

# SAS

## SPECTRUM ASSOCIATION SERVICES

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### FINANCIAL REPORT SUMMARY

FOR

KARANDA VILLAGE IV COND

SEPTEMBER- 2025-CONSOLIDATED

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Operating Account Balance	\$	<u>38,329.45</u>
Special Operating- JW	\$	<u>58,218.36</u>
Security-Pet Deposits	\$	<u>16,000.00</u>
Reserve Funds	\$	<u>965,086.84</u>
<b>Total Funds</b>	<b>\$</b>	<b><u>1,077,664.66</u></b>
Prepaid Assessments	\$	<u>21,148.06</u>
Total Delinquent Assessments	\$	<u>18,69438</u>
Residents Not Paying (over 90 days)		<u>2</u>
# of Residents Not Paid		<u>23</u>
Income/(Expenses)		
(Over)/Under Budget YTD	\$	<u>(67,235,19)</u>

NET OPERATING INCOME-CONSOLIDATED

Operating Funds	\$ 38,329.46
Less: Prepaids	<u>{21,148.06}</u>
<b>Net Operating Income 09/30</b>	<b>\$ 17,177 40</b>
Less: Five Star (Nov)	<u>-25,000.00</u>
<b>Adj Net Oper Income</b>	<b>(7,822.60)</b>

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\*\*\*\***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.

**Interest earned Jurist Wealth – Sept- \$8,608.31**

# Karanda Village IV Condo Association Inc

Run Date: 11/26/2025  
Run Time: 12:05 AM

## BALANCE SHEET

Consolidated

As of: 09/30/2025

### Assets

Account #	Account Name	Total
<b>Operating Funds</b>		
01013	Truist - Operating Funds	\$38,329.46
	OPERATING FUNDS TOTAL:	\$38,329.46
<b>Other Operating Funds</b>		
01019	Truist - Pet Security Account	\$16,000.00
01026	Jurist P Wealth	\$58,218.36
	OTHER OPERATING FUNDS TOTAL:	\$74,218.36
<b>JURIST- Money Market Funds</b>		
01224	Jurist P wealth	\$965,086.84
	JURIST- MONEY MARKET FUNDS TOTAL:	\$965,086.84
<b>Receivables</b>		
01310	Assessments Receivable	\$18,135.40
01330	Special Assmts. Receiv.	\$277.50
01340	Late Fees Receivable	\$131.48
01380	Owner Admin. Fees Receiv.	\$150.00
	RECEIVABLES TOTAL:	\$18,694.38
<b>Other Assets</b>		
01610	Prepaid Insurance	\$77,763.16
01620	Prepaid Expenses	\$10,656.00
01639	Prepaid Condo Dues	\$142.03
01652	TBA-Enumerate -BB	\$44,983.30
01680	Prepaid Federal Income Tax	\$6,000.00
02560	Utility Deposits	\$275.00
	OTHER ASSETS TOTAL:	\$139,819.49
	TOTAL ASSETS:	\$1,236,148.53

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03015	Insurance Payable	\$38,845.47
03020	Accrued CPA Fees	\$4,000.00
03022	Income Tax Payable	\$5,251.00
03310	Prepaid Owner Assessments	\$21,148.06

Account #	Account Name	Total
03340	Pet Security Deposits	\$16,000.00
	LIABILITY TOTAL:	\$85,244.53
	TOTAL LIABILITIES:	\$85,244.53

**Equity**

Account #	Account Name	Total
<b>Contract</b>		
<b>Liabilities</b>		
05020	Reserves - Pavement	\$166,941.24
05090	Reserves - Pool	\$31,562.17
05092	Reserve - Restoration	\$190,416.16
05094	Reserve -Deferred Maintenance	\$59,267.02
05210	Reserves - Roofs	\$416,456.95
05215	Reserves - Roof Loan-Condo B	\$31,477.30
05216	Reserves - Roof Loan Condo C	\$12,367.67
05220	Reserves - Exterior Paint	\$118,351.67
	CONTRACT LIABILITIES TOTAL:	\$1,026,840.18
<b>Reserves</b>		
05492	Reserve - Interest Income	\$145,108.83
05496	Reserve-Major Repr/Repl	(\$163,017.20)
	RESERVES TOTAL:	(\$17,908.37)
<b>Members</b>		
<b>Equity</b>		
05510	Fund Balance	\$185,609.76
05515	Current Yr Adjustments	\$23,597.62
	MEMBERS EQUITY TOTAL:	\$209,207.38
	Current Year Net Income/(Loss)	(\$67,235.19)
	TOTAL EQUITY:	\$1,150,904.00
	TOTAL LIABILITIES AND EQUITY:	\$1,236,148.53

# Karanda Village IV Condo Association Inc

Run Date: 11/25/2025

Run Time: 11:51 PM

## INCOME STATEMENT

Consolidated

Start: 09/01/2025 | End: 09/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Assessment Income	17,417.50	17,417.50	0.00	156,757.50	156,757.50	0.00	209,010.00
06320 Common Area Income	45,395.42	45,395.42	0.00	408,558.78	408,558.78	0.00	544,745.00
06340 Late Fee Income	25.27	0.00	25.27	508.86	0.00	508.86	0.00
06380 Owner Admin. Fees Income	25.00	0.00	25.00	200.00	0.00	200.00	0.00
06410 Condo A Transfer	28,145.17	28,145.17	0.00	253,306.53	253,306.53	0.00	337,742.00
06411 Condo B Transfer	9,533.00	9,533.00	0.00	85,797.00	85,797.00	0.00	114,396.00
06412 Condo C Transfer	7,717.25	7,717.25	0.00	69,455.25	69,455.25	0.00	92,607.00
06490 Receivables Adjustments	122.91	0.00	122.91	(4,398.64)	0.00	(4,398.64)	0.00
06510 Transfer Fees	(43,844.97)	0.00	(43,844.97)	25,000.00	0.00	25,000.00	0.00
06530 Parking Decals/Passes	10.00	0.00	10.00	105.00	0.00	105.00	0.00
06550 Application Fees	0.00	0.00	0.00	285.00	0.00	285.00	0.00
06910 Interest Income	201.55	0.00	201.55	1,803.80	0.00	1,803.80	0.00
<b>Income Total</b>	<b>64,748.10</b>	<b>108,208.34</b>	<b>(43,460.24)</b>	<b>997,379.08</b>	<b>973,875.06</b>	<b>23,504.02</b>	<b>1,298,500.00</b>
<b>Total Income</b>	<b>64,748.10</b>	<b>108,208.34</b>	<b>(43,460.24)</b>	<b>997,379.08</b>	<b>973,875.06</b>	<b>23,504.02</b>	<b>1,298,500.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	2,606.00	2,556.00	(50.00)	23,054.00	23,004.00	(50.00)	30,672.00
07140 Audit Fees	375.00	416.67	41.67	2,625.00	3,750.03	1,125.03	5,000.00
07160 Legal Fees	0.00	416.67	416.67	800.00	3,750.03	2,950.03	5,000.00
07162 Professional Fees	0.00	583.33	583.33	2,300.00	5,249.97	2,949.97	7,000.00
07164 40 Yr Certification	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000.00
07170 Annual Condo Dues	47.33	47.33	0.00	425.97	425.97	0.00	568.00
07172 License/Permits/Fees	0.00	50.00	50.00	325.35	450.00	124.65	600.00
07174 Corp Annual Report	0.00	5.17	5.17	61.25	46.53	(14.72)	62.00
07250 Bank Charges	12.00	0.00	(12.00)	108.00	0.00	(108.00)	0.00
07260 Postage & Mail	0.00	41.67	41.67	0.00	375.03	375.03	500.00
07262 Bulk Mailings	0.00	41.67	41.67	261.76	375.03	113.27	500.00
07320 Office Expenses	0.00	41.67	41.67	776.60	375.03	(401.57)	500.00
07412 Webside	0.00	0.00	0.00	2,752.76	0.00	(2,752.76)	0.00
07430 Federal Income Tax	(6,000.00)	0.00	6,000.00	5,964.72	0.00	(5,964.72)	0.00
07460 Common Ares Distribution	45,395.42	45,395.42	0.00	408,558.78	408,558.78	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	2,250.09	2,250.09	3,000.00
<b>General &amp; Administrative Total</b>	<b>42,435.75</b>	<b>50,262.28</b>	<b>7,826.53</b>	<b>449,873.11</b>	<b>452,360.52</b>	<b>2,487.41</b>	<b>603,147.00</b>
<b>Insurance</b>							
08010 Insurance	19,440.79	21,200.00	1,759.21	180,524.11	190,800.00	10,275.89	254,400.00
<b>Insurance Total</b>	<b>19,440.79</b>	<b>21,200.00</b>	<b>1,759.21</b>	<b>180,524.11</b>	<b>190,800.00</b>	<b>10,275.89</b>	<b>254,400.00</b>
<b>Pool</b>							
08210 Pool Service	975.00	450.00	(525.00)	2,600.00	4,050.00	1,450.00	5,400.00
08220 Pool Repairs	135.00	166.67	31.67	4,791.26	1,500.03	(3,291.23)	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
<b>Pool Total</b>	<b>1,110.00</b>	<b>616.67</b>	<b>(493.33)</b>	<b>7,416.26</b>	<b>5,550.03</b>	<b>(1,866.23)</b>	<b>7,400.00</b>
<b>Utilities</b>							
08910 Electricity	1,077.25	1,312.50	235.25	11,227.11	11,812.50	585.39	15,750.00
08930 Water & Sewer	8,919.21	8,704.17	(215.04)	91,250.22	78,337.53	(12,912.69)	104,450.00
08940 Trash Removal	3,300.91	3,191.67	(109.24)	29,377.84	28,725.03	(652.81)	38,300.00
08997 Fire Inspections/Water Dept	990.00	85.42	(904.58)	990.00	768.78	(221.22)	1,025.00
<b>Utilities Total</b>	<b>14,287.37</b>	<b>13,293.76</b>	<b>(993.61)</b>	<b>132,845.17</b>	<b>119,643.84</b>	<b>(13,201.33)</b>	<b>159,525.00</b>
<b>Maintenance</b>							
09010 Tree Maintenance	0.00	1,166.67	1,166.67	15,050.00	10,500.03	(4,549.97)	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	44.75	208.33	163.58	6,831.47	1,874.97	(4,956.50)	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	7,013.40	6,750.00	(263.40)	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	5,822.84	1,531.92	(4,290.92)	26,270.62	13,787.28	(12,483.34)	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	3,750.03	1,000.03	5,000.00
09124 Backflow Inspec/Repairs	0.00	168.33	168.33	6,170.00	1,514.97	(4,655.03)	2,020.00
09125 Fire Extinguisher Exp	0.00	83.33	83.33	1,053.95	749.97	(303.98)	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	7,616.34	7,616.34	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.	15,945.00	0.00	(15,945.00)	15,945.00	0.00	(15,945.00)	0.00
<b>Maintenance Total</b>	<b>22,262.59</b>	<b>5,171.51</b>	<b>(17,091.08)</b>	<b>124,995.66</b>	<b>46,543.59</b>	<b>(78,452.07)</b>	<b>62,058.00</b>
<b>Contracts</b>							
09610 Lawn Maint. & Landscaping	5,000.00	5,000.00	0.00	45,480.00	45,000.00	(480.00)	60,000.00
09650 Security Services	249.85	500.00	250.15	4,497.30	4,500.00	2.70	6,000.00
09750 Pest Control/Lawn/Rodent/Trees	795.00	750.00	(45.00)	3,615.00	6,750.00	3,135.00	9,000.00
09752 Whitefly Treatmnt	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
09850 Janitorial Services	5,974.00	4,680.00	(1,294.00)	56,260.25	42,120.00	(14,140.25)	56,160.00
<b>Contracts Total</b>	<b>12,018.85</b>	<b>11,096.67</b>	<b>(922.18)</b>	<b>109,852.55</b>	<b>99,870.03</b>	<b>(9,982.52)</b>	<b>133,160.00</b>
<b>Reserve-Contract Liabilities</b>							
09915 Reserves - Pavement	892.58	892.58	0.00	8,033.22	8,033.22	0.00	10,711.00
09960 Reserves - Roofs	4,330.66	4,330.66	0.00	38,975.94	38,975.94	0.00	51,968.00
09965 Reserves - Ext. Painting	28.58	28.58	0.00	257.22	257.22	0.00	343.00
09980 Reserves - Restoration	1,315.67	1,315.67	0.00	11,841.03	11,841.03	0.00	15,788.00
<b>Reserve-Contract Liabilities Total</b>	<b>6,567.49</b>	<b>6,567.49</b>	<b>0.00</b>	<b>59,107.41</b>	<b>59,107.41</b>	<b>0.00</b>	<b>78,810.00</b>
<b>Total Expense</b>	<b>118,122.84</b>	<b>108,208.38</b>	<b>(9,914.46)</b>	<b>1,064,614.27</b>	<b>973,875.42</b>	<b>(90,738.85)</b>	<b>1,298,500.00</b>
<b>Net Income</b>	<b>(53,374.74)</b>	<b>(0.04)</b>	<b>(53,374.70)</b>	<b>(67,235.19)</b>	<b>(0.36)</b>	<b>(67,234.83)</b>	<b>0.00</b>

# Karanda Village IV Condo Association Inc

Run Date: 11/25/2025  
Run Time: 11:17 PM

## INCOME STATEMENT

Condo C

Start: 09/01/2025 | End: 09/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310-003 Assessment Income - Condo C	2,492.00	2,492.00	0.00	22,428.00	22,428.00	0.00	29,904.00
06320-003 Common Area Income - Condo C	7,717.25	7,717.25	0.00	69,455.25	69,455.25	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	(575.72)	0.00	(575.72)	0.00
06510-003 Transfer Fees - Condo C	(12,367.67)	0.00	(12,367.67)	0.00	0.00	0.00	0.00
<b>Income Total</b>	<b>(2,143.67)</b>	<b>10,209.25</b>	<b>(12,352.92)</b>	<b>91,357.53</b>	<b>91,883.25</b>	<b>(525.72)</b>	<b>122,511.00</b>
<b>Total Income</b>	<b>(2,143.67)</b>	<b>10,209.25</b>	<b>(12,352.92)</b>	<b>91,357.53</b>	<b>91,883.25</b>	<b>(525.72)</b>	<b>122,511.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07170-003 Annual Condo Dues	8.00	8.00	0.00	72.00	72.00	0.00	96.00
07460-003 Common Area Distribution	7,717.25	7,717.25	0.00	69,455.25	69,455.25	0.00	92,607.00
07990-003 Bad Debt Expense - Condo C	0.00	41.67	41.67	0.00	375.03	375.03	500.00
<b>General &amp; Administrative Total</b>	<b>7,725.25</b>	<b>7,766.92</b>	<b>41.67</b>	<b>69,527.25</b>	<b>69,902.28</b>	<b>375.03</b>	<b>93,203.00</b>
<b>Utilities</b>							
08910-003 Electricity - Condo C	107.49	116.67	9.18	973.20	1,050.03	76.83	1,400.00
08930-003 Water & Sewer - Condo C	1,174.68	1,322.92	148.24	11,147.13	11,906.28	759.15	15,875.00
08997-003 Fire Inspections/Water Dept	135.00	14.58	(120.42)	135.00	131.22	(3.78)	175.00
<b>Utilities Total</b>	<b>1,417.17</b>	<b>1,454.17</b>	<b>37.00</b>	<b>12,255.33</b>	<b>13,087.53</b>	<b>832.20</b>	<b>17,450.00</b>
<b>Maintenance</b>							
09110-003 Gen. Maint. & Repair - Condo C	0.00	54.17	54.17	291.58	487.53	195.95	650.00
09124-003 Backflow Inspec/Repairs	0.00	8.33	8.33	80.00	74.97	(5.03)	100.00
09196-003 Deferred Maintenance	0.00	36.42	36.42	0.00	327.78	327.78	437.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>98.92</b>	<b>98.92</b>	<b>371.58</b>	<b>890.28</b>	<b>518.70</b>	<b>1,187.00</b>
<b>Reserve-Contract Liabilities</b>							
09915-003 Reserves - Pavement - Condo C	294.92	294.92	0.00	2,654.28	2,654.28	0.00	3,539.00
09960-003 Reserves - Roofs - Condo C	405.08	405.08	0.00	3,645.72	3,645.72	0.00	4,861.00
09980-003 Reserves - Restoration - Condo...	189.25	189.25	0.00	1,703.25	1,703.25	0.00	2,271.00
<b>Reserve-Contract Liabilities Total</b>	<b>889.25</b>	<b>889.25</b>	<b>0.00</b>	<b>8,003.25</b>	<b>8,003.25</b>	<b>0.00</b>	<b>10,671.00</b>
<b>Total Expense</b>	<b>10,031.67</b>	<b>10,209.26</b>	<b>177.59</b>	<b>90,157.41</b>	<b>91,883.34</b>	<b>1,725.93</b>	<b>122,511.00</b>
<b>Net Income</b>	<b>(12,175.34)</b>	<b>(0.01)</b>	<b>(12,175.33)</b>	<b>1,200.12</b>	<b>(0.09)</b>	<b>1,200.21</b>	<b>0.00</b>

