25-05/16/25	\$32.50
05/30/2025	Inv: Due By 06/06/2025-B-15853	Acct: 08910 - 002 - Electricity	FPL: 15853-54168/For:04/16/25-05/16/25	\$31.59
05/30/2025	Inv: Due By 06/06/2025-A-45833	Acct: 08910 - 001 - Electricity	FPL: 45833-56102/For:04/16/25-05/16/25	\$34.47
05/30/2025	Inv: Due By 06/06/2025-A-45473	Acct: 08910 - 001 - Electricity	FPL: 45473-53179/For:04/16/25-05/16/25	\$34.54
05/30/2025	Inv: Due By 06/06/2025-A-45243	Acct: 08910 - 001 - Electricity	FPL: 45243-54174/For:04/16/25-05/16/25	\$35.29
05/30/2025	Inv: Due By	Acct: 08910 - 001 - Electricity	FPL: 35983-51132/For:04/16/25-05/16/25	\$34.71

Date	Check	Vendor	Reference	Amount
	06/06/2025- A-35983			
05/30/2025	Inv: Due By 06/06/2025- A-35453	Acct: 08910 - 001 - Electricity	FPL: 35453-52159/For:04/16/25-05/16/25	\$34.37
05/30/2025	Inv: Due By 06/06/2025- A-35223	Acct: 08910 - 001 - Electricity	FPL: 35223-53154/For:04/16/25-05/16/25	\$35.38
05/30/2025	Inv: Due By 06/06/2025- A-25933	Acct: 08910 - 001 - Electricity	FPL: 25933-58134/For:04/16/25-05/16/25	\$34.47
05/30/2025	Inv: Due By 06/06/2025- A-25713	Acct: 08910 - 001 - Electricity	FPL: 25713-57165/For:04/16/25-05/16/25	\$34.64
05/30/2025	Inv: Due By 06/06/2025- A-25563	Acct: 08910 - 001 - Electricity	FPL: 25563-57172/For:04/16/25-05/16/25	\$33.72
05/30/2025	Inv: Due By 06/06/2025- A-35733	Acct: 08910 - 001 - Electricity	FPL: 35733-58185/For:04/16/25-05/16/25	\$34.82
05/30/2025	Inv: Due By 06/06/2025- A-35903	Acct: 08910 - 001 - Electricity	FPL: 35903-52120/For:04/16/25-05/16/25	\$37.06

Sub-Total: \$73,006.72

Total: \$73,006.72

Karanda Village IV Condo Association Inc
BANK RECONCILIATION
Statement Date: 5/31/2025

Run Date: 07/06/2025
Run Time: 12:22 PM

Reconciliation Summary: Truist		GL Account: 01013 - Truist - Operating Funds	
Bank Statement Balance	\$141,602.17	Account Balance	\$119,727.37
GL Account Balance	\$119,727.37	+ Uncleared Payments	\$23,216.80
Difference	\$21,874.80	- Uncleared Deposits	\$1,342.00
		Reconciling Balance	\$141,602.17
		- Statement Balance	\$141,602.17
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	5/31/2025	AR 59735	Cash Receipts - Direct Debit	Uncleared	
	5/30/2025	AR 59728	Cash Receipts - Direct Debit	Uncleared	
	5/30/2025	AR 59731	Cash Receipts - Direct Debit	Uncleared	
11009	5/30/2025	AP 59840	Dezulme - Milfort Dezulme	Uncleared	
11008	5/30/2025	AP 59840	Fire - FireMaster	Uncleared	
11010	5/30/2025	AP 59840	Garing Parking Enforcement	Uncleared	
Auto	5/30/2025	AP 60282	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60283	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60284	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60285	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60286	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60287	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60289	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60291	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60292	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60293	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60294	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60295	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60296	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60297	FPL-K4 - Florida Power & Light	Uncleared	
Payment					
Auto	5/30/2025	AP 60298	FPL-K4 - Florida Power & Light	Uncleared	

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Payment					
Auto	5/30/2025	AP 60299	FPL-K4 - Florida Power & Light Uncleared	0.00	33.32
Payment					
Auto	5/30/2025	AP 60300	FPL-K4 - Florida Power & Light Uncleared	0.00	35.10
Payment					
Auto	5/30/2025	AP 60301	FPL-K4 - Florida Power & Light Uncleared	0.00	324.70
Payment					
Auto	5/30/2025	AP 60302	FPL-K4 - Florida Power & Light Uncleared	0.00	116.63
Payment					
Online	5/30/2025	AP 60363	COCO - City of Coconut Creek Uncleared	0.00	6,274.26
Payment					
Online	5/30/2025	AP 60364	COCO - City of Coconut Creek Uncleared	0.00	2,784.82
Payment					
Online	5/30/2025	AP 60365	COCO - City of Coconut Creek Uncleared	0.00	1,291.37
Payment					
Online	5/30/2025	AP 60366	COCO - City of Coconut Creek Uncleared	0.00	338.41
Payment					
11003	5/23/2025	AP 59650	Bug Off - Bug Off Exterminator... Uncleared	0.00	30.00
10997	5/23/2025	AP 59650	Martin & Martin, P.A. Uncleared	0.00	95.00
Online	5/1/2025	AP 59663	COCO - City of Coconut Creek Uncleared	0.00	6,247.86
Payment					
Online	5/1/2025	AP 59664	COCO - City of Coconut Creek Uncleared	0.00	2,230.76
Payment					
Online	5/1/2025	AP 59665	COCO - City of Coconut Creek Uncleared	0.00	1,228.65
Payment					
Online	5/1/2025	AP 59666	COCO - City of Coconut Creek Uncleared	0.00	323.74
Payment					
Totals				\$1,342.00	\$23,216.80

999-99-99-99 41142 15 C 001 29 55 004
 KARANDA VILLAGE IV CONDOMINIUM ASSN INC
 OPERATING ACCT
 C/O SPECTRUM ASSOCIATION SERVICES INC
 8042 BELLAFILORE WAY
 BOYNTON BEACH FL 33472-7154

Your account statement

For 05/30/2025

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ ASSOC SVCS REGULAR CHECKING 1100005002808

Account summary

Your previous balance as of 04/30/2025	\$146,006.27
Checks	- 25,714.55
Other withdrawals, debits and service charges	- 40,771.55
Deposits, credits and interest	+ 62,082.00
Your new balance as of 05/30/2025	= \$141,602.17

Checks

DATE	CHECK #	AMOUNT(\$)
05/05	10990	75.00
05/05	10991	364.00
05/13	10992	6,840.00
05/13	10993	1,775.00
05/13	10994	965.00
05/13	10995	450.00

DATE	CHECK #	AMOUNT(\$)
05/05	10996	325.00
05/29	*10998	5,450.00
05/29	10999	325.00
05/30	11000	249.85
05/29	11001	40.00

DATE	CHECK #	AMOUNT(\$)
05/29	11002	40.00
05/30	*11004	249.85
05/30	11005	249.85
05/30	11006	5,710.00
05/30	11007	2,606.00

* indicates a skip in sequential check numbers above this item

Total checks = \$25,714.55

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
05/02	ACH CORP DEBIT INSURANCE FIRST INSURANCE Karanda Village IV Con 900-103206116 CUSTOMER ID	19,440.79
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	156.62
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	219.85
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	237.01
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	254.18
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	254.18
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	259.26
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	271.34
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	300.24
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	308.82
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	325.99
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	349.86
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	349.86
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	361.80
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	397.61
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	409.55
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	433.42

continued

■ ASSOC SVCS REGULAR CHECKING 110005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	433.42
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	433.42
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	457.30
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	564.73
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	803.48
05/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	835.98
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	31.70
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.43
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.43
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	33.42
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	33.79
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.42
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.47
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.58
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.64
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.71
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.76
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.92
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.17
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.23
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.56
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	37.24
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	38.50
05/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	111.77
05/08	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 02039258	538.52
05/16	INTERNET PAYMENT RSIBILLPAY REPUBLICSERVICES 306952064331	472.00
05/20	TRUIST ONLINE CREDIT CARD PMT CLIENT ASSISTED TO ****5065 -	3,234.84
05/23	INTERNET PAYMENT DOH EH Onl DOH-EH 211687402	628.64
05/27	INTERNET PAYMENT ONLINE PMT HOME DEPOT COMM 631706125537196	325.35
05/28	DEBIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	445.75
		6,568.00

Total other withdrawals, debits and service charges

= \$40,771.55

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
05/01	CONSOL ELEC DEPOSIT 1	470.00
05/01	CONSOLIDATED COUPON PAYMENT 2	852.00
05/01	CONSOL ELEC BILL PAY DEPOSIT 3	1,326.00
05/02	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023841739422	893.00
05/02	DEPOSIT	1,306.00
05/02	CONSOL ELEC BILL PAY DEPOSIT 7	3,118.00
05/05	CONSOL ELEC DEPOSIT 1	440.00
05/05	CONSOL ELEC DEPOSIT 2	880.00
05/05	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023855383838	900.00
05/05	CONSOL ELEC BILL PAY DEPOSIT 3	1,306.00
05/05	CONSOL ELEC DEPOSIT 47	20,782.00
05/06	CONSOL ELEC DEPOSIT 1	440.00
05/06	CONSOL ELEC BILL PAY DEPOSIT 2	900.00
05/06	CONSOLIDATED COUPON PAYMENT 3	1,292.00
05/06	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023884872654	4,241.00
05/07	CONSOL ELEC BILL PAY DEPOSIT 1	426.00
05/07	CONSOLIDATED COUPON PAYMENT 2	866.00
05/08	CONSOL ELEC DEPOSIT 1	428.00
05/08	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023910772902	440.00
05/08	CONSOLIDATED COUPON PAYMENT 2	886.00
05/08	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 425022328	1,360.00
05/09	CONSOLIDATED COUPON PAYMENT 6	2,660.00
05/12	CONSOL ELEC BILL PAY DEPOSIT 1	460.00
05/12	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023930089498	880.00
05/13	CONSOL ELEC DEPOSIT 1	460.00
05/13	CONSOLIDATED COUPON PAYMENT 2	880.00
05/13	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023942922854	880.00

continued

■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
05/13	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 425444466	920.00
05/14	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023955709570	440.00
05/14	DEPOSIT	440.00
05/14	DEPOSIT	581.00
05/15	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023964975178	866.00
05/16	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023974740742	440.00
05/19	CONSOL ELEC DEPOSIT 1	426.00
05/21	CONSOL ELEC BILL PAY DEPOSIT 1	409.00
05/22	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 425945262	453.00
05/22	CONSOL ELEC DEPOSIT 1	440.00
05/23	CONSOLIDATED COUPON PAYMENT 1	440.00
05/23	DEPOSIT	440.00
05/27	CONSOL ELEC BILL PAY DEPOSIT 1	930.00
05/28	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024035092082	440.00
05/28	CONSOL ELEC DEPOSIT 2	880.00
05/28	CONSOL ELEC BILL PAY DEPOSIT 3	906.00
05/29	CONSOL ELEC BILL PAY DEPOSIT 2	1,319.00
05/30	DEPOSIT	880.00
Total deposits, credits and interest		1,100.00
		= \$62,082.00

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Popoluwa Rd STE A4 #210
Lake Worth FL 33467

10990

Date: 5/1/2025

Pay To The Order of: Jim McHenry
3855 Carmichael Cir No
Coconut Creek FL 33066

Pay: **SEVENTY FIVE DOLLARS AND 00/100 CENTS**
Exactly: ** \$75.00 **

10990

⑆010990⑆ ⑆25⑆191387⑆ ⑆100005002808⑆

CHECK# 10990 \$75.00

Per Description: 10990

John H. McHenry
1800 7341099

COASTLINE PC & MAINTENANCE INC
7942 VISTA ANGELO
DADEWAY BEACH FL 33468

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Popoluwa Rd STE A4 #210
Lake Worth FL 33467

10991

Date: 5/1/2025

Pay To The Order of: Jim McHenry
3855 Carmichael Cir No
Coconut Creek FL 33066

Pay: **THREE HUNDRED SIXTY FOUR DOLLARS AND 00/100 CENTS**
Exactly: ** \$364.00 **

10991

⑆010991⑆ ⑆25⑆191387⑆ ⑆100005002808⑆

CHECK# 10991 \$364.00

Per Description: 10991

John H. McHenry
1800 7341099

COASTLINE PC & MAINTENANCE INC
7942 VISTA ANGELO
DADEWAY BEACH FL 33468

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Popoluwa Rd STE A4 #210
Lake Worth FL 33467

10992

Date: 5/1/2025

Pay To The Order of: COASTLINE PC & MAINTENANCE INC
7942 VISTA ANGELO
DADEWAY BEACH FL 33468

Pay: **SIX THOUSAND EIGHT HUNDRED FORTY DOLLARS AND 00/100 CENTS**
Exactly: ** \$6,840.00 **

10992

⑆010992⑆ ⑆25⑆191387⑆ ⑆100005002808⑆

CHECK# 10992 \$6,840.00

Per Description: 10992

John H. McHenry
1800 7341099

COASTLINE PC & MAINTENANCE INC
7942 VISTA ANGELO
DADEWAY BEACH FL 33468

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Popoluwa Rd STE A4 #210
Lake Worth FL 33467

