

# SPECTRUM ASSOCIATION SERVICES

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## FINANCIAL REPORT SUMMARY

FOR

KARANDA VILLAGE IV COND

AUGUST- 2025-CONSOLIDATED

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Operating Account Balance	\$	<u>68,625.43</u>
Special Operating- JW	\$	<u>58,014.26</u>
Security-Pet Deposits	\$	<u>16,000.00</u>
Reserve Funds	\$	<u>1,044,340.69</u>
<b>Total Funds</b>	<b>\$</b>	<b><u>1,186,979.78</u></b>
Prepaid Assessments	\$	<u>19,450.72</u>
Total Delinquent Assessments	\$	<u>15,66177</u>
<u>,203.56</u>		
Residents Not Paying (over 90 days)		<u>3</u>
# of Residents Not Paid		<u>21</u>

Income/(Expenses)  
(Over)/Under Budget YTD \$ (13,860,45)

NET OPERATING INCOME- PAGE 2

NET OPERATING INCOME-CONSOLIDATED

Operating Funds	\$ 68,625.43
Less: Prepaids	<u>(19,450.72)</u>
<b>Net Operating Income 07/31</b>	<b>\$ 49,174.71</b>
Less: Five Star (Nov)	<u>-25,000.00</u>
<b>Adj Net Oper Income</b>	<b>\$ 24,174.71</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 – July \$ 1,627.08**

# Karanda Village IV Condo Association Inc

Run Date: 10/07/2025  
Run Time: 10:06 PM

## BALANCE SHEET Consolidated As of: 08/31/2025 Assets

Account #	Account Name	Total
<b>Operating Funds</b>		
01013	Truist - Operating Funds	\$68,625.43
	OPERATING FUNDS TOTAL:	\$68,625.43
<b>Other Operating Funds</b>		
01019	Truist - Pet Security Account	\$16,000.00
01026	Jurist P Wealth	\$58,014.26
	OTHER OPERATING FUNDS TOTAL:	\$74,014.26
<b>JURIST- Money Market Funds</b>		
01224	Jurist P wealth	\$1,044,340.69
	JURIST- MONEY MARKET FUNDS TOTAL:	\$1,044,340.69
<b>Receivables</b>		
01310	Assessments Receivable	\$15,275.99
01330	Special Assmts. Receiv.	\$136.50
01340	Late Fees Receivable	\$99.28
01380	Owner Admin. Fees Receiv.	\$150.00
	RECEIVABLES TOTAL:	\$15,661.77
<b>Other Assets</b>		
01610	Prepaid Insurance	\$97,203.95
01620	Prepaid Expenses	\$8,460.00
01639	Prepaid Condo Dues	\$189.36
01652	TBA-Enumerate -BB	\$33,528.10
02560	Utility Deposits	\$275.00
	OTHER ASSETS TOTAL:	\$139,656.41
	TOTAL ASSETS:	\$1,342,298.56

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03015	Insurance Payable	\$58,286.26
03020	Accrued CPA Fees	\$3,625.00
03022	Income Tax Payable	\$5,251.00
03310	Prepaid Owner Assessments	\$19,450.72
03340	Pet Security Deposits	\$16,000.00

Account #	Account Name	Total
	LIABILITY TOTAL:	\$102,612.98
	TOTAL LIABILITIES:	\$102,612.98

**Equity**

Account #	Account Name	Total
<b>Contract Liabilities</b>		
05020	Reserves - Pavement	\$166,048.66
05090	Reserves - Pool	\$31,562.17
05092	Reserve - Restoration	\$189,100.49
05094	Reserve -Deferred Maintenance	\$59,267.02
05210	Reserves - Roofs	\$412,126.29
05220	Reserves - Exterior Paint	\$118,323.09
	CONTRACT LIABILITIES TOTAL:	\$976,427.72
<b>Reserves</b>		
05492	Reserve - Interest Income	\$136,496.23
05496	Reserve-Major Repr/Repl	(\$68,585.30)
	RESERVES TOTAL:	\$67,910.93
<b>Members 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)	(\$13,860.45)
	TOTAL EQUITY:	\$1,239,685.58
	TOTAL LIABILITIES AND EQUITY:	\$1,342,298.56