# Karanda Village IV Condo Association Inc

Run Date: 11/25/2025  
Run Time: 11:11 PM

## INCOME STATEMENT

Common Area

Start: 09/01/2025 | End: 09/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
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	253,306.53	253,306.53	0.00	337,742.00
06411-008 Condo B Transfer-CA	9,533.00	9,533.00	0.00	85,797.00	85,797.00	0.00	114,396.00
06412-008 Condo C Transfer-CA	7,717.25	7,717.25	0.00	69,455.25	69,455.25	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	10.00	0.00	10.00	105.00	0.00	105.00	0.00
06550-008 Application Fees	0.00	0.00	0.00	285.00	0.00	285.00	0.00
06910-008 Interest Income - Common Area	201.55	0.00	201.55	1,803.80	0.00	1,803.80	0.00
<b>Income Total</b>	<b>45,606.97</b>	<b>45,395.42</b>	<b>211.55</b>	<b>435,802.58</b>	<b>408,558.78</b>	<b>27,243.80</b>	<b>544,745.00</b>

<b>Total Income</b>	<b>45,606.97</b>	<b>45,395.42</b>	<b>211.55</b>	<b>435,802.58</b>	<b>408,558.78</b>	<b>27,243.80</b>	<b>544,745.00</b>
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### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010-008 Management Fees - Common Area	2,606.00	2,556.00	(50.00)	23,054.00	23,004.00	(50.00)	30,672.00
07140-008 Audit Fees - Common Area	375.00	416.67	41.67	2,625.00	3,750.03	1,125.03	5,000.00
07160-008 Legal Fees - Common Area	0.00	416.67	416.67	800.00	3,750.03	2,950.03	5,000.00
07162-008 Professional Fees	0.00	500.00	500.00	2,300.00	4,500.00	2,200.00	6,000.00
07164-008 40 Yr Certification	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000.00
07172-008 License/Permits/Fees	0.00	50.00	50.00	325.35	450.00	124.65	600.00
07174-008 Corp Annual Report	0.00	5.17	5.17	61.25	46.53	(14.72)	62.00
07250-008 Bank Charges - Common Area	12.00	0.00	(12.00)	36.00	0.00	(36.00)	0.00
07260-008 Postage & Mail - Common Area	0.00	41.67	41.67	0.00	375.03	375.03	500.00
07262-008 Bulk Mailings	0.00	41.67	41.67	261.76	375.03	113.27	500.00
07320-008 Office ,Expenses/Storage= CA	0.00	41.67	41.67	776.60	375.03	(401.57)	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...	(6,000.00)	0.00	6,000.00	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
<b>General &amp; Administrative Total</b>	<b>(3,007.00)</b>	<b>4,486.19</b>	<b>7,493.19</b>	<b>40,816.36</b>	<b>40,375.71</b>	<b>(440.65)</b>	<b>53,834.00</b>

<b>Insurance</b>							
08010-008 Insurance	19,440.79	21,200.00	1,759.21	180,524.11	190,800.00	10,275.89	254,400.00
<b>Insurance Total</b>	<b>19,440.79</b>	<b>21,200.00</b>	<b>1,759.21</b>	<b>180,524.11</b>	<b>190,800.00</b>	<b>10,275.89</b>	<b>254,400.00</b>

<b>Pool</b>							
08210-008 Pool Service. - Common Area	975.00	450.00	(525.00)	2,600.00	4,050.00	1,450.00	5,400.00
08220-008 Pool Repairs - Common Area	135.00	166.67	31.67	4,791.26	1,500.03	(3,291.23)	2,000.00
<b>Pool Total</b>	<b>1,110.00</b>	<b>616.67</b>	<b>(493.33)</b>	<b>7,391.26</b>	<b>5,550.03</b>	<b>(1,841.23)</b>	<b>7,400.00</b>

<b>Utilities</b>							
08910-008 Electricity - Common Area	484.61	683.33	198.72	5,883.64	6,149.97	266.33	8,200.00
08930-008 Water & Sewer - Common Area	183.75	252.08	68.33	2,097.08	2,268.72	171.64	3,025.00
08940-008 Trash Removal	3,300.91	3,191.67	(109.24)	29,377.84	28,725.03	(652.81)	38,300.00
08997-008 Fire Inspections/Water Dept	45.00	0.00	(45.00)	45.00	0.00	(45.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Utilities Total</b>	<b>4,014.27</b>	<b>4,127.08</b>	<b>112.81</b>	<b>37,403.56</b>	<b>37,143.72</b>	<b>(259.84)</b>	<b>49,525.00</b>
<b>Maintenance</b>							
09010-008 Tree Maintenance - Common Area	0.00	1,166.67	1,166.67	15,050.00	10,500.03	(4,549.97)	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	44.75	208.33	163.58	6,831.47	1,874.97	(4,956.50)	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	7,013.40	6,750.00	(263.40)	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 ...	2,927.84	1,000.00	(1,927.84)	20,944.04	9,000.00	(11,944.04)	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	3,750.03	1,000.03	5,000.00
09124-008 Backflow Inspec/Repairs	0.00	41.67	41.67	6,010.00	375.03	(5,634.97)	500.00
09125-008 Fire Extinguisher Exp	0.00	83.33	83.33	1,053.95	749.97	(303.98)	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.	15,945.00	0.00	(15,945.00)	15,945.00	0.00	(15,945.00)	0.00
<b>Maintenance Total</b>	<b>19,367.59</b>	<b>3,666.67</b>	<b>(15,700.92)</b>	<b>119,509.08</b>	<b>33,000.03</b>	<b>(86,509.05)</b>	<b>44,000.00</b>
<b>Contracts</b>							
09610-008 Lawn Maint. & Landscaping - Co...	5,000.00	5,000.00	0.00	45,480.00	45,000.00	(480.00)	60,000.00
09650-008 Security Services - Common Are...	249.85	500.00	250.15	4,497.30	4,500.00	2.70	6,000.00
09750-008 Pest Control /Lawn/Rodent/Tree...	795.00	750.00	(45.00)	3,615.00	6,750.00	3,135.00	9,000.00
09752-008 Whitefly Treatment	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
09850-008 Maintenance Services - Maint/M...	5,974.00	4,680.00	(1,294.00)	56,260.25	42,120.00	(14,140.25)	56,160.00
<b>Contracts Total</b>	<b>12,018.85</b>	<b>11,096.67</b>	<b>(922.18)</b>	<b>109,852.55</b>	<b>99,870.03</b>	<b>(9,982.52)</b>	<b>133,160.00</b>
<b>Reserve-Contract Liabilities</b>							
09915-008 Reserves - Pavement - Common A...	45.50	45.50	0.00	409.50	409.50	0.00	546.00
09980-008 Reserves - Restoration - Commo...	156.67	156.67	0.00	1,410.03	1,410.03	0.00	1,880.00
<b>Reserve-Contract Liabilities Total</b>	<b>202.17</b>	<b>202.17</b>	<b>0.00</b>	<b>1,819.53</b>	<b>1,819.53</b>	<b>0.00</b>	<b>2,426.00</b>
<b>Total Expense</b>	<b>53,146.67</b>	<b>45,395.45</b>	<b>(7,751.22)</b>	<b>497,316.45</b>	<b>408,559.05</b>	<b>(88,757.40)</b>	<b>544,745.00</b>
<b>Net Income</b>	<b>(7,539.70)</b>	<b>(0.03)</b>	<b>(7,539.67)</b>	<b>(61,513.87)</b>	<b>(0.27)</b>	<b>(61,513.60)</b>	<b>0.00</b>

## Karanda Village IV Condo Association Inc

Run Date: 11/25/2025  
Run Time: 12:31 PM

### CHECK REGISTER - DETAILED

START: 09/01/2025 | END: 09/30/2025

Date	Check	Vendor	Reference	Amount
<b>Truist (BB&amp;T) Karanda Village IV Condo Assoc Inc</b>				
09/01/2025	Auto Payment	FIRS - FIRST INSURANCE	Premium Insurance Payment: 7th of 11	\$19,440.79
09/01/2025	Inv: Due By 09/01/2025- Acct 10	Acct: 03015 - 008 - Insurance Payable	Premium Insurance Payment: 7th of 11	\$19,440.79
09/05/2025	11082	COAST - COASTLINE PC & MAINTENANC...	Secure Handrails @ 4041 & Address...	\$470.00
09/05/2025	Inv: 08292025-K4	Acct: 09110 - 001 - Gen. Maint. & Repair	Secure Handrails @ 4041 & Address Ligh...	\$470.00
09/05/2025	11083	COAST - COASTLINE PC & MAINTENANC...	Property Sidewalk Tripping Hazard...	\$7,675.00
09/05/2025	Inv: 06272025-K4	Acct: 09587 - 008 - Sidewalk/Cement Rep.	Property Sidewalk Tripping Hazard Repa...	\$7,675.00
09/07/2025	11084	Dezulme - Milfort Dezulme	CP Allowance: September 2025	\$40.00
09/07/2025	Inv: 09/01/2025	Acct: 09850 - 008 - Janitorial Services	CP Allowance: September 2025	\$40.00
09/07/2025	11085	Dezulme - Milfort Dezulme	CP Allowance: August 2025	\$40.00
09/07/2025	Inv: 08/01/2025	Acct: 09850 - 008 - Janitorial Services	CP Allowance: August 2025	\$40.00
09/07/2025	11086	Dezulme - Milfort Dezulme	CP Allowance: July 2025	\$40.00
09/07/2025	Inv: 07/01/2025	Acct: 09850 - 008 - Janitorial Services	CP Allowance: July 2025	\$40.00
09/07/2025	11087	Hixon - Hixon Pool Repair & Suppl...	August 2025 Pool Maintenance	\$325.00
09/07/2025	Inv: 10475	Acct: 08210 - 008 - Pool Service	August 2025 Pool Maintenance	\$325.00
09/07/2025	11088	Alida - Garing	Parking Enforcement Services:08/2...	\$249.85
09/07/2025	Inv: 77186	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:08/25/25-...	\$249.85
09/12/2025	11089	trail - Trail Services	September 2025 Lawn Maintenance	\$5,450.00
09/15/2025	Inv: 4490	Acct: 09610 - 008 - Lawn Maint. & Land...	September 2025 Lawn Maintenance	\$5,000.00
09/15/2025	Inv: 4490	Acct: 09020 - 008 - Grounds Maintenance	September 2025 Lawn Maintenance	\$450.00

Date	Check	Vendor	Reference	Amount
09/12/2025	11090	Cousins - Cousins USA Pest Contro...	Sep 2025 Monthly Perimeter Pest C...	\$795.00
09/15/2025	Inv: Job# 135487	Acct: 09750 - 008 - Pest Control/Lawn/...	Sep 2025 Monthly Perimeter Pest Contro...	\$750.00
09/15/2025	Inv: Job# 135487	Acct: 09750 - 008 - Pest Control/Lawn/...	Sep 2025 Monthly Perimeter Pest Contro...	\$45.00
09/12/2025	11091	COAST - COASTLINE PC & MAINTENANC...	Door Replacement: Unit 3975	\$2,425.00
09/15/2025	Inv: 09052025-K4	Acct: 09110 - 001 - Gen. Maint. & Repair	Door Replacement: Unit 3975	\$2,425.00
09/14/2025	Auto Payment	repub - Republic Services	September 2025 Trash Removal	\$3,300.91
09/14/2025	Inv: Due By 09/14/2025	Acct: 08940 - 008 - Trash Removal	September 2025 Trash Removal	\$3,300.91
09/30/2025	Online Payment	COCO - City of Coconut Creek	W&S-Common Area: 09/09-10/04/2025-Sep	\$9,909.21
09/30/2025	Inv: Due By 11/05/2025- Common	Acct: 08930 - 008 - Water & Sewer	W&S-Common Area: 09/09-10/04/2025-Sep	\$183.75
09/30/2025	Inv: Due By 11/05/2025- Assoc C	Acct: 08930 - 003 - Water & Sewer	W&S-Assoc C: 09/09-10/04/2025-September	\$1,174.68
09/30/2025	Inv: Due By 11/05/2025- Assoc B	Acct: 08930 - 002 - Water & Sewer	W&S-Assoc B: 09/09-10/04/2025-September	\$2,066.91
09/30/2025	Inv: Due By 11/05/2025- Assoc A	Acct: 08930 - 001 - Water & Sewer	W&S-Assoc A: 09/09-10/04/2025-September	\$5,493.87
09/14/2025	Inv: Due By 09/17/2025- Common	Acct: 08997 - 008 - Fire Inspections/W...	Fire Inspection Fee-Common Area	\$45.00
09/14/2025	Inv: Due By 09/17/2025- Assoc C	Acct: 08997 - 003 - Fire Inspections/W...	Fire Inspection Fees-Association C	\$135.00
09/14/2025	Inv: Due By 09/17/2025- Assoc B	Acct: 08997 - 002 - Fire Inspections/W...	Fire Inspection Fees-Association B	\$315.00
09/14/2025	Inv: Due By 09/17/2025- Assoc A	Acct: 08997 - 001 - Fire Inspections/W...	Fire Inspection Fees-Association A	\$495.00
09/19/2025	11092	Crest Roof - Crest Roofing	Roof Project-Association B-30% of...	\$94,431.90
09/19/2025	Inv: 1922	Acct: 05496 - 008 - Reserve-Major Repr...	Roof Project-Association B-30% of Contract	\$94,431.90
09/19/2025	Auto	BBT - TRUIST	Truist Credit Card Payment-5065	\$323.74