10993

Date: 5/1/2025

Pay To The Order of: COASTLINE PC & MAINTENANCE INC
7942 VISTA ANGELO
DADEWAY BEACH FL 33468

Pay: **ONE THOUSAND SEVEN HUNDRED SEVENTY FIVE DOLLARS AND 00/100 CENTS**
Exactly: ** \$1,775.00 **

10993

⑆010993⑆ ⑆25⑆191387⑆ ⑆100005002808⑆

CHECK# 10993 \$1,775.00

Per Description: 10993

John H. McHenry
1800 7341099

COASTLINE PC & MAINTENANCE INC
7942 VISTA ANGELO
DADEWAY BEACH FL 33468

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Popoluwa Rd STE A4 #210
Lake Worth FL 33467

10994

Date: 5/1/2025

Pay To The Order of: COASTLINE PC & MAINTENANCE INC
7942 VISTA ANGELO
DADEWAY BEACH FL 33468

Pay: **NINE HUNDRED SIXTY FIVE DOLLARS AND 00/100 CENTS**
Exactly: ** \$965.00 **

10994

⑆010994⑆ ⑆25⑆191387⑆ ⑆100005002808⑆

CHECK# 10994 \$965.00

Per Description: 10994

John H. McHenry
1800 7341099

COASTLINE PC & MAINTENANCE INC
7942 VISTA ANGELO
DADEWAY BEACH FL 33468

Karanda Village IV Condo Association Inc. 10995
 Spectrum Assoc. Services
 8927 Hypoluxo Rd STE A4 #218
 Lake Worth FL 33467
 Date: 5/1/2013

Pay to the Order of: **CONSTINE PC & MAINTENANCE INC.**
 1658 Sule Angelo
 Delray Beach FL 33484

Pay: **** FOUR HUNDRED FIFTY DOLLARS AND 00/100 CENTS ****
 Exact: **** \$450.00 ****

PO 10995 42634913870 1100005002808

MICHAEL'S CHECK CASHING
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 562-1111
 www.michaelscheckcashing.com

Date: 5/1/2013
 Amount: \$450.00

CHECK# 10995 \$450.00

Karanda Village IV Condo Association Inc. 10996
 Spectrum Assoc. Services
 8927 Hypoluxo Rd STE A4 #218
 Lake Worth FL 33467
 Date: 5/1/2013

Pay to the Order of: **Milton Pool Repair & Supply Inc.**
 7027 W. Broward Blvd. PMB4133
 Pompano FL 33073

Pay: **** THREE HUNDRED TWENTY FIVE DOLLARS AND 00/100 CENTS ****
 Exact: **** \$325.00 ****

PO 10996 42634913870 1100005002808

MICHAEL'S CHECK CASHING
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 562-1111
 www.michaelscheckcashing.com

Date: 5/1/2013
 Amount: \$325.00

CHECK# 10996 \$325.00

Karanda Village IV Condo Association Inc. 10998
 Spectrum Assoc. Services
 8927 Hypoluxo Rd STE A4 #218
 Lake Worth FL 33467
 Date: 5/23/2013

Pay to the Order of: **Trail Services**
 PO Box 89-0917
 Margate FL 33069

Pay: **** FIVE THOUSAND FOUR HUNDRED FIFTY DOLLARS AND 00/100 CENTS ****
 Exact: **** \$5,450.00 ****

PO 10998 42634913870 1100005002808

MICHAEL'S CHECK CASHING
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 562-1111
 www.michaelscheckcashing.com

Date: 5/23/2013
 Amount: \$5,450.00

CHECK# 10998 \$5,450.00

Karanda Village IV Condo Association Inc. 10999
 Spectrum Assoc. Services
 8927 Hypoluxo Rd STE A4 #218
 Lake Worth FL 33467
 Date: 5/23/2013

Pay to the Order of: **Milton Pool Repair & Supply Inc.**
 7027 W. Broward Blvd. PMB4133
 Pompano FL 33073

Pay: **** THREE HUNDRED TWENTY FIVE DOLLARS AND 00/100 CENTS ****
 Exact: **** \$325.00 ****

PO 10999 42634913870 1100005002808

MICHAEL'S CHECK CASHING
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 562-1111
 www.michaelscheckcashing.com

Date: 5/23/2013
 Amount: \$325.00

CHECK# 10999 \$325.00

Karanda Village IV Condo Association Inc. 11000
 Spectrum Assoc. Services
 8927 Hypoluxo Rd STE A4 #218
 Lake Worth FL 33467
 Date: 5/28/2013

Pay to the Order of: **Goding**
 1227 NW 12th Street #200
 Margate FL 33069

Pay: **** TWO HUNDRED FORTY NINE DOLLARS AND 85/100 CENTS ****
 Exact: **** \$249.85 ****

PO 11000 42634913870 1100005002808

MICHAEL'S CHECK CASHING
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 562-1111
 www.michaelscheckcashing.com

Date: 5/28/2013
 Amount: \$249.85

CHECK# 11000 \$249.85

Naranja Village IV Condo Association Inc
Spectrum Assoc Services
2827 Hypolito Rd #218
Lake Worth FL 33467

11001

Date: 5/23/2023

Pay to the Order of: Mfort Douglas
3016 Crystal Lake
Pompano Beach FL 33064

Pay Amount: **** FORTY DOLLARS AND 00/100 CENTS ****
\$40.00

⑆011001⑆ ⑆263191387⑆ ⑆100005002808⑆

CHECK# 11001 \$40.00

Mfort Douglas

TRUIST BANK

⑆011001⑆ ⑆263191387⑆ ⑆100005002808⑆

Naranja Village IV Condo Association Inc
Spectrum Assoc Services
2827 Hypolito Rd #218
Lake Worth FL 33467

11002

Date: 6/7/2023

Pay to the Order of: Mfort Douglas
3016 Crystal Lake
Pompano Beach FL 33064

Pay Amount: **** FORTY DOLLARS AND 00/100 CENTS ****
\$40.00

⑆011002⑆ ⑆263191387⑆ ⑆100005002808⑆

CHECK# 11002 \$40.00

Mfort Douglas

TRUIST BANK

⑆011002⑆ ⑆263191387⑆ ⑆100005002808⑆

Naranja Village IV Condo Association Inc
Spectrum Assoc Services
2827 Hypolito Rd #218
Lake Worth FL 33467

11004

Date: 5/24/2023

Pay to the Order of: Mfort Douglas
3387 N.W. 15th Street #220
Margate FL 33068

Pay Amount: **** TWO HUNDRED FORTY NINE DOLLARS AND 85/100 CENTS ****
\$249.85

⑆011004⑆ ⑆263191387⑆ ⑆100005002808⑆

CHECK# 11004 \$249.85

Mfort Douglas

TRUIST BANK

⑆011004⑆ ⑆263191387⑆ ⑆100005002808⑆

Naranja Village IV Condo Association Inc
Spectrum Assoc Services
2827 Hypolito Rd #218
Lake Worth FL 33467

11005

Date: 5/11/2023

Pay to the Order of: Mfort Douglas
3387 N.W. 15th Street #220
Margate FL 33068

Pay Amount: **** TWO HUNDRED FORTY NINE DOLLARS AND 85/100 CENTS ****
\$249.85

⑆011005⑆ ⑆263191387⑆ ⑆100005002808⑆

CHECK# 11005 \$249.85

Mfort Douglas

TRUIST BANK

⑆011005⑆ ⑆263191387⑆ ⑆100005002808⑆

Naranja Village IV Condo Association Inc
Spectrum Assoc Services
2827 Hypolito Rd #218
Lake Worth FL 33467

11006

Date: 5/26/2023

Pay to the Order of: Mfort Douglas
SPECTRUM ASSOCIATION SERVICES
3012 SOUTHWEST WAY
POMPAHO BEACH FL 33062

Pay Amount: **** FIVE THOUSAND SEVEN HUNDRED TEN DOLLARS AND 00/100 CENTS ****
\$5,710.00

⑆011006⑆ ⑆263191387⑆ ⑆100005002808⑆

CHECK# 11006 \$5,710.00

Mfort Douglas

TRUIST BANK

⑆011006⑆ ⑆263191387⑆ ⑆100005002808⑆

Karanda Village IV Condo Association Inc
BANK RECONCILIATION
Statement Date: 5/31/2025

Run Date: 07/06/2025
Run Time: 12:40 PM

Reconciliation Summary: Truist		GL Account: 01019 - Truist - Pet Security Account	
Bank Statement Balance	\$16,250.00	Account Balance	\$32,500.00
GL Account Balance	\$32,500.00	+ Uncleared Payments	\$0.00
Difference	(\$16,250.00)	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$32,500.00
		- Statement Balance	\$16,250.00
		Difference	\$16,250.00


Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00


999-99-99-99 41142 0 C 001 29 50 004
KARANDA VILLAGE IV CONDOMINIUM ASSN INC
SECURITY ACCT
C/O SPECTRUM ASSOCIATION SERVICES INC
8042 BELLAFFIORE WAY
BOYNTON BEACH FL 33472-7154

Your account statement

For 05/30/2025

Contact us

 [Truist.com](https://www.truist.com)

 (844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS REGULAR CHECKING 1100005905581

Account summary

Your previous balance as of 04/30/2025	\$16,250.00
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 05/30/2025	= \$16,250.00

KARANDA VILLAGE IV CONDOMINIUM ASSOC.												
PREPAID INSURANCE											2025-2026	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
ACENTRIA-BRIAN STANTON												
			MONTHLY PAYMENT									
CITIXANS-HERITAGE PROPERTY	183,976.00		15,331.33									
2/1/25-2/1/26												
UNIVERSAL FIRE & CASUALTY GENERAL LIABILITY	28,454.25		2,371.19									
2/1/25-2/1/26												
CUMIS-SPECIALTY MOLD/POLLUTION	4,698.76		391.56									
2/1/24-2/1/25												
MIDVALE INDEMNITY UMBRELLA	3,995.42		332.95									
2/1/25-2/1/26												
PHILADELPHIA INDEMNITY CRIME	792.85		66.07									
2/1/24-2/1/25												
PHILADELPHIA INDEMNITY D & O	3,073.43		256.12									
2/1/25-2/1/26												
ZENITH INSURANCE WORKERS COMP	503.00		41.92									
2/1/25-2/1/26												
TOTAL INSURANCE	225,493.71		18,791.14									
FINANCE CHARGES	7,795.77		649.65									
TOTAL INSURANCE	233,289.48		19,440.79									
BALANCE FWD 2023	17,783.66	233,289.48	21,384.69	19,440.79	17,496.71	15,526.32	13,608.53	11,664.74	9,720.39	7,776.31	5,832.37	3,881.58
MO PAYMENT	(17,783.66)	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79
PPI-EOM	0	21,384.69	19,440.79	17,496.71	15,526.32	13,608.53	11,664.74	9,720.39	7,776.31	5,832.37	3,881.58	19,440.79

Karanda Village IV Condo Association Inc

Run Date: 07/06/2025
Run Time: 02:01 PM

AGED OWNER BALANCE

As of: 05/31/2025

Account #	Lot #	Name/Address	Last Payment	Current	Over 31	Over 61	Over 91	Total
			05/22/2025 \$440.00	\$440.00	\$141.00	\$25.00	\$0.00	\$606.00
			05/05/2025 \$460.00	\$205.00	\$25.00	\$0.00	\$25.00	\$255.00
			05/30/2025 \$460.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
			12/11/2024 \$600.00	\$460.00	\$460.00	\$460.00	\$1,679.00	\$3,059.00
			05/14/2025 \$440.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
			03/14/2025 \$426.00	\$416.00	\$0.00	\$0.00	\$0.00	\$416.00
			05/08/2025 \$460.00	\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
			03/04/2025 \$2,170.00	\$440.00	\$440.00	\$440.00	\$0.00	\$1,320.00
			05/05/2025 \$440.00	\$436.76	\$0.00	\$0.00	\$0.00	\$436.76
			05/05/2025 \$440.00	\$282.00	\$0.00	\$0.00	\$0.00	\$282.00
			04/07/2025 \$440.00	\$440.00	\$440.00	\$0.00	\$0.00	\$880.00
			05/05/2025 \$440.00	\$356.98	\$0.00	\$0.00	\$0.00	\$356.98
			05/28/2025 \$1,000.00	\$440.00	\$440.00	\$152.00	\$0.00	\$1,032.00
			02/27/2025 \$440.00	\$440.00	\$440.00	\$430.00	\$0.00	\$1,310.00
			05/02/2025 \$405.00	\$426.00	\$61.00	\$0.00	\$0.00	\$487.00
			05/05/2025 \$920.00	\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
			05/05/2025 \$440.00	\$282.00	\$0.00	\$0.00	\$0.00	\$282.00
			05/07/2025 \$426.00	\$0.00	\$0.00	\$0.00	\$136.50	\$136.50
			05/08/2025 \$428.00	\$0.00	\$0.00	\$0.00	\$244.82	\$244.82
			05/19/2025 \$409.00	\$440.00	\$66.95	\$0.00	\$0.00	\$506.95
			05/09/2025 \$440.00	\$430.00	\$0.00	\$0.00	\$0.00	\$430.00
			05/05/2025 \$426.00	\$136.50	\$0.00	\$0.00	\$0.00	\$136.50
			04/02/2025 \$426.00	\$18.00	\$0.00	\$0.00	\$0.00	\$18.00
			05/05/2025 \$440.00	\$141.00	\$0.00	\$0.00	\$0.00	\$141.00
Community Total				\$7,150.24	\$2,513.95	\$1,507.00	\$2,135.32	\$13,306.51

