

SPECTRUM ASSOCIATION SERVICES

FINANCIAL REPORT SUMMARY

FOR

KARANDA VILLAGE IV COND

NOVEMBER - 2025-CONSOLIDATED

Operating Account Balance	\$	<u>63,832.18</u>
Special Operating- JW	\$	<u>58,610.01</u>
Security-Pet Deposits	\$	<u>16,250.00</u>
Reserve Funds	\$	<u>609,192.60</u>
Total Funds	\$	<u>747,884.79</u>
Prepaid Assessments	\$	<u>19,596.03</u>
Total Delinquent Assessments	\$	<u>20,338.64</u>
<u> ,203.56</u>		
Residents Not Paying (over 90 days)		<u>1</u>
# of Residents Not Paid		<u>21</u>

Income/(Expenses)
(Over)/Under Budget YTD \$ (59,051,52)

NET OPERATING INCOME- PAGE 2

NET OPERATING INCOME-CONSOLIDATED

Operating Funds	\$ 63,832.18
Less: Prepays	<u>(19,596.03)</u>
Net Operating Income 11/30	\$ 44,236.15.
Less: Five Star (Nov)	<u>-25,000.00</u>
Adj Net Oper Income -	\$ 19,236.15

****Need to watch our expenditures

NOTE:

FASB-ASC-606-NEW ACCOUNTING STANDARDS

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

Special Projects done

Sidewalks	\$15,945
Trees	\$15,050
Irrigation	\$14,180
Gen Maint	\$15,000
Total	\$60,175

Karanda Village IV Condo Association Inc

Run Date: 12/29/2025
Run Time: 12:02 AM

BALANCE SHEET Consolidated As of: 11/30/2025 Assets

Account #	Account Name	Total
Operating Funds		
01013	Truist - Operating Funds	\$63,832.18
	OPERATING FUNDS TOTAL:	\$63,832.18
Other Operating Funds		
01019	Truist - Pet Security Account	\$16,250.00
01026	Jurist P Wealth	\$58,610.01
	OTHER OPERATING FUNDS TOTAL:	\$74,860.01
JURIST- Money Market Funds		
01224	Jurist P wealth	\$609,192.60
	JURIST- MONEY MARKET FUNDS TOTAL:	\$609,192.60
Receivables		
01310	Assessments Receivable	\$19,837.66
01330	Special Assmts. Receiv.	\$277.50
01340	Late Fees Receivable	\$73.48
01380	Owner Admin. Fees Receiv.	\$150.00
	RECEIVABLES TOTAL:	\$20,338.64
Other Assets		
01610	Prepaid Insurance	\$38,881.58
01620	Prepaid Expenses	\$9,210.00
01639	Prepaid Condo Dues	\$47.37
01652	TBA-Enumerate -BB	\$2,277.00
01680	Prepaid Federal Income Tax	\$6,000.00
02560	Utility Deposits	\$275.00
	OTHER ASSETS TOTAL:	\$56,690.95
	TOTAL ASSETS:	\$824,914.38

Liabilities

Account #	Account Name	Total
Liability		
03020	Accrued CPA Fees	\$4,750.00
03022	Income Tax Payable	\$5,251.00
03310	Prepaid Owner Assessments	\$19,596.03
03340	Pet Security Deposits	\$16,250.00

Account #	Account Name	Total
	LIABILITY TOTAL:	\$45,847.03
	TOTAL LIABILITIES:	\$45,847.03

Equity

Account #	Account Name	Total
Contract		
Liabilities		
05020	Reserves - Pavement	\$168,726.40
05090	Reserves - Pool	\$31,562.17
05092	Reserve - Restoration	\$193,047.50
05094	Reserve -Deferred Maintenance	\$59,267.02
05210	Reserves - Roofs	\$425,118.27
05220	Reserves - Exterior Paint	\$118,408.83
	CONTRACT LIABILITIES TOTAL:	\$996,130.19
Reserves		
05492	Reserve - Interest Income	\$150,167.60
05496	Reserve-Major Repr/Repl	(\$25,000.00)
05497	RReserve - Roof Loan B & C	(\$492,386.30)
	RESERVES TOTAL:	(\$367,218.70)
Members		
Equity		
05510	Fund Balance	\$185,609.76
05515	Current Yr Adjustments	\$23,597.62
	MEMBERS EQUITY TOTAL:	\$209,207.38
	Current Year Net Income/(Loss)	(\$59,051.52)
	TOTAL EQUITY:	\$779,067.35
	TOTAL LIABILITIES AND EQUITY:	\$824,914.38

Karanda Village IV Condo Association Inc

Run Date: 12/28/2025

Run Time: 10:58 PM

INCOME STATEMENT

Consolidated

Start: 11/01/2025 | End: 11/30/2025

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	191,592.50	191,592.50	0.00	209,010.00
06320 Common Area Income	45,395.42	45,395.42	0.00	499,349.62	499,349.62	0.00	544,745.00
06340 Late Fee Income	0.00	0.00	0.00	522.06	0.00	522.06	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	225.00	0.00	225.00	0.00
06410 Condo A Transfer	28,145.17	28,145.17	0.00	309,596.87	309,596.87	0.00	337,742.00
06411 Condo B Transfer	9,533.00	9,533.00	0.00	104,863.00	104,863.00	0.00	114,396.00
06412 Condo C Transfer	7,717.25	7,717.25	0.00	84,889.75	84,889.75	0.00	92,607.00
06490 Receivables Adjustments	0.90	0.00	0.90	(4,375.70)	0.00	(4,375.70)	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	0.00	0.00	0.00	105.00	0.00	105.00	0.00
06550 Application Fees	500.00	0.00	500.00	1,085.00	0.00	1,085.00	0.00
06910 Interest Income	526.66	0.00	526.66	2,208.44	0.00	2,208.44	0.00
Income Total	109,235.90	108,208.34	1,027.56	1,215,321.21	1,190,291.74	25,029.47	1,298,500.00
Total Income	109,235.90	108,208.34	1,027.56	1,215,321.21	1,190,291.74	25,029.47	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	28,166.00	28,116.00	(50.00)	30,672.00
07140 Audit Fees	375.00	416.67	41.67	3,375.00	4,583.37	1,208.37	5,000.00
07160 Legal Fees	0.00	416.67	416.67	800.00	4,583.37	3,783.37	5,000.00
07162 Professional Fees	0.00	583.33	583.33	2,300.00	6,416.63	4,116.63	7,000.00
07164 40 Yr Certification	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.00
07170 Annual Condo Dues	47.33	47.33	0.00	520.63	520.63	0.00	568.00
07172 License/Permits/Fees	0.00	50.00	50.00	325.35	550.00	224.65	600.00
07174 Corp Annual Report	0.00	5.17	5.17	61.25	56.87	(4.38)	62.00
07250 Bank Charges	0.00	0.00	0.00	108.00	0.00	(108.00)	0.00
07260 Postage & Mail	0.00	41.67	41.67	0.00	458.37	458.37	500.00
07262 Bulk Mailings	937.00	41.67	(895.33)	1,198.76	458.37	(740.39)	500.00
07320 Office Expenses	50.00	41.67	(8.33)	876.60	458.37	(418.23)	500.00
07412 Website	0.00	0.00	0.00	2,752.76	0.00	(2,752.76)	0.00
07430 Federal Income Tax	0.00	0.00	0.00	5,964.72	0.00	(5,964.72)	0.00
07460 Common Ares Distribution	45,395.42	45,395.42	0.00	499,349.62	499,349.62	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	2,750.11	2,750.11	3,000.00
General & Administrative Total	49,360.75	50,262.28	901.53	547,657.61	552,885.08	5,227.47	603,147.00
Insurance							
08010 Insurance	19,476.90	21,200.00	1,723.10	219,441.80	233,200.00	13,758.20	254,400.00
Insurance Total	19,476.90	21,200.00	1,723.10	219,441.80	233,200.00	13,758.20	254,400.00
Pool							
08210 Pool Service	325.00	450.00	125.00	2,925.00	4,950.00	2,025.00	5,400.00
08220 Pool Repairs	0.00	166.67	166.67	4,791.26	1,833.37	(2,957.89)	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08380 Oil	0.00	0.00	0.00	25.00	0.00	(25.00)	0.00
Pool Total	325.00	616.67	291.67	7,741.26	6,783.37	(957.89)	7,400.00
Utilities							
08910 Electricity	1,122.92	1,312.50	189.58	13,470.77	14,437.50	966.73	15,750.00
08930 Water & Sewer	9,619.21	8,704.17	(915.04)	112,256.09	95,745.87	(16,510.22)	104,450.00
08940 Trash Removal	3,267.59	3,191.67	(75.92)	35,913.02	35,108.37	(804.65)	38,300.00
08997 Fire Inspections/Water Dept	0.00	85.42	85.42	990.00	939.62	(50.38)	1,025.00
Utilities Total	14,009.72	13,293.76	(715.96)	162,629.88	146,231.36	(16,398.52)	159,525.00
Maintenance							
09010 Tree Maintenance	0.00	1,166.67	1,166.67	15,050.00	12,833.37	(2,216.63)	14,000.00
09012 Tree Ptojects	0.00	0.00	0.00	13,280.72	0.00	(13,280.72)	0.00
09015 Landscape Extras	266.72	208.33	(58.39)	7,130.13	2,291.63	(4,838.50)	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	450.00	750.00	300.00	7,913.40	8,250.00	336.60	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	908.90	1,531.92	623.02	28,169.29	16,851.12	(11,318.17)	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	2,750.00	4,583.37	1,833.37	5,000.00
09124 Backflow Inspec/Repairs	0.00	168.33	168.33	6,170.00	1,851.63	(4,318.37)	2,020.00
09125 Fire Extinguisher Exp	0.00	83.33	83.33	1,053.95	916.63	(137.32)	1,000.00
09180 Plumbing Repairs - Common	0.00	0.00	0.00	2,015.00	0.00	(2,015.00)	0.00
09190 Electrical Repairs	0.00	0.00	0.00	2,452.00	0.00	(2,452.00)	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	9,308.86	9,308.86	10,155.00
09585 Plumming/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
09587 Sidewalk/Cement Rep.	0.00	0.00	0.00	15,945.00	0.00	(15,945.00)	0.00
Maintenance Total	1,625.62	5,171.51	3,545.89	128,092.99	56,886.61	(71,206.38)	62,058.00
Contracts							
09610 Lawn Maint. & Landscaping	5,000.00	5,000.00	0.00	55,480.00	55,000.00	(480.00)	60,000.00
09650 Security Services	749.55	500.00	(249.55)	5,746.55	5,500.00	(246.55)	6,000.00
09750 Pest Control/Lawn/Rodent/Trees	795.00	750.00	(45.00)	5,280.00	8,250.00	2,970.00	9,000.00
09752 Whitefly Treatmnt	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
09850 Janitorial Services	8,130.00	4,680.00	(3,450.00)	70,060.25	51,480.00	(18,580.25)	56,160.00
Contracts Total	14,674.55	11,096.67	(3,577.88)	136,566.80	122,063.37	(14,503.43)	133,160.00
Reserve-Contract Liabilities							
09915 Reserves - Pavement	892.58	892.58	0.00	9,818.38	9,818.38	0.00	10,711.00
09960 Reserves - Roofs	4,330.66	4,330.66	0.00	47,637.26	47,637.26	0.00	51,968.00
09965 Reserves - Ext. Painting	28.58	28.58	0.00	314.38	314.38	0.00	343.00
09980 Reserves - Restoration	1,315.67	1,315.67	0.00	14,472.37	14,472.37	0.00	15,788.00
Reserve-Contract Liabilities Total	6,567.49	6,567.49	0.00	72,242.39	72,242.39	0.00	78,810.00
Total Expense	106,040.03	108,208.38	2,168.35	1,274,372.73	1,190,292.18	(84,080.55)	1,298,500.00
Net Income	3,195.87	(0.04)	3,195.91	(59,051.52)	(0.44)	(59,051.08)	0.00

Karanda Village IV Condo Association Inc

Run Date: 12/28/2025
Run Time: 09:18 PM

INCOME STATEMENT

Conda A

Start: 11/01/2025 | End: 11/30/2025

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	116,109.62	116,109.62	0.00	126,665.00
06320-001 Common Area Income - Conda A	28,145.17	28,145.17	0.00	309,596.87	309,596.87	0.00	337,742.00
06340-001 Late Fee Income - Conda A	0.00	0.00	0.00	406.52	0.00	406.52	0.00
06380-001 Owner Admin. Fees Income - Con...	0.00	0.00	0.00	125.00	0.00	125.00	0.00
06490-001 Receivables Adjustments - Cond...	89.23	0.00	89.23	(2,175.39)	0.00	(2,175.39)	0.00
Income Total	38,789.82	38,700.59	89.23	424,062.62	425,706.49	(1,643.87)	464,407.00
Total Income	38,789.82	38,700.59	89.23	424,062.62	425,706.49	(1,643.87)	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	916.63	916.63	1,000.00
07170-001 Annual Condo Dues	29.33	29.33	0.00	322.63	322.63	0.00	352.00
07250-001 Bank Charges - Conda A	0.00	0.00	0.00	48.00	0.00	(48.00)	0.00
07460-001 Common Area Distribution	28,145.17	28,145.17	0.00	309,596.87	309,596.87	0.00	337,742.00
07990-001 Bad Debt Expense - Conda A	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
General & Administrative Total	28,174.50	28,424.50	250.00	309,967.50	312,669.50	2,702.00	341,094.00
Utilities							
08910-001 Electricity - Conda A	390.47	416.67	26.20	4,341.50	4,583.37	241.87	5,000.00
08930-001 Water & Sewer - Conda A	6,007.24	5,166.67	(840.57)	66,592.82	56,833.37	(9,759.45)	62,000.00
08997-001 Fire Inspections/Water Dept	0.00	41.67	41.67	495.00	458.37	(36.63)	500.00
Utilities Total	6,397.71	5,625.01	(772.70)	71,429.32	61,875.11	(9,554.21)	67,500.00
Maintenance							
09110-001 Gen. Maint. & Repair - Conda A	425.00	311.08	(113.92)	4,285.00	3,421.88	(863.12)	3,733.00
09124-001 Backflow Inspec/Repairs	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
09196-001 Deferred Maintenance	0.00	519.67	519.67	0.00	5,716.37	5,716.37	6,236.00
Maintenance Total	425.00	914.08	489.08	4,285.00	10,054.88	5,769.88	10,969.00
Reserve-Contract Liabilities							
09915-001 Reserves - Pavement - Conda A	241.58	241.58	0.00	2,657.38	2,657.38	0.00	2,899.00
09960-001 Reserves - Roofs - Conda A	2,573.83	2,573.83	0.00	28,312.13	28,312.13	0.00	30,886.00
09980-001 Reserves - Restoration- Conda ...	921.58	921.58	0.00	10,137.38	10,137.38	0.00	11,059.00
Reserve-Contract Liabilities Total	3,736.99	3,736.99	0.00	41,106.89	41,106.89	0.00	44,844.00
Total Expense	38,734.20	38,700.58	(33.62)	426,788.71	425,706.38	(1,082.33)	464,407.00
Net Income	55.62	0.01	55.61	(2,726.09)	0.11	(2,726.20)	0.00

Karanda Village IV Condo Association Inc

Run Date: 12/28/2025

Run Time: 09:19 PM

INCOME STATEMENT

Condo B

Start: 11/01/2025 | End: 11/30/2025

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	48,070.88	48,070.88	0.00	52,441.00
06320-002 Common Area. Income - Condo B	9,533.00	9,533.00	0.00	104,863.00	104,863.00	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	50.00	0.00	50.00	0.00
06490-002 Receivables Adjustments - Cond...	(103.08)	0.00	(103.08)	(1,654.09)	0.00	(1,654.09)	0.00
Income Total	13,800.00	13,903.08	(103.08)	151,395.33	152,933.88	(1,538.55)	166,837.00

Total Income	13,800.00	13,903.08	(103.08)	151,395.33	152,933.88	(1,538.55)	166,837.00
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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	110.00	110.00	0.00	120.00
07250-002 Bank Charges - Condo B	0.00	0.00	0.00	24.00	0.00	(24.00)	0.00
07460-002 Common Area Distribution	9,533.00	9,533.00	0.00	104,863.00	104,863.00	0.00	114,396.00
07990-002 Bad Debt Expense - Condo B	0.00	41.67	41.67	0.00	458.37	458.37	500.00
General & Administrative Total	9,543.00	9,584.67	41.67	104,997.00	105,431.37	434.37	115,016.00

Pool							
08380-002 Oil - Condo B	0.00	0.00	0.00	25.00	0.00	(25.00)	0.00
Pool Total	0.00	0.00	0.00	25.00	0.00	(25.00)	0.00

Utilities							
08910-002 Electricity - Condo B	97.04	95.83	(1.21)	1,065.07	1,054.13	(10.94)	1,150.00
08930-002 Water & Sewer - Condo B	2,082.33	1,962.50	(119.83)	29,322.12	21,587.50	(7,734.62)	23,550.00
08997-002 Fire Inspections/Water Dept	0.00	29.17	29.17	315.00	320.87	5.87	350.00
Utilities Total	2,179.37	2,087.50	(91.87)	30,702.19	22,962.50	(7,739.69)	25,050.00

Maintenance							
09110-002 Gen. Maint. & Repair - Condo B	0.00	166.67	166.67	1,175.00	1,833.37	658.37	2,000.00
09124-002 Backflow Inspec/Repairs	0.00	35.00	35.00	80.00	385.00	305.00	420.00
09196-002 Deferred Maintenance	0.00	290.17	290.17	0.00	3,191.87	3,191.87	3,482.00
Maintenance Total	0.00	491.84	491.84	1,255.00	5,410.24	4,155.24	5,902.00