Date	Check	Vendor	Reference	Amount
			Payment	
09/19/2025	Inv: Due By 09/19/2025- Acct 50	Acct: 09110 - 008 - Gen. Maint. & Repair	Truist Credit Card Payment-5065	\$323.74
09/25/2025	11093	SPECT - SPECTRUM ASSOCIATION SERVICES	October 2025 Monthly Management F...	\$2,606.00
09/25/2025	Inv: 2600	Acct: 01620 - 008 - Prepaid Expenses	October 2025 Monthly Management Fee/St...	\$2,606.00
09/25/2025	11094	SPECT - SPECTRUM ASSOCIATION SERVICES	October 2025 Janitorial Payroll A...	\$8,050.00
09/25/2025	Inv: 2601	Acct: 01620 - 008 - Prepaid Expenses	October 2025 Janitorial Payroll Advance	\$8,050.00
09/28/2025	Online Payment: 621815096	Hom - Home Depot	General & Landscaping Supplies	\$373.85
09/28/2025	Inv: Due By 09/30/2025- Acct 19	Acct: 09015 - 008 - Landscape Extras	General & Landscaping Supplies	\$44.75
09/28/2025	Inv: Due By 09/30/2025- Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General & Landscaping Supplies	\$329.10
09/29/2025	11095	COAST - COASTLINE PC & MAINTENANC...	Walkway/Sidewalk Repairs & Mailbo...	\$6,860.00
09/29/2025	Inv: September 03 2025	Acct: 09587 - 008 - Sidewalk/Cement Rep.	Walkway/Sidewalk Repairs & Mailbox Cem...	\$6,860.00
09/29/2025	11096	COAST - COASTLINE PC & MAINTENANC...	Walkway/Sidewalk Tripping Hazard ...	\$1,410.00
09/29/2025	Inv: 09172025-K4	Acct: 09587 - 008 - Sidewalk/Cement Rep.	Walkway/Sidewalk Tripping Hazard Rprs ...	\$1,410.00
09/29/2025	11097	COAST - COASTLINE PC & MAINTENANC...	Building 11 Meter Room Door and Frame	\$2,275.00
09/29/2025	Inv: 07302025-K4	Acct: 09110 - 008 - Gen. Maint. & Repair	Building 11 Meter Room Door and Frame	\$2,275.00
09/29/2025	11098	Hixon - Hixon Pool Repair & Suppl...	July 2025 Pool Maintenance	\$325.00
09/29/2025	Inv: 10421	Acct: 08210 - 008 - Pool Service	July 2025 Pool Maintenance	\$325.00
09/29/2025	11099	Hixon - Hixon Pool Repair & Suppl...	September 2025 Pool Maintenance/3...	\$460.00
09/29/2025	Inv: 10517	Acct: 08210 - 008 - Pool Service	September 2025 Pool Maintenance/3rd Qu...	\$325.00

Date	Check	Vendor	Reference	Amount
09/29/2025	Inv: 10517	Acct: 08220 - 008 - Pool Repairs	September 2025 Pool Maintenance/3rd Qu...	\$135.00
09/30/2025	Auto Payment	FPL-K4 - Florida Power & Light	FPL: 25873-55187/For:08/18/25-09/...	\$1,077.25
09/30/2025	Inv: Due By 10/08/2025-CA-5518	Acct: 08910 - 008 - Electricity	FPL: 25873-55187/For:08/18/25-09/17/25	\$68.64
09/30/2025	Inv: Due By 10/08/2025-CA-5913	Acct: 08910 - 008 - Electricity	FPL: 25703-59139/For:08/18/25-09/17/25	\$415.97
09/30/2025	Inv: Due By 10/08/2025-C-51100	Acct: 08910 - 003 - Electricity	FPL: 15333-51100/For:08/18/25-09/17/25	\$35.61
09/30/2025	Inv: Due By 10/08/2025-C-59117	Acct: 08910 - 003 - Electricity	FPL: 15453-59117/For:08/18/25-09/17/25	\$33.72
09/30/2025	Inv: Due By 10/08/2025-C-57121	Acct: 08910 - 003 - Electricity	FPL: 15763-57121/For:08/18/25-09/17/25	\$38.16
09/30/2025	Inv: Due By 10/08/2025-B-51147	Acct: 08910 - 002 - Electricity	FPL: 25283-51147/For:08/18/25-09/17/25	\$32.43
09/30/2025	Inv: Due By 10/08/2025-B-59173	Acct: 08910 - 002 - Electricity	FPL: 25103-59173/For:08/18/25-09/17/25	\$32.48
09/30/2025	Inv: Due By 10/08/2025-B-54168	Acct: 08910 - 002 - Electricity	FPL: 15853-54168/For:08/18/25-09/17/25	\$31.64
09/30/2025	Inv: Due By 10/08/2025-A-56102	Acct: 08910 - 001 - Electricity	FPL: 45833-56102/For:08/18/25-09/17/25	\$35.03
09/30/2025	Inv: Due By 10/08/2025-A-53179	Acct: 08910 - 001 - Electricity	FPL: 45473-53179/For:08/18/25-09/17/25	\$35.17
09/30/2025	Inv: Due By 10/08/2025-A-54174	Acct: 08910 - 001 - Electricity	FPL: 45243-54174/For:08/18/25-09/17/25	\$35.85
09/30/2025	Inv: Due By 10/08/2025-A-51132	Acct: 08910 - 001 - Electricity	FPL: 35983-51132/For:08/18/25-09/17/25	\$35.34
09/30/2025	Inv: Due By 10/08/2025-A-52159	Acct: 08910 - 001 - Electricity	FPL: 35453-52159/For:08/18/25-09/17/25	\$34.82
09/30/2025	Inv: Due By 10/08/2025-A-53154	Acct: 08910 - 001 - Electricity	FPL: 35223-53154/For:08/18/25-09/17/25	\$35.82
09/30/2025	Inv: Due By 10/08/2025-A-58134	Acct: 08910 - 001 - Electricity	FPL: 25933-58134/For:08/18/25-09/17/25	\$34.76
09/30/2025	Inv: Due By 10/08/2025-A-57165	Acct: 08910 - 001 - Electricity	FPL: 25713-57165/For:08/18/25-09/17/25	\$35.17

<b>Date</b>	<b>Check</b>	<b>Vendor</b>	<b>Reference</b>	<b>Amount</b>
09/30/2025	Inv: Due By 10/08/2025- A-57172	Acct: 08910 - 001 - Electricity	FPL: 25563-57172/For:08/18/25-09/17/25	\$33.96
09/30/2025	Inv: Due By 10/08/2025- A-58185	Acct: 08910 - 001 - Electricity	FPL: 35733-58185/For:08/18/25-09/17/25	\$35.44
09/30/2025	Inv: Due By 10/08/2025- A-52120	Acct: 08910 - 001 - Electricity	FPL: 35903-52120/For:08/18/25-09/17/25	\$37.24

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**Sub-Total: \$168,353.50**

**Total: \$168,353.50**

**Karanda Village IV Condo Association Inc**  
**BANK RECONCILIATION**  
Statement Date: 9/30/2025

Run Date: 11/25/2025  
Run Time: 11:35 AM

Reconciliation Summary: Truist		GL Account: 01013 - Truist - Operating Funds	
Bank Statement Balance	\$69,255.40	Account Balance	\$38,329.46
GL Account Balance	\$38,329.46	+ Uncleared Payments	\$31,351.94
Difference	\$30,925.94	- Uncleared Deposits	\$426.00
		Reconciling Balance	\$69,255.40
		- Statement Balance	\$69,255.40
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	9/27/2025	AR 66203	Cash Receipts - Direct Debit	426.00	0.00
11067	8/19/2025	AP 62612	Michael J Pinto	0.00	109.11
11095	9/29/2025	AP 66476	COAST - COASTLINE PC & MAINTEN...	0.00	6,860.00
11096	9/29/2025	AP 66476	COAST - COASTLINE PC & MAINTEN...	0.00	1,410.00
11097	9/29/2025	AP 66476	COAST - COASTLINE PC & MAINTEN...	0.00	2,275.00
11098	9/29/2025	AP 66476	Hixon - Hixon Pool Repair & Su...	0.00	325.00
11099	9/29/2025	AP 66476	Hixon - Hixon Pool Repair & Su...	0.00	460.00
Auto Payment	9/30/2025	AP 67190	FPL-K4 - Florida Power & Light	0.00	37.24
Auto Payment	9/30/2025	AP 67193	FPL-K4 - Florida Power & Light	0.00	35.44
Auto Payment	9/30/2025	AP 67209	FPL-K4 - Florida Power & Light	0.00	33.96
Auto Payment	9/30/2025	AP 67210	FPL-K4 - Florida Power & Light	0.00	35.17
Auto Payment	9/30/2025	AP 67211	FPL-K4 - Florida Power & Light	0.00	34.76
Auto Payment	9/30/2025	AP 67212	FPL-K4 - Florida Power & Light	0.00	35.82
Auto Payment	9/30/2025	AP 67213	FPL-K4 - Florida Power & Light	0.00	34.82
Auto Payment	9/30/2025	AP 67214	FPL-K4 - Florida Power & Light	0.00	35.34
Auto Payment	9/30/2025	AP 67217	FPL-K4 - Florida Power & Light	0.00	35.85
Auto Payment	9/30/2025	AP 67218	FPL-K4 - Florida Power & Light	0.00	35.17
Auto Payment	9/30/2025	AP 67219	FPL-K4 - Florida Power & Light	0.00	35.03
Auto	9/30/2025	AP 67220	FPL-K4 - Florida Power & Light	0.00	31.64

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Payment					
Auto	9/30/2025	AP 67221	FPL-K4 - Florida Power & LightUncleared	0.00	32.48
Payment					
Auto	9/30/2025	AP 67222	FPL-K4 - Florida Power & LightUncleared	0.00	32.43
Payment					
Auto	9/30/2025	AP 67223	FPL-K4 - Florida Power & LightUncleared	0.00	38.16
Payment					
Auto	9/30/2025	AP 67224	FPL-K4 - Florida Power & LightUncleared	0.00	33.72
Payment					
Auto	9/30/2025	AP 67225	FPL-K4 - Florida Power & LightUncleared	0.00	35.61
Payment					
Auto	9/30/2025	AP 67226	FPL-K4 - Florida Power & LightUncleared	0.00	415.97
Payment					
Auto	9/30/2025	AP 67227	FPL-K4 - Florida Power & LightUncleared	0.00	68.64
Payment					
Online	9/30/2025	AP 67120	COCO - City of Coconut Creek Uncleared	0.00	5,493.87
Payment					
Online	9/30/2025	AP 67121	COCO - City of Coconut Creek Uncleared	0.00	2,066.91
Payment					
Online	9/30/2025	AP 67125	COCO - City of Coconut Creek Uncleared	0.00	1,174.68
Payment					
Online	9/30/2025	AP 67126	COCO - City of Coconut Creek Uncleared	0.00	183.75
Payment					
Online	8/30/2025	AP 66583	COCO - City of Coconut Creek Uncleared	0.00	5,518.60
Payment					
Online	8/30/2025	AP 66584	COCO - City of Coconut Creek Uncleared	0.00	2,884.99
Payment					
Online	8/30/2025	AP 66585	COCO - City of Coconut Creek Uncleared	0.00	1,329.03
Payment					
Online	8/30/2025	AP 66586	COCO - City of Coconut Creek Uncleared	0.00	183.75
Payment					
<b>Totals</b>				<b>\$426.00</b>	<b>\$31,351.94</b>



999-99-99-99 41142 17 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 account statement

For 09/30/2025

## Contact us



Truist.com



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

### ■ ASSOC SVCS REGULAR CHECKING 1100005002808

#### Account summary

Your previous balance as of 08/29/2025	\$89,149.57
Checks	- 129,473.60
Other withdrawals, debits and service charges	- 47,648.47
Deposits, credits and interest	+ 157,227.90
<b>Your new balance as of 09/30/2025</b>	<b>= \$69,255.40</b>

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
09/03	11065	426.00	09/09	11084	40.00	09/18	11090	795.00
09/05	*11072	750.00	09/09	11085	40.00	09/26	11091	2,425.00
09/04	*11080	249.85	09/09	11086	40.00	09/23	11092	94,431.90
09/15	11081	5,450.00	09/10	11087	325.00	09/25	11093	2,606.00
09/15	11082	470.00	09/11	11088	249.85	09/25	11094	8,050.00
09/26	11083	7,675.00	09/22	11089	5,450.00			

\* indicates a skip in sequential check numbers above this item

**Total checks = \$129,473.60**

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
09/02	INTERNET PAYMENT ONLINE PMT HOME DEPOT COMM 611788460105469	386.37
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	302.82
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	351.05
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	364.70
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	364.70
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	392.79
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	402.16
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	444.87
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	470.92
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	476.64
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	509.99
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	562.08
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	562.08
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	562.08
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	575.11
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	614.18
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	640.22
09/02	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	666.27

continued





■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
09/03	CONSOLIDATED COUPON PAYMENT 1	426.00
09/03	CONSOL ELEC DEPOSIT 1	430.00
09/03	CONSOL ELEC DEPOSIT 3	1,330.00
09/03	CONSOL ELEC BILL PAY DEPOSIT 3	1,360.00
09/03	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024875678822	1,760.00
09/03	CONSOL ELEC DEPOSIT 44	19,442.00
09/04	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024906147658	440.00
09/04	CONSOLIDATED COUPON PAYMENT 1	460.00
09/04	CONSOL ELEC BILL PAY DEPOSIT 3	1,340.00
09/05	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 441922670	426.00
09/05	CONSOL ELEC BILL PAY DEPOSIT 1	426.00
09/05	CONSOLIDATED COUPON PAYMENT 3	1,326.00
09/08	CONSOL ELEC BILL PAY DEPOSIT 1	426.00
09/08	CONSOLIDATED COUPON PAYMENT 1	440.00
09/08	CONSOL ELEC DEPOSIT 2	880.00
09/08	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024924927354	940.00
09/09	CONSOLIDATED COUPON PAYMENT 1	426.00
09/09	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 442641243	460.00
09/09	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024942005922	4,386.00
09/10	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024955277170	460.00
09/10	CONSOLIDATED COUPON PAYMENT 5	2,186.00
09/11	CONSOL ELEC DEPOSIT 1	460.00
09/11	CONSOL ELEC BILL PAY DEPOSIT 2	900.00
09/11	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 442936094	1,360.00
09/12	CONSOLIDATED COUPON PAYMENT 1	440.00
09/12	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 443011809	460.00
09/12	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024973674326	866.00
09/16	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024991650930	1,766.00
09/16	CREDIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	94,431.90
09/18	DEPOSIT	4,402.00
09/19	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 443397589	440.00
09/19	CONSOL ELEC BILL PAY DEPOSIT 1	453.00
09/22	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
09/23	CONSOLIDATED COUPON PAYMENT 1	920.00
09/25	CONSOL ELEC BILL PAY DEPOSIT 1	426.00
09/25	CONSOLIDATED COUPON PAYMENT 2	866.00
09/26	CONSOLIDATED COUPON PAYMENT 1	440.00
09/29	CONSOLIDATED COUPON PAYMENT 1	440.00
09/29	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000025081676726	440.00
09/29	CONSOL ELEC BILL PAY DEPOSIT 3	1,333.00
09/30	CONSOL ELEC DEPOSIT 1	436.00
09/30	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000025097490982	440.00
09/30	CONSOL ELEC BILL PAY DEPOSIT 3	1,320.00
Total deposits, credits and interest		= \$157,227.90

Effective September 08, 2025, the early withdrawal penalty for Certificates of Deposit (CD) will be updated.

- Prior to 09/08/2025, an early withdrawal penalty from your Certificate of Deposit had an interest penalty based on your remaining term or a minimum fee of \$25, whichever was greater.

**What's New:**

- Effective 09/08/2025, only the interest penalty based on your remaining term will apply, there will no longer be a \$25 minimum early withdrawal penalty fee.
- Please refer to the Truist Commercial Bank Services Agreement in Section I (Certificates of Deposit) for additional details on Truist's early withdrawal penalty.