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Homeowner Assmnt	01310	\$7,150.24	\$2,488.95	\$1,482.00	\$1,679.00	\$12,800.19
C1 - Spec Assmnt--24	01330	\$0.00	\$0.00	\$0.00	\$381.32	\$381.32
02 - NSF charges	01380	\$0.00	\$25.00	\$25.00	\$75.00	\$125.00
Grand Total:		\$7,150.24	\$2,513.95	\$1,507.00	\$2,135.32	\$13,306.51

Account#	Account Description	Delinquency Amount
01310 - 000	Assessments Receivable - Cost Center 000	\$12,800.19
01330 - 000	Special Assmts. Receiv. - Cost Center 000	\$381.32
01380 - 000	Owner Admin. Fees Receiv. - Cost Center 000	\$125.00
Total:		\$13,306.51

Total Number of Homes: 24

Karanda Village IV Condo Association Inc

Run Date: 07/06/2025

Run Time: 02:03 PM

PREPAID OWNERS

As of: 05/31/2025

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$473.08
				Total \$473.08
				PP - General \$154.00
				Total \$154.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$327.00
				Total \$327.00
				PP - General \$1,290.00
				Total \$1,290.00
				PP - General \$140.00
				Total \$140.00
				PP - General \$404.05
				Total \$404.05
				PP - General \$440.00
				Total \$440.00
				PP - General \$51.31
				Total \$51.31
				PP - General \$890.00
				Total \$890.00
				PP - General \$719.00
				Total \$719.00
				PP - General \$1,262.00
				Total \$1,262.00
				PP - General \$237.46
				Total \$237.46
				PP - General \$440.00
				Total \$440.00
				PP - General \$25.00
				Total \$25.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$114.00
				Total \$114.00
				PP - General \$31.00
				Total \$31.00
				PP - General \$18.00
				Total \$18.00
				PP - General \$1.55
				Total \$1.55
				PP - General \$440.00
				Total \$440.00
				PP - General \$33.00
				Total \$33.00
				PP - General \$129.00
				Total \$129.00
				PP - General \$141.00
				Total \$141.00
				PP - General \$430.00
				Total \$430.00
				PP - General \$3.55
				Total \$3.55
				PP - General \$440.00
				Total \$440.00

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$1,516.00
				Total \$1,516.00
				PP - General \$581.00
				Total \$581.00
				PP - General \$430.00
				Total \$430.00
				PP - General \$146.50
				Total \$146.50
				PP - General \$430.00
				Total \$430.00
				PP - General \$3.00
				Total \$3.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$920.00
				Total \$920.00
				PP - General \$448.00
				Total \$448.00
				PP - General \$26.00
				Total \$26.00
				PP - General \$485.00
				Total \$485.00
				PP - General \$463.00
				Total \$463.00
				PP - General \$159.00
				Total \$159.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$2,982.00
				Total \$2,982.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$415.00
				Total \$415.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$955.00
				Total \$955.00
				PP - General \$278.50
				Total \$278.50
				PP - General \$426.00
				Total \$426.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$22,460.00
				Total \$22,460.00

Karanda Village IV Condo Association Inc

GENERAL LEDGER DETAIL

Run Date: 07/06/2025
Run Time: 06:53 PM

As of: Start: 05/01/2025 | End: 05/31/2025

Account					Balance Forward	Debits	Credits	Ending Balance
01013-000 Truist - Operating Funds					\$0.00	\$0.00	\$25,671.56	(\$25,671.56)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/31/2025	GL 60591 Journal Entry		May JE	May JE	\$0.00	\$25,671.56		
01013-001 Truist - Operating Funds - Conda A					\$0.00	\$74,292.96	\$28,145.17	\$46,147.79
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	GL 58907 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$28,145.17		
5/31/2025	GL 60591 Journal Entry		May JE	May JE	\$74,292.96	\$0.00		
01013-002 Truist - Operating Funds - Condo B					\$0.00	\$25,142.75	\$9,533.00	\$15,609.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	GL 58907 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$9,533.00		
5/31/2025	GL 60591 Journal Entry		May JE	1013	\$25,142.75	\$0.00		
01013-003 Truist - Operating Funds - Condo C					\$0.00	\$20,291.66	\$7,717.25	\$12,574.41
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	GL 58907 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$7,717.25		
5/31/2025	GL 60591 Journal Entry		May JE	1013	\$20,291.66	\$0.00		
01013-008 Truist - Operating Funds - Common A...					\$0.00	\$45,395.42	\$0.00	\$45,395.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58999 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$45,395.42	\$0.00		
01013-099 Truist - Operating Funds					\$136,776.09	\$62,998.00	\$174,102.53	\$25,671.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	AR 58912 Cash Receipts...	4775021...		One Time Pay...	\$453.00	\$0.00		
5/1/2025	AP 58917 Print Check	10992	COAST - COASTLINE PC...	Sidewalk Rep...	\$0.00	\$6,840.00		
5/1/2025	AP 58917 Print Check	10993	COAST - COASTLINE PC...	Dumpster 5 R...	\$0.00	\$1,775.00		
5/1/2025	AP 58917 Print Check	10994	COAST - COASTLINE PC...	Unit 3933 La...	\$0.00	\$965.00		
5/1/2025	AP 58917 Print Check	10995	COAST - COASTLINE PC...	Pool Address...	\$0.00	\$450.00		
5/1/2025	AP 58917 Print Check	10996	Hixon - Hixon Pool R...	April 2025 M...	\$0.00	\$325.00		
5/1/2025	AP 58917 Print Check	10990	McHenry - Jim McHenr...	Reimbursemen...	\$0.00	\$75.00		
5/1/2025	AP 58917 Print Check	10991	McHenry - Jim McHenr...	Reimbursemen...	\$0.00	\$364.00		
5/1/2025	AR 58930 Cash Receipts...	4776365...		One Time Pay...	\$440.00	\$0.00		
5/1/2025	AR 59065 Cash Receipts...	3			\$2,648.00	\$0.00		
5/1/2025	AP 59663 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$0.00	\$6,247.86		
5/1/2025	AP 59664 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$0.00	\$2,230.76		
5/1/2025	AP 59665 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$0.00	\$1,228.65		
5/1/2025	AP 59666 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$0.00	\$323.74		
5/1/2025	AP 60100 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Insurance Pr...	\$0.00	\$19,440.79		
5/2/2025	AR 58991 Cash Receipts...	4780335...		One Time Pay...	\$460.00	\$0.00		
5/2/2025	AR 59010 Cash Receipts...	4781963...		One Time Pay...	\$440.00	\$0.00		
5/2/2025	AR 59103 Cash Receipts...	0000000...			\$3,118.00	\$0.00		
5/3/2025	AR 59058 Cash Receipts...	4784944...		One Time Pay...	\$715.00	\$0.00		
5/3/2025	AR 59064 Cash Receipts...	4787258...		One Time Pay...	\$440.00	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
5/4/2025	AR 59068 Cash Receipts...	4789768...		One Time Pay...	\$460.00	\$0.00	
5/5/2025	AR 58980 Cash Receipts...	4790099...		Automated Pa...	\$3,546.00	\$0.00	
5/5/2025	AR 59077 Cash Receipts...	4790231...		One Time Pay...	\$440.00	\$0.00	
5/5/2025	AR 59106 Cash Receipts...	0000000...			\$23,408.00	\$0.00	
5/6/2025	AR 59325 Cash Receipts...	0000002...			\$2,632.00	\$0.00	
5/7/2025	AR 59132 Cash Receipts...	4798549...		One Time Pay...	\$440.00	\$0.00	
5/7/2025	AR 59173 Cash Receipts...	995165			\$576.00	\$0.00	
5/7/2025	AR 59174 Cash Receipts...	227		Decal--4079	\$5.00	\$0.00	
5/7/2025	AR 59327 Cash Receipts...	0000000...			\$1,292.00	\$0.00	
5/8/2025	AR 59194 Cash Receipts...	4801125...		One Time Pay...	\$460.00	\$0.00	
5/8/2025	AR 59195 Cash Receipts...	4801386...		One Time Pay...	\$460.00	\$0.00	
5/8/2025	AR 59329 Cash Receipts...	0000000...			\$1,314.00	\$0.00	
5/8/2025	GL 60577 Misc Payment			Return ACH F...	\$0.00	\$12.00	
5/9/2025	AR 59196 Cash Receipts...	4802122...		One Time Pay...	\$440.00	\$0.00	
5/9/2025	AR 59233 Cash Receipts...	4803186...		One Time Pay...	\$440.00	\$0.00	
5/9/2025	AR 59330 Cash Receipts...	0000002...			\$2,660.00	\$0.00	
5/10/2025	AR 59245 Cash Receipts...	4803719...		One Time Pay...	\$440.00	\$0.00	
5/12/2025	AR 59303 Cash Receipts...	4804581...		One Time Pay...	\$440.00	\$0.00	
5/12/2025	AR 59306 Cash Receipts...	8850411...			\$866.00	\$0.00	
5/12/2025	AR 59332 Cash Receipts...	0000000...			\$460.00	\$0.00	
5/13/2025	AR 59307 Backout Payme...	4790099...		Automated Pa...	\$0.00	\$460.00	
5/13/2025	AR 59322 Cash Receipts...	4805425...		One Time Pay...	\$440.00	\$0.00	
5/13/2025	AR 59402 Cash Receipts...	0000000...			\$1,340.00	\$0.00	
5/14/2025	AR 59334 Cash Receipts...	4806445...		One Time Pay...	\$440.00	\$0.00	
5/15/2025	AR 59383 Cash Receipts...	4807845...		One Time Pay...	\$426.00	\$0.00	
5/15/2025	AP 59575 Hand Written ...	Auto Pa...	repub - Republic Ser...	May 2025 Tra...	\$0.00	\$3,234.84	
5/19/2025	AR 59448 Cash Receipts...	4809189...		One Time Pay...	\$440.00	\$0.00	
5/19/2025	AR 60009 Cash Receipts...	0000000...			\$409.00	\$0.00	
5/20/2025	AP 59662 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$0.00	\$628.64	
5/21/2025	AR 59648 Cash Receipts...	597		Visitor Pass...	\$50.00	\$0.00	
5/21/2025	AP 59736 Hand Written ...	Online ...	FLDEPT - FL DEPT OF ...	Pool Operati...	\$0.00	\$325.35	
5/21/2025	AR 59758 Cash Receipts...	0000000...			\$453.00	\$0.00	
5/22/2025	AR 59759 Cash Receipts...	0000000...			\$440.00	\$0.00	
5/23/2025	AP 59650 Print Check	10998	trail - Trail Servic...	May 2025 Law...	\$0.00	\$5,450.00	
5/23/2025	AP 59650 Print Check	11000	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
5/23/2025	AP 59650 Print Check	11004	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
5/23/2025	AP 59650 Print Check	11005	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
5/23/2025	AP 59650 Print Check	10997	Martin & Martin, P.A...	Legal: Gener...	\$0.00	\$95.00	
5/23/2025	AP 59650 Print Check	10999	Hixon - Hixon Pool R...	May 2025 Mon...	\$0.00	\$325.00	
5/23/2025	AP 59650 Print Check	11001	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
5/23/2025	AP 59650 Print Check	11002	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
5/23/2025	AP 59650 Print Check	11003	Bug Off - Bug Off Ex...	Rebait Roden...	\$0.00	\$30.00	
5/23/2025	AR 59761 Cash Receipts...	0000000...			\$440.00	\$0.00	
5/25/2025	AR 59592 Cash Receipts...	4813020...		One Time Pay...	\$440.00	\$0.00	
5/25/2025	AP 59661 Hand Written ...	Online ...	Hom - Home Depot	General Supp...	\$0.00	\$445.75	