Reserve-Contract Liabilities							
09915-002 Reserves - Pavement - Condo B	310.58	310.58	0.00	3,416.38	3,416.38	0.00	3,727.00
09960-002 Reserves - Roofs - Condo B	1,351.75	1,351.75	0.00	14,869.25	14,869.25	0.00	16,221.00
09965-002 Reserves - Ext. Painting - Con...	28.58	28.58	0.00	314.38	314.38	0.00	343.00
09980-002 Reserves - Restoration - Cond...	48.17	48.17	0.00	529.87	529.87	0.00	578.00
Reserve-Contract Liabilities Total	1,739.08	1,739.08	0.00	19,129.88	19,129.88	0.00	20,869.00

Total Expense	13,461.45	13,903.09	441.64	156,109.07	152,933.99	(3,175.08)	166,837.00
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Net Income	338.55	(0.01)	338.56	(4,713.74)	(0.11)	(4,713.63)	0.00
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Karanda Village IV Condo Association Inc

Run Date: 12/28/2025

Run Time: 09:20 PM

INCOME STATEMENT

Condo C

Start: 11/01/2025 | End: 11/30/2025

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	27,412.00	27,412.00	0.00	29,904.00
06320-003 Common Area Income - Condo C	7,717.25	7,717.25	0.00	84,889.75	84,889.75	0.00	92,607.00
06380-003 Owner Admin. Fees Income - Con...	0.00	0.00	0.00	50.00	0.00	50.00	0.00
06490-003 Receivables Adjustments - Cond...	14.75	0.00	14.75	(546.22)	0.00	(546.22)	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	112,065.20	112,301.75	(236.55)	122,511.00

Total Income	10,224.00	10,209.25	14.75	112,065.20	112,301.75	(236.55)	122,511.00
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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	88.00	88.00	0.00	96.00
07460-003 Common Area Distribution	7,717.25	7,717.25	0.00	84,889.75	84,889.75	0.00	92,607.00
07990-003 Bad Debt Expense - Condo C	0.00	41.67	41.67	0.00	458.37	458.37	500.00
General & Administrative Total	7,725.25	7,766.92	41.67	84,977.75	85,436.12	458.37	93,203.00
Utilities							
08910-003 Electricity - Condo C	108.45	116.67	8.22	1,189.91	1,283.37	93.46	1,400.00
08930-003 Water & Sewer - Condo C	1,267.75	1,322.92	55.17	13,982.18	14,552.12	569.94	15,875.00
08997-003 Fire Inspections/Water Dept	0.00	14.58	14.58	135.00	160.38	25.38	175.00
Utilities Total	1,376.20	1,454.17	77.97	15,307.09	15,995.87	688.78	17,450.00

Maintenance							
09110-003 Gen. Maint. & Repair - Condo C	0.00	54.17	54.17	291.58	595.87	304.29	650.00
09124-003 Backflow Inspec/Repairs	0.00	8.33	8.33	80.00	91.63	11.63	100.00
09196-003 Deferred Maintenance	0.00	36.42	36.42	0.00	400.62	400.62	437.00
Maintenance Total	0.00	98.92	98.92	371.58	1,088.12	716.54	1,187.00

Reserve-Contract Liabilities							
09915-003 Reserves - Pavement - Condo C	294.92	294.92	0.00	3,244.12	3,244.12	0.00	3,539.00
09960-003 Reserves - Roofs - Condo C	405.08	405.08	0.00	4,455.88	4,455.88	0.00	4,861.00
09980-003 Reserves - Restoration - Condo...	189.25	189.25	0.00	2,081.75	2,081.75	0.00	2,271.00
Reserve-Contract Liabilities Total	889.25	889.25	0.00	9,781.75	9,781.75	0.00	10,671.00

Total Expense	9,990.70	10,209.26	218.56	110,438.17	112,301.86	1,863.69	122,511.00
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Net Income	233.30	(0.01)	233.31	1,627.03	(0.11)	1,627.14	0.00
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Karanda Village IV Condo Association Inc

Run Date: 12/28/2025
Run Time: 09:21 PM

INCOME STATEMENT

Common Area

Start: 11/01/2025 | End: 11/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06340-008 Late Fee Income - Common Area	0.00	0.00	0.00	50.00	0.00	50.00	0.00
06410-008 Condo A Transfer CA	28,145.17	28,145.17	0.00	309,596.87	309,596.87	0.00	337,742.00
06411-008 Condo B Transfer-CA	9,533.00	9,533.00	0.00	104,863.00	104,863.00	0.00	114,396.00
06412-008 Condo C Transfer-CA	7,717.25	7,717.25	0.00	84,889.75	84,889.75	0.00	92,607.00
06510-008 Transfer Fees - Common Area	0.00	0.00	0.00	25,000.00	0.00	25,000.00	0.00
06530-008 Parking Decals/Passes	0.00	0.00	0.00	105.00	0.00	105.00	0.00
06550-008 Application Fees	500.00	0.00	500.00	1,085.00	0.00	1,085.00	0.00
06910-008 Interest Income - Common Area	0.00	0.00	0.00	1,681.78	0.00	1,681.78	0.00
Income Total	45,895.42	45,395.42	500.00	527,271.40	499,349.62	27,921.78	544,745.00
Total Income	45,895.42	45,395.42	500.00	527,271.40	499,349.62	27,921.78	544,745.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010-008 Management Fees - Common Area	2,556.00	2,556.00	0.00	28,166.00	28,116.00	(50.00)	30,672.00
07140-008 Audit Fees - Common Area	375.00	416.67	41.67	3,375.00	4,583.37	1,208.37	5,000.00
07160-008 Legal Fees - Common Area	0.00	416.67	416.67	800.00	4,583.37	3,783.37	5,000.00
07162-008 Professional Fees	0.00	500.00	500.00	2,300.00	5,500.00	3,200.00	6,000.00
07164-008 40 Yr Certification	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.00
07172-008 License/Permits/Fees	0.00	50.00	50.00	325.35	550.00	224.65	600.00
07174-008 Corp Annual Report	0.00	5.17	5.17	61.25	56.87	(4.38)	62.00
07250-008 Bank Charges - Common Area	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
07260-008 Postage & Mail - Common Area	0.00	41.67	41.67	0.00	458.37	458.37	500.00
07262-008 Bulk Mailings	937.00	41.67	(895.33)	1,198.76	458.37	(740.39)	500.00
07320-008 Office ,Expenses/Storage= CA	50.00	41.67	(8.33)	876.60	458.37	(418.23)	500.00
07412-008 Website	0.00	0.00	0.00	2,752.76	0.00	(2,752.76)	0.00
07430-008 Federal Income Tax - Common Ar...	0.00	0.00	0.00	5,964.72	0.00	(5,964.72)	0.00
07890-008 Misc. G & A - Common Area	0.00	0.00	0.00	1,858.92	0.00	(1,858.92)	0.00
General & Administrative Total	3,918.00	4,486.19	568.19	47,715.36	49,348.09	1,632.73	53,834.00
Insurance							
08010-008 Insurance	19,476.90	21,200.00	1,723.10	219,441.80	233,200.00	13,758.20	254,400.00
Insurance Total	19,476.90	21,200.00	1,723.10	219,441.80	233,200.00	13,758.20	254,400.00
Pool							
08210-008 Pool Service. - Common Area	325.00	450.00	125.00	2,925.00	4,950.00	2,025.00	5,400.00
08220-008 Pool Repairs - Common Area	0.00	166.67	166.67	4,791.26	1,833.37	(2,957.89)	2,000.00
Pool Total	325.00	616.67	291.67	7,716.26	6,783.37	(932.89)	7,400.00
Utilities							
08910-008 Electricity - Common Area	526.96	683.33	156.37	6,874.29	7,516.63	642.34	8,200.00
08930-008 Water & Sewer - Common Area	261.89	252.08	(9.81)	2,358.97	2,772.88	413.91	3,025.00
08940-008 Trash Removal	3,267.59	3,191.67	(75.92)	35,913.02	35,108.37	(804.65)	38,300.00
08997-008 Fire Inspections/Water Dept	0.00	0.00	0.00	45.00	0.00	(45.00)	0.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Utilities Total	4,056.44	4,127.08	70.64	45,191.28	45,397.88	206.60	49,525.00
Maintenance							
09010-008 Tree Maintenance - Common Area	0.00	1,166.67	1,166.67	15,050.00	12,833.37	(2,216.63)	14,000.00
09012-008 Tree Projects	0.00	0.00	0.00	13,280.72	0.00	(13,280.72)	0.00
09015-008 Landscape Extras	266.72	208.33	(58.39)	7,130.13	2,291.63	(4,838.50)	2,500.00
09016-008 Landscape Project	0.00	0.00	0.00	5,901.00	0.00	(5,901.00)	0.00
09020-008 Grounds Maintenance - CA	450.00	750.00	300.00	7,913.40	8,250.00	336.60	9,000.00
09023-008 Irrigation Project	0.00	0.00	0.00	14,180.00	0.00	(14,180.00)	0.00
09110-008 Gen. Maint. & Repair - Common ...	483.90	1,000.00	516.10	22,417.71	11,000.00	(11,417.71)	12,000.00
09120-008 Asphalt Repair - Common Area	0.00	0.00	0.00	2,433.50	0.00	(2,433.50)	0.00
09122-008 Gutter Cleaning/Replace	0.00	416.67	416.67	2,750.00	4,583.37	1,833.37	5,000.00
09124-008 Backflow Inspec/Repairs	0.00	41.67	41.67	6,010.00	458.37	(5,551.63)	500.00
09125-008 Fire Extinguisher Exp	0.00	83.33	83.33	1,053.95	916.63	(137.32)	1,000.00
09180-008 Plumbing Repairs - Common - Co...	0.00	0.00	0.00	2,015.00	0.00	(2,015.00)	0.00
09190-008 Electrical Repairs - Common Ar...	0.00	0.00	0.00	2,452.00	0.00	(2,452.00)	0.00
09192-008 Fixture Replacement Project	0.00	0.00	0.00	450.00	0.00	(450.00)	0.00
09585-008 Plumbing/Tunnel/Project	0.00	0.00	0.00	599.00	0.00	(599.00)	0.00
09586-008 Dumpster Repair Project	0.00	0.00	0.00	2,600.00	0.00	(2,600.00)	0.00
09587-008 Sidewalk/Cement Rep.	0.00	0.00	0.00	15,945.00	0.00	(15,945.00)	0.00
Maintenance Total	1,200.62	3,666.67	2,466.05	122,181.41	40,333.37	(81,848.04)	44,000.00
Contracts							
09610-008 Lawn Maint. & Landscaping - Co...	5,000.00	5,000.00	0.00	55,480.00	55,000.00	(480.00)	60,000.00
09650-008 Security Services - Common Are...	749.55	500.00	(249.55)	5,746.55	5,500.00	(246.55)	6,000.00
09750-008 Pest Control /Lawn/Rodent/Tree...	795.00	750.00	(45.00)	5,280.00	8,250.00	2,970.00	9,000.00
09752-008 Whitefly Treatment	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
09850-008 Maintenance Services - Maint/M...	8,130.00	4,680.00	(3,450.00)	70,060.25	51,480.00	(18,580.25)	56,160.00
Contracts Total	14,674.55	11,096.67	(3,577.88)	136,566.80	122,063.37	(14,503.43)	133,160.00
Reserve-Contract Liabilities							
09915-008 Reserves - Pavement - Common A...	45.50	45.50	0.00	500.50	500.50	0.00	546.00
09980-008 Reserves - Restoration - Commo...	156.67	156.67	0.00	1,723.37	1,723.37	0.00	1,880.00
Reserve-Contract Liabilities Total	202.17	202.17	0.00	2,223.87	2,223.87	0.00	2,426.00
Total Expense	43,853.68	45,395.45	1,541.77	581,036.78	499,349.95	(81,686.83)	544,745.00
Net Income	2,041.74	(0.03)	2,041.77	(53,765.38)	(0.33)	(53,765.05)	0.00

Karanda Village IV Condo Association Inc

Run Date: 12/28/2025
Run Time: 07:56 PM

CHECK REGISTER - DETAILED

START: 11/01/2025 | END: 11/30/2025

Date	Check	Vendor	Reference	Amount
Truist (BB&T) Karanda Village IV Condo Assoc Inc				
11/01/2025	Auto Payment	FIRS - FIRST INSURANCE	Premium Insurance Payment: 9th of 11	\$19,440.79
11/01/2025	Inv: Due By 11/01/2025-Acct 10	Acct: 03015 - 008 - Insurance Payable	Premium Insurance Payment: 9th of 11	\$19,440.79
11/03/2025	11109	JERY - Jerry's Seamless Guttering...	Gutters B & C--Deposit -50%	\$19,730.50
11/03/2025	Inv: 2929	Acct: 05496 - 002 - Reserve-Major Repr...	Gutters B & C--Deposit -50%	\$10,961.50
11/03/2025	Inv: 2929	Acct: 05496 - 003 - Reserve-Major Repr...	Gutters B & C--Deposit -50%	\$8,769.00
11/03/2025	11110	COAST - COASTLINE PC & MAINTENANC...	Water Intrusion: Exterior Wall Re...	\$425.00
11/03/2025	Inv: 10282025-K4	Acct: 09110 - 001 - Gen. Maint. & Repair	Water Intrusion: Exterior Wall Repair-3933	\$425.00
11/03/2025	11111	Hixon - Hixon Pool Repair & Suppl...	October 2025 Pool Maintenance	\$325.00
11/03/2025	Inv: 10591	Acct: 08210 - 008 - Pool Service	October 2025 Pool Maintenance	\$325.00
11/03/2025	11112	Alida - Garing	Parking Enforcement Services:10/2...	\$249.85
11/03/2025	Inv: 77501	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:10/20/25-...	\$249.85
11/03/2025	11113	Alida - Garing	Parking Enforcement Services:10/0...	\$249.85
11/03/2025	Inv: 77428	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:10/06/25-...	\$249.85
11/08/2025	11114	SPECT - SPECTRUM ASSOCIATION SERVICES	A/N Budget Meeting Notice	\$628.14
11/08/2025	Inv: 11/08/25	Acct: 07262 - 008 - Bulk Mailings	A/N Budget Meeting Notice	\$628.14
11/12/2025	11115	SPECT - SPECTRUM ASSOCIATION SERVICES	2025 A/N Meeting 1st Notice	\$308.86
11/12/2025	Inv: 11/12/25	Acct: 07262 - 008 - Bulk Mailings	2025 A/N Meeting 1st Notice	\$308.86
11/14/2025	Auto Payment	repub - Republic Services	November 2025 Trash Removal	\$3,267.59
11/14/2025	Inv:	Acct: 08940 - 008 - Trash Removal	November 2025 Trash Removal	\$3,267.59

Date	Check	Vendor	Reference	Amount
	0695-008394179			
11/17/2025	11116	Crest Roof - Crest Roofing	Change Order-Lumbar Replacement-A...	\$46,424.00
11/17/2025	Inv: 2037	Acct: 05496 - 008 - Reserve-Major Repr...	Change Order-Lumbar Replacement-Assoc. B	\$46,424.00
11/17/2025	11117	Crest Roof - Crest Roofing	Change Order-Lumbar Replacement-A...	\$2,482.00
11/17/2025	Inv: 2053	Acct: 05496 - 008 - Reserve-Major Repr...	Change Order-Lumbar Replacement-Assoc. C	\$2,482.00
11/17/2025	11118	Crest Roof - Crest Roofing	Roof Project-Association C-50% of...	\$60,543.00
11/17/2025	Inv: 2047	Acct: 05496 - 008 - Reserve-Major Repr...	Roof Project-Association C-50% of Contract	\$60,543.00
11/17/2025	11119	Crest Roof - Crest Roofing	Roof Project-Association C-30% of...	\$36,325.80
11/17/2025	Inv: 2046	Acct: 05496 - 008 - Reserve-Major Repr...	Roof Project-Association C-30% of Contract	\$36,325.80
11/17/2025	11120	Crest Roof - Crest Roofing	Roof Project-Association B-10% Fi...	\$31,477.30
11/17/2025	Inv: 2036	Acct: 05496 - 008 - Reserve-Major Repr...	Roof Project-Association B-10% Final P...	\$31,477.30
11/17/2025	11121	Cousins - Cousins USA Pest Contro...	Nov 2025 Monthly Perimeter Pest C...	\$795.00
11/17/2025	Inv: Job# 146091	Acct: 09750 - 008 - Pest Control/Lawn/...	Nov 2025 Monthly Perimeter Pest Contro...	\$795.00
11/17/2025	11122	Dezulme - Milfort Dezulme	CP Allowance: November 2025	\$40.00
11/17/2025	Inv: 11/01/2025	Acct: 09850 - 008 - Janitorial Services	CP Allowance: November 2025	\$40.00
11/17/2025	11123	Dezulme - Milfort Dezulme	CP Allowance: October 2025	\$40.00
11/17/2025	Inv: 10/01/2025	Acct: 09850 - 008 - Janitorial Services	CP Allowance: October 2025	\$40.00
11/19/2025	Auto Payment	BBT - TRUIST	Truist Credit Card Payment-8711	\$454.24
11/19/2025	Inv: Due By 11/19/2025-Acct 87	Acct: 09110 - 008 - Gen. Maint. & Repair	Truist Credit Card Payment-8711	\$21.38
11/19/2025	Inv: Due By 11/19/2025-Acct 43	Acct: 09015 - 008 - Landscape Extras	Truist Credit Card Payment-4360	\$225.47
11/19/2025	Inv: Due By 11/19/2025-Acct	Acct: 09110 - 008 - Gen. Maint. & Repair	Truist Credit Card Payment-4360	\$207.39