# Karanda Village IV Condo Association Inc

Run Date: 10/07/2025  
Run Time: 10:04 PM

## INCOME STATEMENT

Consolidated

Start: 08/01/2025 | End: 08/31/2025

### 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	139,340.00	139,340.00	0.00	209,010.00
06320 Common Area Income	45,395.42	45,395.42	0.00	363,163.36	363,163.36	0.00	544,745.00
06340 Late Fee Income	0.00	0.00	0.00	483.59	0.00	483.59	0.00
06380 Owner Admin. Fees Income	25.00	0.00	25.00	175.00	0.00	175.00	0.00
06410 Condo A Transfer	28,145.17	28,145.17	0.00	225,161.36	225,161.36	0.00	337,742.00
06411 Condo B Transfer	9,533.00	9,533.00	0.00	76,264.00	76,264.00	0.00	114,396.00
06412 Condo C Transfer	7,717.25	7,717.25	0.00	61,738.00	61,738.00	0.00	92,607.00
06490 Receivables Adjustments	(1,823.82)	0.00	(1,823.82)	(4,521.55)	0.00	(4,521.55)	0.00
06510 Transfer Fees	43,585.30	0.00	43,585.30	68,844.97	0.00	68,844.97	0.00
06530 Parking Decals/Passes	10.00	0.00	10.00	95.00	0.00	95.00	0.00
06550 Application Fees	0.00	0.00	0.00	285.00	0.00	285.00	0.00
06910 Interest Income	204.04	0.00	204.04	1,602.25	0.00	1,602.25	0.00
<b>Income Total</b>	<b>150,208.86</b>	<b>108,208.34</b>	<b>42,000.52</b>	<b>932,630.98</b>	<b>865,666.72</b>	<b>66,964.26</b>	<b>1,298,500.00</b>
<b>Total Income</b>	<b>150,208.86</b>	<b>108,208.34</b>	<b>42,000.52</b>	<b>932,630.98</b>	<b>865,666.72</b>	<b>66,964.26</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	2,556.00	2,556.00	0.00	20,448.00	20,448.00	0.00	30,672.00
07140 Audit Fees	375.00	416.67	41.67	2,250.00	3,333.36	1,083.36	5,000.00
07160 Legal Fees	0.00	416.67	416.67	800.00	3,333.36	2,533.36	5,000.00
07162 Professional Fees	0.00	583.33	583.33	2,300.00	4,666.64	2,366.64	7,000.00
07164 40 Yr Certification	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
07170 Annual Condo Dues	47.33	47.33	0.00	378.64	378.64	0.00	568.00
07172 License/Permits/Fees	0.00	50.00	50.00	325.35	400.00	74.65	600.00
07174 Corp Annual Report	0.00	5.17	5.17	61.25	41.36	(19.89)	62.00
07250 Bank Charges	12.00	0.00	(12.00)	96.00	0.00	(96.00)	0.00
07260 Postage & Mail	0.00	41.67	41.67	0.00	333.36	333.36	500.00
07262 Bulk Mailings	0.00	41.67	41.67	261.76	333.36	71.60	500.00
07320 Office Expenses	50.00	41.67	(8.33)	776.60	333.36	(443.24)	500.00
07412 Website	0.00	0.00	0.00	2,752.76	0.00	(2,752.76)	0.00
07430 Federal Income Tax	6,713.72	0.00	(6,713.72)	11,964.72	0.00	(11,964.72)	0.00
07460 Common Ares Distribution	45,395.42	45,395.42	0.00	363,163.36	363,163.36	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	2,000.08	2,000.08	3,000.00
<b>General &amp; Administrative Total</b>	<b>55,149.47</b>	<b>50,262.28</b>	<b>(4,887.19)</b>	<b>407,437.36</b>	<b>402,098.24</b>	<b>(5,339.12)</b>	<b>603,147.00</b>
<b>Insurance</b>							
08010 Insurance	19,440.79	21,200.00	1,759.21	161,083.32	169,600.00	8,516.68	254,400.00
<b>Insurance Total</b>	<b>19,440.79</b>	<b>21,200.00</b>	<b>1,759.21</b>	<b>161,083.32</b>	<b>169,600.00</b>	<b>8,516.68</b>	<b>254,400.00</b>
<b>Pool</b>							
08210 Pool Service	0.00	450.00	450.00	1,625.00	3,600.00	1,975.00	5,400.00