Account				Balance Forward	Debits	Credits	Ending Balance
5/26/2025	AR 60586 Cash Receipts...	1133531			\$440.00	\$0.00	
5/26/2025	AR 60588 Cash Receipts...	1133530			\$440.00	\$0.00	
5/26/2025	GL 60589 Misc Deposit				\$9.00	\$0.00	
5/27/2025	AR 59667 Cash Receipts...	4813930...		One Time Pay...	\$440.00	\$0.00	
5/27/2025	AR 59680 Cash Receipts...	7255315...		aPP 3868 C...	\$100.00	\$0.00	
5/27/2025	AR 59763 Cash Receipts...	0000000...			\$440.00	\$0.00	
5/28/2025	AR 59679 Cash Receipts...	8856522...			\$1,000.00	\$0.00	
5/28/2025	AR 59765 Cash Receipts...	0000000...			\$2,225.00	\$0.00	
5/28/2025	GL 60576 Misc Payment			Reserves Maj...	\$0.00	\$6,568.00	
5/29/2025	AP 59724 Print Check	11006	SPECT - SPECTRUM ASS...	June 2025 Ja...	\$0.00	\$5,710.00	
5/29/2025	AP 59724 Print Check	11007	SPECT - SPECTRUM ASS...	June 2025 Mo...	\$0.00	\$2,606.00	
5/29/2025	AR 59767 Cash Receipts...	0000000...			\$880.00	\$0.00	
5/30/2025	AR 59728 Cash Receipts...	4818231...		One Time Pay...	\$442.00	\$0.00	
5/30/2025	AR 59731 Cash Receipts...	4818850...		One Time Pay...	\$460.00	\$0.00	
5/30/2025	AP 59840 Print Check	11010	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
5/30/2025	AP 59840 Print Check	11009	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
5/30/2025	AP 59840 Print Check	11008	Fire - FireMaster	Annual Fire ...	\$0.00	\$1,053.95	
5/30/2025	AP 60282 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$0.00	\$37.06	
5/30/2025	AP 60283 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$0.00	\$34.82	
5/30/2025	AP 60284 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$0.00	\$33.72	
5/30/2025	AP 60285 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$0.00	\$34.64	
5/30/2025	AP 60286 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$0.00	\$34.47	
5/30/2025	AP 60287 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$0.00	\$35.38	
5/30/2025	AP 60289 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$0.00	\$34.37	
5/30/2025	AP 60291 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$0.00	\$34.71	
5/30/2025	AP 60292 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$0.00	\$35.29	
5/30/2025	AP 60293 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$0.00	\$34.54	
5/30/2025	AP 60294 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$0.00	\$34.47	
5/30/2025	AP 60295 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$0.00	\$31.59	
5/30/2025	AP 60296 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$0.00	\$32.50	
5/30/2025	AP 60297 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$0.00	\$32.28	
5/30/2025	AP 60298 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$0.00	\$38.54	
5/30/2025	AP 60299 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$0.00	\$33.32	
5/30/2025	AP 60300 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$0.00	\$35.10	
5/30/2025	AP 60301 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$0.00	\$324.70	
5/30/2025	AP 60302 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$0.00	\$116.63	
5/30/2025	AP 60363 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc A...	\$0.00	\$6,274.26	
5/30/2025	AP 60364 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc B:	\$0.00	\$2,784.82	
5/30/2025	AP 60365 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc C:	\$0.00	\$1,291.37	
5/30/2025	AP 60366 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$0.00	\$338.41	
5/31/2025	AR 59735 Cash Receipts...	4820317...		One Time Pay...	\$440.00	\$0.00	
5/31/2025	GL 60580 Misc Deposit				\$871.00	\$0.00	
5/31/2025	GL 60591 Journal Entry		May JE	1013	\$0.00	\$94,055.81	
01019-000 Truist - Pet Security Account - Cos...				\$0.00	\$32,500.00	\$32,500.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account					Balance Forward	Debits	Credits	Ending Balance
5/1/2025	GL 60582 Misc Deposit				\$16,250.00	\$0.00		
5/1/2025	GL 60583 Misc Deposit				\$16,250.00	\$0.00		
5/31/2025	GL 60590 Journal Entry		May JE	May JE	\$0.00	\$32,500.00		
01019-008 Truist - Pet Security Account - Com...					\$16,250.00	\$0.00	\$0.00	\$16,250.00
01026-009 Jurist - Spec Operatingw- MM					\$57,214.96	\$196.63	\$0.00	\$57,411.59
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/31/2025	GL 60595 Journal Entry		May JE	May JE	\$196.63	\$0.00		
01224-009 Jurist -Money Market Funds					\$1,049,454.15	\$7,192.30	\$0.00	\$1,056,646.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/28/2025	GL 60576 Misc Payment			Reserves Maj...	\$6,568.00	\$0.00		
5/31/2025	GL 60595 Journal Entry		May JE	May JE	\$624.30	\$0.00		
01310-001 Assessments Receivable - Conda A					\$6,001.96	\$38,720.00	\$38,079.00	\$6,642.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	AR 58978 Apply Charges				\$38,720.00	\$0.00		
5/1/2025	AR 58979 Apply PrePaid...				\$0.00	\$7,696.87		
5/1/2025	AR 59065 Cash Receipts...	3			\$0.00	\$326.00		
5/2/2025	AR 59010 Cash Receipts...	4781963...		One Time Pay...	\$0.00	\$440.00		
5/3/2025	AR 59064 Cash Receipts...	4787258...		One Time Pay...	\$0.00	\$440.00		
5/5/2025	AR 58980 Cash Receipts...	4790099...		Automated Pa...	\$0.00	\$1,320.00		
5/5/2025	AR 59077 Cash Receipts...	4790231...		One Time Pay...	\$0.00	\$440.00		
5/5/2025	AR 59106 Cash Receipts...	0000000...			\$0.00	\$13,797.00		
5/6/2025	AR 59325 Cash Receipts...	0000001...			\$0.00	\$1,320.00		
5/7/2025	AR 59132 Cash Receipts...	4798549...		One Time Pay...	\$0.00	\$440.00		
5/7/2025	AR 59173 Cash Receipts...	8829450...			\$0.00	\$150.00		
5/7/2025	AR 59327 Cash Receipts...	0000001...			\$0.00	\$440.00		
5/9/2025	AR 59196 Cash Receipts...	4802122...		One Time Pay...	\$0.00	\$440.00		
5/9/2025	AR 59233 Cash Receipts...	4803186...		One Time Pay...	\$0.00	\$440.00		
5/9/2025	AR 59330 Cash Receipts...	0000012...			\$0.00	\$2,118.00		
5/10/2025	AR 59245 Cash Receipts...	4803719...		One Time Pay...	\$0.00	\$438.45		
5/12/2025	AR 59303 Cash Receipts...	4804581...		One Time Pay...	\$0.00	\$440.00		
5/12/2025	AR 59306 Cash Receipts...	8850411...			\$0.00	\$113.00		
5/13/2025	AR 59322 Cash Receipts...	4805425...		One Time Pay...	\$0.00	\$440.00		
5/13/2025	AR 59402 Cash Receipts...	0000000...			\$0.00	\$880.00		
5/14/2025	AR 59334 Cash Receipts...	4806445...		One Time Pay...	\$0.00	\$415.00		
5/19/2025	AR 59448 Cash Receipts...	4809189...		One Time Pay...	\$0.00	\$440.00		
5/19/2025	AR 60009 Cash Receipts...	0000000...			\$0.00	\$409.00		
5/22/2025	AR 59759 Cash Receipts...	0000000...			\$0.00	\$440.00		
5/23/2025	AR 59761 Cash Receipts...	0000000...			\$0.00	\$440.00		
5/25/2025	AR 59592 Cash Receipts...	4813020...		One Time Pay...	\$0.00	\$440.00		
5/26/2025	AR 60586 Cash Receipts...	1133531			\$0.00	\$440.00		
5/26/2025	AR 60588 Cash Receipts...	1133530			\$0.00	\$440.00		
5/27/2025	AR 59667 Cash Receipts...	4813930...		One Time Pay...	\$0.00	\$440.00		
5/28/2025	AR 59679 Cash Receipts...	8856522...			\$0.00	\$1,000.00		
5/28/2025	AR 59765 Cash Receipts...	0000000...			\$0.00	\$617.23		

Account				Balance Forward	Debits	Credits	Ending Balance
5/30/2025	AR 59728 Cash Receipts...	4818231...		One Time Pay...	\$0.00	\$438.45	
01310-002 Assessments Receivable - Condo B				\$4,397.00	\$14,260.00	\$14,055.00	\$4,602.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AR 58978 Apply Charges				\$13,800.00	\$0.00	
5/1/2025	AR 58979 Apply PrePaid...				\$0.00	\$3,065.50	
5/1/2025	AR 59065 Cash Receipts...	3			\$0.00	\$460.00	
5/2/2025	AR 58991 Cash Receipts...	4780335...		One Time Pay...	\$0.00	\$435.00	
5/2/2025	AR 59103 Cash Receipts...	0000000...			\$0.00	\$943.00	
5/3/2025	AR 59058 Cash Receipts...	4784944...		One Time Pay...	\$0.00	\$715.00	
5/4/2025	AR 59068 Cash Receipts...	4789768...		One Time Pay...	\$0.00	\$460.00	
5/5/2025	AR 58980 Cash Receipts...	4790099...		Automated Pa...	\$0.00	\$920.00	
5/5/2025	AR 59106 Cash Receipts...	0000000...			\$0.00	\$3,542.50	
5/6/2025	AR 59325 Cash Receipts...	0000000...			\$0.00	\$460.00	
5/8/2025	AR 59194 Cash Receipts...	4801125...		One Time Pay...	\$0.00	\$460.00	
5/8/2025	AR 59195 Cash Receipts...	4801386...		One Time Pay...	\$0.00	\$460.00	
5/8/2025	AR 59329 Cash Receipts...	0000000...			\$0.00	\$460.00	
5/9/2025	AR 59330 Cash Receipts...	0000002...			\$0.00	\$460.00	
5/12/2025	AR 59332 Cash Receipts...	0000000...			\$0.00	\$460.00	
5/13/2025	AR 59307 Backout Payme...	4790099...		Automated Pa...	\$460.00	\$0.00	
5/13/2025	AR 59402 Cash Receipts...	0000000...			\$0.00	\$460.00	
5/28/2025	AR 59765 Cash Receipts...	0000000...			\$0.00	\$294.00	
01310-003 Assessments Receivable - Condo C				\$1,100.23	\$10,224.00	\$9,769.00	\$1,555.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AR 58978 Apply Charges				\$10,224.00	\$0.00	
5/1/2025	AR 58979 Apply PrePaid...				\$0.00	\$2,439.50	
5/1/2025	AR 59065 Cash Receipts...	3			\$0.00	\$416.00	
5/2/2025	AR 59103 Cash Receipts...	0000000...			\$0.00	\$405.00	
5/5/2025	AR 58980 Cash Receipts...	4790099...		Automated Pa...	\$0.00	\$426.00	
5/5/2025	AR 59106 Cash Receipts...	0000000...			\$0.00	\$3,378.00	
5/6/2025	AR 59325 Cash Receipts...	0000002...			\$0.00	\$563.50	
5/7/2025	AR 59173 Cash Receipts...	995165			\$0.00	\$426.00	
5/7/2025	AR 59327 Cash Receipts...	0000000...			\$0.00	\$852.00	
5/8/2025	AR 59329 Cash Receipts...	0000000...			\$0.00	\$426.00	
5/12/2025	AR 59306 Cash Receipts...	12011			\$0.00	\$11.00	
5/15/2025	AR 59383 Cash Receipts...	4807845...		One Time Pay...	\$0.00	\$426.00	
01330-001 Special Assmts. Receiv. - Conda A				(\$1.00)	\$1.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/31/2025	GL 60590 Journal Entry		May JE	May JE	\$1.00	\$0.00	
01330-003 Special Assmts. Receiv. - Condo C				\$384.32	\$0.00	\$3.00	\$381.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/8/2025	AR 59329 Cash Receipts...	0000000...			\$0.00	\$2.00	
5/31/2025	GL 60590 Journal Entry		May JE	May JE	\$0.00	\$1.00	
01380-000 Owner Admin. Fees Receiv. - Cost Ce...				\$25.00	\$25.00	\$25.00	\$25.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
5/13/2025	AR 59308 Apply NSF	4790099...		Automated Pa...	\$25.00	\$0.00	
5/13/2025	AR 59323 Adjustment				\$0.00	\$25.00	
01380-001 Owner Admin. Fees Receiv. - Conda A				\$75.00	\$0.00	\$0.00	\$75.00
01380-002 Owner Admin. Fees Receiv. - Condo B				\$25.00	\$0.00	\$0.00	\$25.00
01610-008 Prepaid Insurance - Common Area				\$174,967.11	\$0.00	\$19,440.79	\$155,526.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58996 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$0.00	\$19,440.79	
01620-008 Prepaid Expenses - Common Area				\$10,344.50	\$8,316.00	\$8,316.00	\$10,344.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/29/2025	AP 59709 Enter Bills - ...		SPECT - SPECTRUM ASS...	June 2025 Mo...	\$2,606.00	\$0.00	
5/29/2025	AP 59710 Enter Bills - ...		SPECT - SPECTRUM ASS...	June 2025 Ja...	\$5,710.00	\$0.00	
5/31/2025	GL 60592 Journal Entry		May JE	May JE	\$0.00	\$8,316.00	
01639-001 Prepaid Condo Dues - Conda A				\$234.68	\$0.00	\$29.33	\$205.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58998 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$29.33	
01639-002 Prepaid Condo Dues - Condo B				\$80.00	\$0.00	\$10.00	\$70.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58998 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$10.00	
01639-003 Prepaid Condo Dues - Condo C				\$64.00	\$0.00	\$8.00	\$56.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58998 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$8.00	
01650-000 To Be Allocated				\$0.00	\$16,250.00	\$16,250.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	GL 60583 Misc Deposit				\$0.00	\$16,250.00	
5/31/2025	GL 60590 Journal Entry		May JE	May JE	\$16,250.00	\$0.00	
01650-008 To Be Allocated - Common Area				\$0.00	\$17,121.00	\$17,121.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	GL 60582 Misc Deposit				\$0.00	\$16,250.00	
5/31/2025	GL 60580 Misc Deposit				\$0.00	\$871.00	
5/31/2025	GL 60590 Journal Entry		May JE	May JE	\$16,250.00	\$0.00	
5/31/2025	GL 60592 Journal Entry		May JE	May JE	\$871.00	\$0.00	
02560-008 Utility Deposits - Common Area				\$275.00	\$0.00	\$0.00	\$275.00
03010-000 Accounts Payable - Cost Center 000				\$0.00	\$27,623.35	\$16,829.35	\$10,794.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AP 58917 Print Check	10992	COAST - COASTLINE PC...	Sidewalk Rep...	\$6,840.00	\$0.00	
5/1/2025	AP 58917 Print Check	10993	COAST - COASTLINE PC...	Dumpster 5 R...	\$1,775.00	\$0.00	
5/1/2025	AP 58917 Print Check	10994	COAST - COASTLINE PC...	Unit 3933 La...	\$965.00	\$0.00	
5/1/2025	AP 58917 Print Check	10995	COAST - COASTLINE PC...	Pool Address...	\$450.00	\$0.00	
5/1/2025	AP 58917 Print Check	10996	Hixon - Hixon Pool R...	April 2025 M...	\$325.00	\$0.00	
5/1/2025	AP 58917 Print Check	10990	McHenry - Jim McHenr...	Reimbursemen...	\$75.00	\$0.00	
5/1/2025	AP 58917 Print Check	10991	McHenry - Jim McHenr...	Reimbursemen...	\$364.00	\$0.00	
5/23/2025	AP 59579 Enter Bills - ...		Bug Off - Bug Off Ex...	Rebait Roden...	\$0.00	\$30.00	