Date	Check	Vendor	Reference	Amount
	43			
11/20/2025	11124	SPECT - SPECTRUM ASSOCIATION SERVICES	December 2025 Monthly Management ...	\$2,606.00
11/20/2025	Inv: 2621	Acct: 01620 - 008 - Prepaid Expenses	December 2025 Monthly Management Fee/S...	\$2,606.00
11/20/2025	11125	SPECT - SPECTRUM ASSOCIATION SERVICES	December 2025 Janitorial Payroll ...	\$6,604.00
11/20/2025	Inv: 2620	Acct: 01620 - 008 - Prepaid Expenses	December 2025 Janitorial Payroll Advance	\$6,604.00
11/21/2025	11126	Alida - Garing	Parking Enforcement Services:11/0...	\$249.85
11/21/2025	Inv: 77587	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:11/03/25...	\$249.85
11/21/2025	11127	trail - Trail Services	November 2025 Lawn Maintenance	\$5,450.00
11/21/2025	Inv: 4598	Acct: 09610 - 008 - Lawn Maint. & Land...	November 2025 Lawn Maintenance	\$5,000.00
11/21/2025	Inv: 4598	Acct: 09020 - 008 - Grounds Maintenance	November 2025 Lawn Maintenance	\$450.00
11/27/2025	Online Payment: 601867567	Hom - Home Depot	General & Landscaping Supplies	\$296.38
11/27/2025	Inv: Due By 11/30/2025-Acct 19	Acct: 09015 - 008 - Landscape Extras	General & Landscaping Supplies	\$41.25
11/27/2025	Inv: Due By 11/30/2025-Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General & Landscaping Supplies	\$255.13
11/30/2025	Auto Payment	FPL-K4 - Florida Power & Light	FPL: 25873-55187/For:10/17/25-11/...	\$1,122.92
11/30/2025	Inv: Due By 12/08/2025-25873-C	Acct: 08910 - 008 - Electricity	FPL: 25873-55187/For:10/17/25-11/15/25	\$97.45
11/30/2025	Inv: Due By 12/08/2025-Common	Acct: 08910 - 008 - Electricity	FPL: 25703-59139/For:10/17/25-11/15/25	\$429.51
11/30/2025	Inv: Due By 12/08/2025-15333-A	Acct: 08910 - 003 - Electricity	FPL: 15333-51100/For:10/17/25-11/15/25	\$35.72
11/30/2025	Inv: Due By 12/08/2025-15453-A	Acct: 08910 - 003 - Electricity	FPL: 15453-59117/For:10/17/25-11/15/25	\$34.01
11/30/2025	Inv: Due By 12/08/2025-15763-A	Acct: 08910 - 003 - Electricity	FPL: 15763-57121/For:10/17/25-11/15/25	\$38.72
11/30/2025	Inv: Due By 12/08/2025-15853-	Acct: 08910 - 002 - Electricity	FPL: 15853-54168/For:10/17/25-11/15/25	\$31.94

Date	Check	Vendor	Reference	Amount
	A			
11/30/2025	Inv: Due By 12/08/2025-25283-	Acct: 08910 - 002 - Electricity	FPL: 25283-51147/For:10/17/25-11/15/25	\$32.62
	A			
11/30/2025	Inv: Due By 12/08/2025-25103-	Acct: 08910 - 002 - Electricity	FPL: 25103-59173/For:10/17/25-11/15/25	\$32.48
	A			
11/30/2025	Inv: Due By 12/08/2025-45833-	Acct: 08910 - 001 - Electricity	FPL: 45833-56102/For:10/17/25-11/15/25	\$35.17
	A			
11/30/2025	Inv: Due By 12/08/2025-45473-	Acct: 08910 - 001 - Electricity	FPL: 45473-53179/For:10/17/25-11/15/25	\$35.03
	A			
11/30/2025	Inv: Due By 12/08/2025-45243-	Acct: 08910 - 001 - Electricity	FPL: 45243-54174/For:10/17/25-11/15/25	\$36.03
	A			
11/30/2025	Inv: Due By 12/08/2025-35983-	Acct: 08910 - 001 - Electricity	FPL: 35983-51132/For:10/17/25-11/15/25	\$35.23
	A			
11/30/2025	Inv: Due By 12/08/2025-35453-	Acct: 08910 - 001 - Electricity	FPL: 35453-52159/For:10/17/25-11/15/25	\$34.82
	A			
11/30/2025	Inv: Due By 12/08/2025-35223-	Acct: 08910 - 001 - Electricity	FPL: 35223-53154/For:10/17/25-11/15/25	\$36.13
	A			
11/30/2025	Inv: Due By 12/08/2025-25933-	Acct: 08910 - 001 - Electricity	FPL: 25933-58134/For:10/17/25-11/15/25	\$35.10
	A			
11/30/2025	Inv: Due By 12/08/2025-25713-	Acct: 08910 - 001 - Electricity	FPL: 25713-57165/For:10/17/25-11/15/25	\$35.51
	A			
11/30/2025	Inv: Due By 12/08/2025-25563-	Acct: 08910 - 001 - Electricity	FPL: 25563-57172/For:10/17/25-11/15/25	\$34.37
	A			
11/30/2025	Inv: Due By 12/08/2025-35733-	Acct: 08910 - 001 - Electricity	FPL: 35733-58185/For:10/17/25-11/15/25	\$35.68
	A			
11/30/2025	Inv: Due By 12/08/2025-35903-	Acct: 08910 - 001 - Electricity	FPL: 35903-52120/For:10/17/25-11/15/25	\$37.40
	A			
11/30/2025	Online Payment	COCO - City of Coconut Creek	Water/Sewer:11/12/2025-12/10/2025	\$9,619.21
11/30/2025	Inv: Due By 01/05/2026- Common	Acct: 08930 - 008 - Water & Sewer	Water/Sewer:11/12/2025-12/10/2025	\$261.89
11/30/2025	Inv: Due By 01/05/2026- Assoc C	Acct: 08930 - 003 - Water & Sewer	Water/Sewer:11/12/2025-12/10/2025	\$1,267.75
11/30/2025	Inv: Due By 01/05/2026- Assoc B	Acct: 08930 - 002 - Water & Sewer	Water/Sewer:11/12/2025-12/10/2025	\$2,082.33
11/30/2025	Inv: Due By	Acct: 08930 - 001 - Water & Sewer	Water/Sewer:11/12/2025-12/10/2025	\$6,007.24

Date	Check	Vendor	Reference	Amount
	01/05/2026-Assoc A			

Sub-Total: \$249,155.28

Total: \$249,155.28

Karanda Village IV Condo Association Inc
BANK RECONCILIATION
Statement Date: 11/30/2025

Run Date: 12/28/2025
Run Time: 07:48 PM

Reconciliation Summary: Truist		GL Account: 01013 - Truist - Operating Funds	
Bank Statement Balance	\$90,957.84	Account Balance	\$63,832.18
GL Account Balance	\$63,832.18	+ Uncleared Payments	\$28,005.66
Difference	\$27,125.66	- Uncleared Deposits	\$880.00
		Reconciling Balance	\$90,957.84
		- Statement Balance	\$90,957.84
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
11067	8/19/2025	AP 62612 Michael J Pinto	Uncleared	0.00	109.11
Online Payment	10/30/2025	AP 67575 COCO - City of Coconut Creek	Uncleared	0.00	7,192.38
Online Payment	10/30/2025	AP 67576 COCO - City of Coconut Creek	Uncleared	0.00	2,626.98
Online Payment	10/30/2025	AP 67577 COCO - City of Coconut Creek	Uncleared	0.00	1,567.30
Auto Payment	11/19/2025	AP 67983 BBT - TRUIST	Uncleared	0.00	21.38
11127	11/21/2025	AP 67485 trail - Trail Services	Uncleared	0.00	5,450.00
Online Payment:	11/27/2025	AP 67601 Hom - Home Depot	Uncleared	0.00	296.38
601867567					
	11/28/2025	AR 67521 Cash Receipts - Direct Debit	Uncleared	440.00	0.00
	11/29/2025	AR 67524 Cash Receipts - Direct Debit	Uncleared	440.00	0.00
Auto Payment	11/30/2025	AP 67984 FPL-K4 - Florida Power & Light	Uncleared	0.00	37.40
Auto Payment	11/30/2025	AP 67985 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.68
Auto Payment	11/30/2025	AP 67986 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.37
Auto Payment	11/30/2025	AP 68104 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.51
Auto Payment	11/30/2025	AP 68127 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.10
Auto Payment	11/30/2025	AP 68128 FPL-K4 - Florida Power & Light	Uncleared	0.00	36.13
Auto Payment	11/30/2025	AP 68129 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.82
Auto Payment	11/30/2025	AP 68130 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.23
Auto Payment	11/30/2025	AP 68131 FPL-K4 - Florida Power & Light	Uncleared	0.00	36.03
Auto Payment	11/30/2025	AP 68132 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.03

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Auto Payment	11/30/2025	AP 68133 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.17
Auto Payment	11/30/2025	AP 68134 FPL-K4 - Florida Power & Light	Uncleared	0.00	32.48
Auto Payment	11/30/2025	AP 68135 FPL-K4 - Florida Power & Light	Uncleared	0.00	32.62
Auto Payment	11/30/2025	AP 68136 FPL-K4 - Florida Power & Light	Uncleared	0.00	31.94
Auto Payment	11/30/2025	AP 68137 FPL-K4 - Florida Power & Light	Uncleared	0.00	38.72
Auto Payment	11/30/2025	AP 68138 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.01
Auto Payment	11/30/2025	AP 68139 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.72
Auto Payment	11/30/2025	AP 68140 FPL-K4 - Florida Power & Light	Uncleared	0.00	429.51
Auto Payment	11/30/2025	AP 68141 FPL-K4 - Florida Power & Light	Uncleared	0.00	97.45
Online Payment	11/30/2025	AP 68142 COCO - City of Coconut Creek	Uncleared	0.00	6,007.24
Online Payment	11/30/2025	AP 68143 COCO - City of Coconut Creek	Uncleared	0.00	2,082.33
Online Payment	11/30/2025	AP 68144 COCO - City of Coconut Creek	Uncleared	0.00	1,267.75
Online Payment	11/30/2025	AP 68145 COCO - City of Coconut Creek	Uncleared	0.00	261.89
Totals				\$880.00	\$28,005.66

999-99-99-99 41142 18 C 001 29 55 004
KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC / OPERATING ACCT
C/O SPECTRUM ASSOCIATION SERVICES INC
8042 BELLAFFIORE WAY
BOYNTON BEACH FL 33472-7154

Your consolidated statement

For 11/28/2025

Contact us



Truist.com



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

Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE(\$)	DETAILS ON
ASSOC SVCS REGULAR CHECKING	1100005002808	90,957.84	page 1
ASSOC SVCS REGULAR CHECKING	1100005905581	16,250.00	page 3
Total checking and money market savings accounts		\$107,207.84	

Checking and money market savings accounts

■ ASSOC SVCS REGULAR CHECKING 1100005002808

Account summary

Your previous balance as of 10/31/2025	\$66,451.08
Checks	- 209,504.15
Other withdrawals, debits and service charges	- 40,175.19
Deposits, credits and interest	+ 274,186.10
Your new balance as of 11/28/2025	= \$90,957.84 ✓

Checks

DATE	CHECK #	AMOUNT(\$)
11/05	11109	19,730.50
11/18	11110	425.00
11/10	11111	325.00
11/13	11112	249.85
11/13	11113	249.85
11/12	11114	628.14

DATE	CHECK #	AMOUNT(\$)
11/12	11115	308.86
11/21	11116	46,424.00
11/21	11117	2,482.00
11/21	11118	60,543.00
11/21	11119	36,325.80
11/21	11120	31,477.30

DATE	CHECK #	AMOUNT(\$)
11/25	11121	795.00
11/25	11122	40.00
11/25	11123	40.00
11/20	11124	2,606.00
11/20	11125	6,604.00
11/24	11126	249.85

Total checks = \$209,504.15

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
11/04	ACH CORP DEBIT INSURANCE FIRST INSURANCE Karanda Village IV Con	19,440.79
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	183.75
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	252.72
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	256.92
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	256.92
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	275.65

continued

■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	303.75
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	324.39
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	331.85
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	343.12
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	352.49
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	389.10
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	391.56
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	417.60
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	430.63
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	443.65
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	495.75
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	508.77
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	534.82
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	560.86
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	560.86
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	560.86
11/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	743.19
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	31.81
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.48
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.57
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	33.91
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.37
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.92
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.03
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.03
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.29
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.29
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.38
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.68
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.68
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.03
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.13
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	37.57
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	38.67
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	61.21
11/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	463.69
11/13	RETURN DEPOSIT ITEM 99003005	426.00
11/17	INTERNET PAYMENT RSIBILLPAY REPUBLICSERVICES 306952064331	3,267.59
11/20	TRUIST ONLINE CREDIT CARD PMT CLIENT ASSISTED TO ****4360 -	432.86
11/25	DEBIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	6,568.00
Total other withdrawals, debits and service charges		= \$40,175.19

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
11/03	CONSOL ELEC DEPOSIT 1	430.00
11/03	CONSOLIDATED COUPON PAYMENT 1	440.00
11/03	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000025380819654	440.00
11/03	CONSOL ELEC BILL PAY DEPOSIT 7	3,118.00
11/03	CONSOL ELEC DEPOSIT 44	19,442.00
11/04	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000025410377858	460.00
11/04	CONSOLIDATED COUPON PAYMENT 2	852.00
11/04	CONSOL ELEC DEPOSIT 2	880.00
11/04	CONSOL ELEC BILL PAY DEPOSIT 3	1,340.00
11/05	CONSOL ELEC DEPOSIT 1	440.00
11/05	CONSOLIDATED COUPON PAYMENT 2	866.00
11/05	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000025430629638	1,322.00
11/05	CREDIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	39,461.00
11/06	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 450830572	426.00
11/06	CONSOLIDATED COUPON PAYMENT 1	440.00
11/06	CONSOL ELEC BILL PAY DEPOSIT 1	460.00
11/06	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000025445539166	4,362.00
11/07	CONSOL ELEC BILL PAY DEPOSIT 1	426.00

continued

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

Pay To The Order of: **AMY'S Seamless Drycleaning, Inc**
5680 2nd Rd
Lake Worth FL 33467

Pay Amount: **** \$19,730.50 ****

Date: 11/2/2025

Check # 11109

⑆031109⑆ 02654918870 ⑆100005002808⑆

Handwritten signature

DO NOT WRITE IN THESE SPACES

CHECK# 11109 \$19,730.50

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

Pay To The Order of: **CONTELM PC & MAINTENANCE INC**
7453 Vlna Angelo
Denny Beach FL 33466

Pay Amount: **** \$425.00 ****

Date: 11/2/2025

Check # 11110

⑆031110⑆ 02654918870 ⑆100005002808⑆

Handwritten signature

DO NOT WRITE IN THESE SPACES

CHECK# 11110 \$425.00

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

Pay To The Order of: **Green Pool Repair & Supply Inc**
7027 W. Bernard Blvd
Plantation FL 33317

Pay Amount: **** \$325.00 ****

Date: 11/2/2025

Check # 11111

⑆031111⑆ 02654918870 ⑆100005002808⑆

Handwritten signature

DO NOT WRITE IN THESE SPACES

CHECK# 11111 \$325.00

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

Pay To The Order of: **Gerag**
2197 N.W. 12th Street #220
Margate FL 33068

Pay Amount: **** \$249.85 ****

Date: 11/2/2025

Check # 11112

⑆031112⑆ 02654918870 ⑆100005002808⑆

Handwritten signature

DO NOT WRITE IN THESE SPACES

CHECK# 11112 \$249.85

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

Pay To The Order of: **Gerag**
2197 N.W. 12th Street #220
Margate FL 33068

Pay Amount: **** \$249.85 ****

Date: 11/2/2025

Check # 11113

⑆031113⑆ 02654918870 ⑆100005002808⑆

Handwritten signature

DO NOT WRITE IN THESE SPACES

CHECK# 11113 \$249.85

Karanda Village IV Condo Association Inc
Spectrum Assoc. Services
8927 Hypoluxo Rd STE AA #218
Lake Worth FL 33467

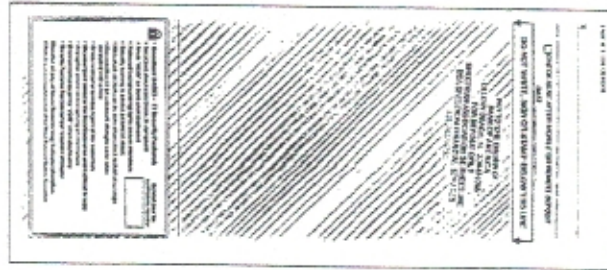
11114

Date: 11/01/2018

Pay
Exactly: ** SIX HUNDRED TWENTY EIGHT DOLLARS AND 14/100 CENTS **

Pay To
The Order of: SPECTRUM ASSOCIATION SERVICES
8942 Bellshire Way
Boynton Beach FL 33472

PD 11114 42831913870 1100005002808



CHECK# 11114 \$628.14

Karanda Village IV Condo Association Inc
Spectrum Assoc. Services
8927 Hypoluxo Rd STE AA #218
Lake Worth FL 33467

11115

Date: 11/01/2018

Pay
Exactly: ** THREE HUNDRED EIGHT DOLLARS AND 86/100 CENTS **

Pay To
The Order of: SPECTRUM ASSOCIATION SERVICES
8942 Bellshire Way
Boynton Beach FL 33472

PD 11115 42831913870 1100005002808



CHECK# 11115 \$308.86

Karanda Village IV Condo Association Inc
Spectrum Assoc. Services
8927 Hypoluxo Rd STE AA #218
Lake Worth FL 33467

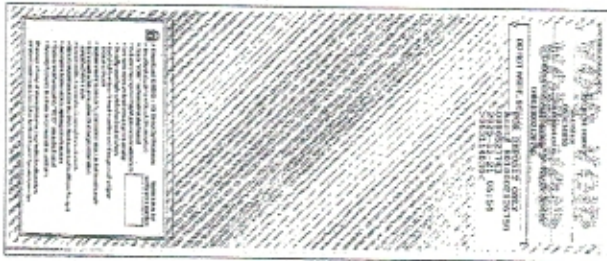
11116

Date: 11/17/2018

Pay
Exactly: ** FORTY TWO THOUSAND FOUR HUNDRED TWENTY FOUR DOLLARS AND 00/100 CENTS **

Pay To
The Order of: Cash Receipt
290 SW 22th Avenue
Deerfield Beach FL 33442

PD 11116 42831913870 1100005002808



CHECK# 11116 \$46,424.00

Karanda Village IV Condo Association Inc
Spectrum Assoc. Services
8927 Hypoluxo Rd STE AA #218
Lake Worth FL 33467