08220 Pool Repairs	0.00	166.67	166.67	4,656.26	1,333.36	(3,322.90)	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08380 Oil	25.00	0.00	(25.00)	25.00	0.00	(25.00)	0.00
<b>Pool Total</b>	<b>25.00</b>	<b>616.67</b>	<b>591.67</b>	<b>6,306.26</b>	<b>4,933.36</b>	<b>(1,372.90)</b>	<b>7,400.00</b>
<b>Utilities</b>							
08910 Electricity	1,123.81	1,312.50	188.69	10,149.86	10,500.00	350.14	15,750.00
08930 Water & Sewer	9,916.37	8,704.17	(1,212.20)	82,331.01	69,633.36	(12,697.65)	104,450.00
08940 Trash Removal	3,300.91	3,191.67	(109.24)	26,076.93	25,533.36	(543.57)	38,300.00
08997 Fire Inspections/Water Dept	0.00	85.42	85.42	0.00	683.36	683.36	1,025.00
<b>Utilities Total</b>	<b>14,341.09</b>	<b>13,293.76</b>	<b>(1,047.33)</b>	<b>118,557.80</b>	<b>106,350.08</b>	<b>(12,207.72)</b>	<b>159,525.00</b>
<b>Maintenance</b>							
09010 Tree Maintenance	0.00	1,166.67	1,166.67	15,050.00	9,333.36	(5,716.64)	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	1,946.35	208.33	(1,738.02)	6,786.72	1,666.64	(5,120.08)	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	4,343.40	750.00	(3,593.40)	6,563.40	6,000.00	(563.40)	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	3,312.33	1,531.92	(1,780.41)	20,447.78	12,255.36	(8,192.42)	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	3,333.36	583.36	5,000.00
09124 Backflow Inspec/Repairs	0.00	168.33	168.33	6,170.00	1,346.64	(4,823.36)	2,020.00
09125 Fire Extinguisher Exp	0.00	83.33	83.33	1,053.95	666.64	(387.31)	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	750.00	0.00	(750.00)	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	6,770.08	6,770.08	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
<b>Maintenance Total</b>	<b>10,352.08</b>	<b>5,171.51</b>	<b>(5,180.57)</b>	<b>102,733.07</b>	<b>41,372.08</b>	<b>(61,360.99)</b>	<b>62,058.00</b>
<b>Contracts</b>							
09610 Lawn Maint. & Landscaping	10,000.00	5,000.00	(5,000.00)	40,480.00	40,000.00	(480.00)	60,000.00
09650 Security Services	499.70	500.00	0.30	4,247.45	4,000.00	(247.45)	6,000.00
09750 Pest Control/Lawn/Rodent/Trees	750.00	750.00	0.00	2,820.00	6,000.00	3,180.00	9,000.00
09752 Whitefly Treatmnt	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
09850 Janitorial Services	8,140.00	4,680.00	(3,460.00)	50,286.25	37,440.00	(12,846.25)	56,160.00
<b>Contracts Total</b>	<b>19,389.70</b>	<b>11,096.67</b>	<b>(8,293.03)</b>	<b>97,833.70</b>	<b>88,773.36</b>	<b>(9,060.34)</b>	<b>133,160.00</b>
<b>Reserve-Contract Liabilities</b>							
09915 Reserves - Pavement	892.58	892.58	0.00	7,140.64	7,140.64	0.00	10,711.00
09960 Reserves - Roofs	4,330.66	4,330.66	0.00	34,645.28	34,645.28	0.00	51,968.00
09965 Reserves - Ext. Painting	28.58	28.58	0.00	228.64	228.64	0.00	343.00
09980 Reserves - Restoration	1,315.67	1,315.67	0.00	10,525.36	10,525.36	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>52,539.92</b>	<b>52,539.92</b>	<b>0.00</b>	<b>78,810.00</b>
<b>Total Expense</b>	<b>125,265.62</b>	<b>108,208.38</b>	<b>(17,057.24)</b>	<b>946,491.43</b>	<b>865,667.04</b>	<b>(80,824.39)</b>	<b>1,298,500.00</b>
<b>Net Income</b>	<b>24,943.24</b>	<b>(0.04)</b>	<b>24,943.28</b>	<b>(13,860.45)</b>	<b>(0.32)</b>	<b>(13,860.13)</b>	<b>0.00</b>