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8027 Hypoleno Rd STE AA #218  
Lake Worth FL 33487

Truist BANK 11065  
Date: 8/16/2025  
Pay To: Cytel Glare  
32 Chicago Lane  
Plainville NY 12160

Pay Exactly: \*\* FOUR HUNDRED TWENTY SIX DOLLARS AND 00/100 CENTS \*\*  
\*\* \$426.00 \*\*

PO # 4025P \* 0263 19 138 70 \* 1100005002808P

Pay to the Order of  
Cytel Glare  
32 Chicago Lane  
Plainville NY 12160

TRUIST BANK

CHECK#: 11065 \$426.00

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8027 Hypoleno Rd STE AA #218  
Lake Worth FL 33487

Truist BANK 11072  
Date: 8/19/2025  
Pay To: Dennis D'Amico & Dns Inc  
21277 105th Trce Rd  
8003 1830th Pl 55458

Pay Exactly: \*\* SEVEN HUNDRED FIFTY DOLLARS AND 00/100 CENTS \*\*  
\*\* \$750.00 \*\*

PO # 4025P \* 0263 19 138 70 \* 1100005002808P

Pay to the Order of  
Dennis D'Amico & Dns Inc  
21277 105th Trce Rd  
8003 1830th Pl 55458

TRUIST BANK

CHECK#: 11072 \$750.00

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8027 Hypoleno Rd STE AA #218  
Lake Worth FL 33487

Truist BANK 11080  
Date: 8/28/2025  
Pay To: Gering  
2297 NW 25th Street #220  
Margate FL 33063

Pay Exactly: \*\* TWO HUNDRED FORTY NINE DOLLARS AND 80/100 CENTS \*\*  
\*\* \$249.85 \*\*

PO # 11080P \* 0263 19 138 70 \* 1100005002808P

Pay to the Order of  
Gering  
2297 NW 25th Street #220  
Margate FL 33063

TRUIST BANK

CHECK#: 11080 \$249.85

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8027 Hypoleno Rd STE AA #218  
Lake Worth FL 33487

Truist BANK 11081  
Date: 9/29/2025  
Pay To: Yea Services  
PO Box 954937  
Margate FL 33093

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

PO # 11081P \* 0263 19 138 70 \* 1100005002808P

Pay to the Order of  
Yea Services  
PO Box 954937  
Margate FL 33093

TRUIST BANK

CHECK#: 11081 \$5,450.00

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8027 Hypoleno Rd STE AA #218  
Lake Worth FL 33487

Truist BANK 11082  
Date: 9/5/2025  
Pay To: COASTLINE PC & MAINTENANCE INC  
7483 Vasa Avenue  
Delray Beach FL 33446

Pay Exactly: \*\* FOUR HUNDRED SEVENTY DOLLARS AND 00/100 CENTS \*\*  
\*\* \$470.00 \*\*

PO # 11082P \* 0263 19 138 70 \* 1100005002808P

Pay to the Order of  
COASTLINE PC & MAINTENANCE INC  
7483 Vasa Avenue  
Delray Beach FL 33446

TRUIST BANK

CHECK#: 11082 \$470.00

Karanda Village IV Condo Association Inc  
Spectrum Assoc Services  
8927 Hypocrite Rd STE A4 8218  
Lake Worth FL 33467

Date: 9/7/2018

Pay To The Order of: **Going**  
3127 HWY 121B STE 101 R220  
Margate FL 33063

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

Ref Invoice 11188

⑆011088⑆ ⑆263191387⑆ ⑆100005002806⑆

CHECK# 11088 \$249.85

⑆011088⑆ ⑆263191387⑆ ⑆100005002806⑆

⑆011088⑆ ⑆263191387⑆ ⑆100005002806⑆

Karanda Village IV Condo Association Inc  
Spectrum Assoc Services  
8927 Hypocrite Rd STE A4 8218  
Lake Worth FL 33467

Date: 8/12/2018

Pay To The Order of: **T&J Services**  
PO Box 89-4837  
Margate FL 33063

Pay Exactly: **\*\* FIVE THOUSAND FOUR HUNDRED FIFTY DOLLARS AND 00/100 CENTS \*\***

Ref Invoice 4490

⑆011089⑆ ⑆263191387⑆ ⑆100005002806⑆

CHECK# 11089 \$5,450.00

⑆011089⑆ ⑆263191387⑆ ⑆100005002806⑆

⑆011089⑆ ⑆263191387⑆ ⑆100005002806⑆

Karanda Village IV Condo Association Inc  
Spectrum Assoc Services  
8927 Hypocrite Rd STE A4 8218  
Lake Worth FL 33467

Date: 9/12/2018

Pay To The Order of: **Coastal USA Pet Control, Inc**  
10227 HWY 894 Street  
Jupiter FL 33451

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

Ref Job# 135487

⑆011090⑆ ⑆263191387⑆ ⑆100005002806⑆

CHECK# 11090 \$795.00

⑆011090⑆ ⑆263191387⑆ ⑆100005002806⑆

⑆011090⑆ ⑆263191387⑆ ⑆100005002806⑆

Karanda Village IV Condo Association Inc  
Spectrum Assoc Services  
8927 Hypocrite Rd STE A4 8218  
Lake Worth FL 33467

Date: 9/12/2018

Pay To The Order of: **COASTLINE PC & MAINTENANCE INC**  
7453 Vale Angelo  
Delray Beach FL 33446

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

Ref Invoice 0909090544

⑆011091⑆ ⑆263191387⑆ ⑆100005002806⑆

CHECK# 11091 \$2,425.00

⑆011091⑆ ⑆263191387⑆ ⑆100005002806⑆

⑆011091⑆ ⑆263191387⑆ ⑆100005002806⑆

Karanda Village IV Condo Association Inc  
Spectrum Assoc Services  
8927 Hypocrite Rd STE A4 8218  
Lake Worth FL 33467

Date: 9/18/2018

Pay To The Order of: **Credit Repair**  
230 SW 12th Avenue  
Deerfield Beach FL 33442

Pay Exactly: **\*\* NINETY FOUR THOUSAND FOUR HUNDRED THIRTY ONE DOLLARS AND 90/100 CENTS \*\***

⑆011092⑆ ⑆263191387⑆ ⑆100005002806⑆

CHECK# 11092 \$94,431.90

⑆011092⑆ ⑆263191387⑆ ⑆100005002806⑆

⑆011092⑆ ⑆263191387⑆ ⑆100005002806⑆

Karanda Village IV Condo Association Inc.  
Spectrum Assoc. Services  
8927 Hypocrite Rd STE A4 #218  
Lake Worth FL 33467

11083

Date: 9/7/2025

Pay To: **COASTLINE PC & MAINTENANCE INC.**  
7402 Villa Angela  
Delray Beach FL 33446

Pay Exactly: **\*\* SEVEN THOUSAND SIX HUNDRED SEVENTY FIVE DOLLARS AND 00/100 CENTS \*\***

**\*\* \$7,675.00 \*\***

3/5/25

⑆014085⑆ 42631913874 ⑆100005002808⑆

VOID

COASTLINE PC & MAINTENANCE INC.  
7402 Villa Angela  
Delray Beach FL 33446

9/7/2025

7675.00

COASTLINE PC & MAINTENANCE INC.  
7402 Villa Angela  
Delray Beach FL 33446

CHECK# 11083 \$7,675.00

Karanda Village IV Condo Association Inc.  
Spectrum Assoc. Services  
8927 Hypocrite Rd STE A4 #218  
Lake Worth FL 33467

11084

Date: 9/7/2025

Pay To: **Milfort Deshaive**  
3818 Crystal Lake  
Pompano Beach FL 33066

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

**\*\* \$40.00 \*\***

Milfort Deshaive

⑆014085⑆ 42631913874 ⑆100005002808⑆

VOID

Milfort Deshaive  
3818 Crystal Lake  
Pompano Beach FL 33066

9/7/2025

40.00

Milfort Deshaive  
3818 Crystal Lake  
Pompano Beach FL 33066

CHECK# 11084 \$40.00

Karanda Village IV Condo Association Inc.  
Spectrum Assoc. Services  
8927 Hypocrite Rd STE A4 #218  
Lake Worth FL 33467

11085

Date: 9/7/2025

Pay To: **Milfort Deshaive**  
3818 Crystal Lake  
Pompano Beach FL 33066

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

**\*\* \$40.00 \*\***

Milfort Deshaive

⑆014085⑆ 42631913874 ⑆100005002808⑆

VOID

Milfort Deshaive  
3818 Crystal Lake  
Pompano Beach FL 33066

9/7/2025

40.00

Milfort Deshaive  
3818 Crystal Lake  
Pompano Beach FL 33066

CHECK# 11085 \$40.00

Karanda Village IV Condo Association Inc.  
Spectrum Assoc. Services  
8927 Hypocrite Rd STE A4 #218  
Lake Worth FL 33467

11086

Date: 9/7/2025

Pay To: **Milfort Deshaive**  
3818 Crystal Lake  
Pompano Beach FL 33066

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

**\*\* \$40.00 \*\***

Milfort Deshaive

⑆014085⑆ 42631913874 ⑆100005002808⑆

VOID

Milfort Deshaive  
3818 Crystal Lake  
Pompano Beach FL 33066

9/7/2025

40.00

Milfort Deshaive  
3818 Crystal Lake  
Pompano Beach FL 33066

CHECK# 11086 \$40.00

Karanda Village IV Condo Association Inc.  
Spectrum Assoc. Services  
8927 Hypocrite Rd STE A4 #218  
Lake Worth FL 33467

11087

Date: 9/7/2025

Pay To: **Robin Paul Repair & Supply Inc.**  
7027 W. Broward Blvd. #100  
Plantation FL 33327

Pay Exactly: **\*\* THREE HUNDRED TWENTY FIVE DOLLARS AND 00/100 CENTS \*\***

**\*\* \$325.00 \*\***

Robin Paul Repair & Supply Inc.

⑆014085⑆ 42631913874 ⑆100005002808⑆

VOID

Robin Paul Repair & Supply Inc.  
7027 W. Broward Blvd. #100  
Plantation FL 33327

9/7/2025

325.00

Robin Paul Repair & Supply Inc.  
7027 W. Broward Blvd. #100  
Plantation FL 33327

CHECK# 11087 \$325.00



**Karanda Village IV Condo Association Inc**  
**BANK RECONCILIATION**  
 Statement Date: 9/30/2025

Run Date: 11/25/2025  
 Run Time: 11:47 AM

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

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

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

## Your account statement

For 09/30/2025

## Contact us



Truist.com



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

### ■ ASSOC SVCS REGULAR CHECKING 1100005905581

#### Account summary

Your previous balance as of 08/29/2025	\$16,000.00
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 09/30/2025	= \$16,000.00

**Effective September 08, 2025**, the early withdrawal penalty for Certificates of Deposit (CD) will be updated.

- Prior to 09/08/2025, an early withdrawal penalty from your Certificate of Deposit had an interest penalty based on your remaining term or a minimum fee of \$25, whichever was greater.

#### What's New:

- Effective 09/08/2025, only the interest penalty based on your remaining term will apply, there will no longer be a \$25 minimum early withdrawal penalty fee.
- Please refer to the Truist Commercial Bank Services Agreement in Section I (Certificates of Deposit) for additional details on Truist's early withdrawal penalty.

Changes are being made effective October 31, 2025 to the Commercial Bank Services Agreement ("CBSA") that governs your account, including revisions to Section B (Arbitration Agreement) and Section I (Certificates of Deposit). Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at [www.truist.com/CBSA](http://www.truist.com/CBSA). All future transactions on your account will be governed by the amended CBSA. If you have any questions about these changes, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487- 8478).

.KARANDA VILLAGE IV CONDOMINIUM ASSOC.												
PREPAID INSURANCE											2025-2026	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<b>ACENTRIA-BRIAN STANTON</b>												
			MONTHLY PAYMENT									
<b>CITIXANS -HERITAGE</b>			15,331.33									
PROPERTY	183,976.00											
2/1/25-2/1/26												
<b>UNIVERSAL FIRE &amp; CASUALTY</b>			2,371.19									
GENERAL LIABILITY	28,454.25											
2/1/25=2/1/26												
<b>CUMIS-SPECIALTY</b>			391.56									
MOLD/POLLUTION	4,698.76											
2/1/24-2/1/25												
<b>MIDVALE INDEMNITY</b>			332.95									
UMBRELLA	3,995.42											
2/1/25-2/1/26												
<b>PHILADELPHIA INDEMNITY</b>			66.07									
CRIME	792.85											
2/1/24-2/1/25												
<b>PHILADELPHIA INDEMNITY</b>			256.12									
D & O	3,073.43											
2/1/25-2/1/26												
<b>ZENITH INSURANCE</b>			41.92									
WORKERS COMP	503.00											
2/1/25-2/1/26												
<b>TOTAL INSURANCE</b>	<b>225,493.71</b>		<b>18,791.14</b>									
FINANCE CHARGES	7,795.77		649.65									
<b>TOTAL INSURANCE</b>	<b>233,289.48</b>		<b>19,440.79</b>									
BALANCE FWD 2023	17,783.66	233,289.48	21,384.69	19,440.79	17,496.71	155,526.32	136,085.53	116,644.74	97,203.95	77,763.16	58,322.37	38,881.58
MO PAYMENT	(17,783.66)	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79
<b>PPI-EOM</b>	<b>0</b>	<b>21,384.69</b>	<b>19,440.79</b>	<b>17,496.71</b>	<b>155,526.32</b>	<b>136,085.53</b>	<b>116,644.74</b>	<b>97,203.95</b>	<b>77,763.16</b>	<b>58,322.37</b>	<b>38,881.58</b>	<b>19,440.79</b>

**Karanda Village IV Condo Association Inc**  
**AGED OWNER BALANCE**

Run Date: 11/25/2025  
 Run Time: 12:40 PM

As of: 09/30/2025

Account #	Lot	Name/Address	Current	Over 31	Over 61	Over 91	Total
			\$138.31	\$0.00	\$0.00	\$141.00	\$279.31
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$430.00	\$0.00	\$0.00	\$0.00	\$430.00
			\$286.23	\$0.00	\$0.00	\$0.00	\$286.23
			\$6.60	\$0.00	\$0.00	\$0.00	\$6.60
			\$440.00	\$3.31	\$0.00	\$0.00	\$443.31
			\$440.00	\$440.00	\$127.44	\$0.00	\$1,007.44
			\$433.67	\$0.00	\$0.00	\$0.00	\$433.67
			\$440.00	\$440.00	\$440.00	\$243.18	\$1,563.18
			\$143.12	\$0.00	\$0.00	\$0.00	\$143.12
			\$465.00	\$416.95	\$0.00	\$0.00	\$881.95
			\$124.72	\$0.00	\$0.00	\$25.00	\$149.72
			\$453.20	\$440.00	\$473.00	\$1,760.00	\$3,126.20
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$286.23	\$0.00	\$0.00	\$0.00	\$286.23
			\$422.00	\$0.00	\$0.00	\$0.00	\$422.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$438.45	\$0.00	\$0.00	\$0.00	\$438.45
			\$36.60	\$0.00	\$0.00	\$0.00	\$36.60
			\$440.00	\$13.20	\$0.00	\$0.00	\$453.20
			\$7.00	\$0.00	\$0.00	\$0.00	\$7.00
			\$460.00	\$460.00	\$519.68	\$3,519.00	\$4,958.68
			\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
			\$168.08	\$0.00	\$0.00	\$50.00	\$218.08
			\$6.90	\$0.00	\$0.00	\$0.00	\$6.90
			\$422.24	\$0.00	\$0.00	\$0.00	\$422.24