Account				Balance Forward	Debits	Credits	Ending Balance
5/23/2025	AP 59582 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
5/23/2025	AP 59583 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
5/23/2025	AP 59584 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
5/23/2025	AP 59585 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
5/23/2025	AP 59586 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
5/23/2025	AP 59587 Enter Bills -...		Hixon - Hixon Pool R...	May 2025 Mon...	\$0.00	\$325.00	
5/23/2025	AP 59588 Enter Bills -...		trail - Trail Servic...	May 2025 Law...	\$0.00	\$5,450.00	
5/23/2025	AP 59589 Enter Bills -...		Martin & Martin, P.A...	Legal: Gener...	\$0.00	\$95.00	
5/23/2025	AP 59650 Print Check	10998	trail - Trail Servic...	May 2025 Law...	\$5,450.00	\$0.00	
5/23/2025	AP 59650 Print Check	11000	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
5/23/2025	AP 59650 Print Check	11004	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
5/23/2025	AP 59650 Print Check	11005	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
5/23/2025	AP 59650 Print Check	10997	Martin & Martin, P.A...	Legal: Gener...	\$95.00	\$0.00	
5/23/2025	AP 59650 Print Check	10999	Hixon - Hixon Pool R...	May 2025 Mon...	\$325.00	\$0.00	
5/23/2025	AP 59650 Print Check	11001	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
5/23/2025	AP 59650 Print Check	11002	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
5/23/2025	AP 59650 Print Check	11003	Bug Off - Bug Off Ex...	Rebait Roden...	\$30.00	\$0.00	
5/26/2025	AP 59642 Void Check		Filomena & James Pre...	Owner Refund	\$0.00	\$440.00	
5/26/2025	AP 59643 AP Adjustment		Filomena & James Pre...	Owner Refund	\$440.00	\$0.00	
5/29/2025	AP 59709 Enter Bills -...		SPECT - SPECTRUM ASS...	June 2025 Mo...	\$0.00	\$2,606.00	
5/29/2025	AP 59710 Enter Bills -...		SPECT - SPECTRUM ASS...	June 2025 Ja...	\$0.00	\$5,710.00	
5/29/2025	AP 59724 Print Check	11006	SPECT - SPECTRUM ASS...	June 2025 Ja...	\$5,710.00	\$0.00	
5/29/2025	AP 59724 Print Check	11007	SPECT - SPECTRUM ASS...	June 2025 Mo...	\$2,606.00	\$0.00	
5/30/2025	AP 59740 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
5/30/2025	AP 59741 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
5/30/2025	AP 59742 Enter Bills -...		Fire - FireMaster	Annual Fire ...	\$0.00	\$1,053.95	
5/30/2025	AP 59840 Print Check	11010	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
5/30/2025	AP 59840 Print Check	11009	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
5/30/2025	AP 59840 Print Check	11008	Fire - FireMaster	Annual Fire ...	\$1,053.95	\$0.00	
03015-008 Insurance Payable - Common Area				(\$146,843.42)	\$19,440.79	\$0.00	(\$127,402.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AP 60100 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Insurance Pr...	\$19,440.79	\$0.00	
03020-008 Accrued CPA Fees - Common Area				(\$2,125.00)	\$0.00	\$375.00	(\$2,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58997 Journal Entry		Accrued CPA Fees	Accrued CPA ...	\$0.00	\$375.00	
03022-099 Income Tax Payable				(\$5,251.00)	\$0.00	\$0.00	(\$5,251.00)
03310-001 Prepaid Owner Assessments - Conda A				(\$12,238.12)	\$8,136.87	\$7,754.87	(\$11,856.12)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AR 58930 Cash Receipts...	4776365...		One Time Pay...	\$0.00	\$440.00	
5/1/2025	AR 58979 Apply PrePaid...				\$7,696.87	\$0.00	
5/1/2025	AR 59065 Cash Receipts...	4			\$0.00	\$584.00	
5/2/2025	AR 59103 Cash Receipts...	0000000...			\$0.00	\$880.00	
5/5/2025	AR 58980 Cash Receipts...	4790099...		Automated Pa...	\$0.00	\$880.00	
5/5/2025	AR 59106 Cash Receipts...	0000000...			\$0.00	\$1,603.00	
5/9/2025	AR 59330 Cash Receipts...	0000001...			\$0.00	\$82.00	

Account				Balance Forward	Debits	Credits	Ending Balance
5/10/2025	AR 59245 Cash Receipts...	4803719...		One Time Pay...	\$0.00	\$1.55	
5/12/2025	AR 59306 Cash Receipts...	8850411...			\$0.00	\$327.00	
5/14/2025	AR 59334 Cash Receipts...	4806445...		One Time Pay...	\$0.00	\$25.00	
5/26/2025	AP 59642 Void Check		Filomena & James Pre...	Owner Refund	\$440.00	\$0.00	
5/26/2025	AP 59643 AP Adjustment		Filomena & James Pre...	Owner Refund	\$0.00	\$440.00	
5/27/2025	AR 59763 Cash Receipts...	0000000...			\$0.00	\$440.00	
5/28/2025	AR 59765 Cash Receipts...	0000000...			\$0.00	\$728.77	
5/29/2025	AR 59767 Cash Receipts...	0000000...			\$0.00	\$880.00	
5/30/2025	AR 59728 Cash Receipts...	4818231...		One Time Pay...	\$0.00	\$3.55	
5/31/2025	AR 59735 Cash Receipts...	4820317...		One Time Pay...	\$0.00	\$440.00	
03310-002 Prepaid Owner Assessments - Condo B				(\$2,880.38)	\$3,065.50	\$3,497.50	(\$3,312.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AR 58912 Cash Receipts...	4775021...		One Time Pay...	\$0.00	\$453.00	
5/1/2025	AR 58979 Apply PrePaid...				\$3,065.50	\$0.00	
5/2/2025	AR 58991 Cash Receipts...	4780335...		One Time Pay...	\$0.00	\$25.00	
5/2/2025	AR 59103 Cash Receipts...	0000000...			\$0.00	\$890.00	
5/5/2025	AR 59106 Cash Receipts...	0000000...			\$0.00	\$1,057.50	
5/21/2025	AR 59758 Cash Receipts...	0000000...			\$0.00	\$453.00	
5/28/2025	AR 59765 Cash Receipts...	0000000...			\$0.00	\$159.00	
5/30/2025	AR 59731 Cash Receipts...	4818850...		One Time Pay...	\$0.00	\$460.00	
03310-003 Prepaid Owner Assessments - Condo C				(\$7,283.50)	\$2,439.50	\$2,447.50	(\$7,291.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AR 58979 Apply PrePaid...				\$2,439.50	\$0.00	
5/1/2025	AR 59065 Cash Receipts...	3			\$0.00	\$862.00	
5/5/2025	AR 59106 Cash Receipts...	0000000...			\$0.00	\$30.00	
5/6/2025	AR 59325 Cash Receipts...	0000002...			\$0.00	\$288.50	
5/8/2025	AR 59329 Cash Receipts...	0054337...			\$0.00	\$426.00	
5/12/2025	AR 59306 Cash Receipts...	12011			\$0.00	\$415.00	
5/28/2025	AR 59765 Cash Receipts...	0000000...			\$0.00	\$426.00	
03340-008 Pet Security Deposits - Common Area				(\$16,250.00)	\$0.00	\$0.00	(\$16,250.00)
05020-001 Reserves - Pavement - Condo A				(\$79,763.09)	\$0.00	\$241.58	(\$80,004.67)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$241.58	
05020-002 Reserves - Pavement - Condo B				(\$38,689.56)	\$0.00	\$310.58	(\$39,000.14)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$310.58	
05020-003 Reserves - Pavement - Condo C				(\$39,945.77)	\$0.00	\$294.92	(\$40,240.69)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$294.92	
05020-008 Reserves - Pavement - Common Area				(\$4,079.92)	\$0.00	\$45.50	(\$4,125.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$45.50	

Account					Balance Forward	Debits	Credits	Ending Balance
05090-008 Reserves - Pool - Common Area					(\$31,562.17)	\$0.00	\$0.00	(\$31,562.17)
05092-001 Reserve - Restoration - Conda A					(\$101,227.90)	\$0.00	\$921.58	(\$102,149.48)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$921.58		
05092-002 Reserve - Restoration - Condo B					(\$13,061.38)	\$0.00	\$48.17	(\$13,109.55)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$48.17		
05092-003 Reserve - Restoration - Condo C					(\$40,614.22)	\$0.00	\$189.25	(\$40,803.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$189.25		
05092-008 Reserve - Restoration - Common Area					(\$28,934.31)	\$0.00	\$156.67	(\$29,090.98)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$156.67		
05094-001 Reserve -Deferred Maintenance - Con...					(\$6,283.92)	\$0.00	\$0.00	(\$6,283.92)
05094-002 Reserve -Deferred Maintenance - Con...					(\$5,601.96)	\$0.00	\$0.00	(\$5,601.96)
05094-003 Reserve -Deferred Maintenance - Con...					(\$6,297.00)	\$0.00	\$0.00	(\$6,297.00)
05094-008 Reserve -Deferred Maintenance - Com...					(\$41,084.14)	\$0.00	\$0.00	(\$41,084.14)
05210-001 Reserves - Roofs - Conda A					(\$107,126.21)	\$0.00	\$2,573.83	(\$109,700.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$2,573.83		
05210-002 Reserves - Roofs - Condo B					(\$190,521.86)	\$0.00	\$1,351.75	(\$191,873.61)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$1,351.75		
05210-003 Reserves - Roofs - Condo C					(\$77,631.58)	\$0.00	\$405.08	(\$78,036.66)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$405.08		
05210-008 Reserves - Roofs - Common Area					(\$19,524.00)	\$0.00	\$0.00	(\$19,524.00)
05220-001 Reserves - Exterior Paint - Conda A					(\$73,543.75)	\$0.00	\$0.00	(\$73,543.75)
05220-002 Reserves - Exterior Paint - Condo B					(\$24,417.87)	\$0.00	\$28.58	(\$24,446.45)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$0.00	\$28.58		
05220-003 Reserves - Exterior Paint - Condo C					(\$17,297.15)	\$0.00	\$0.00	(\$17,297.15)
05220-008 Reserves - Exterior Paint - Common ...					(\$2,950.00)	\$0.00	\$0.00	(\$2,950.00)
05492-001 Reserve - Interest Income - Conda A					(\$4,304.66)	\$0.00	\$0.00	(\$4,304.66)
05492-002 Reserve - Interest Income - Condo B					(\$1,461.87)	\$0.00	\$0.00	(\$1,461.87)
05492-003 Reserve - Interest Income - Condo C					(\$1,172.54)	\$0.00	\$0.00	(\$1,172.54)
05492-008 Reserve - Interest Income - Common ...					(\$107.72)	\$0.00	\$0.00	(\$107.72)
05492-009 Reserve - Interest Income - JURIST					(\$117,249.60)	\$0.00	\$624.30	(\$117,873.90)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/31/2025	GL 60595 Journal Entry		May JE	May JE	\$0.00	\$624.30		
05496-008 Reserve-Major Repr/Repl - Common Ar...					\$25,000.00	\$0.00	\$0.00	\$25,000.00
05510-001 Fund Balance - Conda A					(\$115,078.06)	\$0.00	\$0.00	(\$115,078.06)
05510-002 Fund Balance - Condo B					(\$38,982.05)	\$0.00	\$0.00	(\$38,982.05)
05510-003 Fund Balance - Condo C					(\$31,549.65)	\$0.00	\$0.00	(\$31,549.65)