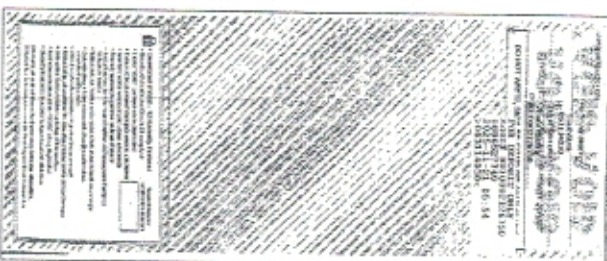
11117

Date: 11/01/2018

Pay
Exactly: ** TWO THOUSAND FOUR HUNDRED EIGHTY TWO DOLLARS AND 00/100 CENTS **

Pay To
The Order of: Cash Receipt
290 SW 22th Avenue
Deerfield Beach FL 33442

PD 11117 42831913870 1100005002808



CHECK# 11117 \$2,482.00

Karanda Village IV Condo Association Inc
Spectrum Assoc. Services
8927 Hypoluxo Rd STE AA #218
Lake Worth FL 33467

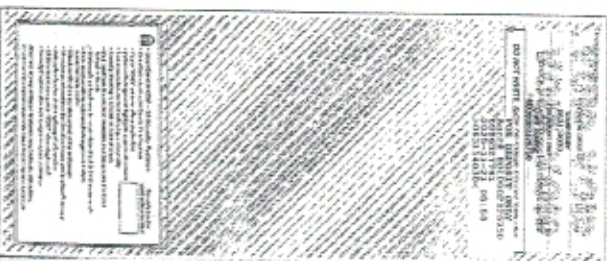
11118

Date: 11/17/2018

Pay
Exactly: ** SIXTY THOUSAND FIVE HUNDRED FORTY THREE DOLLARS AND 00/100 CENTS **

Pay To
The Order of: Cash Receipt
290 SW 22th Avenue
Deerfield Beach FL 33442

PD 11118 42831913870 1100005002808



CHECK# 11118 \$60,543.00

Kierndo Village IV Condo Association Inc
Spectrum Assoc. Services
8827 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

TRUST (6647) 11119

Date: 11/17/2025

Pay To The Order of: Crest Roofing
250 SW 12th Avenue
Deerfield Beach FL 33442

Pay Exactly: ** THIRTY SIX THOUSAND THREE HUNDRED TWENTY FIVE DOLLARS AND 80/100 CENTS **
** \$36,325.80 **

J. A. Henry
[Signature]

⑆011119⑆ ⑆263191387⑆ ⑆400005001808⑆

CHECK# 11119 \$36,325.80

⑆011119⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011119⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011119⑆ ⑆263191387⑆ ⑆400005001808⑆

Kierndo Village IV Condo Association Inc
Spectrum Assoc. Services
8827 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

TRUST (6647) 11120

Date: 11/17/2025

Pay To The Order of: Crest Roofing
250 SW 12th Avenue
Deerfield Beach FL 33442

Pay Exactly: ** THIRTY ONE THOUSAND FOUR HUNDRED SEVENTY SEVEN DOLLARS AND 30/100 CENTS **
** \$31,477.30 **

J. A. Henry
[Signature]

⑆011120⑆ ⑆263191387⑆ ⑆400005001808⑆

CHECK# 11120 \$31,477.30

⑆011120⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011120⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011120⑆ ⑆263191387⑆ ⑆400005001808⑆

Kierndo Village IV Condo Association Inc
Spectrum Assoc. Services
8827 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

TRUST (6647) 11121

Date: 11/17/2025

Pay To The Order of: Cousins USA Pest Control, Inc
10227 NW 59th Street
Sunrise FL 33351

Pay Exactly: ** SEVEN HUNDRED NINETY FIVE DOLLARS AND 00/100 CENTS **
** \$795.00 **

J. A. Henry
[Signature]

⑆011121⑆ ⑆263191387⑆ ⑆400005001808⑆

CHECK# 11121 \$795.00

⑆011121⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011121⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011121⑆ ⑆263191387⑆ ⑆400005001808⑆

Kierndo Village IV Condo Association Inc
Spectrum Assoc. Services
8827 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

TRUST (6647) 11122

Date: 11/17/2025

Pay To The Order of: Milfort Decisions
3825 Crystal Lake
Pompano Beach FL 33064

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

J. A. Henry
[Signature]

⑆011122⑆ ⑆263191387⑆ ⑆400005001808⑆

CHECK# 11122 \$40.00

⑆011122⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011122⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011122⑆ ⑆263191387⑆ ⑆400005001808⑆

Kierndo Village IV Condo Association Inc
Spectrum Assoc. Services
8827 Hypoluxo Rd STE 44 #218
Lake Worth FL 33467

TRUST (6647) 11123

Date: 11/17/2025

Pay To The Order of: Milfort Decisions
3825 Crystal Lake
Pompano Beach FL 33064

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

J. A. Henry
[Signature]

⑆011123⑆ ⑆263191387⑆ ⑆400005001808⑆

CHECK# 11123 \$40.00

⑆011123⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011123⑆ ⑆263191387⑆ ⑆400005001808⑆

⑆011123⑆ ⑆263191387⑆ ⑆400005001808⑆

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8527 Hypocoon Rd STE A4 R218
Lake Worth FL 33467

DATE: 11/20/2025

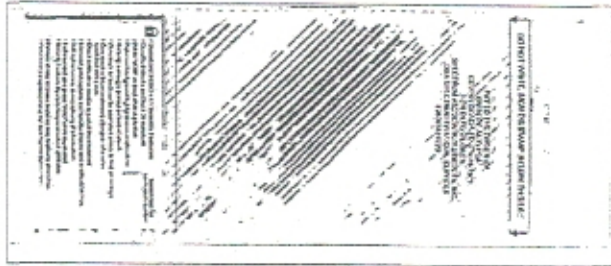
Pay To The Order of: SPECTRUM ASSOCIATION SERVICES
8527 Hypocoon Rd
Baton Rouge LA 70802

Pay Amount: ** TWO THOUSAND SIX HUNDRED SIX DOLLARS AND 00/100 CENTS **

Amount in Numbers: ** \$2,606.00 **

Signature: *[Handwritten Signature]*

Microprint: ⑈11124⑈ ⑈263191807⑈ ⑈1400005002008⑈



CHECK# 11124 \$2,606.00

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8527 Hypocoon Rd STE A4 R218
Lake Worth FL 33467

DATE: 11/20/2025

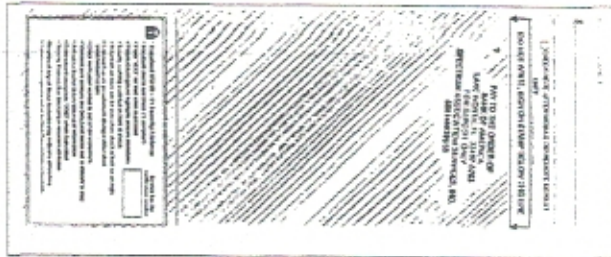
Pay To The Order of: SPECTRUM ASSOCIATION SERVICES
8527 Hypocoon Rd
Baton Rouge LA 70802

Pay Amount: ** SIX THOUSAND SIX HUNDRED FOUR DOLLARS AND 00/100 CENTS **

Amount in Numbers: ** \$6,604.00 **

Signature: *[Handwritten Signature]*

Microprint: ⑈11125⑈ ⑈263191807⑈ ⑈1400005002808⑈



CHECK# 11125 \$6,604.00

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8527 Hypocoon Rd STE A4 R218
Lake Worth FL 33467

DATE: 11/21/2025

Pay To The Order of: Spring
5187 N.W. 15th Street #220
Margate FL 33068

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

Amount in Numbers: ** \$249.85 **

Signature: *[Handwritten Signature]*

Microprint: ⑈11126⑈ ⑈263191807⑈ ⑈1400005002808⑈



CHECK# 11126 \$249.85

Karanda Village IV Condo Association Inc

Run Date: 12/28/2025
Run Time: 07:54 PM

BANK RECONCILIATION

Statement Date: 11/30/2025

Reconciliation Summary: Truist		GL Account: 01019 - Truist - Pet Security Account	
Bank Statement Balance	\$16,250.00	Account Balance	\$250.00
GL Account Balance	\$250.00	+ Uncleared Payments	\$16,000.00
Difference	\$16,000.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$16,250.00
		- Statement Balance	\$16,250.00
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	10/31/2025	GL 67972 Oct JE	Uncleared	0.00	16,000.00
Totals				\$0.00	\$16,000.00

Karanda Village IV Condo Association Inc

Run Date: 12/28/2025

Run Time: 08:01 PM

AGED OWNER BALANCE

As of: 11/30/2025

Account #	Current	Over 31	Over 61	Over 91	Total
0103827 A	\$252.00	\$0.00	\$0.00	\$141.00	\$393.00
0103839 A	\$440.00	\$440.00	\$440.00	\$0.00	\$1,320.00
0103935 A	\$286.23	\$0.00	\$0.00	\$0.00	\$286.23
0103951 A	\$440.00	\$3.31	\$0.00	\$0.00	\$443.31
0103975 A	\$440.00	\$440.00	\$440.00	\$1,123.18	\$2,443.18
0103977 A	\$143.12	\$0.00	\$0.00	\$0.00	\$143.12
0103989 A	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
0103999 A	\$124.72	\$0.00	\$0.00	\$25.00	\$149.72
0104011 A	\$6.60	\$0.00	\$0.00	\$0.00	\$6.60
0104023 A	\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
0104027 A	\$440.00	\$440.00	\$440.00	\$0.00	\$1,320.00
0104031 A	\$6.60	\$0.00	\$0.00	\$0.00	\$6.60
0104035 A	\$286.23	\$0.00	\$0.00	\$0.00	\$286.23
0104037 A	\$422.00	\$0.00	\$0.00	\$0.00	\$422.00
0104067 A	\$54.60	\$0.00	\$0.00	\$0.00	\$54.60
0104075 A	\$240.00	\$0.00	\$0.00	\$0.00	\$240.00
0203855 B	\$21.00	\$0.00	\$0.00	\$0.00	\$21.00
0203887 B	\$460.00	\$473.20	\$460.00	\$4,498.68	\$5,891.88
0203889 B	\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
0203897 B	\$460.00	\$460.00	\$0.00	\$0.00	\$920.00
0203899 B	\$435.00	\$0.00	\$0.00	\$0.00	\$435.00
0203907 B	\$460.00	\$0.00	\$0.00	\$50.00	\$510.00
0303825 C	\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
0303843 C	\$852.00	\$462.16	\$25.00	\$25.00	\$1,364.16
0303847 C	\$289.50	\$0.00	\$0.00	\$136.50	\$426.00
0303860 C	\$426.00	\$0.00	\$0.00	\$0.00	\$426.00

Account #	Lot	Name/Address	Current	Over 31	Over 61	Over 91	Total
C							
0303864			\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
C							
0303868			\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
C							
0303872			\$426.00	\$201.01	\$0.00	\$0.00	\$627.01
C							
Community Total			\$9,614.60	\$2,919.68	\$1,805.00	\$5,999.36	\$20,338.64

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Homeowner Assmnt	01310	\$9,614.60	\$2,881.48	\$1,780.00	\$5,562.18	\$19,838.26
C1 - Spec Assmnt--24	01330	\$0.00	\$0.00	\$0.00	\$277.50	\$277.50
01 - Late Fees	01340	\$0.00	\$13.20	\$0.00	\$59.68	\$72.88
02 - NSF charges	01380	\$0.00	\$25.00	\$25.00	\$100.00	\$150.00
Grand Total:		\$9,614.60	\$2,919.68	\$1,805.00	\$5,999.36	\$20,338.64

Account#	Account Description	Delinquency Amount
01310 - 000	Assessments Receivable - Cost Center 000	\$19,838.26
01330 - 000	Special Assmts. Receiv. - Cost Center 000	\$277.50
01340 - 000	Late Fees Receivable - Cost Center 000	\$72.88
01380 - 000	Owner Admin. Fees Receiv. - Cost Center 000	\$150.00
Total:		\$20,338.64

Total Number of Homes: 29

Karanda Village IV Condo Association Inc

Run Date: 12/28/2025

Run Time: 08:03 PM

PREPAID OWNERS

As of: 11/30/2025

Owner	Address	Account #	Lot #	Prepaid Balance
[REDACTED]	[REDACTED]	0103831A	2967	PP - General \$466.98 Total \$466.98
		0103833A	2968	PP - General \$154.00 Total \$154.00
		0103835A	2969	PP - General \$440.00 Total \$440.00
		0103837A	2970	PP - General \$325.30 Total \$325.30
		0103933A	2904	PP - General \$1,290.00 Total \$1,290.00
		0103939A	2907	PP - General \$1,020.00 Total \$1,020.00
		0103945A	2910	PP - General \$440.00 Total \$440.00
		0103957A	2916	PP - General \$404.05 Total \$404.05
		0103963A	29107	PP - General \$440.00 Total \$440.00
		0103965A	29108	PP - General \$574.71 Total \$574.71
		0103965A	29108	PP - General \$890.00 Total \$890.00
		0103967A	29109	PP - General \$719.00 Total \$719.00
		0103973A	29112	PP - General \$1,262.00 Total \$1,262.00
		0103987A	2923	PP - General \$210.36 Total \$210.36
		0103991A	2997	PP - General \$440.00 Total \$440.00
		0104009A	2990	PP - General \$440.00 Total \$440.00
		0104021A	2996	PP - General \$51.00 Total \$51.00
		0104039A	2925	PP - General \$2.00 Total \$2.00
		0104045A	2928	PP - General \$1.55 Total \$1.55
		0104049A	2930	PP - General \$33.00 Total \$33.00
		0104051A	2931	PP - General \$129.00 Total \$129.00
		0104061A	2976	PP - General \$141.00 Total \$141.00
		0104067A	2979	PP - General \$430.00 Total \$430.00
		0104069A	2980	PP - General \$2.00 Total \$2.00
		0104073A	2934	PP - General \$440.00 Total \$440.00
		0104085A	2940	PP - General \$1,516.00 Total \$1,516.00

Owner	Address	Account #	Lot #		Prepaid Balance
		0203851B	29142	PP - General	\$992.00
				Total	\$992.00
		0203851B	29142	PP - General	\$430.00
				Total	\$430.00
		0203853B	29141	PP - General	\$146.50
				Total	\$146.50
		0203875B	29138	PP - General	\$15.00
				Total	\$15.00
		0203883B	29134	PP - General	\$3.00
				Total	\$3.00
		0203891B	29130	PP - General	\$920.00
				Total	\$920.00
		0203893B	29129	PP - General	\$448.00
				Total	\$448.00
		0203899B	29126	PP - General	(\$25.00)
				Total	(\$25.00)
		0203903B	29124	PP - General	\$463.00
				Total	\$463.00
		0203905B	29123	PP - General	\$110.10
				Total	\$110.10
		0203907B	29122	PP - General	\$291.92
				Total	\$291.92
		0303819C	2941	PP - General	\$426.00
				Total	\$426.00
		0303823C	2943	PP - General	\$429.76
				Total	\$429.76
		0303845C	2946	PP - General	\$10.00
				Total	\$10.00
		0303847C	2947	PP - General	\$426.00
				Total	\$426.00
		0303861C	2950	PP - General	\$278.50
				Total	\$278.50
		0303864C	2959	PP - General	\$426.00
				Total	\$426.00
		0303864C	2959	PP - General	\$426.00
				Total	\$426.00
		0303865C	3952	PP - General	\$10.00
				Total	\$10.00
		0303867C	2953	PP - General	\$10.00
				Total	\$10.00
		0303870C	2962	PP - General	\$426.00
				Total	\$426.00
		0303873C	2956	PP - General	\$426.00
				Total	\$426.00
		0303873C	2956	PP - General	\$401.34
				Total	\$401.34
		0303874C	2964	PP - General	\$10.00
				Total	\$10.00
				PP - General	\$19,762.07
				Total	\$19,762.07