Account #	Lot	Name/Address	Current	Over 31	Over 61	Over 91	Total
[REDACTED]			\$138.55	\$0.00	\$0.00	\$0.00	\$138.55
			\$462.16	\$0.00	\$0.00	\$25.00	\$487.16
			\$2.05	\$0.00	\$0.00	\$136.50	\$138.55
			\$426.00	\$159.01	\$0.00	\$0.00	\$585.01
			<b>Community Total</b>	<b>\$8,837.11</b>	<b>\$2,372.47</b>	<b>\$1,560.12</b>	<b>\$5,924.68</b>

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Homeowner Assmnt	01310	\$8,773.91	\$2,372.47	\$1,467.44	\$5,522.18	\$18,136.00
C1 - Spec Assmnt--24	01330	\$0.00	\$0.00	\$0.00	\$277.50	\$277.50
01 - Late Fees	01340	\$38.20	\$0.00	\$92.68	\$0.00	\$130.88
02 - NSF charges	01380	\$25.00	\$0.00	\$0.00	\$125.00	\$150.00
<b>Grand Total:</b>		<b>\$8,837.11</b>	<b>\$2,372.47</b>	<b>\$1,560.12</b>	<b>\$5,924.68</b>	<b>\$18,694.38</b>

Account#	Account Description	Delinquency Amount
01310 - 000	Assessments Receivable - Cost Center 000	\$18,136.00
01330 - 000	Special Assmts. Receiv. - Cost Center 000	\$277.50
01340 - 000	Late Fees Receivable - Cost Center 000	\$130.88
01380 - 000	Owner Admin. Fees Receiv. - Cost Center 000	\$150.00
<b>Total:</b>		<b>\$18,694.38</b>

Total Number of Homes: 30

# Karanda Village IV Condo Association Inc

Run Date: 11/25/2025

Run Time: 12:41 PM

## PREPAID OWNERS

As of: 09/30/2025

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General (\$83.02)
				<b>Total (\$83.02)</b>
				PP - General \$466.98
				<b>Total \$466.98</b>
				PP - General \$154.00
				<b>Total \$154.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$325.30
				<b>Total \$325.30</b>
				PP - General \$1,290.00
				<b>Total \$1,290.00</b>
				PP - General \$580.00
				<b>Total \$580.00</b>
				PP - General \$433.40
				<b>Total \$433.40</b>
				PP - General \$404.05
				<b>Total \$404.05</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$104.71
				<b>Total \$104.71</b>
				PP - General \$890.00
				<b>Total \$890.00</b>
				PP - General \$279.00
				<b>Total \$279.00</b>
				PP - General \$433.67
				<b>Total \$433.67</b>
				PP - General \$1,262.00
				<b>Total \$1,262.00</b>
				PP - General \$218.36
				<b>Total \$218.36</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$433.40
				<b>Total \$433.40</b>
				PP - General \$51.00
				<b>Total \$51.00</b>
				PP - General \$433.40
				<b>Total \$433.40</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$33.00
				<b>Total \$33.00</b>
				PP - General \$129.00
				<b>Total \$129.00</b>
				PP - General \$141.00
				<b>Total \$141.00</b>

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$430.00
				<b>Total \$430.00</b>
				PP - General \$2.00
				<b>Total \$2.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$1,516.00
				<b>Total \$1,516.00</b>
				PP - General \$1,006.00
				<b>Total \$1,006.00</b>
				PP - General \$430.00
				<b>Total \$430.00</b>
				PP - General \$146.50
				<b>Total \$146.50</b>
				PP - General \$15.00
				<b>Total \$15.00</b>
				PP - General \$3.00
				<b>Total \$3.00</b>
				PP - General \$460.00
				<b>Total \$460.00</b>
				PP - General \$920.00
				<b>Total \$920.00</b>
				PP - General \$448.00
				<b>Total \$448.00</b>
				PP - General \$463.00
				<b>Total \$463.00</b>
				PP - General \$124.10
				<b>Total \$124.10</b>
				PP - General \$1,278.00
				<b>Total \$1,278.00</b>
				PP - General \$426.00
				<b>Total \$426.00</b>
				PP - General \$10.00
				<b>Total \$10.00</b>
				PP - General \$278.50
				<b>Total \$278.50</b>
				PP - General \$423.37
				<b>Total \$423.37</b>
				PP - General \$426.00
				<b>Total \$426.00</b>
				PP - General \$10.00
				<b>Total \$10.00</b>
				PP - General \$10.00
				<b>Total \$10.00</b>
				PP - General \$426.00
				<b>Total \$426.00</b>
				PP - General \$426.00
				<b>Total \$426.00</b>
				PP - General \$401.34
				<b>Total \$401.34</b>
				PP - General \$10.00
				<b>Total \$10.00</b>
				PP - General \$21,148.06
				<b>Total \$21,148.06</b>

# Karanda Village IV Condo Association Inc

Run Date: 11/26/2025  
Run Time: 12:07 AM

## GENERAL LEDGER DETAIL

As of: Start: 09/01/2025 | End: 09/30/2025

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 - Condo A					\$0.00	\$28,145.17	\$28,145.17	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	GL 65522 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$28,145.17		
9/30/2025	GL 67507 Journal Entry		Sept JE	Sept 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		
9/1/2025	GL 65522 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$9,533.00		
9/30/2025	GL 67507 Journal Entry		Sept JE	Sept 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		
9/1/2025	GL 65522 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$7,717.25		
9/30/2025	GL 67507 Journal Entry		Sept JE	Sept 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		
9/2/2025	GL 65597 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$45,395.42	\$0.00		
9/30/2025	GL 67507 Journal Entry		Sept JE	Sept JE	\$0.00	\$45,395.42		
01013-099 Truist - Operating Funds					\$94,296.99	\$194,535.79	\$224,831.76	\$64,001.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	AR 65539 Cash Receipts...	4975771...		One Time Pay...	\$440.00	\$0.00		
9/1/2025	AR 65541 Cash Receipts...	4975912...		One Time Pay...	\$440.00	\$0.00		
9/1/2025	AP 66599 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Premium Insu...	\$0.00	\$19,440.79		
9/2/2025	AR 65600 Cash Receipts...	4979314...		One Time Pay...	\$426.00	\$0.00		
9/2/2025	AR 65601 Cash Receipts...	4979590...		One Time Pay...	\$440.00	\$0.00		
9/2/2025	AR 65732 Cash Receipts...	0000000...			\$3,098.00	\$0.00		
9/3/2025	AR 65631 Cash Receipts...	4986890...		One Time Pay...	\$440.00	\$0.00		
9/3/2025	AR 65733 Cash Receipts...	0000000...			\$22,988.00	\$0.00		
9/3/2025	AR 66518 Backout Payme...	1828541...			\$0.00	\$440.00		
9/4/2025	AR 65649 Cash Receipts...	4990935...		One Time Pay...	\$460.00	\$0.00		
9/4/2025	AR 65734 Cash Receipts...	0000000...			\$1,800.00	\$0.00		
9/5/2025	AR 65658 Cash Receipts...	4993261...		One Time Pay...	\$440.00	\$0.00		
9/5/2025	AR 65659 Cash Receipts...	4993329...		One Time Pay...	\$500.00	\$0.00		
9/5/2025	AP 65661 Print Check	11082	COAST - COASTLINE PC...	Secure Handr...	\$0.00	\$470.00		
9/5/2025	AP 65661 Print Check	11083	COAST - COASTLINE PC...	Property Sid...	\$0.00	\$7,675.00		
9/5/2025	AR 65735 Cash Receipts...	0000000...			\$1,752.00	\$0.00		
9/7/2025	AR 65648 Cash Receipts...	4997815...		Automated Pa...	\$4,426.00	\$0.00		
9/7/2025	AP 65670 Print Check	11088	Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85		
9/7/2025	AP 65670 Print Check	11087	Hixon - Hixon Pool R...	August 2025 ...	\$0.00	\$325.00		
9/7/2025	AP 65670 Print Check	11084	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00		
9/7/2025	AP 65670 Print Check	11085	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00		

Account				Balance Forward	Debits	Credits	Ending Balance
9/7/2025	AP 65670 Print Check	11086	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
9/7/2025	AR 65684 Cash Receipts...	4997618...		One Time Pay...	\$440.00	\$0.00	
9/7/2025	AR 65688 Cash Receipts...	4997649...		One Time Pay...	\$440.00	\$0.00	
9/8/2025	AR 65694 Cash Receipts...	4998595...		One Time Pay...	\$440.00	\$0.00	
9/8/2025	AR 65736 Cash Receipts...	0000000...			\$1,746.00	\$0.00	
9/8/2025	AR 67501 Backout Payme...	0000000...			\$0.00	\$460.00	
9/8/2025	GL 67502 Misc Payment			Return ACH F...	\$0.00	\$12.00	
9/9/2025	AR 65707 Cash Receipts...	5000044...		One Time Pay...	\$460.00	\$0.00	
9/9/2025	AR 65710 Cash Receipts...	5000228...		One Time Pay...	\$460.00	\$0.00	
9/9/2025	AR 65737 Cash Receipts...	0056000...			\$426.00	\$0.00	
9/10/2025	AR 65738 Cash Receipts...	0000002...			\$2,186.00	\$0.00	
9/11/2025	AR 65721 Cash Receipts...	5003116...		One Time Pay...	\$426.00	\$0.00	
9/11/2025	AR 65723 Cash Receipts...	5003183...		One Time Pay...	\$440.00	\$0.00	
9/11/2025	AR 65739 Cash Receipts...	0000000...			\$1,360.00	\$0.00	
9/12/2025	AP 65761 Print Check	11091	COAST - COASTLINE PC...	Door Replace...	\$0.00	\$2,425.00	
9/12/2025	AP 65761 Print Check	11089	trail - Trail Servic...	September 20...	\$0.00	\$5,450.00	
9/12/2025	AP 65761 Print Check	11090	Cousins - Cousins US...	Sep 2025 Mon...	\$0.00	\$795.00	
9/12/2025	AR 67500 Cash Receipts...	0000008...			\$440.00	\$0.00	
9/14/2025	AR 65727 Cash Receipts...	5004916...		One Time Pay...	\$440.00	\$0.00	
9/14/2025	AR 65728 Cash Receipts...	5004918...		One Time Pay...	\$440.00	\$0.00	
9/14/2025	AR 65729 Cash Receipts...	5004967...		One Time Pay...	\$426.00	\$0.00	
9/14/2025	AR 65730 Cash Receipts...	5005058...		One Time Pay...	\$460.00	\$0.00	
9/14/2025	AR 66165 Cash Receipts...	2245805...			\$4,392.00	\$0.00	
9/14/2025	AR 66166 Cash Receipts...	917		Decal--3951-...	\$5.00	\$0.00	
9/14/2025	AR 66167 Cash Receipts...	162		Decal- 3949-...	\$5.00	\$0.00	
9/14/2025	AP 66602 Hand Written ...	Online ...	COCO - City of Cocon...	Fire Inspect...	\$0.00	\$495.00	
9/14/2025	AP 66603 Hand Written ...	Online ...	COCO - City of Cocon...	Fire Inspect...	\$0.00	\$315.00	
9/14/2025	AP 66604 Hand Written ...	Online ...	COCO - City of Cocon...	Fire Inspect...	\$0.00	\$135.00	
9/14/2025	AP 66605 Hand Written ...	Online ...	COCO - City of Cocon...	Fire Inspect...	\$0.00	\$45.00	
9/14/2025	AP 67035 Hand Written ...	Auto Pa...	repub - Republic Ser...	September 20...	\$0.00	\$3,300.91	
9/16/2025	AR 65769 Cash Receipts...	5006417...		One Time Pay...	\$440.00	\$0.00	
9/16/2025	GL 67499 Misc Deposit			Crest - Roof...	\$94,431.90	\$0.00	
9/19/2025	AP 65811 Print Check	11092	Crest Roof - Crest R...	Roof Project...	\$0.00	\$94,431.90	
9/19/2025	AR 66508 Cash Receipts...	0000000...			\$453.00	\$0.00	
9/19/2025	AR 66509 Cash Receipts...	0000000...			\$453.00	\$0.00	
9/19/2025	AP 67034 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$0.00	\$323.74	
9/22/2025	AR 66506 Backout Payme...	12016			\$0.00	\$426.00	
9/22/2025	AR 66510 Cash Receipts...	0000000...			\$440.00	\$0.00	
9/23/2025	AR 66511 Cash Receipts...	0000003...			\$920.00	\$0.00	
9/25/2025	AP 66188 Print Check	11093	SPECT - SPECTRUM ASS...	October 2025...	\$0.00	\$2,606.00	
9/25/2025	AP 66188 Print Check	11094	SPECT - SPECTRUM ASS...	October 2025...	\$0.00	\$8,050.00	
9/25/2025	AR 66514 Cash Receipts...	0000000...			\$1,292.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
9/25/2025	GL 67498 Misc Payment			Reserve Tran...	\$0.00	\$6,568.00	
9/26/2025	AR 66202 Cash Receipts...	5012895...		One Time Pay...	\$440.00	\$0.00	
9/26/2025	AR 66516 Cash Receipts...	0000000...			\$440.00	\$0.00	
9/27/2025	AR 66203 Cash Receipts...	5013592...		One Time Pay...	\$426.00	\$0.00	
9/28/2025	AP 66448 Hand Written	Online ...	Hom - Home Depot	General & La...	\$0.00	\$373.85	
9/29/2025	AR 66462 Cash Receipts...	5015340...		One Time Pay...	\$440.00	\$0.00	
9/29/2025	AP 66476 Print Check	11095	COAST - COASTLINE PC...	Walkway/Side...	\$0.00	\$6,860.00	
9/29/2025	AP 66476 Print Check	11096	COAST - COASTLINE PC...	Walkway/Side...	\$0.00	\$1,410.00	
9/29/2025	AP 66476 Print Check	11097	COAST - COASTLINE PC...	Building 11 ...	\$0.00	\$2,275.00	
9/29/2025	AP 66476 Print Check	11098	Hixon - Hixon Pool R...	July 2025 Po...	\$0.00	\$325.00	
9/29/2025	AP 66476 Print Check	11099	Hixon - Hixon Pool R...	September 20...	\$0.00	\$460.00	
9/29/2025	AR 66547 Cash Receipts...	0000000...			\$1,773.00	\$0.00	
9/30/2025	AR 66469 Cash Receipts...	5017397...		One Time Pay...	\$440.00	\$0.00	
9/30/2025	AR 66549 Cash Receipts...	0000000...			\$1,756.00	\$0.00	
9/30/2025	AP 67120 Hand Written	Online ...	COCO - City of Cocon...	W&S-Assoc A...	\$0.00	\$5,493.87	
9/30/2025	AP 67121 Hand Written	Online ...	COCO - City of Cocon...	W&S-Assoc B...	\$0.00	\$2,066.91	
9/30/2025	AP 67125 Hand Written	Online ...	COCO - City of Cocon...	W&S-Assoc C...	\$0.00	\$1,174.68	
9/30/2025	AP 67126 Hand Written	Online ...	COCO - City of Cocon...	W&S-Common A...	\$0.00	\$183.75	
9/30/2025	AP 67190 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$0.00	\$37.24	
9/30/2025	AP 67193 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$0.00	\$35.44	
9/30/2025	AP 67209 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$0.00	\$33.96	
9/30/2025	AP 67210 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$0.00	\$35.17	
9/30/2025	AP 67211 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$0.00	\$34.76	
9/30/2025	AP 67212 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$0.00	\$35.82	
9/30/2025	AP 67213 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$0.00	\$34.82	
9/30/2025	AP 67214 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$0.00	\$35.34	
9/30/2025	AP 67217 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$0.00	\$35.85	
9/30/2025	AP 67218 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$0.00	\$35.17	
9/30/2025	AP 67219 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$0.00	\$35.03	
9/30/2025	AP 67220 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$0.00	\$31.64	
9/30/2025	AP 67221 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$0.00	\$32.48	
9/30/2025	AP 67222 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$0.00	\$32.43	
9/30/2025	AP 67223 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$0.00	\$38.16	
9/30/2025	AP 67224 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$0.00	\$33.72	
9/30/2025	AP 67225 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$0.00	\$35.61	
9/30/2025	AP 67226 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$0.00	\$415.97	