# Karanda Village IV Condo Association Inc

## INCOME STATEMENT

Run Date: 10/07/2025  
Run Time: 09:32 PM

Conda A

Start: 08/01/2025 | End: 08/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310-001 Assessment Income - Conda A	10,555.42	10,555.42	0.00	84,443.36	84,443.36	0.00	126,665.00
06320-001 Common Area Income - Conda A	28,145.17	28,145.17	0.00	225,161.36	225,161.36	0.00	337,742.00
06340-001 Late Fee Income - Conda A	0.00	0.00	0.00	368.05	0.00	368.05	0.00
06380-001 Owner Admin. Fees Income - Con...	0.00	0.00	0.00	75.00	0.00	75.00	0.00
06490-001 Receivables Adjustments - Cond...	(1,735.49)	0.00	(1,735.49)	(2,586.23)	0.00	(2,586.23)	0.00
<b>Income Total</b>	<b>36,965.10</b>	<b>38,700.59</b>	<b>(1,735.49)</b>	<b>307,461.54</b>	<b>309,604.72</b>	<b>(2,143.18)</b>	<b>464,407.00</b>
<b>Total Income</b>	<b>36,965.10</b>	<b>38,700.59</b>	<b>(1,735.49)</b>	<b>307,461.54</b>	<b>309,604.72</b>	<b>(2,143.18)</b>	<b>464,407.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07162-001 Professional Fees	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
07170-001 Annual Condo Dues	29.33	29.33	0.00	234.64	234.64	0.00	352.00
07250-001 Bank Charges - Conda A	0.00	0.00	0.00	48.00	0.00	(48.00)	0.00
07460-001 Common Area Distribution	28,145.17	28,145.17	0.00	225,161.36	225,161.36	0.00	337,742.00
07990-001 Bad Debt Expense - Conda A	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
<b>General &amp; Administrative Total</b>	<b>28,174.50</b>	<b>28,424.50</b>	<b>250.00</b>	<b>225,444.00</b>	<b>227,396.00</b>	<b>1,952.00</b>	<b>341,094.00</b>
<b>Utilities</b>							
08910-001 Electricity - Conda A	386.36	416.67	30.31	3,110.50	3,333.36	222.86	5,000.00
08930-001 Water & Sewer - Conda A	5,518.60	5,166.67	(351.93)	47,899.33	41,333.36	(6,565.97)	62,000.00
08997-001 Fire Inspections/Water Dept	0.00	41.67	41.67	0.00	333.36	333.36	500.00
<b>Utilities Total</b>	<b>5,904.96</b>	<b>5,625.01</b>	<b>(279.95)</b>	<b>51,009.83</b>	<b>45,000.08</b>	<b>(6,009.75)</b>	<b>67,500.00</b>
<b>Maintenance</b>							
09110-001 Gen. Maint. & Repair - Conda A	0.00	311.08	311.08	965.00	2,488.64	1,523.64	3,733.00
09124-001 Backflow Inspec/Repairs	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
09196-001 Deferred Maintenance	0.00	519.67	519.67	0.00	4,157.36	4,157.36	6,236.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>914.08</b>	<b>914.08</b>	<b>965.00</b>	<b>7,312.64</b>	<b>6,347.64</b>	<b>10,969.00</b>
<b>Reserve-Contract Liabilities</b>							
09915-001 Reserves - Pavement - Conda A	241.58	241.58	0.00	1,932.64	1,932.64	0.00	2,899.00
09960-001 Reserves - Roofs - Conda A	2,573.83	2,573.83	0.00	20,590.64	20,590.64	0.00	30,886.00
09980-001 Reserves - Restoration- Conda ...	921.58	921.58	0.00	7,372.64	7,372.64	0.00	11,059.00
<b>Reserve-Contract Liabilities Total</b>	<b>3,736.99</b>	<b>3,736.99</b>	<b>0.00</b>	<b>29,895.92</b>	<b>29,895.92</b>	<b>0.00</b>	<b>44,844.00</b>
<b>Total Expense</b>	<b>37,816.45</b>	<b>38,700.58</b>	<b>884.13</b>	<b>307,314.75</b>	<b>309,604.64</b>	<b>2,289.89</b>	<b>464,407.00</b>
<b>Net Income</b>	<b>(851.35)</b>	<b>0.01</b>	<b>(851.36)</b>	<b>146.79</b>	<b>0.08</b>	<b>146.71</b>	<b>0.00</b>