Karanda Village IV Condo Association Inc

GENERAL LEDGER DETAIL

Run Date: 12/28/2025
Run Time: 11:39 PM

As of: Start: 11/01/2025 | End: 11/30/2025

Account					Balance Forward	Debits	Credits	Ending Balance
01013-000 Truist - Operating Funds					(\$25,671.56)	\$0.00	\$0.00	(\$25,671.56)
01013-001 Truist - Operating Funds - Conda A					\$0.00	\$28,145.17	\$28,145.17	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67153 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$28,145.17		
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$28,145.17	\$0.00		
01013-002 Truist - Operating Funds - Condo B					\$0.00	\$9,533.00	\$9,533.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67153 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$9,533.00		
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$9,533.00	\$0.00		
01013-003 Truist - Operating Funds - Condo C					\$0.00	\$7,717.25	\$7,717.25	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67153 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$7,717.25		
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$7,717.25	\$0.00		
01013-008 Truist - Operating Funds - Common A...					\$0.00	\$45,395.42	\$45,395.42	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67162 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$45,395.42	\$0.00		
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$0.00	\$45,395.42		
01013-099 Truist - Operating Funds					\$71,136.92	\$301,617.66	\$283,250.84	\$89,503.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/1/2025	AP 67602 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Premium Insu...	\$0.00	\$19,440.79		
11/2/2025	AR 67056 Cash Receipts...	5075639...		One Time Pay...	\$426.00	\$0.00		
11/3/2025	AR 67158 Cash Receipts...	5079726...		One Time Pay...	\$460.00	\$0.00		
11/3/2025	AP 67184 Print Check	11109	JERY - Jerry's Seaml...	Gutters B & ...	\$0.00	\$19,730.50		
11/3/2025	AP 67255 Print Check	11110	COAST - COASTLINE PC...	Water Intrus...	\$0.00	\$425.00		
11/3/2025	AP 67255 Print Check	11112	Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85		
11/3/2025	AP 67255 Print Check	11113	Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85		
11/3/2025	AP 67255 Print Check	11111	Hixon - Hixon Pool R...	October 2025...	\$0.00	\$325.00		
11/3/2025	AR 67438 Cash Receipts...	0000000...			\$23,430.00	\$0.00		
11/4/2025	AR 67207 Cash Receipts...	5085959...		One Time Pay...	\$442.00	\$0.00		
11/4/2025	AR 67215 Cash Receipts...	5086677...		One Time Pay...	\$440.00	\$0.00		
11/4/2025	AR 67216 Cash Receipts...	5087401...		One Time Pay...	\$440.00	\$0.00		
11/4/2025	AR 67441 Cash Receipts...	0000000...			\$3,072.00	\$0.00		
11/5/2025	AR 67072 Cash Receipts...	5089697...		Automated Pa...	\$4,426.00	\$0.00		
11/5/2025	AR 67239 Cash Receipts...	5089806...		One Time Pay...	\$870.00	\$0.00		
11/5/2025	AR 67241 Cash Receipts...	5089817...		One Time Pay...	\$440.00	\$0.00		
11/5/2025	AR 67249 Cash	5089958...		One Time Pay...	\$138.55	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
	Receipts...						
11/5/2025	AR 67253 Cash Receipts...	5092701...		One Time Pay...	\$426.00	\$0.00	
11/5/2025	AR 67347 Backout Payme...	5092701...		One Time Pay...	\$0.00	\$426.00	
11/5/2025	AR 67442 Cash Receipts...	0000000...			\$1,306.00	\$0.00	
11/6/2025	AR 67266 Cash Receipts...	5094003...		One Time Pay...	\$440.00	\$0.00	
11/6/2025	AR 67267 Cash Receipts...	5094220...		One Time Pay...	\$460.00	\$0.00	
11/6/2025	AR 67445 Cash Receipts...	0000000...			\$900.00	\$0.00	
11/7/2025	AR 67269 Cash Receipts...	5096288...		One Time Pay...	\$440.00	\$0.00	
11/7/2025	AR 67275 Cash Receipts...	5097095...		One Time Pay...	\$440.00	\$0.00	
11/7/2025	AR 67446 Cash Receipts...	0000000...			\$1,766.00	\$0.00	
11/8/2025	AP 67281 Print Check	11114	SPECT - SPECTRUM ASS...	A/N Budget M...	\$0.00	\$628.14	
11/8/2025	AR 67287 Cash Receipts...	4343067...			\$1,732.00	\$0.00	
11/10/2025	AR 67448 Cash Receipts...	0000002...			\$866.00	\$0.00	
11/12/2025	AR 67292 Cash Receipts...	5100434...		One Time Pay...	\$460.00	\$0.00	
11/12/2025	AP 67298 Print Check	11115	SPECT - SPECTRUM ASS...	2025 A/N Mee...	\$0.00	\$308.86	
11/12/2025	AR 67447 Cash Receipts...	0000000...			\$1,370.00	\$0.00	
11/13/2025	AR 67346 Cash Receipts...	5101386...		One Time Pay...	\$440.00	\$0.00	
11/13/2025	AR 67437 Backout Payme...	12020			\$0.00	\$426.00	
11/13/2025	AR 67449 Cash Receipts...	0000001...			\$1,120.00	\$0.00	
11/14/2025	AR 67348 Cash Receipts...	5102150...		One Time Pay...	\$440.00	\$0.00	
11/14/2025	AR 67349 Cash Receipts...	5102342...		One Time Pay...	\$440.00	\$0.00	
11/14/2025	AR 67450 Cash Receipts...	0000008...			\$440.00	\$0.00	
11/14/2025	AP 67979 Hand Written ...	Auto Pa...	repub - Republic Ser...	November 202...	\$0.00	\$3,267.59	
11/17/2025	AR 67420 Cash Receipts...	5103814...		One Time Pay...	\$440.00	\$0.00	
11/17/2025	AP 67430 Print Check	11116	Crest Roof - Crest R...	Change Order...	\$0.00	\$46,424.00	
11/17/2025	AP 67430 Print Check	11117	Crest Roof - Crest R...	Change Order...	\$0.00	\$2,482.00	
11/17/2025	AP 67430 Print Check	11118	Crest Roof - Crest R...	Roof Project...	\$0.00	\$60,543.00	
11/17/2025	AP 67430 Print Check	11119	Crest Roof - Crest R...	Roof Project...	\$0.00	\$36,325.80	
11/17/2025	AP 67430 Print Check	11120	Crest Roof - Crest R...	Roof Project...	\$0.00	\$31,477.30	
11/17/2025	AR 67451 Cash Receipts...	0000000...			\$460.00	\$0.00	
11/17/2025	AP 67462 Print Check	11122	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
11/17/2025	AP 67462 Print Check	11123	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
11/17/2025	AP 67462 Print Check	11121	Cousins - Cousins US...	Nov 2025 Mon...	\$0.00	\$795.00	
11/18/2025	AR 67588 Cash Receipts...	0000000...			\$440.00	\$0.00	
11/19/2025	AR 67453 Cash Receipts...	5105211...		One Time Pay...	\$440.00	\$0.00	

Account			Balance Forward	Debits	Credits	Ending Balance
11/19/2025	AR 67589 Cash Receipts...	0000000...		\$453.00	\$0.00	
11/19/2025	AP 67982 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$0.00	\$432.86
11/19/2025	AP 67983 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$0.00	\$21.38
11/20/2025	AR 67455 Cash Receipts...	5105778...		One Time Pay...	\$426.00	\$0.00
11/20/2025	AP 67476 Print Check	11124	SPECT - SPECTRUM ASS...	December 202...	\$0.00	\$2,606.00
11/20/2025	AP 67476 Print Check	11125	SPECT - SPECTRUM ASS...	December 202...	\$0.00	\$6,604.00
11/20/2025	AR 67590 Cash Receipts...	0000000...			\$138.55	\$0.00
11/21/2025	AR 67484 Cash Receipts...	5106426...		One Time Pay...	\$440.00	\$0.00
11/21/2025	AP 67485 Print Check	11127	trail - Trail Servic...	November 202...	\$0.00	\$5,450.00
11/21/2025	AP 67485 Print Check	11126	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85
11/21/2025	AR 67591 Cash Receipts...	0000000...			\$440.00	\$0.00
11/24/2025	AR 67516 Cash Receipts...			5 Applicatio...	\$500.00	\$0.00
11/24/2025	AR 67520 Cash Receipts...	4422301...			\$880.00	\$0.00
11/25/2025	AR 67593 Cash Receipts...	0000000...			\$876.00	\$0.00
11/25/2025	GL 67976 Misc Payment			Jurist- Res...	\$0.00	\$6,569.00
11/26/2025	AR 67512 Cash Receipts...	5109573...		One Time Pay...	\$440.00	\$0.00
11/26/2025	AR 67594 Cash Receipts...	0000000...			\$440.00	\$0.00
11/27/2025	AR 67513 Cash Receipts...	5110693...		One Time Pay...	\$440.00	\$0.00
11/27/2025	AP 67601 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$0.00	\$296.38
11/28/2025	AR 67521 Cash Receipts...	5111053...		One Time Pay...	\$440.00	\$0.00
11/28/2025	AR 67595 Cash Receipts...	0000000...			\$3,039.00	\$0.00
11/29/2025	AR 67524 Cash Receipts...	5112418...		One Time Pay...	\$440.00	\$0.00
11/30/2025	GL 67980 Journal Entry		JE Trans Jurist	JE Trans uri...	\$216,703.00	\$0.00
11/30/2025	AP 67984 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$0.00	\$37.40
11/30/2025	AP 67985 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$0.00	\$35.68
11/30/2025	AP 67986 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$0.00	\$34.37
11/30/2025	AP 68104 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$0.00	\$35.51
11/30/2025	AP 68127 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$0.00	\$35.10
11/30/2025	AP 68128 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$0.00	\$36.13
11/30/2025	AP 68129 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$0.00	\$34.82
11/30/2025	AP 68130 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$0.00	\$35.23
11/30/2025	AP 68131 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$0.00	\$36.03
11/30/2025	AP 68132 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$0.00	\$35.03
11/30/2025	AP 68133 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$0.00	\$35.17

Account				Balance Forward	Debits	Credits	Ending Balance
11/30/2025	AP 68134 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$0.00	\$32.48	
11/30/2025	AP 68135 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$0.00	\$32.62	
11/30/2025	AP 68136 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$0.00	\$31.94	
11/30/2025	AP 68137 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$0.00	\$38.72	
11/30/2025	AP 68138 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$0.00	\$34.01	
11/30/2025	AP 68139 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$0.00	\$35.72	
11/30/2025	AP 68140 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$0.00	\$429.51	
11/30/2025	AP 68141 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$0.00	\$97.45	
11/30/2025	AP 68142 Hand Written	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$0.00	\$6,007.24	
11/30/2025	AP 68143 Hand Written	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$0.00	\$2,082.33	
11/30/2025	AP 68144 Hand Written	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$0.00	\$1,267.75	
11/30/2025	AP 68145 Hand Written	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$0.00	\$261.89	
11/30/2025	GL 68151 Misc Payment				\$0.00	\$26,674.56	
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$25,671.56	\$0.00	
01019-000 Truist - Pet Security Account - Cos...				\$0.00	\$250.00	\$250.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/24/2025	AR 67519 Cash Receipts...	7678944...		Pet Deposit-...	\$250.00	\$0.00	
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$0.00	\$250.00	
01019-009 Truist - Pet Security Account -				\$16,000.00	\$250.00	\$0.00	\$16,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$250.00	\$0.00	
01026-009 Jurist - Spec Operatingw- MM				\$58,083.35	\$526.66	\$0.00	\$58,610.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 68155 Journal Entry		Nov urist	Nov- Jurist	\$526.66	\$0.00	
01224-009 Jurist -Money Market Funds				\$813,713.68	\$12,181.92	\$216,703.00	\$609,192.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/25/2025	GL 67976 Misc Payment			Jurist- Res...	\$6,569.00	\$0.00	
11/30/2025	GL 67980 Journal Entry		JE Trans Jurist	JE Trans uri...	\$0.00	\$216,703.00	
11/30/2025	GL 68155 Journal Entry		Nov urist	Nov- Jurist	\$5,612.92	\$0.00	
01310-000 Assessments Receivable - Cost Cente...				\$0.00	\$13.20	\$13.20	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 67848 Adjustment				\$0.00	\$13.20	
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$13.20	\$0.00	
01310-001 Assessments Receivable - Conda A				\$7,074.83	\$38,720.00	\$39,340.00	\$6,454.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 67070 Apply Charges				\$38,720.00	\$0.00	
11/1/2025	AR 67071 Apply PrePaid...				\$0.00	\$7,962.01	

Account			Balance Forward	Debits	Credits	Ending Balance
11/3/2025	AR 67438 Cash Receipts...	0000000...		\$0.00	\$12,907.00	
11/4/2025	AR 67207 Cash Receipts...	5085959...	One Time Pay...	\$0.00	\$442.00	
11/4/2025	AR 67215 Cash Receipts...	5086677...	One Time Pay...	\$0.00	\$438.45	
11/4/2025	AR 67216 Cash Receipts...	5087401...	One Time Pay...	\$0.00	\$440.00	
11/4/2025	AR 67441 Cash Receipts...	0000000...		\$0.00	\$1,320.00	
11/5/2025	AR 67072 Cash Receipts...	5089697...	Automated Pa...	\$0.00	\$2,200.00	
11/5/2025	AR 67239 Cash Receipts...	5089806...	One Time Pay...	\$0.00	\$870.00	
11/5/2025	AR 67241 Cash Receipts...	5089817...	One Time Pay...	\$0.00	\$440.00	
11/5/2025	AR 67442 Cash Receipts...	0000002...		\$0.00	\$880.00	
11/6/2025	AR 67266 Cash Receipts...	5094003...	One Time Pay...	\$0.00	\$440.00	
11/6/2025	AR 67445 Cash Receipts...	0000001...		\$0.00	\$440.00	
11/7/2025	AR 67269 Cash Receipts...	5096288...	One Time Pay...	\$0.00	\$440.00	
11/7/2025	AR 67275 Cash Receipts...	5097095...	One Time Pay...	\$0.00	\$415.00	
11/7/2025	AR 67446 Cash Receipts...	0000012...		\$0.00	\$880.00	
11/8/2025	AR 67287 Cash Receipts...	4343067...		\$0.00	\$554.70	
11/10/2025	AR 67448 Cash Receipts...	0000000...		\$0.00	\$440.00	
11/13/2025	AR 67346 Cash Receipts...	5101386...	One Time Pay...	\$0.00	\$438.00	
11/13/2025	AR 67449 Cash Receipts...	0000001...		\$0.00	\$1,036.00	
11/14/2025	AR 67348 Cash Receipts...	5102150...	One Time Pay...	\$0.00	\$440.00	
11/14/2025	AR 67349 Cash Receipts...	5102342...	One Time Pay...	\$0.00	\$440.00	
11/14/2025	AR 67450 Cash Receipts...	0000008...		\$0.00	\$440.00	
11/17/2025	AR 67420 Cash Receipts...	5103814...	One Time Pay...	\$0.00	\$440.00	
11/19/2025	AR 67453 Cash Receipts...	5105211...	One Time Pay...	\$0.00	\$440.00	
11/21/2025	AR 67484 Cash Receipts...	5106426...	One Time Pay...	\$0.00	\$440.00	
11/21/2025	AR 67591 Cash Receipts...	0000000...		\$0.00	\$440.00	
11/24/2025	AR 67520 Cash Receipts...	4422301...		\$0.00	\$880.00	
11/25/2025	AR 67593 Cash Receipts...	0000000...		\$0.00	\$225.64	
11/26/2025	AR 67512 Cash Receipts...	5109573...	One Time Pay...	\$0.00	\$440.00	
11/27/2025	AR 67513 Cash Receipts...	5110693...	One Time Pay...	\$0.00	\$438.00	
11/28/2025	AR 67521 Cash Receipts...	5111053...	One Time Pay...	\$0.00	\$440.00	
11/28/2025	AR 67595 Cash Receipts...	0000000...		\$0.00	\$840.00	
11/30/2025	GL 68152 Journal Entry	nOV e	nOV je	\$0.00	\$13.20	

Account				Balance Forward	Debits	Credits	Ending Balance
01310-002 Assessments Receivable - Condo B				\$7,629.80	\$13,800.00	\$12,883.00	\$8,546.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 67070 Apply Charges				\$13,800.00	\$0.00	
11/1/2025	AR 67071 Apply PrePaid...				\$0.00	\$3,331.52	
11/3/2025	AR 67158 Cash Receipts...	5079726...		One Time Pay...	\$0.00	\$460.00	
11/3/2025	AR 67438 Cash Receipts...	0000000...			\$0.00	\$5,068.58	
11/4/2025	AR 67441 Cash Receipts...	0000000...			\$0.00	\$460.00	
11/5/2025	AR 67072 Cash Receipts...	5089697...		Automated Pa...	\$0.00	\$920.00	
11/6/2025	AR 67267 Cash Receipts...	5094220...		One Time Pay...	\$0.00	\$460.00	
11/7/2025	AR 67446 Cash Receipts...	0000002...			\$0.00	\$460.00	
11/12/2025	AR 67292 Cash Receipts...	5100434...		One Time Pay...	\$0.00	\$460.00	
11/12/2025	AR 67447 Cash Receipts...	0000000...			\$0.00	\$460.00	
11/17/2025	AR 67451 Cash Receipts...	0000000...			\$0.00	\$460.00	
11/28/2025	AR 67595 Cash Receipts...	0000000...			\$0.00	\$342.90	
01310-003 Assessments Receivable - Condo C				\$2,962.13	\$11,076.00	\$9,202.10	\$4,836.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 67070 Apply Charges				\$10,224.00	\$0.00	
11/1/2025	AR 67071 Apply PrePaid...				\$0.00	\$1,997.84	
11/2/2025	AR 67056 Cash Receipts...	5075639...		One Time Pay...	\$0.00	\$426.00	
11/3/2025	AR 67438 Cash Receipts...	0000000...			\$0.00	\$3,357.00	
11/4/2025	AR 67441 Cash Receipts...	0000000...			\$0.00	\$842.00	
11/5/2025	AR 67072 Cash Receipts...	5089697...		Automated Pa...	\$0.00	\$426.00	
11/5/2025	AR 67249 Cash Receipts...	5089958...		One Time Pay...	\$0.00	\$138.55	
11/5/2025	AR 67253 Cash Receipts...	5092701...		One Time Pay...	\$0.00	\$426.00	
11/5/2025	AR 67347 Backout Payme...	5092701...		One Time Pay...	\$426.00	\$0.00	
11/5/2025	AR 67442 Cash Receipts...	0000000...			\$0.00	\$24.66	
11/7/2025	AR 67446 Cash Receipts...	0000000...			\$0.00	\$426.00	
11/8/2025	AR 67287 Cash Receipts...	12020			\$0.00	\$426.00	
11/10/2025	AR 67448 Cash Receipts...	0000002...			\$0.00	\$147.50	
11/13/2025	AR 67437 Backout Payme...	12020			\$426.00	\$0.00	
11/20/2025	AR 67455 Cash Receipts...	5105778...		One Time Pay...	\$0.00	\$426.00	
11/20/2025	AR 67590 Cash Receipts...	0000000...			\$0.00	\$138.55	
01330-001 Special Assmts. Receiv. - Condo A				\$141.00	\$0.00	\$0.00	\$141.00
01330-003 Special Assmts. Receiv. - Condo C				\$136.50	\$0.00	\$0.00	\$136.50