Account				Balance Forward	Debits	Credits	Ending Balance
9/30/2025	AP 67227 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$0.00	\$68.64	
9/30/2025	GL 67503 Misc Deposit			Sept AR	\$191.83	\$0.00	
9/30/2025	GL 67504 Misc Payment			BB From Bank...	\$0.00	\$37,126.76	
9/30/2025	GL 67507 Journal Entry		Sept JE	Sept JE	\$0.00	\$11,445.50	
9/30/2025	GL 67509 Journal Entry		Sept JE	Sept JE	\$37,117.06	\$0.00	
01019-000 Truist - Pet Security Account - Cos...				\$0.00	\$16,000.00	\$16,000.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	GL 67505 Misc Deposit			bb Bank Rec	\$16,000.00	\$0.00	
9/30/2025	GL 67509 Journal Entry		Sept JE	Sept JE	\$0.00	\$16,000.00	
01019-009 Truist - Pet Security Account -				\$16,000.00	\$0.00	\$0.00	\$16,000.00
01026-009 Jurist - Spec Operatingw- MM				\$58,014.26	\$204.10	\$0.00	\$58,218.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	GL 67508 Journal Entry		Jurist-Interest	JURIST Inere...	\$204.10	\$0.00	
01224-000 Jurist - Money Market Funds				\$0.00	\$94,431.90	\$94,431.90	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/16/2025	GL 67499 Misc Deposit			Crest - Roof...	\$0.00	\$94,431.90	
9/30/2025	GL 67508 Journal Entry		Jurist-Interest	JURIST Inere...	\$94,431.90	\$0.00	
01224-009 Jurist - Money Market Funds				\$1,044,340.69	\$15,178.05	\$94,431.90	\$965,086.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/25/2025	GL 67498 Misc Payment			Reserve Tran...	\$6,568.00	\$0.00	
9/30/2025	GL 67508 Journal Entry		Jurist-Interest	JURIST Inere...	\$8,610.05	\$94,431.90	
01310-001 Assessments Receivable - Conda A				\$7,907.59	\$39,153.67	\$36,940.48	\$10,120.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/1/2025	AR 65541 Cash Receipts...	4975912...		One Time Pay...	\$0.00	\$440.00	
9/1/2025	AR 65646 Apply Charges				\$38,720.00	\$0.00	
9/1/2025	AR 65647 Apply PrePaid...				\$0.00	\$6,730.32	
9/2/2025	AR 65601 Cash Receipts...	4979590...		One Time Pay...	\$0.00	\$440.00	
9/2/2025	AR 65732 Cash Receipts...	0000000...			\$0.00	\$901.00	
9/3/2025	AR 65733 Cash Receipts...	0000000...			\$0.00	\$13,692.29	
9/3/2025	AR 66518 Backout Payme...	1828541...			\$433.67	\$0.00	
9/5/2025	AR 65658 Cash Receipts...	4993261...		One Time Pay...	\$0.00	\$438.00	
9/5/2025	AR 65735 Cash Receipts...	0000001...			\$0.00	\$440.00	
9/7/2025	AR 65648 Cash Receipts...	4997815...		Automated Pa...	\$0.00	\$2,200.00	
9/7/2025	AR 65684 Cash Receipts...	4997618...		One Time Pay...	\$0.00	\$440.00	
9/7/2025	AR 65688 Cash Receipts...	4997649...		One Time Pay...	\$0.00	\$440.00	
9/8/2025	AR 65694 Cash Receipts...	4998595...		One Time Pay...	\$0.00	\$440.00	
9/8/2025	AR 65736 Cash Receipts...	0000002...			\$0.00	\$1,320.00	
9/10/2025	AR 65738 Cash Receipts...	0000012...			\$0.00	\$1,676.00	
9/11/2025	AR 65723 Cash Receipts...	5003183...		One Time Pay...	\$0.00	\$415.00	
9/11/2025	AR 65739 Cash Receipts...	0000000...			\$0.00	\$440.00	
9/12/2025	AR 67500 Cash Receipts...	0000008...			\$0.00	\$440.00	
9/14/2025	AR 65727 Cash Receipts...	5004916...		One Time Pay...	\$0.00	\$440.00	

Account				Balance Forward	Debits	Credits	Ending Balance
9/14/2025	AR 65728 Cash Receipts...	5004918...		One Time Pay...	\$0.00	\$440.00	
9/14/2025	AR 66165 Cash Receipts...	2245805...			\$0.00	\$1,863.03	
9/16/2025	AR 65769 Cash Receipts...	5006417...		One Time Pay...	\$0.00	\$440.00	
9/25/2025	AR 66514 Cash Receipts...	0000000...			\$0.00	\$440.00	
9/26/2025	AR 66202 Cash Receipts...	5012895...		One Time Pay...	\$0.00	\$440.00	
9/26/2025	AR 66516 Cash Receipts...	0000000...			\$0.00	\$6.60	
9/29/2025	AR 66462 Cash Receipts...	5015340...		One Time Pay...	\$0.00	\$440.00	
9/29/2025	AR 66547 Cash Receipts...	0000000...			\$0.00	\$880.00	
9/30/2025	AR 66469 Cash Receipts...	5017397...		One Time Pay...	\$0.00	\$440.00	
9/30/2025	AR 66549 Cash Receipts...	0000000...			\$0.00	\$217.64	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$0.00	\$0.60	
<b>01310-002 Assessments Receivable - Condo B</b>				<b>\$5,078.88</b>	<b>\$14,260.00</b>	<b>\$13,833.00</b>	<b>\$5,505.88</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/1/2025	AR 65646 Apply Charges				\$13,800.00	\$0.00	
9/1/2025	AR 65647 Apply PrePaid...				\$0.00	\$2,123.60	
9/2/2025	AR 65732 Cash Receipts...	0000000...			\$0.00	\$1,358.00	
9/3/2025	AR 65733 Cash Receipts...	0000000...			\$0.00	\$4,462.50	
9/4/2025	AR 65649 Cash Receipts...	4990935...		One Time Pay...	\$0.00	\$460.00	
9/4/2025	AR 65734 Cash Receipts...	0000000...			\$0.00	\$460.00	
9/5/2025	AR 65659 Cash Receipts...	4993329...		One Time Pay...	\$0.00	\$500.00	
9/5/2025	AR 65735 Cash Receipts...	0000002...			\$0.00	\$460.00	
9/7/2025	AR 65648 Cash Receipts...	4997815...		Automated Pa...	\$0.00	\$920.00	
9/8/2025	AR 67501 Backout Payme...	0000000...			\$460.00	\$0.00	
9/9/2025	AR 65707 Cash Receipts...	5000044...		One Time Pay...	\$0.00	\$460.00	
9/9/2025	AR 65710 Cash Receipts...	5000228...		One Time Pay...	\$0.00	\$460.00	
9/11/2025	AR 65739 Cash Receipts...	0000000...			\$0.00	\$460.00	
9/14/2025	AR 65730 Cash Receipts...	5005058...		One Time Pay...	\$0.00	\$460.00	
9/14/2025	AR 66165 Cash Receipts...	193			\$0.00	\$460.00	
9/23/2025	AR 66511 Cash Receipts...	0000003...			\$0.00	\$460.00	
9/29/2025	AR 66547 Cash Receipts...	0000000...			\$0.00	\$328.90	
<b>01310-003 Assessments Receivable - Condo C</b>				<b>\$2,065.50</b>	<b>\$10,650.00</b>	<b>\$10,206.76</b>	<b>\$2,508.74</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/1/2025	AR 65646 Apply Charges				\$10,224.00	\$0.00	
9/1/2025	AR 65647 Apply PrePaid...				\$0.00	\$1,998.97	
9/2/2025	AR 65600 Cash Receipts...	4979314...		One Time Pay...	\$0.00	\$426.00	
9/2/2025	AR 65732 Cash Receipts...	0000000...			\$0.00	\$405.00	
9/3/2025	AR 65733 Cash Receipts...	0000000...			\$0.00	\$3,378.00	
9/5/2025	AR 65735 Cash Receipts...	0000000...			\$0.00	\$450.66	
9/7/2025	AR 65648 Cash Receipts...	4997815...		Automated Pa...	\$0.00	\$426.00	
9/8/2025	AR 65736 Cash Receipts...	0000000...			\$0.00	\$426.00	
9/9/2025	AR 65737 Cash Receipts...	0056000...			\$0.00	\$416.00	
9/10/2025	AR 65738 Cash Receipts...	0000002...			\$0.00	\$147.50	
9/11/2025	AR 65721 Cash Receipts...	5003116...		One Time Pay...	\$0.00	\$426.00	
9/14/2025	AR 65729 Cash Receipts...	5004967...		One Time Pay...	\$0.00	\$426.00	

Account				Balance Forward	Debits	Credits	Ending Balance
9/14/2025	AR 66165 Cash Receipts...	12016			\$0.00	\$852.00	
9/22/2025	AR 66506 Backout Payme...	12016			\$426.00	\$0.00	
9/25/2025	AR 66514 Cash Receipts...	0000000...			\$0.00	\$2.63	
9/27/2025	AR 66203 Cash Receipts...	5013592...		One Time Pay...	\$0.00	\$426.00	
01330-001 Special Assmts. Receiv. - Conda A				\$141.00	\$0.00	\$0.00	\$141.00
01330-003 Special Assmts. Receiv. - Condo C				\$136.50	\$0.00	\$0.00	\$136.50
01340-000 Late Fees Receivable - Cost Center ...				\$99.28	\$44.53	\$143.81	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/3/2025	AR 66518 Backout Payme...	1828541...			\$6.33	\$0.00	
9/22/2025	AR 66525 Adjustment				\$0.00	\$6.60	
9/24/2025	AR 66175 Adjustment				\$25.00	\$0.00	
9/30/2025	AR 66744 Adjustment				\$13.20	\$0.00	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$0.00	\$137.21	
01340-001 Late Fees Receivable - Conda A				\$0.00	\$137.81	\$6.33	\$131.48
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$137.81	\$6.33	
01380-000 Owner Admin. Fees Receiv. - Cost Ce...				(\$25.00)	\$25.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/22/2025	AR 66507 Apply NSF	12016			\$25.00	\$0.00	
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				\$97,203.95	\$0.00	\$19,440.79	\$77,763.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/2/2025	GL 65598 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$0.00	\$19,440.79	
01620-008 Prepaid Expenses - Common Area				\$8,460.00	\$10,656.00	\$8,460.00	\$10,656.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/25/2025	AP 66184 Enter Bills -...		SPECT - SPECTRUM ASS...	October 2025...	\$2,606.00	\$0.00	
9/25/2025	AP 66186 Enter Bills -...		SPECT - SPECTRUM ASS...	October 2025...	\$8,050.00	\$0.00	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$0.00	\$8,460.00	
01639-001 Prepaid Condo Dues - Conda A				\$117.36	\$0.00	\$29.33	\$88.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/2/2025	GL 65596 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$29.33	
01639-002 Prepaid Condo Dues - Condo B				\$40.00	\$0.00	\$10.00	\$30.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/2/2025	GL 65596 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$10.00	
01639-003 Prepaid Condo Dues - Condo C				\$32.00	\$0.00	\$8.00	\$24.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/2/2025	GL 65596 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$8.00	
01652-008 TBA-Enumerate-BB-Clearing Acct				\$33,528.10	\$64,572.26	\$53,117.06	\$44,983.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	GL 67504 Misc Payment			BB From Bank...	\$37,126.76	\$0.00	
9/30/2025	GL 67505 Misc Deposit			bb Bank Rec	\$0.00	\$16,000.00	