# Karanda Village IV Condo Association Inc

Run Date: 10/07/2025  
Run Time: 09:38 PM

## INCOME STATEMENT

Condo B

Start: 08/01/2025 | End: 08/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310-002 Assessment Income - Condo B	4,370.08	4,370.08	0.00	34,960.64	34,960.64	0.00	52,441.00
06320-002 Common Area. Income - Condo B	9,533.00	9,533.00	0.00	76,264.00	76,264.00	0.00	114,396.00
06340-002 Late Fee Income - Condo B	0.00	0.00	0.00	65.54	0.00	65.54	0.00
06380-002 Owner Admin. Fees Income - Con...	25.00	0.00	25.00	50.00	0.00	50.00	0.00
06490-002 Receivables Adjustments - Cond...	(88.33)	0.00	(88.33)	(1,344.85)	0.00	(1,344.85)	0.00
06510-002 Transfer Fees - Condo B	31,477.30	0.00	31,477.30	31,477.30	0.00	31,477.30	0.00
<b>Income Total</b>	<b>45,317.05</b>	<b>13,903.08</b>	<b>31,413.97</b>	<b>141,472.63</b>	<b>111,224.64</b>	<b>30,247.99</b>	<b>166,837.00</b>
<b>Total Income</b>	<b>45,317.05</b>	<b>13,903.08</b>	<b>31,413.97</b>	<b>141,472.63</b>	<b>111,224.64</b>	<b>30,247.99</b>	<b>166,837.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07170-002 Annual Condo Dues	10.00	10.00	0.00	80.00	80.00	0.00	120.00
07250-002 Bank Charges - Condo B	0.00	0.00	0.00	24.00	0.00	(24.00)	0.00
07460-002 Common Area Distribution	9,533.00	9,533.00	0.00	76,264.00	76,264.00	0.00	114,396.00
07990-002 Bad Debt Expense - Condo B	0.00	41.67	41.67	0.00	333.36	333.36	500.00
<b>General &amp; Administrative Total</b>	<b>9,543.00</b>	<b>9,584.67</b>	<b>41.67</b>	<b>76,368.00</b>	<b>76,677.36</b>	<b>309.36</b>	<b>115,016.00</b>
<b>Pool</b>							
08380-002 Oil - Condo B	25.00	0.00	(25.00)	25.00	0.00	(25.00)	0.00
<b>Pool Total</b>	<b>25.00</b>	<b>0.00</b>	<b>(25.00)</b>	<b>25.00</b>	<b>0.00</b>	<b>(25.00)</b>	<b>0.00</b>
<b>Utilities</b>							
08910-002 Electricity - Condo B	96.69	95.83	(0.86)	774.62	766.64	(7.98)	1,150.00
08930-002 Water & Sewer - Condo B	2,884.99	1,962.50	(922.49)	22,545.90	15,700.00	(6,845.90)	23,550.00
08997-002 Fire Inspections/Water Dept	0.00	29.17	29.17	0.00	233.36	233.36	350.00
<b>Utilities Total</b>	<b>2,981.68</b>	<b>2,087.50</b>	<b>(894.18)</b>	<b>23,320.52</b>	<b>16,700.00</b>	<b>(6,620.52)</b>	<b>25,050.00</b>
<b>Maintenance</b>							
09110-002 Gen. Maint. & Repair - Condo B	0.00	166.67	166.67	1,175.00	1,333.36	158.36	2,000.00
09124-002 Backflow Inspec/Repairs	0.00	35.00	35.00	80.00	280.00	200.00	420.00
09196-002 Deferred Maintenance	0.00	290.17	290.17	0.00	2,321.36	2,321.36	3,482.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>491.84</b>	<b>491.84</b>	<b>1,255.00</b>	<b>3,934.72</b>	<b>2,679.72</b>	<b>5,902.00</b>
<b>Reserve-Contract Liabilities</b>							
09915-002 Reserves - Pavement - Condo B	310.58	310.58	0.00	2,484.64	2,484.64	0.00	3,727.00
09960-002 Reserves - Roofs - Condo B	1,351.75	1,351.75	0.00	10,814.00	10,814.00	0.00	16,221.00
09965-002 Reserves - Ext. Painting - Con...	28.58	28.58	0.00	228.64	228.64	0.00	343.00
09980-002 Reserves - Restorastion - Cond...	48.17	48.17	0.00	385.36	385.36	0.00	578.00
<b>Reserve-Contract Liabilities Total</b>	<b>1,739.08</b>	<b>1,739.08</b>	<b>0.00</b>	<b>13,912.64</b>	<b>13,912.64</b>	<b>0.00</b>	<b>20,869.00</b>
<b>Total Expense</b>	<b>14,288.76</b>	<b>13,903.09</b>	<b>(385.67)</b>	<b>114,881.16</b>	<b>111,224.72</b>	<b>(3,656.44)</b>	<b>166,837.00</b>