Account					Balance Forward	Debits	Credits	Ending Balance
01340-001 Late Fees Receivable - Conda A					\$73.48	\$0.00	\$0.00	\$73.48
01380-001 Owner Admin. Fees Receiv. - Conda A					\$100.00	\$0.00	\$0.00	\$100.00
01380-003 Owner Admin. Fees Receiv. - Condo C					\$50.00	\$0.00	\$0.00	\$50.00
01610-008 Prepaid Insurance - Common Area					\$58,322.37	\$0.00	\$19,440.79	\$38,881.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67164 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$0.00	\$19,440.79		
01620-008 Prepaid Expenses - Common Area					\$10,656.00	\$9,210.00	\$10,656.00	\$9,210.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/20/2025	AP 67458 Enter Bills -...		SPECT - SPECTRUM ASS...	December 202...	\$6,604.00	\$0.00		
11/20/2025	AP 67459 Enter Bills -...		SPECT - SPECTRUM ASS...	December 202...	\$2,606.00	\$0.00		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$0.00	\$10,656.00		
01639-001 Prepaid Condo Dues - Conda A					\$58.70	\$0.00	\$29.33	\$29.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67161 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$29.33		
01639-002 Prepaid Condo Dues - Condo B					\$20.00	\$0.00	\$10.00	\$10.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67161 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$10.00		
01639-003 Prepaid Condo Dues - Condo C					\$16.00	\$0.00	\$8.00	\$8.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67161 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$8.00		
01652-000 TBA-Enumerate-BB--Clearing Acct					\$0.00	\$26,674.56	\$26,674.56	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	GL 68151 Misc Payment				\$26,674.56	\$0.00		
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$0.00	\$25,671.56		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$0.00	\$1,003.00		
01652-008 TBA-Enumerate-BB--Clearing Acct					\$1,274.00	\$1,003.00	\$0.00	\$2,277.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$1,003.00	\$0.00		
01680-008 Prepaid Federal Income Tax					\$6,000.00	\$0.00	\$0.00	\$6,000.00
02560-008 Utility Deposits - Common Area					\$275.00	\$0.00	\$0.00	\$275.00
03010-008 Accounts Payable - Common Area					\$0.00	\$214,954.15	\$214,954.15	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	AP 67183 Enter Bill		JERY - Jerry's Seaml...	Gutters B & ...	\$0.00	\$19,730.50		
11/3/2025	AP 67184 Print Check	11109	JERY - Jerry's Seaml...	Gutters B & ...	\$19,730.50	\$0.00		
11/3/2025	AP 67250 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85		
11/3/2025	AP 67251 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85		
11/3/2025	AP 67252 Enter Bills -...		Hixon - Hixon Pool R...	October 2025...	\$0.00	\$325.00		
11/3/2025	AP 67254 Enter Bills -...		COAST - COASTLINE PC...	Water Intrus...	\$0.00	\$425.00		
11/3/2025	AP 67255 Print Check	11110	COAST - COASTLINE PC...	Water Intrus...	\$425.00	\$0.00		
11/3/2025	AP 67255 Print Check	11112	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
11/3/2025	AP 67255 Print Check	11113	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
11/3/2025	AP 67255 Print Check	11111	Hixon - Hixon Pool R...	October 2025...	\$325.00	\$0.00		
11/8/2025	AP 67280 Enter Bill		SPECT - SPECTRUM ASS...	A/N Budget M...	\$0.00	\$628.14		
11/8/2025	AP 67281 Print Check	11114	SPECT - SPECTRUM ASS...	A/N Budget M...	\$628.14	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
11/12/2025	AP 67297 Enter Bill		SPECT - SPECTRUM ASS...	2025 A/N Mee...	\$0.00	\$308.86	
11/12/2025	AP 67298 Print Check	11115	SPECT - SPECTRUM ASS...	2025 A/N Mee...	\$308.86	\$0.00	
11/17/2025	AP 67413 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
11/17/2025	AP 67414 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
11/17/2025	AP 67415 Enter Bills -...		Crest Roof - Crest R...	Roof Project...	\$0.00	\$31,477.30	
11/17/2025	AP 67416 Enter Bills -...		Crest Roof - Crest R...	Roof Project...	\$0.00	\$36,325.80	
11/17/2025	AP 67417 Enter Bills -...		Crest Roof - Crest R...	Roof Project...	\$0.00	\$60,543.00	
11/17/2025	AP 67418 Enter Bills -...		Crest Roof - Crest R...	Change Order...	\$0.00	\$2,482.00	
11/17/2025	AP 67419 Enter Bills -...		Crest Roof - Crest R...	Change Order...	\$0.00	\$46,424.00	
11/17/2025	AP 67430 Print Check	11116	Crest Roof - Crest R...	Change Order...	\$46,424.00	\$0.00	
11/17/2025	AP 67430 Print Check	11117	Crest Roof - Crest R...	Change Order...	\$2,482.00	\$0.00	
11/17/2025	AP 67430 Print Check	11118	Crest Roof - Crest R...	Roof Project...	\$60,543.00	\$0.00	
11/17/2025	AP 67430 Print Check	11119	Crest Roof - Crest R...	Roof Project...	\$36,325.80	\$0.00	
11/17/2025	AP 67430 Print Check	11120	Crest Roof - Crest R...	Roof Project...	\$31,477.30	\$0.00	
11/17/2025	AP 67457 Enter Bills -...		Cousins - Cousins US...	Nov 2025 Mon...	\$0.00	\$795.00	
11/17/2025	AP 67462 Print Check	11122	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
11/17/2025	AP 67462 Print Check	11123	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
11/17/2025	AP 67462 Print Check	11121	Cousins - Cousins US...	Nov 2025 Mon...	\$795.00	\$0.00	
11/20/2025	AP 67458 Enter Bills -...		SPECT - SPECTRUM ASS...	December 202...	\$0.00	\$6,604.00	
11/20/2025	AP 67459 Enter Bills -...		SPECT - SPECTRUM ASS...	December 202...	\$0.00	\$2,606.00	
11/20/2025	AP 67476 Print Check	11124	SPECT - SPECTRUM ASS...	December 202...	\$2,606.00	\$0.00	
11/20/2025	AP 67476 Print Check	11125	SPECT - SPECTRUM ASS...	December 202...	\$6,604.00	\$0.00	
11/21/2025	AP 67460 Enter Bills -...		trail - Trail Servic...	November 202...	\$0.00	\$5,450.00	
11/21/2025	AP 67461 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
11/21/2025	AP 67485 Print Check	11127	trail - Trail Servic...	November 202...	\$5,450.00	\$0.00	
11/21/2025	AP 67485 Print Check	11126	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
03015-008 Insurance Payable - Common Area				(\$19,404.68)	\$19,476.89	\$72.21	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 67602 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Premium Insu...	\$19,440.79	\$0.00	
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$0.00	\$72.21	
11/30/2025	GL 68154 Journal Entry		nOV e	nOV e	\$36.10	\$0.00	
03020-008 Accrued CPA Fees - Common Area				(\$4,375.00)	\$0.00	\$375.00	(\$4,750.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	GL 67160 Journal Entry		Accrued CPA Fees	Accrued CPA ...	\$0.00	\$375.00	
03022-008 Federal Income Tax				(\$5,251.00)	\$0.00	\$0.00	(\$5,251.00)
03310-001 Prepaid Owner Assessments - Conda A				(\$14,303.85)	\$8,045.03	\$6,663.21	(\$12,922.03)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 67071 Apply PrePaid...				\$7,962.01	\$0.00	
11/3/2025	AR 67438 Cash Receipts...	0000000...			\$0.00	\$1,163.00	
11/4/2025	AR 67215 Cash Receipts...	5086677...		One Time Pay...	\$0.00	\$1.55	
11/4/2025	AR 67441 Cash Receipts...	0000000...			\$0.00	\$440.00	
11/5/2025	AR 67072 Cash Receipts...	5089698...		Automated Pa...	\$0.00	\$880.00	

Account			Balance Forward	Debits	Credits	Ending Balance
11/7/2025	AR 67275 Cash Receipts...	5097095...	One Time Pay...	\$0.00	\$25.00	
11/8/2025	AR 67287 Cash Receipts...	4343067...		\$0.00	\$325.30	
11/12/2025	AR 67447 Cash Receipts...	0000000...		\$0.00	\$450.00	
11/13/2025	AR 67346 Cash Receipts...	5101386...	One Time Pay...	\$0.00	\$2.00	
11/13/2025	AR 67449 Cash Receipts...	0000001...		\$0.00	\$84.00	
11/18/2025	AR 67588 Cash Receipts...	0000000...		\$0.00	\$440.00	
11/25/2025	AR 67593 Cash Receipts...	0000000...		\$0.00	\$650.36	
11/26/2025	AR 67594 Cash Receipts...	0000000...		\$0.00	\$440.00	
11/27/2025	AR 67513 Cash Receipts...	5110693...	One Time Pay...	\$0.00	\$2.00	
11/28/2025	AR 67595 Cash Receipts...	0000000...		\$0.00	\$1,320.00	
11/29/2025	AR 67524 Cash Receipts...	5112418...	One Time Pay...	\$0.00	\$440.00	
11/30/2025	GL 68152 Journal Entry	nOV e	nOV je	\$83.02	\$0.00	
03310-002 Prepaid Owner Assessments - Condo B			(\$2,579.40)	\$3,331.52	\$2,387.52	(\$1,635.40)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	AR 67071 Apply PrePaid...				\$3,331.52	\$0.00
11/3/2025	AR 67438 Cash Receipts...	0000000...			\$0.00	\$904.42
11/6/2025	AR 67445 Cash Receipts...	0000000...			\$0.00	\$460.00
11/12/2025	AR 67447 Cash Receipts...	0000000...			\$0.00	\$460.00
11/19/2025	AR 67589 Cash Receipts...	0000000...			\$0.00	\$453.00
11/28/2025	AR 67595 Cash Receipts...	0000000...			\$0.00	\$110.10
03310-003 Prepaid Owner Assessments - Condo C			(\$5,464.60)	\$1,997.84	\$1,571.84	(\$5,038.60)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	AR 67071 Apply PrePaid...				\$1,997.84	\$0.00
11/3/2025	AR 67438 Cash Receipts...	0000000...			\$0.00	\$30.00
11/4/2025	AR 67441 Cash Receipts...	0003001...			\$0.00	\$10.00
11/5/2025	AR 67442 Cash Receipts...	0000000...			\$0.00	\$401.34
11/8/2025	AR 67287 Cash Receipts...	995181			\$0.00	\$426.00
11/10/2025	AR 67448 Cash Receipts...	0000002...			\$0.00	\$278.50
11/28/2025	AR 67595 Cash Receipts...	0000000...			\$0.00	\$426.00
03340-000 Pet Security Deposits			\$0.00	\$250.00	\$250.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/24/2025	AR 67519 Cash Receipts...	7678944...		Pet Deposit...	\$0.00	\$250.00
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$250.00	\$0.00

Account					Balance Forward	Debits	Credits	Ending Balance
03340-008 Pet Security Deposits - Common Area					(\$16,000.00)	\$0.00	\$250.00	(\$16,250.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je	\$0.00	\$250.00		
05020-001 Reserves - Pavement - Conda A					(\$81,212.57)	\$0.00	\$241.58	(\$81,454.15)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$241.58		
05020-002 Reserves - Pavement - Condo B					(\$40,553.04)	\$0.00	\$310.58	(\$40,863.62)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$310.58		
05020-003 Reserves - Pavement - Condo C					(\$41,715.29)	\$0.00	\$294.92	(\$42,010.21)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$294.92		
05020-008 Reserves - Pavement - Common Area					(\$4,352.92)	\$0.00	\$45.50	(\$4,398.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$45.50		
05090-008 Reserves - Pool - Common Area					(\$31,562.17)	\$0.00	\$0.00	(\$31,562.17)
05092-001 Reserve - Restoration - Conda A					(\$106,757.38)	\$0.00	\$921.58	(\$107,678.96)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$921.58		
05092-002 Reserve - Restoration - Condo B					(\$13,350.40)	\$0.00	\$48.17	(\$13,398.57)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$48.17		
05092-003 Reserve - Restoration - Condo C					(\$41,749.72)	\$0.00	\$189.25	(\$41,938.97)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$189.25		
05092-008 Reserve - Restoration - Common Area					(\$29,874.33)	\$0.00	\$156.67	(\$30,031.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 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					(\$122,569.19)	\$0.00	\$2,573.83	(\$125,143.02)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$2,573.83		
05210-002 Reserves - Roofs - Condo B					(\$198,632.36)	\$0.00	\$1,351.75	(\$199,984.11)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$1,351.75		
05210-003 Reserves - Roofs - Condo C					(\$80,062.06)	\$0.00	\$405.08	(\$80,467.14)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$0.00	\$405.08		
05210-008 Reserves - Roofs - Common Area					(\$19,524.00)	\$0.00	\$0.00	(\$19,524.00)

Account					Balance Forward	Debits	Credits	Ending Balance
05220-001 Reserves - Exterior Paint - Conda A					(\$73,543.75)	\$0.00	\$0.00	(\$73,543.75)
05220-002 Reserves - Exterior Paint - Condo B					(\$24,589.35)	\$0.00	\$28.58	(\$24,617.93)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67151 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					(\$137,507.89)	\$0.00	\$5,612.92	(\$143,120.81)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	GL 68155 Journal Entry		Nov urist	Nov- Jurist	\$0.00	\$5,612.92		
05496-008 Reserve-Major Repr/Repl - Common Ar...					\$25,000.00	\$0.00	\$0.00	\$25,000.00
05497-008 Reserve - Roof Loan B & C					\$295,403.70	\$196,982.60	\$0.00	\$492,386.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	AP 67183 Enter Bill		JERY - Jerry's Seaml...	Gutters B & ...	\$19,730.50	\$0.00		
11/17/2025	AP 67415 Enter Bills -...		Crest Roof - Crest R...	Roof Project...	\$31,477.30	\$0.00		
11/17/2025	AP 67416 Enter Bills -...		Crest Roof - Crest R...	Roof Project...	\$36,325.80	\$0.00		
11/17/2025	AP 67417 Enter Bills -...		Crest Roof - Crest R...	Roof Project...	\$60,543.00	\$0.00		
11/17/2025	AP 67418 Enter Bills -...		Crest Roof - Crest R...	Change Order...	\$2,482.00	\$0.00		
11/17/2025	AP 67419 Enter Bills -...		Crest Roof - Crest R...	Change Order...	\$46,424.00	\$0.00		
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)
05515-008 Current Yr Adjustments					(\$23,597.62)	\$0.00	\$0.00	(\$23,597.62)
06310-000 Assessment Income - Cost Center 000					\$0.00	\$13.20	\$13.20	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/1/2025	AR 67848 Adjustment				\$13.20	\$0.00		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$0.00	\$13.20		
06310-001 Assessment Income - Conda A					(\$105,554.20)	\$28,164.58	\$38,720.00	(\$116,109.62)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/1/2025	AR 67070 Apply Charges				\$0.00	\$38,720.00		
11/3/2025	GL 67152 Journal Entry		Common Area Income	Common Area ...	\$28,145.17	\$0.00		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$19.41	\$0.00		
06310-002 Assessment Income - Condo B					(\$43,700.80)	\$9,533.00	\$13,903.08	(\$48,070.88)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/1/2025	AR 67070 Apply Charges				\$0.00	\$13,800.00		
11/3/2025	GL 67152 Journal Entry		Common Area Income	Common Area ...	\$9,533.00	\$0.00		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$0.00	\$103.08		
06310-003 Assessment Income - Condo C					(\$24,920.00)	\$7,732.00	\$10,224.00	(\$27,412.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/1/2025	AR 67070 Apply Charges				\$0.00	\$10,224.00		
11/3/2025	GL 67152 Journal Entry		Common Area Income	Common Area ...	\$7,717.25	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e		\$14.75	\$0.00	
06320-001 Common Area Income - Conda A					(\$281,451.70)	\$0.00	\$28,145.17	(\$309,596.87)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/3/2025	GL 67152 Journal Entry		Common Area Income	Common Area ...		\$0.00	\$28,145.17	
06320-002 Common Area. Income - Condo B					(\$95,330.00)	\$0.00	\$9,533.00	(\$104,863.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/3/2025	GL 67152 Journal Entry		Common Area Income	Common Area ...		\$0.00	\$9,533.00	
06320-003 Common Area Income - Condo C					(\$77,172.50)	\$0.00	\$7,717.25	(\$84,889.75)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/3/2025	GL 67152 Journal Entry		Common Area Income	Common Area ...		\$0.00	\$7,717.25	
06340-001 Late Fee Income - Conda A					(\$406.52)	\$0.00	\$0.00	(\$406.52)
06340-002 Late Fee Income - Condo B					(\$65.54)	\$0.00	\$0.00	(\$65.54)
06340-008 Late Fee Income - Common Area					(\$50.00)	\$0.00	\$0.00	(\$50.00)
06380-001 Owner Admin. Fees Income - Conda A					(\$125.00)	\$0.00	\$0.00	(\$125.00)
06380-002 Owner Admin. Fees Income - Condo B					(\$50.00)	\$0.00	\$0.00	(\$50.00)
06380-003 Owner Admin. Fees Income - Condo C					(\$50.00)	\$0.00	\$0.00	(\$50.00)
06410-008 Condo A Transfer CA					(\$281,451.70)	\$0.00	\$28,145.17	(\$309,596.87)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/3/2025	GL 67162 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...		\$0.00	\$28,145.17	
06411-008 Condo B Transfer-CA					(\$95,330.00)	\$0.00	\$9,533.00	(\$104,863.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/3/2025	GL 67162 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...		\$0.00	\$9,533.00	
06412-008 Condo C Transfer-CA					(\$77,172.50)	\$0.00	\$7,717.25	(\$84,889.75)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/3/2025	GL 67162 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...		\$0.00	\$7,717.25	
06490-001 Receivables Adjustments - Conda A					\$2,264.62	\$13.20	\$102.43	\$2,175.39
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 68152 Journal Entry		nOV e	nOV je		\$0.00	\$83.02	
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e		\$13.20	\$19.41	
06490-002 Receivables Adjustments - Condo B					\$1,551.01	\$103.08	\$0.00	\$1,654.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e		\$103.08	\$0.00	
06490-003 Receivables Adjustments - Condo C					\$560.97	\$0.00	\$14.75	\$546.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e		\$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					(\$105.00)	\$0.00	\$0.00	(\$105.00)
06550-008 Application Fees					(\$585.00)	\$0.00	\$500.00	(\$1,085.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/24/2025	AR 67516 Cash Receipts...			5 Applicatio...		\$0.00	\$500.00	
06910-008 Interest Income - Common Area					(\$1,681.78)	\$0.00	\$526.66	(\$2,208.44)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	