Account					Balance Forward	Debits	Credits	Ending Balance
06310-001 Assessment Income - Conda A					(\$42,221.68)	\$28,164.58	\$38,720.00	(\$52,777.10)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	AR 58978 Apply Charges				\$0.00	\$38,720.00		
5/2/2025	GL 58992 Journal Entry		Common Area Income	Common Area ...	\$28,145.17	\$0.00		
5/31/2025	GL 60592 Journal Entry		May JE	May JE	\$19.41	\$0.00		
06310-002 Assessment Income - Condo B					(\$17,480.32)	\$9,533.00	\$13,903.08	(\$21,850.40)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	AR 58978 Apply Charges				\$0.00	\$13,800.00		
5/2/2025	GL 58992 Journal Entry		Common Area Income	Common Area ...	\$9,533.00	\$0.00		
5/31/2025	GL 60592 Journal Entry		May JE	May JE	\$0.00	\$103.08		
06310-003 Assessment Income - Condo C					(\$9,968.00)	\$7,732.00	\$10,224.00	(\$12,460.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	AR 58978 Apply Charges				\$0.00	\$10,224.00		
5/2/2025	GL 58992 Journal Entry		Common Area Income	Common Area ...	\$7,717.25	\$0.00		
5/31/2025	GL 60592 Journal Entry		May JE	May JE	\$14.75	\$0.00		
06320-001 Common Area Income - Conda A					(\$112,580.68)	\$0.00	\$28,145.17	(\$140,725.85)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58992 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$28,145.17		
06320-002 Common Area. Income - Condo B					(\$38,132.00)	\$0.00	\$9,533.00	(\$47,665.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58992 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$9,533.00		
06320-003 Common Area Income - Condo C					(\$30,869.00)	\$0.00	\$7,717.25	(\$38,586.25)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58992 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$7,717.25		
06330-008 Special Assmt. Income - Common Area					(\$23,597.62)	\$0.00	\$0.00	(\$23,597.62)
06340-002 Late Fee Income - Condo B					(\$65.54)	\$0.00	\$0.00	(\$65.54)
06380-000 Owner Admin. Fees Income - Cost Cen...					\$0.00	\$25.00	\$25.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/13/2025	AR 59308 Apply NSF	4790099...		Automated Pa...	\$0.00	\$25.00		
5/13/2025	AR 59323 Adjustment				\$25.00	\$0.00		
06380-001 Owner Admin. Fees Income - Conda A					(\$75.00)	\$0.00	\$0.00	(\$75.00)
06380-002 Owner Admin. Fees Income - Condo B					(\$25.00)	\$0.00	\$0.00	(\$25.00)
06410-008 Condo A Transfer CA					(\$112,580.68)	\$0.00	\$28,145.17	(\$140,725.85)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58999 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$28,145.17		
06411-008 Condo B Transfer-CA					(\$38,132.00)	\$0.00	\$9,533.00	(\$47,665.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58999 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$9,533.00		
06412-008 Condo C Transfer-CA					(\$30,869.00)	\$0.00	\$7,717.25	(\$38,586.25)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58999 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$7,717.25		
06490-001 Receivables Adjustments - Conda A					\$1,788.97	\$0.00	\$899.41	\$889.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account					Balance Forward	Debits	Credits	Ending Balance
5/26/2025	GL 60589 Misc Deposit					\$0.00	\$9.00	
5/31/2025	GL 60592 Journal Entry		May JE	May JE		\$0.00	\$890.41	
06490-002 Receivables Adjustments - Condo B					\$947.28	\$103.08	\$0.00	\$1,050.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/31/2025	GL 60592 Journal Entry		May JE	May JE		\$103.08	\$0.00	
06490-003 Receivables Adjustments - Condo C					\$638.72	\$0.00	\$14.75	\$623.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/31/2025	GL 60592 Journal Entry		May JE	May JE		\$0.00	\$14.75	
06510-003 Transfer Fees - Condo C					(\$259.67)	\$0.00	\$0.00	(\$259.67)
06510-008 Transfer Fees - Common Area					(\$25,000.00)	\$0.00	\$0.00	(\$25,000.00)
06530-008 Parking Decals/Passes					(\$5.00)	\$0.00	\$55.00	(\$60.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/7/2025	AR 59174 Cash Receipts...	227		Decal--4079		\$0.00	\$5.00	
5/21/2025	AR 59648 Cash Receipts...	597		Visitor Pass...		\$0.00	\$50.00	
06550-008 Application Fees					(\$65.00)	\$0.00	\$100.00	(\$165.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/27/2025	AR 59680 Cash Receipts...	7255315...		aPP 3868 c...		\$0.00	\$100.00	
06910-008 Interest Income - Common Area					(\$802.95)	\$0.00	\$196.63	(\$999.58)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/31/2025	GL 60595 Journal Entry		May JE	May JE		\$0.00	\$196.63	
07010-008 Management Fees - Common Area					\$10,224.00	\$2,556.00	\$0.00	\$12,780.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/31/2025	GL 60592 Journal Entry		May JE	May JE		\$2,556.00	\$0.00	
07140-008 Audit Fees - Common Area					\$750.00	\$375.00	\$0.00	\$1,125.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/2/2025	GL 58997 Journal Entry		Accrued CPA Fees	Accrued CPA ...		\$375.00	\$0.00	
07160-008 Legal Fees - Common Area					\$435.00	\$95.00	\$0.00	\$530.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/23/2025	AP 59589 Enter Bills -...		Martin & Martin, P.A...	Legal: Gener...		\$95.00	\$0.00	
07162-008 Professional Fees					\$2,300.00	\$0.00	\$0.00	\$2,300.00
07170-001 Annual Condo Dues					\$117.32	\$29.33	\$0.00	\$146.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/2/2025	GL 58998 Journal Entry		Prepaid Condo Dues	Prepaid Cond...		\$29.33	\$0.00	
07170-002 Annual Condo Dues					\$40.00	\$10.00	\$0.00	\$50.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/2/2025	GL 58998 Journal Entry		Prepaid Condo Dues	Prepaid Cond...		\$10.00	\$0.00	
07170-003 Annual Condo Dues					\$32.00	\$8.00	\$0.00	\$40.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/2/2025	GL 58998 Journal Entry		Prepaid Condo Dues	Prepaid Cond...		\$8.00	\$0.00	
07172-008 License/Permits/Fees					\$0.00	\$325.35	\$0.00	\$325.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
5/21/2025	AP 59736 Hand Written ...	Online ...	FLDEPT - FL DEPT OF ...	Pool Operati...		\$325.35	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
07174-008 Corp Annual Report					\$61.25	\$0.00	\$0.00	\$61.25
07250-001 Bank Charges - Conda A					\$0.00	\$48.00	\$0.00	\$48.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/8/2025	GL 60577 Misc Payment			Return ACH F...	\$12.00	\$0.00		
5/31/2025	GL 60593 Journal Entry		May JE	May JE	\$36.00	\$0.00		
07250-002 Bank Charges - Condo B					\$12.00	\$12.00	\$0.00	\$24.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/31/2025	GL 60593 Journal Entry		May JE	May JE	\$12.00	\$0.00		
07250-008 Bank Charges - Common Area					\$48.00	\$0.00	\$48.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/31/2025	GL 60593 Journal Entry		May JE	May JE	\$0.00	\$48.00		
07262-008 Bulk Mailings					\$261.76	\$0.00	\$0.00	\$261.76
07320-008 Office ,Expenses/Storage= CA					\$576.60	\$50.00	\$0.00	\$626.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/31/2025	GL 60592 Journal Entry		May JE	May JE	\$50.00	\$0.00		
07430-008 Federal Income Tax - Common Area					\$5,251.00	\$0.00	\$0.00	\$5,251.00
07460-001 Common Area Distribution					\$112,580.68	\$28,145.17	\$0.00	\$140,725.85
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	GL 58907 Journal Entry		Maintenance Fees	Maintenance ...	\$28,145.17	\$0.00		
07460-002 Common Area Distribution					\$38,132.00	\$9,533.00	\$0.00	\$47,665.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	GL 58907 Journal Entry		Maintenance Fees	Maintenance ...	\$9,533.00	\$0.00		
07460-003 Common Area Distribution					\$30,869.00	\$7,717.25	\$0.00	\$38,586.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/1/2025	GL 58907 Journal Entry		Maintenance Fees	Maintenance ...	\$7,717.25	\$0.00		
07890-008 Misc. G & A - Common Area					\$1,858.92	\$0.00	\$0.00	\$1,858.92
08010-008 Insurance					\$83,320.16	\$19,440.79	\$0.00	\$102,760.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58996 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$19,440.79	\$0.00		
08210-008 Pool Service. - Common Area					\$975.00	\$325.00	\$0.00	\$1,300.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/23/2025	AP 59587 Enter Bills -...		Hixon - Hixon Pool R...	May 2025 Mon...	\$325.00	\$0.00		
08220-008 Pool Repairs - Common Area					\$2,536.26	\$0.00	\$0.00	\$2,536.26
08910-001 Electricity - Conda A					\$1,573.13	\$383.47	\$0.00	\$1,956.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/30/2025	AP 60282 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$37.06	\$0.00		
5/30/2025	AP 60283 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$34.82	\$0.00		
5/30/2025	AP 60284 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$33.72	\$0.00		
5/30/2025	AP 60285 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$34.64	\$0.00		
5/30/2025	AP 60286 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$34.47	\$0.00		
5/30/2025	AP 60287 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$35.38	\$0.00		
5/30/2025	AP 60289 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$34.37	\$0.00		
5/30/2025	AP 60291 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$34.71	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
5/30/2025	AP 60292 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$35.29	\$0.00	
5/30/2025	AP 60293 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$34.54	\$0.00	
5/30/2025	AP 60294 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$34.47	\$0.00	
08910-002 Electricity - Condo B				\$388.79	\$96.37	\$0.00	\$485.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/30/2025	AP 60295 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$31.59	\$0.00	
5/30/2025	AP 60296 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$32.50	\$0.00	
5/30/2025	AP 60297 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$32.28	\$0.00	
08910-003 Electricity - Condo C				\$437.91	\$106.96	\$0.00	\$544.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/30/2025	AP 60298 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$38.54	\$0.00	
5/30/2025	AP 60299 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$33.32	\$0.00	
5/30/2025	AP 60300 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$35.10	\$0.00	
08910-008 Electricity - Common Area				\$3,426.20	\$441.33	\$0.00	\$3,867.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/30/2025	AP 60301 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$324.70	\$0.00	
5/30/2025	AP 60302 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$116.63	\$0.00	
08930-001 Water & Sewer - Condo A				\$17,029.56	\$12,522.12	\$0.00	\$29,551.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AP 59663 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$6,247.86	\$0.00	
5/30/2025	AP 60363 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc A:...	\$6,274.26	\$0.00	
08930-002 Water & Sewer - Condo B				\$7,168.20	\$5,015.58	\$0.00	\$12,183.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AP 59664 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$2,230.76	\$0.00	
5/30/2025	AP 60364 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc B:...	\$2,784.82	\$0.00	
08930-003 Water & Sewer - Condo C				\$3,266.26	\$2,520.02	\$0.00	\$5,786.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AP 59665 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$1,228.65	\$0.00	
5/30/2025	AP 60365 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc C:...	\$1,291.37	\$0.00	
08930-008 Water & Sewer - Common Area				\$517.60	\$662.15	\$0.00	\$1,179.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2025	AP 59666 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$323.74	\$0.00	
5/30/2025	AP 60366 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$338.41	\$0.00	
08940-008 Trash Removal				\$13,071.50	\$3,234.84	\$0.00	\$16,306.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/15/2025	AP 59575 Hand Written ...	Auto Pa...	repub - Republic Ser...	May 2025 Tra...	\$3,234.84	\$0.00	
09010-008 Tree Maintenance - Common Area				\$200.00	\$0.00	\$0.00	\$200.00
09015-008 Landscape Extras				\$3,619.01	\$579.32	\$0.00	\$4,198.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/20/2025	AP 59662 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$520.64	\$0.00	
5/25/2025	AP 59661 Hand Written ...	Online ...	Hom - Home Depot	General Supp...	\$58.68	\$0.00	
09016-008 Landscape Project				\$5,901.00	\$0.00	\$0.00	\$5,901.00
09020-008 Grounds Maintenance - CA				\$1,770.00	\$0.00	\$0.00	\$1,770.00