Account				Balance Forward	Debits	Credits	Ending Balance
9/30/2025	GL 67507 Journal Entry		Sept JE	Sept JE	\$11,445.50	\$0.00	
9/30/2025	GL 67509 Journal Entry		Sept JE	Sept JE	\$16,000.00	\$37,117.06	
01680-008 Prepaid Federal Income Tax				\$0.00	\$6,000.00	\$0.00	\$6,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	GL 67510 Journal Entry		Sept Je PP Income Ta...	Sept Je IPP...	\$6,000.00	\$0.00	
02560-008 Utility Deposits - Common Area				\$275.00	\$0.00	\$0.00	\$275.00
03010-008 Accounts Payable - Common Area				\$0.00	\$133,927.75	\$133,927.75	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/5/2025	AP 65655 Enter Bills -...		COAST - COASTLINE PC...	Property Sid...	\$0.00	\$7,675.00	
9/5/2025	AP 65656 Enter Bills -...		COAST - COASTLINE PC...	Secure Handr...	\$0.00	\$470.00	
9/5/2025	AP 65661 Print Check	11082	COAST - COASTLINE PC...	Secure Handr...	\$470.00	\$0.00	
9/5/2025	AP 65661 Print Check	11083	COAST - COASTLINE PC...	Property Sid...	\$7,675.00	\$0.00	
9/7/2025	AP 65665 Enter Bills -...		Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
9/7/2025	AP 65666 Enter Bills -...		Hixon - Hixon Pool R...	August 2025 ...	\$0.00	\$325.00	
9/7/2025	AP 65667 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
9/7/2025	AP 65668 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
9/7/2025	AP 65669 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
9/7/2025	AP 65670 Print Check	11088	Garing Parking Enfor...	Parking Info...	\$249.85	\$0.00	
9/7/2025	AP 65670 Print Check	11087	Hixon - Hixon Pool R...	August 2025 ...	\$325.00	\$0.00	
9/7/2025	AP 65670 Print Check	11084	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
9/7/2025	AP 65670 Print Check	11085	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
9/7/2025	AP 65670 Print Check	11086	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
9/12/2025	AP 65761 Print Check	11091	COAST - COASTLINE PC...	Door Replace...	\$2,425.00	\$0.00	
9/12/2025	AP 65761 Print Check	11089	trail - Trail Servic...	September 20...	\$5,450.00	\$0.00	
9/12/2025	AP 65761 Print Check	11090	Cousins - Cousins US...	Sep 2025 Mon...	\$795.00	\$0.00	
9/15/2025	AP 65724 Enter Bills -...		COAST - COASTLINE PC...	Door Replace...	\$0.00	\$2,425.00	
9/15/2025	AP 65725 Enter Bills -...		Cousins - Cousins US...	Sep 2025 Mon...	\$0.00	\$795.00	
9/15/2025	AP 65726 Enter Bills -...		trail - Trail Servic...	September 20...	\$0.00	\$5,450.00	
9/19/2025	AP 65808 Enter Bills -...		Crest Roof - Crest R...	Roof Project...	\$0.00	\$94,431.90	
9/19/2025	AP 65811 Print Check	11092	Crest Roof - Crest R...	Roof Project...	\$94,431.90	\$0.00	
9/25/2025	AP 66184 Enter Bills -...		SPECT - SPECTRUM ASS...	October 2025...	\$0.00	\$2,606.00	
9/25/2025	AP 66186 Enter Bills -...		SPECT - SPECTRUM ASS...	October 2025...	\$0.00	\$8,050.00	
9/25/2025	AP 66188 Print Check	11093	SPECT - SPECTRUM ASS...	October 2025...	\$2,606.00	\$0.00	
9/25/2025	AP 66188 Print Check	11094	SPECT - SPECTRUM ASS...	October 2025...	\$8,050.00	\$0.00	
9/29/2025	AP 66470 Enter Bills -...		Hixon - Hixon Pool R...	September 20...	\$0.00	\$460.00	
9/29/2025	AP 66471 Enter Bills -...		Hixon - Hixon Pool R...	July 2025 Po...	\$0.00	\$325.00	
9/29/2025	AP 66472 Enter Bills -...		COAST - COASTLINE PC...	Building 11 ...	\$0.00	\$2,275.00	
9/29/2025	AP 66473 Enter Bills -...		COAST - COASTLINE PC...	Walkway/Side...	\$0.00	\$1,410.00	
9/29/2025	AP 66475 Enter Bills -...		COAST - COASTLINE PC...	Walkway/Side...	\$0.00	\$6,860.00	
9/29/2025	AP 66476 Print Check	11095	COAST - COASTLINE PC...	Walkway/Side...	\$6,860.00	\$0.00	
9/29/2025	AP 66476 Print Check	11096	COAST - COASTLINE PC...	Walkway/Side...	\$1,410.00	\$0.00	
9/29/2025	AP 66476 Print Check	11097	COAST - COASTLINE PC...	Building 11 ...	\$2,275.00	\$0.00	
9/29/2025	AP 66476 Print Check	11098	Hixon - Hixon Pool R...	July 2025 Po...	\$325.00	\$0.00	
9/29/2025	AP 66476 Print Check	11099	Hixon - Hixon Pool R...	September 20...	\$460.00	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
03015-008 Insurance Payable - Common Area					(\$58,286.26)	\$19,440.79	\$0.00	(\$38,845.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	AP 66599 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Premium Insu...	\$19,440.79	\$0.00		
03020-008 Accrued CPA Fees - Common Area					(\$3,625.00)	\$0.00	\$375.00	(\$4,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/2/2025	GL 65595 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 - Condo A					(\$12,497.25)	\$6,730.32	\$8,066.44	(\$13,833.37)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	AR 65539 Cash Receipts...	4975771...		One Time Pay...	\$0.00	\$440.00		
9/1/2025	AR 65647 Apply PrePaid...				\$6,730.32	\$0.00		
9/2/2025	AR 65732 Cash Receipts...	0000000...			\$0.00	\$419.00		
9/3/2025	AR 65631 Cash Receipts...	4986890...		One Time Pay...	\$0.00	\$440.00		
9/3/2025	AR 65733 Cash Receipts...	0000000...			\$0.00	\$827.71		
9/4/2025	AR 65734 Cash Receipts...	0000000...			\$0.00	\$880.00		
9/5/2025	AR 65658 Cash Receipts...	4993261...		One Time Pay...	\$0.00	\$2.00		
9/7/2025	AR 65648 Cash Receipts...	4997815...		Automated Pa...	\$0.00	\$880.00		
9/10/2025	AR 65738 Cash Receipts...	0000001...			\$0.00	\$84.00		
9/11/2025	AR 65723 Cash Receipts...	5003183...		One Time Pay...	\$0.00	\$25.00		
9/14/2025	AR 66165 Cash Receipts...	2245805...			\$0.00	\$1,216.97		
9/22/2025	AR 66510 Cash Receipts...	0000000...			\$0.00	\$440.00		
9/26/2025	AR 66516 Cash Receipts...	0000000...			\$0.00	\$433.40		
9/29/2025	AR 66547 Cash Receipts...	0000000...			\$0.00	\$440.00		
9/30/2025	AR 66549 Cash Receipts...	0000000...			\$0.00	\$1,538.36		
03310-002 Prepaid Owner Assessments - Condo B					(\$957.48)	\$2,123.60	\$3,022.60	(\$1,856.48)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	AR 65647 Apply PrePaid...				\$2,123.60	\$0.00		
9/2/2025	AR 65732 Cash Receipts...	0000000...			\$0.00	\$15.00		
9/3/2025	AR 65733 Cash Receipts...	0000000...			\$0.00	\$597.50		
9/4/2025	AR 65734 Cash Receipts...	0000000...			\$0.00	\$460.00		
9/11/2025	AR 65739 Cash Receipts...	0000000...			\$0.00	\$460.00		
9/19/2025	AR 66508 Cash Receipts...	0000000...			\$0.00	\$453.00		
9/19/2025	AR 66509 Cash Receipts...	0000000...			\$0.00	\$453.00		
9/23/2025	AR 66511 Cash Receipts...	0000003...			\$0.00	\$460.00		
9/29/2025	AR 66547 Cash Receipts...	0000000...			\$0.00	\$124.10		
03310-003 Prepaid Owner Assessments - Condo C					(\$5,887.97)	\$1,998.97	\$1,569.21	(\$5,458.21)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	AR 65647 Apply PrePaid...				\$1,998.97	\$0.00		
9/3/2025	AR 65733 Cash Receipts...	0000000...			\$0.00	\$30.00		
9/5/2025	AR 65735 Cash Receipts...	0000000...			\$0.00	\$401.34		
9/9/2025	AR 65737 Cash Receipts...	0056000...			\$0.00	\$10.00		
9/10/2025	AR 65738 Cash Receipts...	0000002...			\$0.00	\$278.50		
9/25/2025	AR 66514 Cash Receipts...	0000000...			\$0.00	\$849.37		

Account					Balance Forward	Debits	Credits	Ending Balance
03340-008 Pet Security Deposits - Common Area					(\$16,000.00)	\$0.00	\$0.00	(\$16,000.00)
05020-001 Reserves - Pavement - Conda A					(\$80,729.41)	\$0.00	\$241.58	(\$80,970.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$241.58		
05020-002 Reserves - Pavement - Condo B					(\$39,931.88)	\$0.00	\$310.58	(\$40,242.46)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$310.58		
05020-003 Reserves - Pavement - Condo C					(\$41,125.45)	\$0.00	\$294.92	(\$41,420.37)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$294.92		
05020-008 Reserves - Pavement - Common Area					(\$4,261.92)	\$0.00	\$45.50	(\$4,307.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 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					(\$104,914.22)	\$0.00	\$921.58	(\$105,835.80)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$921.58		
05092-002 Reserve - Restoration - Condo B					(\$13,254.06)	\$0.00	\$48.17	(\$13,302.23)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$48.17		
05092-003 Reserve - Restoration - Condo C					(\$41,371.22)	\$0.00	\$189.25	(\$41,560.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$189.25		
05092-008 Reserve - Restoration - Common Area					(\$29,560.99)	\$0.00	\$156.67	(\$29,717.66)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 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					(\$117,421.53)	\$0.00	\$2,573.83	(\$119,995.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$2,573.83		
05210-002 Reserves - Roofs - Condo B					(\$195,928.86)	\$0.00	\$1,351.75	(\$197,280.61)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$1,351.75		
05210-003 Reserves - Roofs - Condo C					(\$79,251.90)	\$0.00	\$405.08	(\$79,656.98)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$0.00	\$405.08		
05210-008 Reserves - Roofs - Common Area					(\$19,524.00)	\$0.00	\$0.00	(\$19,524.00)
05215-002 Reserves - Roof Loan Condo B					\$0.00	\$0.00	\$31,477.30	(\$31,477.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/30/2025	GL 67511 Journal Entry		Sept JE	Sept JE	\$0.00	\$31,477.30		

Account					Balance Forward	Debits	Credits	Ending Balance
05216-003 Reserves - Roof Loan Condo C					\$0.00	\$0.00	\$12,367.67	(\$12,367.67)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/30/2025	GL 67511 Journal Entry		Sept JE	Sept JE	\$0.00	\$12,367.67		
05220-001 Reserves - Exterior Paint - Conda A					(\$73,543.75)	\$0.00	\$0.00	(\$73,543.75)
05220-002 Reserves - Exterior Paint - Condo B					(\$24,532.19)	\$0.00	\$28.58	(\$24,560.77)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 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					(\$129,449.44)	\$0.00	\$8,612.60	(\$138,062.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/30/2025	GL 67508 Journal Entry		Jurist-Interest	JURIST Inere...	\$0.00	\$8,612.60		
05496-008 Reserve-Major Repr/Repl - Common Ar...					\$68,585.30	\$94,431.90	\$0.00	\$163,017.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/19/2025	AP 65808 Enter Bills ...		Crest Roof - Crest R...	Roof Project...	\$94,431.90	\$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)
06310-001 Assessment Income - Conda A					(\$84,443.36)	\$28,164.58	\$38,720.00	(\$94,998.78)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	AR 65646 Apply Charges				\$0.00	\$38,720.00		
9/3/2025	GL 65622 Journal Entry		Common Area Income	Common Area ...	\$28,145.17	\$0.00		
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$19.41	\$0.00		
06310-002 Assessment Income - Condo B					(\$34,960.64)	\$9,533.00	\$13,903.08	(\$39,330.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	AR 65646 Apply Charges				\$0.00	\$13,800.00		
9/3/2025	GL 65622 Journal Entry		Common Area Income	Common Area ...	\$9,533.00	\$0.00		
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$0.00	\$103.08		
06310-003 Assessment Income - Condo C					(\$19,936.00)	\$7,732.00	\$10,224.00	(\$22,428.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	AR 65646 Apply Charges				\$0.00	\$10,224.00		
9/3/2025	GL 65622 Journal Entry		Common Area Income	Common Area ...	\$7,717.25	\$0.00		
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$14.75	\$0.00		
06320-001 Common Area Income - Conda A					(\$225,161.36)	\$0.00	\$28,145.17	(\$253,306.53)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65622 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$28,145.17		
06320-002 Common Area. Income - Condo B					(\$76,264.00)	\$0.00	\$9,533.00	(\$85,797.00)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/3/2025	GL 65622 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$9,533.00	
06320-003 Common Area Income - Condo C				(\$61,738.00)	\$0.00	\$7,717.25	(\$69,455.25)
9/3/2025	GL 65622 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$7,717.25	
06340-000 Late Fee Income - Cost Center 000				\$0.00	\$38.70	\$38.70	\$0.00
9/22/2025	AR 66520 Adjustment				\$6.33	\$0.00	
9/22/2025	AR 66525 Adjustment				\$6.60	\$0.00	
9/24/2025	AR 66175 Adjustment				\$0.00	\$25.00	
9/30/2025	AR 66744 Adjustment				\$0.00	\$13.20	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$25.77	\$0.00	
9/30/2025	GL 67510 Journal Entry		Sept Je PP Income Ta...	Sept Je IPP...	\$0.00	\$0.50	
06340-001 Late Fee Income - Conda A				(\$368.05)	\$6.83	\$32.10	(\$393.32)
9/22/2025	AR 66520 Adjustment				\$0.00	\$6.33	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$6.33	\$25.77	
9/30/2025	GL 67510 Journal Entry		Sept Je PP Income Ta...	Sept Je IPP...	\$0.50	\$0.00	
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)
06380-000 Owner Admin. Fees Income - Cost Cen...				\$0.00	\$25.00	\$25.00	\$0.00
9/22/2025	AR 66507 Apply NSF	12016			\$0.00	\$25.00	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$25.00	\$0.00	
06380-001 Owner Admin. Fees Income - Conda A				(\$75.00)	\$0.00	\$25.00	(\$100.00)
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$0.00	\$25.00	
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				(\$225,161.36)	\$0.00	\$28,145.17	(\$253,306.53)
9/2/2025	GL 65597 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$28,145.17	
06411-008 Condo B Transfer-CA				(\$76,264.00)	\$0.00	\$9,533.00	(\$85,797.00)
9/2/2025	GL 65597 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$9,533.00	
06412-008 Condo C Transfer-CA				(\$61,738.00)	\$0.00	\$7,717.25	(\$69,455.25)
9/2/2025	GL 65597 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$7,717.25	
06490-000 Receivables Adjustments - Cost Cent...				\$0.00	\$191.83	\$191.83	\$0.00
9/30/2025	GL 67503 Misc Deposit			Sept AR	\$0.00	\$191.83	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$191.83	\$0.00	
06490-001 Receivables Adjustments - Conda A				\$2,586.23	\$0.00	\$211.24	\$2,374.99

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$0.00	\$211.24	
06490-002 Receivables Adjustments - Condo B				\$1,344.85	\$103.08	\$0.00	\$1,447.93
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$103.08	\$0.00	
06490-003 Receivables Adjustments - Condo C				\$590.47	\$0.00	\$14.75	\$575.72
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$0.00	\$14.75	
06510-002 Transfer Fees - Condo B				(\$31,477.30)	\$31,477.30	\$0.00	\$0.00
9/30/2025	GL 67511 Journal Entry		Sept JE	Sept JE	\$31,477.30	\$0.00	
06510-003 Transfer Fees - Condo C				(\$12,367.67)	\$12,367.67	\$0.00	\$0.00
9/30/2025	GL 67511 Journal Entry		Sept JE	Sept JE	\$12,367.67	\$0.00	
06510-008 Transfer Fees - Common Area				(\$25,000.00)	\$0.00	\$0.00	(\$25,000.00)
06530-008 Parking Decals/Passes				(\$95.00)	\$0.00	\$10.00	(\$105.00)
9/14/2025	AR 66166 Cash Receipts...	917		Decal--3951-...	\$0.00	\$5.00	
9/14/2025	AR 66167 Cash Receipts...	162		Decal- 3949-...	\$0.00	\$5.00	
06550-008 Application Fees				(\$285.00)	\$0.00	\$0.00	(\$285.00)
06910-008 Interest Income - Common Area				(\$1,602.25)	\$2.55	\$204.10	(\$1,803.80)
9/30/2025	GL 67508 Journal Entry		Jurist-Interest	jURIST Inere...	\$2.55	\$204.10	
07010-008 Management Fees - Common Area				\$20,448.00	\$2,606.00	\$0.00	\$23,054.00
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$2,606.00	\$0.00	
07140-008 Audit Fees - Common Area				\$2,250.00	\$375.00	\$0.00	\$2,625.00
9/2/2025	GL 65595 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				\$234.64	\$29.33	\$0.00	\$263.97
9/2/2025	GL 65596 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$29.33	\$0.00	
07170-002 Annual Condo Dues				\$80.00	\$10.00	\$0.00	\$90.00
9/2/2025	GL 65596 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$10.00	\$0.00	
07170-003 Annual Condo Dues				\$64.00	\$8.00	\$0.00	\$72.00
9/2/2025	GL 65596 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