Account					Balance Forward	Debits	Credits	Ending Balance
11/30/2025	GL 68155 Journal Entry		Nov urist	Nov- Jurist	\$0.00	\$526.66		
07010-008 Management Fees - Common Area					\$25,610.00	\$2,556.00	\$0.00	\$28,166.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$2,556.00	\$0.00		
07140-008 Audit Fees - Common Area					\$3,000.00	\$375.00	\$0.00	\$3,375.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67160 Journal Entry		Accrued CPA Fees	Accrued CPA ...	\$375.00	\$0.00		
07160-008 Legal Fees - Common Area					\$800.00	\$0.00	\$0.00	\$800.00
07162-008 Professional Fees					\$2,300.00	\$0.00	\$0.00	\$2,300.00
07170-001 Annual Condo Dues					\$293.30	\$29.33	\$0.00	\$322.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67161 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$29.33	\$0.00		
07170-002 Annual Condo Dues					\$100.00	\$10.00	\$0.00	\$110.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67161 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$10.00	\$0.00		
07170-003 Annual Condo Dues					\$80.00	\$8.00	\$0.00	\$88.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67161 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$8.00	\$0.00		
07172-008 License/Permits/Fees					\$325.35	\$0.00	\$0.00	\$325.35
07174-008 Corp Annual Report					\$61.25	\$0.00	\$0.00	\$61.25
07250-001 Bank Charges - Conda A					\$48.00	\$0.00	\$0.00	\$48.00
07250-002 Bank Charges - Condo B					\$24.00	\$0.00	\$0.00	\$24.00
07250-008 Bank Charges - Common Area					\$36.00	\$0.00	\$0.00	\$36.00
07262-008 Bulk Mailings					\$261.76	\$937.00	\$0.00	\$1,198.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/8/2025	AP 67280 Enter Bill		SPECT - SPECTRUM ASS...	A/N Budget M...	\$628.14	\$0.00		
11/12/2025	AP 67297 Enter Bill		SPECT - SPECTRUM ASS...	2025 A/N Mee...	\$308.86	\$0.00		
07320-008 Office ,Expenses/Storage= CA					\$826.60	\$50.00	\$0.00	\$876.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$50.00	\$0.00		
07412-008 Website					\$2,752.76	\$0.00	\$0.00	\$2,752.76
07430-008 Federal Income Tax - Common Area					\$5,964.72	\$0.00	\$0.00	\$5,964.72
07460-001 Common Area Distribution					\$281,451.70	\$28,145.17	\$0.00	\$309,596.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67153 Journal Entry		Maintenance Fees	Maintenance ...	\$28,145.17	\$0.00		
07460-002 Common Area Distribution					\$95,330.00	\$9,533.00	\$0.00	\$104,863.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67153 Journal Entry		Maintenance Fees	Maintenance ...	\$9,533.00	\$0.00		
07460-003 Common Area Distribution					\$77,172.50	\$7,717.25	\$0.00	\$84,889.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67153 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

Account					Balance Forward	Debits	Credits	Ending Balance
08010-008 Insurance					\$199,964.90	\$19,513.00	\$36.10	\$219,441.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	GL 67164 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$19,440.79	\$0.00		
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$72.21	\$0.00		
11/30/2025	GL 68154 Journal Entry		nOV e	nOV e	\$0.00	\$36.10		
08210-008 Pool Service. - Common Area					\$2,600.00	\$325.00	\$0.00	\$2,925.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/3/2025	AP 67252 Enter Bills -...		Hixon - Hixon Pool R...	October 2025...	\$325.00	\$0.00		
08220-008 Pool Repairs - Common Area					\$4,791.26	\$0.00	\$0.00	\$4,791.26
08380-002 Oil - Condo B					\$25.00	\$0.00	\$0.00	\$25.00
08910-001 Electricity - Conda A					\$3,951.03	\$390.47	\$0.00	\$4,341.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	AP 67984 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$37.40	\$0.00		
11/30/2025	AP 67985 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$35.68	\$0.00		
11/30/2025	AP 67986 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$34.37	\$0.00		
11/30/2025	AP 68104 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$35.51	\$0.00		
11/30/2025	AP 68127 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$35.10	\$0.00		
11/30/2025	AP 68128 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$36.13	\$0.00		
11/30/2025	AP 68129 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$34.82	\$0.00		
11/30/2025	AP 68130 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$35.23	\$0.00		
11/30/2025	AP 68131 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$36.03	\$0.00		
11/30/2025	AP 68132 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$35.03	\$0.00		
11/30/2025	AP 68133 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$35.17	\$0.00		
08910-002 Electricity - Condo B					\$968.03	\$97.04	\$0.00	\$1,065.07
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	AP 68134 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$32.48	\$0.00		
11/30/2025	AP 68135 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$32.62	\$0.00		
11/30/2025	AP 68136 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$31.94	\$0.00		
08910-003 Electricity - Condo C					\$1,081.46	\$108.45	\$0.00	\$1,189.91
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	AP 68137 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$38.72	\$0.00		
11/30/2025	AP 68138 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$34.01	\$0.00		
11/30/2025	AP 68139 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$35.72	\$0.00		
08910-008 Electricity - Common Area					\$6,347.33	\$526.96	\$0.00	\$6,874.29
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
11/30/2025	AP 68140 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$429.51	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
11/30/2025	AP 68141 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$97.45	\$0.00	
08930-001 Water & Sewer - Conda A				\$60,585.58	\$6,007.24	\$0.00	\$66,592.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	AP 68142 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$6,007.24	\$0.00	
08930-002 Water & Sewer - Condo B				\$27,239.79	\$2,082.33	\$0.00	\$29,322.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	AP 68143 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$2,082.33	\$0.00	
08930-003 Water & Sewer - Condo C				\$12,714.43	\$1,267.75	\$0.00	\$13,982.18
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	AP 68144 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$1,267.75	\$0.00	
08930-008 Water & Sewer - Common Area				\$2,097.08	\$261.89	\$0.00	\$2,358.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	AP 68145 Hand Written ...	Online ...	COCO - City of Cocon...	Water/Sewer:...	\$261.89	\$0.00	
08940-008 Trash Removal				\$32,645.43	\$3,267.59	\$0.00	\$35,913.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/14/2025	AP 67979 Hand Written ...	Auto Pa...	repub - Republic Ser...	November 202...	\$3,267.59	\$0.00	
08997-001 Fire Inspections/Water Dept				\$495.00	\$0.00	\$0.00	\$495.00
08997-002 Fire Inspections/Water Dept				\$315.00	\$0.00	\$0.00	\$315.00
08997-003 Fire Inspections/Water Dept				\$135.00	\$0.00	\$0.00	\$135.00
08997-008 Fire Inspections/Water Dept				\$45.00	\$0.00	\$0.00	\$45.00
09010-008 Tree Maintenance - Common Area				\$15,050.00	\$0.00	\$0.00	\$15,050.00
09012-008 Tree Projects				\$13,280.72	\$0.00	\$0.00	\$13,280.72
09015-008 Landscape Extras				\$6,863.41	\$266.72	\$0.00	\$7,130.13
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/19/2025	AP 67982 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$225.47	\$0.00	
11/27/2025	AP 67601 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$41.25	\$0.00	
09016-008 Landscape Project				\$5,901.00	\$0.00	\$0.00	\$5,901.00
09020-008 Grounds Maintenance - CA				\$7,463.40	\$450.00	\$0.00	\$7,913.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/21/2025	AP 67460 Enter Bills -...		trail - Trail Servic...	November 202...	\$450.00	\$0.00	
09023-008 Irrigation Project				\$14,180.00	\$0.00	\$0.00	\$14,180.00
09110-001 Gen. Maint. & Repair - Conda A				\$3,860.00	\$425.00	\$0.00	\$4,285.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	AP 67254 Enter Bills -...		COAST - COASTLINE PC...	Water Intrus...	\$425.00	\$0.00	
09110-002 Gen. Maint. & Repair - Condo B				\$1,175.00	\$0.00	\$0.00	\$1,175.00
09110-003 Gen. Maint. & Repair - Condo C				\$291.58	\$0.00	\$0.00	\$291.58
09110-008 Gen. Maint. & Repair - Common Area				\$21,933.81	\$483.90	\$0.00	\$22,417.71
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/19/2025	AP 67982 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$207.39	\$0.00	
11/19/2025	AP 67983 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$21.38	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
11/27/2025	AP 67601 Hand Written	Online ...	Hom - Home Depot	General & La...	\$255.13	\$0.00	
09120-008 Asphalt Repair - Common Area				\$2,433.50	\$0.00	\$0.00	\$2,433.50
09122-008 Gutter Cleaning/Replace				\$2,750.00	\$0.00	\$0.00	\$2,750.00
09124-002 Backflow Inspec/Repairs				\$80.00	\$0.00	\$0.00	\$80.00
09124-003 Backflow Inspec/Repairs				\$80.00	\$0.00	\$0.00	\$80.00
09124-008 Backflow Inspec/Repairs				\$6,010.00	\$0.00	\$0.00	\$6,010.00
09125-008 Fire Extinguisher Exp				\$1,053.95	\$0.00	\$0.00	\$1,053.95
09180-008 Plumbing Repairs - Common - Common				\$2,015.00	\$0.00	\$0.00	\$2,015.00
09190-008 Electrical Repairs - Common Area				\$2,452.00	\$0.00	\$0.00	\$2,452.00
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
09587-008 Sidewalk/Cement Rep.				\$15,945.00	\$0.00	\$0.00	\$15,945.00
09610-008 Lawn Maint. & Landscaping - Common ...				\$50,480.00	\$5,000.00	\$0.00	\$55,480.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/21/2025	AP 67460 Enter Bills -...		trail - Trail Servic...	November 202...	\$5,000.00	\$0.00	
09650-008 Security Services - Common Area				\$4,997.00	\$749.55	\$0.00	\$5,746.55
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	AP 67250 Enter Bills -...		Garing Parking Enfor...	Parking Info...	\$249.85	\$0.00	
11/3/2025	AP 67251 Enter Bills -...		Garing Parking Enfor...	Parking Info...	\$249.85	\$0.00	
11/21/2025	AP 67461 Enter Bills -...		Garing Parking Enfor...	Parking Info...	\$249.85	\$0.00	
09750-008 Pest Control /Lawn/Rodent/Trees- Co...				\$4,485.00	\$795.00	\$0.00	\$5,280.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/17/2025	AP 67457 Enter Bills -...		Cousins - Cousins US...	Nov 2025 Mon...	\$795.00	\$0.00	
09850-008 Maintenance Services - Maint/Misc				\$61,930.25	\$8,130.00	\$0.00	\$70,060.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/17/2025	AP 67413 Enter Bills -...		Dezulme - Millfort De...	CP Allowance...	\$40.00	\$0.00	
11/17/2025	AP 67414 Enter Bills -...		Dezulme - Millfort De...	CP Allowance...	\$40.00	\$0.00	
11/30/2025	GL 68153 Journal Entry		nOV e	nOV e	\$8,050.00	\$0.00	
09915-001 Reserves - Pavement - Conda A				\$2,415.80	\$241.58	\$0.00	\$2,657.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$241.58	\$0.00	
09915-002 Reserves - Pavement - Condo B				\$3,105.80	\$310.58	\$0.00	\$3,416.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$310.58	\$0.00	
09915-003 Reserves - Pavement - Condo C				\$2,949.20	\$294.92	\$0.00	\$3,244.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$294.92	\$0.00	
09915-008 Reserves - Pavement - Common Area				\$455.00	\$45.50	\$0.00	\$500.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$45.50	\$0.00	
09960-001 Reserves - Roofs - Conda A				\$25,738.30	\$2,573.83	\$0.00	\$28,312.13

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$2,573.83	\$0.00	
09960-002 Reserves - Roofs - Condo B				\$13,517.50	\$1,351.75	\$0.00	\$14,869.25
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$1,351.75	\$0.00	
09960-003 Reserves - Roofs - Condo C				\$4,050.80	\$405.08	\$0.00	\$4,455.88
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$405.08	\$0.00	
09965-002 Reserves - Ext. Painting - Condo B				\$285.80	\$28.58	\$0.00	\$314.38
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$28.58	\$0.00	
09980-001 Reserves - Restoration- Conda A				\$9,215.80	\$921.58	\$0.00	\$10,137.38
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$921.58	\$0.00	
09980-002 Reserves - Restorastion - Condo B				\$481.70	\$48.17	\$0.00	\$529.87
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$48.17	\$0.00	
09980-003 Reserves - Restoration - Condo C				\$1,892.50	\$189.25	\$0.00	\$2,081.75
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$189.25	\$0.00	
09980-008 Reserves - Restoration - Common Are...				\$1,566.70	\$156.67	\$0.00	\$1,723.37
11/3/2025	GL 67151 Journal Entry		Reserves	Reserves	\$156.67	\$0.00	
Total:				\$0.00	\$1,102,787.06	\$1,102,787.06	\$0.00



Advisors

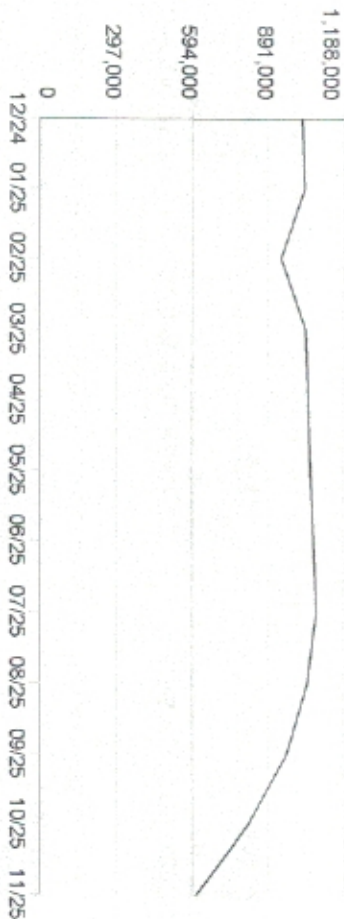
SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)
NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 8607-7191

Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$813,713.68	\$1,025,511.58
Cash deposited	6,568.00	154,271.65
Securities deposited	0.00	0.00
Cash withdrawn	-216,591.27	-615,686.88
Securities withdrawn	0.00	0.00
Change in value	5,502.19	45,096.25

Value over time



Closing value

\$609,192.60 **\$609,192.60**

Estimated accrued interest ^a 5,464.29

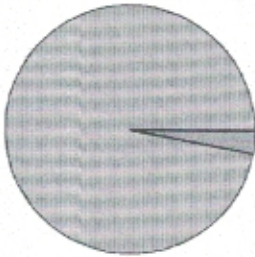
Total value (incl. accruals)

\$614,656.89

^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



ASSETS



ASSET TYPE	Asset value
Cash and sweep balances	\$813,713.68
Stocks, options & ETFs	0.00
Fixed income securities	0.00
Mutual funds	0.00

ASSET TYPE	PREVIOUS VALUE ON OCT 31	%	CURRENT VALUE ON NOV 30	%	ESTIMATED ANN. INCOME
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Cash and sweep balances	19,716.53	2.42%	18,338.38	3.01%	164
Stocks, options & ETFs	0.00	0.00%	0.00	0.00%	0
Fixed income securities	793,997.15	97.58%	590,854.22	96.99%	27,312
Mutual funds	0.00	0.00%	0.00	0.00%	0
Asset value	\$813,713.68	100%	\$609,192.60	100%	\$27,476

WELLS
FARGO

Advisors

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 8607-7191

Your Financial Advisor

JURIST PRIVATE WEALTH
BOCA RATON, FL LOCATION
Phone: 561-785-8710

19 CENTER ST
CHATHAM, NJ 07928

Client service information

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

Account profile

Full account name:

KARANDA VILLAGE IV CONDOMINIUM

ASSOCIATION INC
(RESERVE ACCOUNT)

Account type:

Brokerage Cash Services

Brokerage account number:

8607-7191

Brokerage Cash Services number:

9093920162

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:

BANK DEPOSIT SWEEP

Your advisory program:

PIM

Your Effective Fee Rate:**

0.35%

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

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

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	

Available funds

Cash	0.00
Money market and sweep funds	18,338.38
Available for loan	0.00
Your total available funds	\$18,338.38



Advisors

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 8607-7191

Bank Deposit Allocation

Monies on deposit at each bank are eligible for FDIC insurance of up to \$250,000 per depositor, per bank in accordance with FDIC rules. Insurance is subject to FDIC rules, including for pass-through coverage, which require certain conditions to be satisfied for deposit insurance coverage to apply. 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 affiliated banks and Wells Fargo Bank, N.A. Member FDIC. In those instances where deposit balances exceed the maximum FDIC insurance limits, those deposits will be uninsured. Deposits at each bank are not held in your securities brokerage account and therefore not covered by SIPC. Settlement timing differences will cause balances displayed in this section to vary from those indicated in the Portfolio detail section due to activity that occurs after 2pm ET on the last business day of the month. For additional information, please contact Your Financial Advisor.

DESCRIPTION	FDIC CERT NUMBER	CURRENT VALUE	AS OF VALUE DATE
WELLS FARGO BANK, N.A.	3511	18,338.38	11/28
Total Bank Deposits		\$18,338.38	

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	% 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 (%)
US TREASURY A 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	3.28	20,000	99.94	19,988.28	99.9980	19,999.60	11.32	369.40	800	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	16.46	100,000	100.11 100.47	100,111.34 100,475.00	100.2430	100,243.00	131.66	983.78	4,625	4.61



Advisors

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 8607-7191

Fixed Income Securities

Certificates of Deposit

Long-term certificates of deposit (maturity beyond one year from date of issue) are priced using a market value pricing model.