Account					Balance Forward	Debits	Credits	Ending Balance
09023-008 Irrigation Project					\$14,180.00	\$0.00	\$0.00	\$14,180.00
09110-001 Gen. Maint. & Repair - Conda A					\$965.00	\$0.00	\$0.00	\$965.00
09110-003 Gen. Maint. & Repair - Condo C					\$291.58	\$0.00	\$0.00	\$291.58
09110-008 Gen. Maint. & Repair - Common Area					\$9,017.15	\$615.07	\$0.00	\$9,632.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/20/2025	AP 59662 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$108.00	\$0.00		
5/23/2025	AP 59582 Enter Bills - ...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00		
5/23/2025	AP 59583 Enter Bills - ...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00		
5/25/2025	AP 59661 Hand Written ...	Online ...	Hom - Home Depot	General Supp...	\$387.07	\$0.00		
5/30/2025	AP 59741 Enter Bills - ...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00		
09120-008 Asphalt Repair - Common Area					\$2,433.50	\$0.00	\$0.00	\$2,433.50
09125-008 Fire Extinguisher Exp					\$0.00	\$1,053.95	\$0.00	\$1,053.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/30/2025	AP 59742 Enter Bills - ...		Fire - FireMaster	Annual Fire ...	\$1,053.95	\$0.00		
09190-008 Electrical Repairs - Common Area					\$773.50	\$0.00	\$0.00	\$773.50
09192-008 Fixture Replacement Project					\$450.00	\$0.00	\$0.00	\$450.00
09585-008 Plumbing/Tunnel/Project					\$599.00	\$0.00	\$0.00	\$599.00
09586-008 Dumpster Repair Project					\$2,600.00	\$0.00	\$0.00	\$2,600.00
09610-008 Lawn Maint. & Landscaping - Common ...					\$20,030.00	\$5,450.00	\$0.00	\$25,480.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/23/2025	AP 59588 Enter Bills - ...		trail - Trail Servic...	May 2025 Law...	\$5,450.00	\$0.00		
09650-008 Security Services - Common Area					\$1,748.95	\$999.40	\$0.00	\$2,748.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/23/2025	AP 59584 Enter Bills - ...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
5/23/2025	AP 59585 Enter Bills - ...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
5/23/2025	AP 59586 Enter Bills - ...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
5/30/2025	AP 59740 Enter Bills - ...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
09750-008 Pest Control /Lawn/Rodent/Trees- Co...					\$510.00	\$30.00	\$0.00	\$540.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/23/2025	AP 59579 Enter Bills - ...		Bug Off - Bug Off Ex...	Rebait Roden...	\$30.00	\$0.00		
09850-008 Maintenance Services - Janitorial					\$21,002.75	\$5,710.00	\$0.00	\$26,712.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/31/2025	GL 60592 Journal Entry		May JE	May JE	\$5,710.00	\$0.00		
09915-001 Reserves - Pavement - Conda A					\$966.32	\$241.58	\$0.00	\$1,207.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$241.58	\$0.00		
09915-002 Reserves - Pavement - Condo B					\$1,242.32	\$310.58	\$0.00	\$1,552.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$310.58	\$0.00		
09915-003 Reserves - Pavement - Condo C					\$1,179.68	\$294.92	\$0.00	\$1,474.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$294.92	\$0.00		
09915-008 Reserves - Pavement - Common Area					\$182.00	\$45.50	\$0.00	\$227.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$45.50	\$0.00	
09960-001 Reserves - Roofs - Conda A				\$10,295.32	\$2,573.83	\$0.00	\$12,869.15
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$2,573.83	\$0.00	
09960-002 Reserves - Roofs - Condo B				\$5,407.00	\$1,351.75	\$0.00	\$6,758.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$1,351.75	\$0.00	
09960-003 Reserves - Roofs - Condo C				\$1,620.32	\$405.08	\$0.00	\$2,025.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$405.08	\$0.00	
09965-002 Reserves - Ext. Painting - Condo B				\$114.32	\$28.58	\$0.00	\$142.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$28.58	\$0.00	
09980-001 Reserves - Restoration- Conda A				\$3,686.32	\$921.58	\$0.00	\$4,607.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$921.58	\$0.00	
09980-002 Reserves - Restorastion - Condo B				\$192.68	\$48.17	\$0.00	\$240.85
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$48.17	\$0.00	
09980-003 Reserves - Restoration - Condo C				\$757.00	\$189.25	\$0.00	\$946.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$189.25	\$0.00	
09980-008 Reserves - Restoration - Common Are...				\$626.68	\$156.67	\$0.00	\$783.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/2/2025	GL 58993 Journal Entry		Reserves	Reserves	\$156.67	\$0.00	
Total:				\$0.00	\$593,848.35	\$593,848.35	\$0.00

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(E/O ACCOUNT)

MAY 1, 2025 - MAY 31, 2025
ACCOUNT NUMBER: 8745-2769

Progress summary

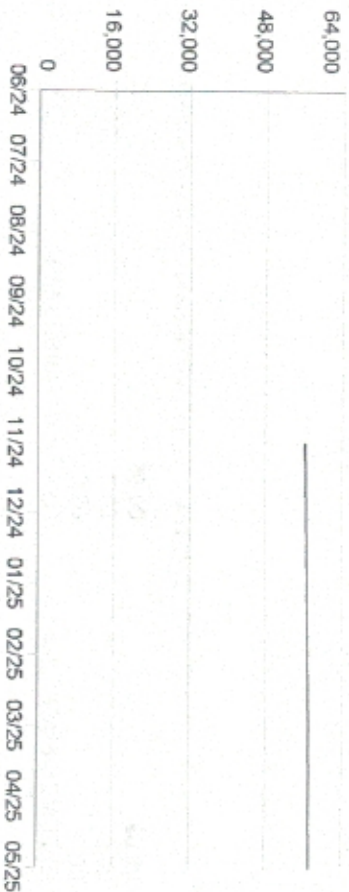
	THIS PERIOD	THIS YEAR
Opening value	\$57,214.96	\$56,410.48
Cash deposited	0.00	0.00
Securities deposited	0.00	0.00
Cash withdrawn	0.00	0.00
Securities withdrawn	0.00	0.00
Change in value	196.63	1,001.11

Closing value

\$57,411.59

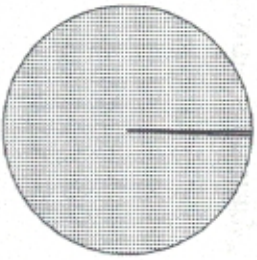
\$57,411.59

Value over time



Portfolio summary

CURRENT



ASSETS

ASSET TYPE	PREVIOUS VALUE ON APR 30	%	CURRENT VALUE ON MAY 31	%	ESTIMATED ANN. INCOME
Cash and sweep balances	329.96	0.58	329.98	0.57	0
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed income securities	0.00	0.00	0.00	0.00	0
Mutual funds	56,885.00	99.42	57,081.61	99.43	2,369
Asset value	\$57,214.96	100%	\$57,411.59	100%	\$2,369

WELLS
FARGO

Advisors

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(E/O ACCOUNT)

MAY 1, 2025 - MAY 31, 2025
ACCOUNT NUMBER: 6745-2769

Your Financial Advisor

JURIST PRIVATE WEALTH
BOCA RATON, FL LOCATION
Phone: 561-765-6710

19 CENTER ST
CHATHAM, NJ 07928

Account profile

Full account name:

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(E/O ACCOUNT)

Account type:

Brokerage Cash Services

Brokerage account number:

6745-2769

Brokerage Cash Services number:

6048235326

Tax status:

Non-Profit

Investment objective/Risk tolerance:*

CONSERVATIVE INCOME

Time horizon:*

LONG TERM (10+ YEARS)

Liquidity needs:*

NONE

Cost Basis Election:

First in, First out

Sweep option:

EXPANDED BANK DEPOSIT

*For more information, please visit us at www.wellsfargoadvisors.com/disclosures

Available funds

Cash	0.00
Money market and sweep funds	329.98
Available for loan	0.00
Your total available funds	\$329.98

Client service information

Client service: 800-266-6263
Website: www.wellsfargoadvisors.com

For your consideration

Go paperless. Accessing your account documents online is easy, secure, and costs nothing. Sign on at wellsfargoadvisors.com, go to **Portfolio** and select **Statements & Docs**, and then click on the **Delivery Preferences** link. Choose **Paperless - All Docs** or view your **Delivery Settings** details to select specific account documents for paperless delivery. If you do not have a Username and Password, visit wellsfargoadvisors.com/signup or call 1-877-879-2495 for enrollment assistance.

Document delivery status

	Paper	Electronic
Statements:	X	
Trade confirmations:	X	
Tax documents:	X	
Shareholder communications:	X	
Other documents:	X	

Total Bank Deposits

\$329.98

Mutual Funds

Open End Mutual Funds

Open End Mutual Fund shares are priced at net asset value. Estimated Annual Income and Yield refer to Dividends and Interest Income only, and typically do not reflect Total return. Although retail and government money market funds seek to preserve a net asset value (NAV) of \$1.00 per share, in a negative interest rate environment, the fund's net asset value (NAV) may float to the nearest 1/100th of a cent (i.e., \$0.9999). When the NAV is floating, the value of your investment will fluctuate and lose value.

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED ANNUAL INCOME	ESTIMATED ANNUAL YIELD (%)
FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS GOIXX									
On Reinvestment									
Acquired Net Tax Lots S nc	99.43	57,081.61	1.00	57,081.61	1.0000	57,081.61	0.00	2,369	4.15
Total Open End Mutual Funds	99.43			\$57,081.61		\$57,081.61	\$0.00	\$2,369	4.15
Total Mutual Funds	99.43			\$57,081.61		\$57,081.61	\$0.00	\$2,369	4.15

net Cost Information for this tax lot is not covered by IRS reporting requirements. Unless indicated, cost for all other lots will be reported to the IRS.

Activity detail

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
05/01	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 043025 56.885 AS OF 4/30/25		196.61
05/30	Cash	INTEREST		EXPANDED BANK DEPOSIT 053025 329		0.02
Total Income and distributions:						\$196.63

WELLS
FARGO

Advisors

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(E/O ACCOUNT)

MAY 1, 2025 - MAY 31, 2025
ACCOUNT NUMBER: 6745-2769

Bank Deposits Through Teller continued

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
05/31		ENDING BALANCE		\$0.00

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

MAY 1, 2025 - MAY 31, 2025
ACCOUNT NUMBER: 8607-7191

Progress summary

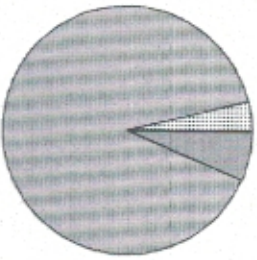
	THIS PERIOD	THIS YEAR
Opening value	\$1,049,454.15	\$1,025,511.58
Cash deposited	6,568.00	114,863.65
Securities deposited	0.00	0.00
Cash withdrawn	1.66	-101,838.39
Securities withdrawn	0.00	0.00
Change in value	622.64	18,109.61
Closing value	\$1,056,646.45	\$1,056,646.45

Estimated accrued interest ^a 10,471.75

Total value (incl. accruals) \$1,067,118.20

^a Estimated accrued interest is included for your convenience. The value represents the estimated portion of the interest that would be received upon the sale of your Fixed Income positions. For more information, see the Specific Instructions and disclosures page.

Portfolio summary



CURRENT

Value over time



ASSET TYPE	PREVIOUS VALUE ON APR 30	%	CURRENT VALUE ON MAY 31	%	ESTIMATED ANN. INCOME
Cash and sweep balances	59,913.25	5.71	67,862.91	6.42	1,946
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed income securities	949,043.90	90.43	948,146.60	89.73	44,226
Mutual funds	40,497.00	3.86	40,636.94	3.85	1,686
Asset value	\$1,049,454.15	100%	\$1,056,646.45	100%	\$47,858

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

MAY 1, 2025 - MAY 31, 2025
ACCOUNT NUMBER: 8607-7191

Your Financial Advisor

JURIST PRIVATE WEALTH
BOCA RATON, FL LOCATION
Phone: 561-765-6710

19 CENTER ST
CHATHAM, NJ 07928

Account profile

Full account name:

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

Brokerage Cash Services

8607-7191

9093920162

Non-Profit

CONSERVATIVE INCOME

LONG TERM (10+ YEARS)

NONE

First in, First out

EXPANDED BANK DEPOSIT

PIM

0.35%

*For more information, please visit us at: www.wellstaradvisors.com/disclosures

**For more information, please review the Specific instructions and disclosures section of this statement.

Available funds

Cash	0.00
Money market and sweep funds	67,862.91
Available for loan	0.00
Your total available funds	\$67,862.91

Client service information

Client service: 800-266-6263
Website: www.wellstaradvisors.com

For your consideration

Go paperless. Accessing your account documents online is easy, secure, and costs nothing. Sign on at wellstaradvisors.com, go to **Portfolio** and select **Statements & Docs**, and then click on the **Delivery Preferences** link. Choose **Paperless** - All Docs or view your **Delivery Settings** details to select specific account documents for paperless delivery. If you do not have a Username and Password, visit wellstaradvisors.com/signup or call 1-877-879-2495 for enrollment assistance.

Document delivery status

Statements:	Paper	Electronic
Trade confirmations:	X	
Tax documents:	X	
Shareholder communications:	X	
Other documents:	X	

Total Bank Deposits

\$67,862.91

Fixed Income Securities

Corporate and municipal bonds and other fixed income securities are priced by a computerized pricing service or, for less actively traded issues, by utilizing a yield-based matrix system to arrive at an estimated market value.