Account					Balance Forward	Debits	Credits	Ending Balance
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					\$24.00	\$12.00	\$0.00	\$36.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/8/2025	GL 67502 Misc Payment			Return ACH F...	\$12.00	\$0.00		
07262-008 Bulk Mailings					\$261.76	\$0.00	\$0.00	\$261.76
07320-008 Office ,Expenses/Storage= CA					\$776.60	\$0.00	\$0.00	\$776.60
07412-008 Website					\$2,752.76	\$0.00	\$0.00	\$2,752.76
07430-008 Federal Income Tax - Common Area					\$11,964.72	\$0.00	\$6,000.00	\$5,964.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/30/2025	GL 67510 Journal Entry		Sept Je PP Income Ta...	Sept Je IPP...	\$0.00	\$6,000.00		
07460-001 Common Area Distribution					\$225,161.36	\$28,145.17	\$0.00	\$253,306.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	GL 65522 Journal Entry		Maintenance Fees	Maintenance ...	\$28,145.17	\$0.00		
07460-002 Common Area Distribution					\$76,264.00	\$9,533.00	\$0.00	\$85,797.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	GL 65522 Journal Entry		Maintenance Fees	Maintenance ...	\$9,533.00	\$0.00		
07460-003 Common Area Distribution					\$61,738.00	\$7,717.25	\$0.00	\$69,455.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2025	GL 65522 Journal Entry		Maintenance Fees	Maintenance ...	\$7,717.25	\$0.00		
07890-008 Misc. G & A - Common Area					\$1,858.92	\$0.00	\$0.00	\$1,858.92
08010-008 Insurance					\$161,083.32	\$19,440.79	\$0.00	\$180,524.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/2/2025	GL 65598 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$19,440.79	\$0.00		
08210-008 Pool Service. - Common Area					\$1,625.00	\$975.00	\$0.00	\$2,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/7/2025	AP 65666 Enter Bills -...		Hixon - Hixon Pool R...	August 2025 ...	\$325.00	\$0.00		
9/29/2025	AP 66470 Enter Bills -...		Hixon - Hixon Pool R...	September 20...	\$325.00	\$0.00		
9/29/2025	AP 66471 Enter Bills -...		Hixon - Hixon Pool R...	July 2025 Po...	\$325.00	\$0.00		
08220-008 Pool Repairs - Common Area					\$4,656.26	\$135.00	\$0.00	\$4,791.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/29/2025	AP 66470 Enter Bills -...		Hixon - Hixon Pool R...	September 20...	\$135.00	\$0.00		
08380-002 Oil - Condo B					\$25.00	\$0.00	\$0.00	\$25.00
08910-001 Electricity - Conda A					\$3,110.50	\$388.60	\$0.00	\$3,499.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/30/2025	AP 67190 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$37.24	\$0.00		
9/30/2025	AP 67193 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$35.44	\$0.00		
9/30/2025	AP 67209 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$33.96	\$0.00		
9/30/2025	AP 67210 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$35.17	\$0.00		
9/30/2025	AP 67211 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$34.76	\$0.00		
9/30/2025	AP 67212 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$35.82	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
9/30/2025	AP 67213 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$34.82	\$0.00	
9/30/2025	AP 67214 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$35.34	\$0.00	
9/30/2025	AP 67217 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$35.85	\$0.00	
9/30/2025	AP 67218 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$35.17	\$0.00	
9/30/2025	AP 67219 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$35.03	\$0.00	
<b>08910-002 Electricity - Condo B</b>				<b>\$774.62</b>	<b>\$96.55</b>	<b>\$0.00</b>	<b>\$871.17</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	AP 67220 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$31.64	\$0.00	
9/30/2025	AP 67221 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$32.48	\$0.00	
9/30/2025	AP 67222 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$32.43	\$0.00	
<b>08910-003 Electricity - Condo C</b>				<b>\$865.71</b>	<b>\$107.49</b>	<b>\$0.00</b>	<b>\$973.20</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	AP 67223 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$38.16	\$0.00	
9/30/2025	AP 67224 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$33.72	\$0.00	
9/30/2025	AP 67225 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$35.61	\$0.00	
<b>08910-008 Electricity - Common Area</b>				<b>\$5,399.03</b>	<b>\$484.61</b>	<b>\$0.00</b>	<b>\$5,883.64</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	AP 67226 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$415.97	\$0.00	
9/30/2025	AP 67227 Hand Written	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$68.64	\$0.00	
<b>08930-001 Water &amp; Sewer - Condo A</b>				<b>\$47,899.33</b>	<b>\$5,493.87</b>	<b>\$0.00</b>	<b>\$53,393.20</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	AP 67120 Hand Written	Online ...	COCO - City of Cocon...	W&S-Assoc A...	\$5,493.87	\$0.00	
<b>08930-002 Water &amp; Sewer - Condo B</b>				<b>\$22,545.90</b>	<b>\$2,066.91</b>	<b>\$0.00</b>	<b>\$24,612.81</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	AP 67121 Hand Written	Online ...	COCO - City of Cocon...	W&S-Assoc B...	\$2,066.91	\$0.00	
<b>08930-003 Water &amp; Sewer - Condo C</b>				<b>\$9,972.45</b>	<b>\$1,174.68</b>	<b>\$0.00</b>	<b>\$11,147.13</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	AP 67125 Hand Written	Online ...	COCO - City of Cocon...	W&S-Assoc C...	\$1,174.68	\$0.00	
<b>08930-008 Water &amp; Sewer - Common Area</b>				<b>\$1,913.33</b>	<b>\$183.75</b>	<b>\$0.00</b>	<b>\$2,097.08</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2025	AP 67126 Hand Written	Online ...	COCO - City of Cocon...	W&S-Common A...	\$183.75	\$0.00	
<b>08940-008 Trash Removal</b>				<b>\$26,076.93</b>	<b>\$3,300.91</b>	<b>\$0.00</b>	<b>\$29,377.84</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/14/2025	AP 67035 Hand Written	Auto Pa...	repub - Republic Ser...	September 20...	\$3,300.91	\$0.00	
<b>08997-001 Fire Inspections/Water Dept</b>				<b>\$0.00</b>	<b>\$495.00</b>	<b>\$0.00</b>	<b>\$495.00</b>

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/14/2025	AP 66602 Hand Written ...	Online ...	COCO - City of Cocon...	Fire Inspect...	\$495.00	\$0.00	
08997-002 Fire Inspections/Water Dept				\$0.00	\$315.00	\$0.00	\$315.00
9/14/2025	AP 66603 Hand Written ...	Online ...	COCO - City of Cocon...	Fire Inspect...	\$315.00	\$0.00	
08997-003 Fire Inspections/Water Dept				\$0.00	\$135.00	\$0.00	\$135.00
9/14/2025	AP 66604 Hand Written ...	Online ...	COCO - City of Cocon...	Fire Inspect...	\$135.00	\$0.00	
08997-008 Fire Inspections/Water Dept				\$0.00	\$45.00	\$0.00	\$45.00
9/14/2025	AP 66605 Hand Written ...	Online ...	COCO - City of Cocon...	Fire Inspect...	\$45.00	\$0.00	
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				\$6,786.72	\$44.75	\$0.00	\$6,831.47
9/28/2025	AP 66448 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$44.75	\$0.00	
09016-008 Landscape Project				\$5,901.00	\$0.00	\$0.00	\$5,901.00
09020-008 Grounds Maintenance - CA				\$6,563.40	\$450.00	\$0.00	\$7,013.40
9/15/2025	AP 65726 Enter Bills -...		trail - Trail Servic...	September 20...	\$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				\$965.00	\$2,895.00	\$0.00	\$3,860.00
9/5/2025	AP 65656 Enter Bills -...		COAST - COASTLINE PC...	Secure Handr...	\$470.00	\$0.00	
9/15/2025	AP 65724 Enter Bills -...		COAST - COASTLINE PC...	Door Replace...	\$2,425.00	\$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				\$18,016.20	\$2,927.84	\$0.00	\$20,944.04
9/19/2025	AP 67034 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$323.74	\$0.00	
9/28/2025	AP 66448 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$329.10	\$0.00	
9/29/2025	AP 66472 Enter Bills -...		COAST - COASTLINE PC...	Building 11 ...	\$2,275.00	\$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

Account					Balance Forward	Debits	Credits	Ending Balance
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.					\$0.00	\$15,945.00	\$0.00	\$15,945.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/5/2025	AP 65655 Enter Bills -...		COAST - COASTLINE PC...	Property Sid...	\$7,675.00	\$0.00		
9/29/2025	AP 66473 Enter Bills -...		COAST - COASTLINE PC...	Walkway/Side...	\$1,410.00	\$0.00		
9/29/2025	AP 66475 Enter Bills -...		COAST - COASTLINE PC...	Walkway/Side...	\$6,860.00	\$0.00		
09610-008 Lawn Maint. & Landscaping - Common ...					\$40,480.00	\$5,000.00	\$0.00	\$45,480.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/15/2025	AP 65726 Enter Bills -...		trail - Trail Servic...	September 20...	\$5,000.00	\$0.00		
09650-008 Security Services - Common Area					\$4,247.45	\$249.85	\$0.00	\$4,497.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/7/2025	AP 65665 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
09750-008 Pest Control /Lawn/Rodent/Trees- Co...					\$2,820.00	\$795.00	\$0.00	\$3,615.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/15/2025	AP 65725 Enter Bills -...		Cousins - Cousins US...	Sep 2025 Mon...	\$795.00	\$0.00		
09850-008 Maintenance Services - Maint/Misc					\$50,286.25	\$5,974.00	\$0.00	\$56,260.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/7/2025	AP 65667 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00		
9/7/2025	AP 65668 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00		
9/7/2025	AP 65669 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00		
9/30/2025	GL 67506 Journal Entry		Sept JE	Seot JE	\$5,854.00	\$0.00		
09915-001 Reserves - Pavement - Conda A					\$1,932.64	\$241.58	\$0.00	\$2,174.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$241.58	\$0.00		
09915-002 Reserves - Pavement - Condo B					\$2,484.64	\$310.58	\$0.00	\$2,795.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$310.58	\$0.00		
09915-003 Reserves - Pavement - Condo C					\$2,359.36	\$294.92	\$0.00	\$2,654.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$294.92	\$0.00		
09915-008 Reserves - Pavement - Common Area					\$364.00	\$45.50	\$0.00	\$409.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$45.50	\$0.00		
09960-001 Reserves - Roofs - Conda A					\$20,590.64	\$2,573.83	\$0.00	\$23,164.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$2,573.83	\$0.00		
09960-002 Reserves - Roofs - Condo B					\$10,814.00	\$1,351.75	\$0.00	\$12,165.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$1,351.75	\$0.00		
09960-003 Reserves - Roofs - Condo C					\$3,240.64	\$405.08	\$0.00	\$3,645.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$405.08	\$0.00	
09965-002 Reserves - Ext. Painting - Condo B				\$228.64	\$28.58	\$0.00	\$257.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$28.58	\$0.00	
09980-001 Reserves - Restoration- Conda A				\$7,372.64	\$921.58	\$0.00	\$8,294.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$921.58	\$0.00	
09980-002 Reserves - Restorastion - Condo B				\$385.36	\$48.17	\$0.00	\$433.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$48.17	\$0.00	
09980-003 Reserves - Restoration - Condo C				\$1,514.00	\$189.25	\$0.00	\$1,703.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$189.25	\$0.00	
09980-008 Reserves - Restoration - Common Are...				\$1,253.36	\$156.67	\$0.00	\$1,410.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/3/2025	GL 65621 Journal Entry		Reserves	Reserves	\$156.67	\$0.00	
<b>Total:</b>				<b>\$0.00</b>	<b>\$1,029,058.66</b>	<b>\$1,029,058.66</b>	<b>\$0.00</b>

SNAPSHOT

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

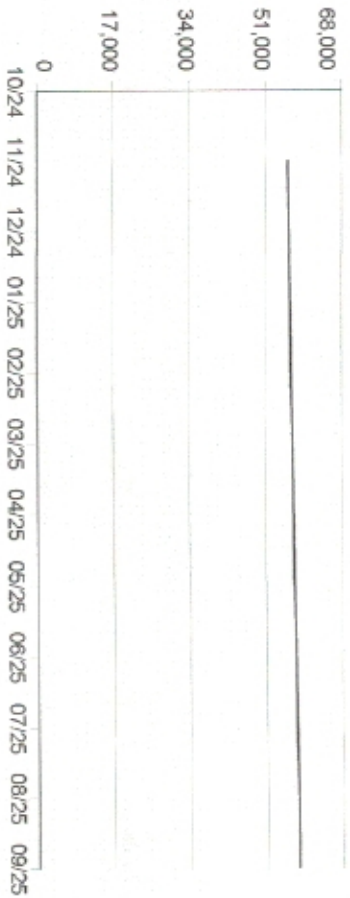
SEPTEMBER 1, 2025 - SEPTEMBER 30, 2025  
ACCOUNT NUMBER: 6745-2769

Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$58,014.26	\$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	204.10	1,807.88

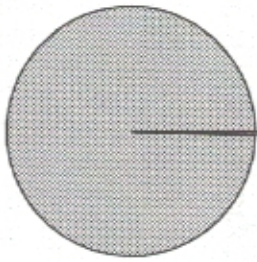
Closing value **\$58,218.36** **\$58,218.36**

Value over time



Portfolio summary

CURRENT



ASSETS

ASSET TYPE	PREVIOUS VALUE ON AUG 31	%	CURRENT VALUE ON SEP 30	%	ESTIMATED ANN. INCOME
Cash and sweep balances	330.04	0.57	330.06	0.57	0
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed income securities	0.00	0.00	0.00	0.00	0
Mutual funds	57,684.22	99.43	57,888.30	99.43	2,460
<b>Asset value</b>	<b>\$58,014.26</b>	<b>100%</b>	<b>\$58,218.36</b>	<b>100%</b>	<b>\$2,460</b>

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)

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

Progress summary

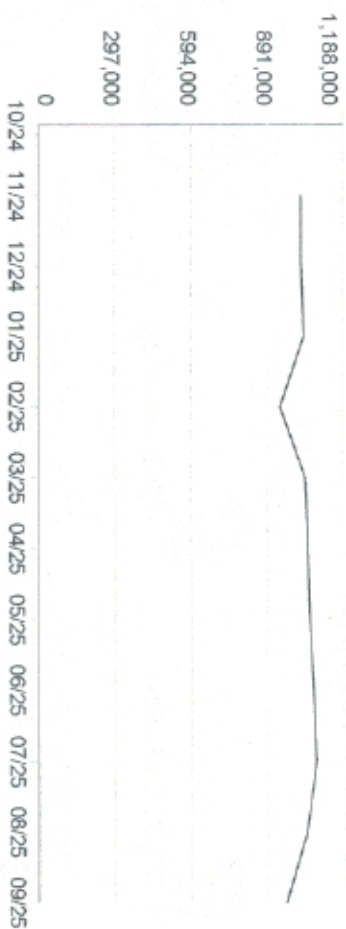
	THIS PERIOD	THIS YEAR
Opening value	\$1,044,340.69	\$1,025,511.58
Cash deposited	6,568.00	141,135.65
Securities deposited	0.00	0.00
Cash withdrawn	-94,430.16	-240,821.14
Securities withdrawn	0.00	0.00
Change in value	8,608.31	39,260.75
<b>Closing value</b>	<b>\$965,086.84</b>	<b>\$965,086.84</b>

Estimated accrued interest <sup>a</sup> 8,318.12

**Total value (incl. accruals) \$973,404.96**

<sup>a</sup> 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.

Value over time



Portfolio summary

CURRENT

ASSETS

ASSET TYPE	PREVIOUS VALUE ON AUG 31	%	CURRENT VALUE ON SEP 30	%	ESTIMATED ANN. INCOME
Cash and sweep balances	18,801.65	1.80	79,358.87	8.22	972
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed Income securities	984,473.10	94.27	844,516.75	87.51	38,631
Mutual funds	41,065.94	3.93	41,211.22	4.27	1,751
<b>Asset value</b>	<b>\$1,044,340.69</b>	<b>100%</b>	<b>\$965,086.84</b>	<b>100%</b>	<b>\$41,354</b>