DESCRIPTION	ACCOUNT	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
BANK HAPOALIM 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											
Acquired Net Tax Lots 5 nc		14.47	88,000	N/A##	N/A&	100.1440	88,126.72	N/A	1,594.85	4,312	4.89
Total Certificates of Deposit		14.47	88,000		\$0.00		\$88,126.72	\$0.00	\$1,594.85	\$4,312	4.89
Total Fixed Income Securities		96.99			\$501,543.05		\$590,854.22	\$1,184.45	\$5,464.29	\$27,312	4.62

^ Denotes Certificate of Deposit with a maturity date in the next 90 days. Please contact us for further investment opportunities or any assistance.
 & 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.
 nc 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 date

DATE	ACCOUNT TYPE	TRANSACTION/ CHECK NUMBER	QUANTITY	DESCRIPTION	PRICE	AMOUNT	CASH AND SWEEP BALANCES
11/01	Cash			BEGINNING BALANCE		63.29	19,716.53
11/03	Cash			FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 103125 41 350 07000 AS OF 10/31/25 US TREASURY NOTES		29,998.80	50,244.19
11/03	Cash	SALE ACCRUED INT			99.9980	465.57	
11/04	Cash	AUTO ACTIVITY		ACH DIRECT DEPOSIT TRACE # 121000240015856		-39,461.00	



Advisors

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)
NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 8607-7191

Activity detail by date continued

DATE	ACCOUNT TYPE	TRANSACTION/ CHECK NUMBER	QUANTITY	DESCRIPTION	PRICE	AMOUNT	CASH AND SWEEP BALANCES
11/13	Cash	SALE ACCRUED INT	-12,000.00000	BANK HAPOLIM 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	99.8090	11,977.08 188.48	
11/13	Cash	SALE ACCRUED INT	-10,000.00000	US TREASURY NOTES CPN 4.375% DUE 07/31/26 DTD 07/31/24 FC 01/31/25 CUSIP 91282CLB5	100.4080	10,040.60 124.83	
11/13	Cash	SALE ACCRUED INT	-10,000.00000	US TREASURY NOTES CPN 4.875% DUE 05/31/28 DTD 05/31/24 FC 11/30/24 CUSIP 91282CKS9	100.5937	10,059.38 221.11	
11/13	Cash	SALE ACCRUED INT	-15,000.00000	US TREASURY NOTES CPN 4.625% DUE 03/15/26 DTD 03/15/23 FC 09/15/23 CUSIP 91282CGR6	100.2640	15,039.60 113.07	79,609.65
11/14	Cash	AUTO ACTIVITY		ACH DIRECT DEPOSIT TRACE # 121000240009552 KARANDA VILLAGE IV INC TRANSFER TO TRUIST BANK CHK XXXXXXXXXXXXX2808		-70,275.00	9,334.65
11/17	Cash	INTEREST		US TREASURY NOTES CPN 4.625% DUE 11/15/26 DTD 11/15/23 FC 05/15/24 111525 100,000 AS OF 11/15/25 CUSIP 91282CJK8		2,312.50	11,647.15
11/21	Cash	FEE/CREDIT		PIM REFUND ON NET WITHDRAWAL*		110.99	11,758.14
11/24	Cash	AUTO ACTIVITY		ACH PERIODIC WITHDRAWAL MONTHLY DEPOSIT TRACE # 121000240012436 TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXX2808		6,568.00	18,326.14



Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

NOVEMBER 1, 2025 - NOVEMBER 30, 2025 ACCOUNT NUMBER: 8607-7191

Activity detail by type continued

Securities sold and redeemed

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
11/06	Cash	SALE ACCRUED INT	-25,000.00000	US TREASURY NOTES CPN 4.875% DUE 05/31/26 DTD 05/31/24 FC 11/30/24 CUSIP 91282CKK9	100.6171	25,154.30 532.79
11/07	Cash	SALE ACCRUED INT	-50,000.00000	US TREASURY NOTES CPN 4.625% DUE 11/15/26 DTD 11/15/23 FC 05/15/24 CUSIP 91282CJK8	100.9320	50,466.00 1,124.83
11/07	Cash	SALE ACCRUED INT	-25,000.00000	US TREASURY NOTES CPN 4.625% DUE 09/15/26 DTD 09/15/23 FC 03/15/24 CUSIP 91282CHY0	100.7550	25,188.75 178.87
11/13	Cash	SALE ACCRUED INT	-12,000.00000	BANK HAPOLIM BM NY CD NEW YORK NY ACT1365 FDIC INSD CPN 4.900% DUE 01/20/26 DTD 07/19/24 FC 01/19/25 CUSIP 06251FAG4	99.8090	11,977.08 188.48
11/13	Cash	SALE ACCRUED INT	-10,000.00000	US TREASURY NOTES CPN 4.375% DUE 07/31/26 DTD 07/31/24 FC 01/31/25 CUSIP 91282CLB5	100.4060	10,040.60 124.83
11/13	Cash	SALE ACCRUED INT	-10,000.00000	US TREASURY NOTES CPN 4.875% DUE 05/31/26 DTD 05/31/24 FC 11/30/24 CUSIP 91282CKS9	100.5937	10,059.38 221.11
11/13	Cash	SALE ACCRUED INT	-15,000.00000	US TREASURY NOTES CPN 4.625% DUE 03/15/26 DTD 03/15/23 FC 09/15/23 CUSIP 91282CGR6	100.2840	15,039.60 113.07

Total Securities sold and redeemed:

\$206,257.09



Advisors

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 8607-7191

Activity detail by type continued

Advisory, manager and platform fees

This Advisory, Manager and Platform Fees section of your statement displays the amounts deducted from your account during the statement period as a result of the application of each of these fees. Any amounts credited as part of an Advisory Account Credit are also listed below and their impact is reflected in the line item presenting the total amount of fees assessed. This section does not display other fees and charges that may have been assessed. Please review your advisory program's ADV 2A Brochure for information about fees, charges, and credits that may be applied to your account, including information relating to the Advisory Fee, Manager Fees, the Platform Fee, other account fees, and the Advisory Account Credit.

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
11/11	Cash	FEE/CREDIT		MUTUAL FUND 128-1 REBATE		0.74
11/21	Cash	FEE/CREDIT		PIM REFUND ON NET WITHDRAWAL		110.99

Total Advisory, manager and platform fees: \$111.73

Cash sweep activity

Our Cash Sweep program allows you to earn a return on the idle cash balances in your account by automatically investing such balances into one of our cash sweep options. These 'sweep transactions' may represent a net amount for the day and occur on settlement date. The following section displays transfers into and out of your sweep option. Transactions displayed here are Transfer To, Transfer From and Reinvested Dividends and Interest. These transaction amounts are not included in your cash flow summary.

DATE	TRANSACTION	DESCRIPTION	AMOUNT	DATE	TRANSACTION	DESCRIPTION	AMOUNT
11/01		BEGINNING BALANCE	19,716.53	11/12	TRANSFER TO	BANK DEPOSIT SWEEP	0.74
11/03	TRANSFER TO	BANK DEPOSIT SWEEP	63.29	11/14	TRANSFER TO	BANK DEPOSIT SWEEP	47,764.15
11/04	TRANSFER TO	BANK DEPOSIT SWEEP	30,464.37	11/14	TRANSFER FROM	BANK DEPOSIT SWEEP	-70,275.00
11/04	TRANSFER FROM	BANK DEPOSIT SWEEP	-39,461.00	11/17	TRANSFER TO	BANK DEPOSIT SWEEP	2,312.50
11/07	TRANSFER TO	BANK DEPOSIT SWEEP	51,070.12	11/24	TRANSFER TO	BANK DEPOSIT SWEEP	6,678.99
11/07	TRANSFER FROM	BANK DEPOSIT SWEEP	-46,424.00	11/28	REINVEST INT	BANK DEPOSIT SWEEP	12.24
11/10	TRANSFER TO	BANK DEPOSIT SWEEP	76,958.45	11/30		ENDING BALANCE	18,338.38
11/10	TRANSFER FROM	BANK DEPOSIT SWEEP	-60,543.00				



Advisors

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 8607-7191

Realized Gain/Loss Detail

Short term

DESCRIPTION	QUANTITY	ADJ PRICE/ ORIG PRICE	DATE ACQUIRED	CLOSE DATE	PROCEEDS	ADJ COST/ ORIG COST	GAIN/LOSS
US TREASURY	10,000.00000	100.2505 100.4765	03/12/25	11/13/25	10,040.60	10,025.05 10,047.66	15.55
NOTES							
CPN 4.375% DUE 07/31/26							
DTD 07/31/24 FC 01/31/25							
CUSIP 91282CLB5							
US TREASURY	25,000.00000	100.3738 100.8680	01/28/25	11/06/25	25,154.30	25,093.45 25,217.00	60.85
NOTES							
CPN 4.875% DUE 05/31/26							
DTD 05/31/24 FC 11/30/24							
CUSIP 91282CKS9							
US TREASURY	10,000.00000	100.3631 100.8680	01/28/25	11/13/25	10,059.38	10,036.31 10,086.80	23.07
NOTES							
CPN 4.625% DUE 11/15/26							
DTD 11/15/23 FC 05/15/24							
CUSIP 91282CJK8							
US TREASURY	50,000.00000	100.5481 100.6875	07/31/25	11/07/25	50,466.00	50,274.08 50,343.75	191.92
NOTES							
CPN 4.625% DUE 09/15/26							
DTD 09/15/23 FC 03/15/24							
CUSIP 91282CHY0							
US TREASURY	25,000.00000	100.4423 100.6757	05/22/25	11/07/25	25,188.75	25,110.59 25,168.95	78.16
NOTES							
CPN 4.625% DUE 03/15/26							
DTD 03/15/23 FC 09/15/23							
CUSIP 91282CGR6							
US TREASURY	15,000.00000	100.1293 100.4750	12/05/24	11/13/25	15,039.60	15,019.40 15,071.25	20.20

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

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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 changes 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.



Advisors

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
 ASSOCIATION INC
 (E/O ACCOUNT)
 NOVEMBER 1, 2025 - NOVEMBER 30, 2025
 ACCOUNT NUMBER: 6745-2769

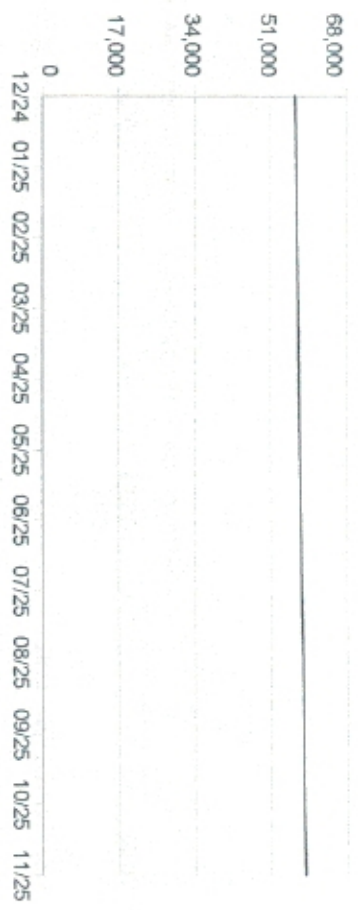
Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$58,413.42	\$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	197.09	2,200.03

Closing value **\$58,610.51**

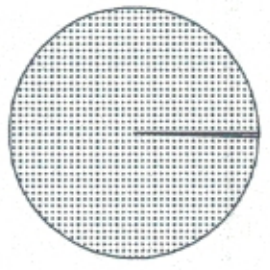
\$58,610.51 ✓

Value over time



Portfolio summary

CURRENT



ASSETS	ASSET TYPE	PREVIOUS VALUE ON OCT 31	%	CURRENT VALUE ON NOV 30	%	ESTIMATED ANN. INCOME
Cash and sweep balances		330.07	0.57	330.08	0.56	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		58,083.35	99.43	58,280.43	99.44	2,372
Asset value		\$58,413.42	100%	\$58,610.51	100%	\$2,372



Advisors

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 account number:
Brokerage Cash Services number:

Brokerage Cash Services
6745-2769
6048235326

Tax status:
Investment objective/Risk tolerance:*
Time horizon:*
Liquidity needs:*
Cost Basis Election:
Sweep option:

Non-Profit
CONSERVATIVE INCOME
LONG TERM (10+ YEARS)
NONE
First in, First out
BANK DEPOSIT SWEEP

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

Available funds

Cash
Money market and sweep funds
Available for loan
Your total available funds

0.00
330.08
0.00
\$330.08

SNAPSHOT

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

NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 6745-2769

Client service information

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

For your consideration

Go paperless. Accessing your account documents online is easy, secure, and costs nothing. Sign on at wellstarfargoadvisors.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 wellstarfargoadvisors.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	



WELLS FARGO Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (E/O ACCOUNT) NOVEMBER 1, 2025 - NOVEMBER 30, 2025 ACCOUNT NUMBER: 6745-2769

Total Bank Deposits \$330.08

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.

Table with columns: 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 (%). Rows include FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS GOIXX On Reinvestment and Acquired Net Tax Lots S nc.

no 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

Table with columns: DATE, ACCOUNT TYPE, TRANSACTION, QUANTITY, DESCRIPTION, PRICE, AMOUNT. Rows include 11/03 Cash DIVIDEND and 11/28 Cash INTEREST.

Total Income and distributions: \$197.09



**WELLS FARGO
Advisors**

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

NOVEMBER 1, 2025 - NOVEMBER 30, 2025
ACCOUNT NUMBER: 6745-2769

Bank Deposits Through Teller continued

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
11/30		ENDING BALANCE		\$0.00

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.

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Cost basis options

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November 4, 2025

Transaction Notice

Account number ending in 7191



003883 GKRGDTA D401B AC *W&I*
 KARANDA VILLAGE IV CONDOMINIUM
 ASSOCIATION INC
 (RESERVE ACCOUNT)
 8927 HYPOLUXO RD
 SUITE A4 #218
 LAKE WORTH FL 33467-5262

This notice confirms recent transaction(s) or transfer instructions that you or another account owner has authorized. Please review the transaction(s) below. Thank you for the privilege of serving your investment needs.

If an account owner authorized the transaction(s) and the information is correct:	No action is necessary.
If an account owner did not authorize the transaction(s) and/or the information is incorrect:	Call us immediately at: 866-258-4606 Write us at: Wells Fargo Advisors Client Services Attn: H0005-087 1 N. Jefferson Ave St. Louis, MO 63103
If you have general questions or need to make changes to your account or future payment instructions:	Please contact Your Financial Advisor

Transaction Type	Date	Description of Transaction	Net Dollar Amount/ Number of Shares
Electronic Funds Transfer	11/04/2025	ACH DIRECT DEPOSIT TRACE # 121000240015858	\$39,461.00
Payee Information	Bank Name: TRUIST BANK ABA Number: 263191387 Account Number: *****2808		

Investment and Insurance Products are:

- **Not Insured by the FDIC or Any Federal Government Agency**
- **Not a Deposit or Other Obligation of, or Guaranteed by, the Bank or Any Bank Affiliate**
- **Subject to Investment Risks, Including Possible Loss of the Principal Amount Invested**

Investment products and services are offered through Wells Fargo Advisors Financial Network, LLC (WFAFN), a registered broker-dealer and non-bank affiliate of Wells Fargo & Company. WFAFN uses the trade name Wells Fargo Advisors. Any other referenced entity is a separate entity from WFAFN.

GKTRG009 003883 300034/750913 NNNNNN NNNNNN NNNNNNNN 000001

Account Number 8607-7191
YOUR FINANCIAL ADVISOR
JURIST PRIVATE WEALTH
BOCA RATON, FL LOCATION
561-765-6710

0001894 01 MB 0.67 **AUTO T6 0 2103 33467-524914 -C02-P01895-1



KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)
8927 HYPOLUXO RD
SUITE A4 #218
LAKE WORTH FL 33467-5262

IF YOU WOULD LIKE TO ENROLL IN OUR ACCESS ONLINE SERVICE OR SIGN UP TO RECEIVE THIS
CONFIRMATION ELECTRONICALLY, VISIT US AT WWW.WELLSFARGOADVISORS.COM.

SOLD	QUANTITY	PRICE	PRINCIPAL
BANK HAPOALIM 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	25,000	100.042000000	25,010.50
SECURITY NUMBER 5375-503 CUSIP 06251F-AG-4 SOLICITED	ACCOUNT TYPE TRADE DATE SETTLEMENT DATE	CASH 11/06/25 11/07/25	ACCRUED INTEREST 372.53
NET AMOUNT			\$25,383.03

TRADE INFORMATION: DISCRETION USED.
SECURITY INFORMATION: SEMI-ANNUALLY PAY.
YIELD INFORMATION: 4.621%. YIELD TO MATURITY DATE.

SOLD	QUANTITY	PRICE	PRINCIPAL
US TREASURY NOTES CPN 4.875% DUE 05/31/26 DTD 05/31/24 FC 11/30/24	25,000	100.617187500	25,154.30
SECURITY NUMBER 5586-939 CUSIP 91282C-KS-9 SOLICITED	ACCOUNT TYPE TRADE DATE SETTLEMENT DATE	CASH 11/06/25 11/07/25	ACCRUED INTEREST 532.79
NET AMOUNT			\$25,687.09

TRADE INFORMATION: DISCRETION USED.
SECURITY INFORMATION: SEMI-ANNUALLY PAY. MOODY AA1.
YIELD INFORMATION: 3.752%. YIELD TO MATURITY DATE.

Investment and Insurance Products are:

- Not Insured by the FDIC or Any Federal Government Agency
- Not a Deposit or Other Obligation of, or Guaranteed by, the Bank or Any Bank Affiliate
- Subject to Investment Risks, Including Possible Loss of the Principal Amount Invested

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For Address Correction And Payment Due Instructions Please Refer To Contact Information On Page 2 Of This Confirmation