Government Bonds

DESCRIPTION	ACCOUNT	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED			
									ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)	
US TREASURY												
NOTES												
CPN 4.750% DUE 07/31/25												
DTD 07/31/23 FC 01/31/24												
Moody AA1												
CUSIP 91282CHN4												
Acquired 12/05/24 S												
10.89			115,000	100.06	115,075.54	100.0620	115,071.30	-4.24	1,825.86	5,463	4.74	
100.24				100.24	115,285.20							
US TREASURY												
NOTES												
CPN 4.000% DUE 12/15/25												
DTD 12/15/22 FC 06/15/23												
Moody AA1												
CUSIP 91282CGA3												
Acquired 03/28/25 S												
9.46			100,000	99.94	99,941.41	99.9160	99,916.00	-25.41	1,846.16	4,000	4.00	
US TREASURY												
NOTES												
CPN 4.625% DUE 03/15/26												
DTD 03/15/23 FC 09/15/23												
Moody AA1												
CUSIP 91282CGR6												
Acquired 12/05/24 S												
10.92			115,000	100.30	115,346.38	100.2910	115,334.65	-11.73	1,127.34	5,319	4.61	
100.47				100.47	115,546.25							
US TREASURY												
NOTES												
CPN 4.875% DUE 05/31/26												
DTD 05/31/24 FC 11/30/24												
Moody AA1												
CUSIP 91282CKS9												
Acquired 01/28/25 S												
11.91			125,000	100.65	125,823.53	100.6840	125,855.00	31.47	16.74	6,094	4.84	
100.86				100.86	126,085.00							

Fixed Income Securities

Certificates of Deposit continued

DESCRIPTION	ACCOUNT	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ACCRUED INTEREST	ESTIMATED	
										ANNUAL INCOME	ANNUAL YIELD (%)
BANK HAPQALIM BM NY CD NEW YORK NY ACT/365 FDIC INSD CPN 4.900% DUE 01/20/26 DTD 07/19/24 FC 01/19/25 CUSIP 06251FAG4		11.88	125,000	N/A##	N/A&	100.3900	125,487.50	N/A	2,231.85	6.125	4.88
Acquired Net Tax Lots S nc		25.16	265,000		\$0.00		\$265,824.90	\$0.00	\$2,967.91	\$13,195	4.96
Total Certificates of Deposit		89.73			\$682,422.86		\$948,146.60	-\$101.16	\$10,471.75	\$44,226	4.66
& Insufficient data available for accurate cost or other basis adjustment. ## Cost information for one or more securities is not available. If you have cost information and would like to see it on future statements, contact Your Financial Advisor. ne Cost information for this tax lot is not covered by IRS reporting requirements. Unless indicated, cost for all other lots will be reported to the IRS.											

Mutual Funds

Open End Mutual Funds

Open End Mutual Fund shares are priced at net asset value. Estimated Annual Income and Yield refer to Dividends and Interest Income only, and typically do not reflect Total return. Although retail and government money market funds seek to preserve a net asset value (NAV) of \$1.00 per share, in a negative interest rate environment, the fund's net asset value (NAV) may float to the nearest 1/100th of a cent (i.e., \$0.9999). When the NAV is floating, the value of your investment will fluctuate and lose value.

DESCRIPTION	ACCOUNT	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED	
									ANNUAL INCOME	ANNUAL YIELD (%)
FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS GOIXX		3.85	40,636.94000	1.00	40,636.94	1.0000	40,636.94	0.00	1,686	4.15
On Reinvestment Acquired Net Tax Lots S nc		3.85			\$40,636.94		\$40,636.94	\$0.00	\$1,686	4.15
Total Open End Mutual Funds		3.85			\$40,636.94		\$40,636.94	\$0.00	\$1,686	4.15
Total Mutual Funds		3.85			\$40,636.94		\$40,636.94	\$0.00	\$1,686	4.15

ne Cost information for this tax lot is not covered by IRS reporting requirements. Unless indicated, cost for all other lots will be reported to the IRS.

Activity detail by type

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
05/01	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 043025 40.497 AS OF 4/30/25		139.94

05/22	Cash	INTEREST		TIAA FSB CD JACKSONVILLE FL ACT/365 CALLABLE FDIC INSD CPN 5.100% DUE 05/22/25 DTD 05/22/23 FC 11/22/23 052225 125.000 CUSIP 87270LHB2		3,161.30
-------	------	----------	--	--	--	----------

05/30	Cash	INTEREST		EXPANDED BANK DEPOSIT 053025 67.715		147.41
-------	------	----------	--	--	--	--------

Total Income and distributions:

\$3,448.65

Securities sold and redeemed

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
05/22	Cash	REDEMPTION	-125,000.00000	TIAA FSB CD JACKSONVILLE FL ACT/365 CALLABLE FDIC INSD CPN 5.100% DUE 05/22/25 DTD 05/22/23 FC 11/22/23 CUSIP 87270LHB2		125,000.00

Total Securities sold and redeemed:

\$125,000.00

Electronic funds transfer

DATE	ACCOUNT TYPE	TRANSACTION	DESCRIPTION	AMOUNT
05/27	Cash	AUTO ACTIVITY	ACH PERIODIC WITHDRAWAL MONTHLY DEPOSIT TRACE # 121000240021655 TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXX2808	6,568.00

Total Electronic funds transfer:

\$6,568.00



Advisors

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)
MAY 1, 2025 - MAY 31, 2025
ACCOUNT NUMBER: 8607-7191

Bank Deposits Through Teller

May 1 - May 31

Wells Fargo Bank, N.A. (Member FDIC)

Account number 9093920162

Questions? Call us at 1-800-266-6263

Deposits made in a bank branch on the last business day of the month will typically appear on your next statement. Wells Fargo Clearing Services, LLC is not an FDIC-insured depository institution; FDIC deposit insurance only protects against the failure of an insured depository institution. Banking products and services provided by Wells Fargo Bank, N.A. Member FDIC.

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
05/01		BEGINNING BALANCE		\$0.00
05/31		ENDING BALANCE		\$0.00

Realized gain/loss

Realized Gain/Loss Summary

	THIS PERIOD GAIN	THIS PERIOD LOSS	THIS PERIOD NET	THIS YEAR GAIN	THIS YEAR LOSS	THIS YEAR NET
Short term	0.00	0.00	0.00	0.00	0.00	0.00
Long term	0.00	0.00	0.00	0.00	0.00	0.00
Total Realized Gain/Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

WELLS
FARGO

Advisors

COMBINED SNAPSHOT

KARANDA VILLAGE IV CONDO ASSOC

May 1, 2025 - May 31, 2025
PRIMARY ACCOUNT NUMBER: 8607-7191

Your Financial Advisor

JURIST PRIVATE WEALTH
BOCA RATON, FL LOCATION
Phone: 561-765-8710

19 CENTER ST
CHAITHAM, NJ 07928

Please visit us at: www.wellsfargoadvisors.com

What's inside your Combined Snapshot ...

ACCOUNT NAME	STATEMENT ENCLOSED	ACCOUNT NUMBER	TAX STATUS	PREVIOUS VALUE ON APR 30	NET CHANGE	CURRENT VALUE ON MAY 31
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (E/O ACCOUNT)	Yes	6745-2769	Non-Profit	57,214.96	196.63	57,411.59
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)	Yes	8607-7191	Non-Profit	1,049,454.15	7,192.30	1,056,646.45
Total				\$1,106,669.11	\$7,388.93	\$1,114,058.04

If an account is closed or de-linked from a statement linked relationship, then the account's Year to Date values will no longer display as part of the Combined Snapshot values.

COMBINED SNAPSHOT

KARANDA VILLAGE IV CONDO ASSOC

May 1, 2025 - May 31, 2025
PRIMARY ACCOUNT NUMBER: 8607-7191

Combined progress summary

Value over time

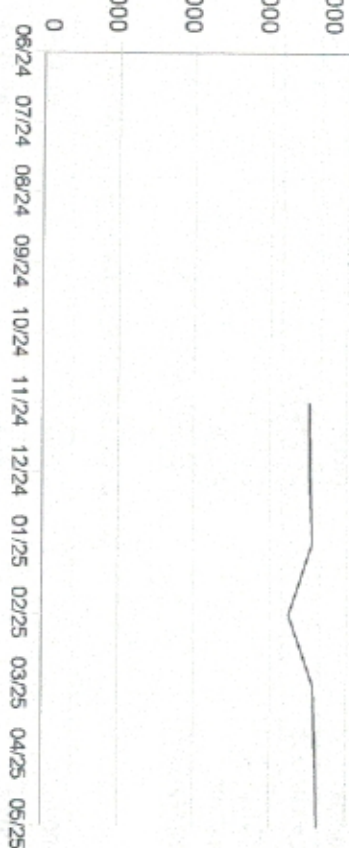
	THIS PERIOD	THIS YEAR
Opening value	\$1,106,669.11	\$1,081,922.06
Cash deposited	6,568.00	114,863.65
Securities deposited	0.00	0.00
Cash withdrawn	1.66	-101,838.39
Securities withdrawn	0.00	0.00
Change in value	819.27	19,110.72

Closing value **\$1,114,058.04** **\$1,114,058.04**

Estimated accrued interest ^a 10,471.75

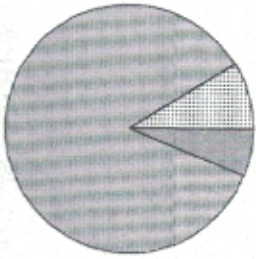
Total value (incl. accruals) **\$1,124,529.79**

^a Estimated accrued interest is included for your convenience. The value represents the estimated portion of the interest that would be received upon the sale of your Fixed Income positions. For more information, see the Specific Instructions and disclosures page.



Combined portfolio summary

CURRENT	ASSET TYPE	VALUE ON APR 30	%	CURRENT	%	ESTIMATED ANN. INCOME
ASSETS						
	Cash and sweep balances	60,243.21	5.44	68,192.89	6.12	1,946
	Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
	Fixed income securities	949,043.90	85.76	948,146.60	85.11	44,226
	Mutual funds	97,382.00	8.80	97,718.55	8.77	4,055
	Asset value	\$1,106,669.11	100%	\$1,114,058.04	100%	\$50,227



Specific instructions and disclosures

Available funds

Available for loan reflects the approximate amount available as of the statement period ending date and should be reduced by any pending checks and Visa charges not yet cleared. This amount is the approximate amount available for withdrawal and loans. A margin loan is a variable rate loan secured by your account.

Income on non-reportable accounts

Your income summary is categorized into taxable and tax-exempt income based upon the securities that you hold. Please be aware that, since this is a 1099 non-reportable account, this income will NOT be reported to the IRS, but is being provided to you for informational purposes only.

Callable Securities

Securities that are subject to a partial call will be selected by an impartial lottery process in which the probability of your securities being selected for redemption is proportional to the holdings of all shareholders of such securities held in street name. If a security is called prior to maturity it may affect the yield you receive. Additional information is available at www.wellsfargoadvisor.com under Legal Disclosures or the written procedures are available upon request.

Cost basis - To add or update information or modify your reporting options, please contact Your Financial Advisor.

This statement presents estimated unrealized or realized gains or losses for your information only. If acquisition or other information is not available, the gain/loss information may not be displayed and section and summary totals may not reflect your complete portfolio. Cost basis information is not verified by WFCS or Wells Fargo Advisors Financial Network and should not be relied upon for legal or tax purposes. Revisions to this information (due to corporate mergers, tenders and other reorganizations) may be required from time to time.

Cost basis for factored bonds (GNMA, CMO, etc.) will be adjusted for paydown of principal. Systematic investments in mutual funds and reinvested dividends for mutual funds and stocks have been consolidated for each position. Unit cost data for systematic investments and dividend reinvestment securities is provided for informational purposes only and is a non-weighted average.

Your account statement should not be used for tax preparation without assistance from your tax consultant. We do not report capital gains or losses for non-covered securities to the IRS.

Cost basis options

Unless specific tax lots are selected at trade time, sales of tax lots will occur using the cost basis election reflected in the Account profile section.

Estimated accrued interest on Fixed Income securities

Estimated accrued interest is included in the Portfolio summary as a convenience to you and represents the estimated portion of the interest that would be received upon the sale of the Fixed Income positions in your account, calculated from the date of the last coupon (or dated date) through the date of the account statement, based upon information provided by the issuer. This is not a guarantee that this amount will be realized in your account. Actual income will be based upon the payout schedule of the securities held in your account. If you own a Foreign Fixed Income security, and it is denominated in a foreign currency, the Estimated accrued interest will not be accurate.

Advisory Fee

The Advisory Fee reported on this statement reflects the fee rate being assessed for the advisory program services provided by WFA, including our investment advisory, execution, consulting, and custodial services. Please review the ADV 2A Brochure for more information about the Advisory Fee and other fees associated with this account.

Manager Fee

The Manager Fee rate reported on this statement reflects the fee rate being assessed for services provided by model and discretionary strategy managers for your Personalized Unified Managed Account as of the date of the statement. To the extent your advisory program account has allocations to multiple strategies with varying Manager Fees or to funds or annuities for which Manager Fees are not applicable, the Manager Fee displayed reflects an account level asset-weighted average of the applicable Manager Fees. Different Managers have different Manager Fees and each Manager's fee may change at any time without notice depending on a variety of factors. The asset-weighted average Manager Fee will vary over time based on changes in individual Manager Fee rates and fluctuations in the relative value of assets allocated to each strategy, fund, or annuity in your Advisory Program Account, among other factors. Please review the ADV 2A Brochure for more information on Manager Fees and other fees associated with this account.

Effective Fee Rate

The Effective Fee Rate reported on this statement is for informational purposes only and reflects a point in time calculation of the sum of the Advisory Fee and Manager Fees as of the date of the statement. The Effective Fee Rate will vary over time based on changes in individual Manager Fee rates and fluctuations in the relative value of assets allocated to different separately managed account strategies, funds, or annuities, among other factors. As such, the Effective Fee Rate is subject to change without notice.

Investment Selection Discretion

If this field is populated with "YES," you have granted Investment Selection Discretion to WFA. When you grant Investment Selection Discretion to WFA, you authorize WFA to determine the asset allocation and individual investments in separately managed account strategies and funds. WFA will have the ability at any time, upon review of your investment objectives and available investments in the Program, to change the investments and asset allocation in your Advisory Program Account, including the selections reflected in this statement. When WFA exercises Investment Selection Discretion and makes changes, the changes may result in the assessment of Manager Fees that are materially higher or lower than the Manager Fees associated with the previously selected investments. Please review the ADV 2A Brochure for more information on Investment Selection Discretion.