<b>Net Income</b>	<b>31,028.29</b>	<b>(0.01)</b>	<b>31,028.30</b>	<b>26,591.47</b>	<b>(0.08)</b>	<b>26,591.55</b>	<b>0.00</b>
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# Karanda Village IV Condo Association Inc

## INCOME STATEMENT

Run Date: 10/07/2025  
Run Time: 09:40 PM

Condo C

Start: 08/01/2025 | End: 08/31/2025

### 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	19,936.00	19,936.00	0.00	29,904.00
06320-003 Common Area Income - Condo C	7,717.25	7,717.25	0.00	61,738.00	61,738.00	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...	0.00	0.00	0.00	(590.47)	0.00	(590.47)	0.00
06510-003 Transfer Fees - Condo C	12,108.00	0.00	12,108.00	12,367.67	0.00	12,367.67	0.00
<b>Income Total</b>	<b>22,317.25</b>	<b>10,209.25</b>	<b>12,108.00</b>	<b>93,501.20</b>	<b>81,674.00</b>	<b>11,827.20</b>	<b>122,511.00</b>

<b>Total Income</b>	<b>22,317.25</b>	<b>10,209.25</b>	<b>12,108.00</b>	<b>93,501.20</b>	<b>81,674.00</b>	<b>11,827.20</b>	<b>122,511.00</b>
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### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07170-003 Annual Condo Dues	8.00	8.00	0.00	64.00	64.00	0.00	96.00
07460-003 Common Area Distribution	7,717.25	7,717.25	0.00	61,738.00	61,738.00	0.00	92,607.00
07990-003 Bad Debt Expense - Condo C	0.00	41.67	41.67	0.00	333.36	333.36	500.00
<b>General &amp; Administrative Total</b>	<b>7,725.25</b>	<b>7,766.92</b>	<b>41.67</b>	<b>61,802.00</b>	<b>62,135.36</b>	<b>333.36</b>	<b>93,203.00</b>
<b>Utilities</b>							
08910-003 Electricity - Condo C	106.85	116.67	9.82	865.71	933.36	67.65	1,400.00
08930-003 Water & Sewer - Condo C	1,329.03	1,322.92	(6.11)	9,972.45	10,583.36	610.91	15,875.00
08997-003 Fire Inspections/Water Dept	0.00	14.58	14.58	0.00	116.64	116.64	175.00
<b>Utilities Total</b>	<b>1,435.88</b>	<b>1,454.17</b>	<b>18.29</b>	<b>10,838.16</b>	<b>11,633.36</b>	<b>795.20</b>	<b>17,450.00</b>

#### Maintenance

09110-003 Gen. Maint. & Repair - Condo C	0.00	54.17	54.17	291.58	433.36	141.78	650.00
09124-003 Backflow Inspec/Repairs	0.00	8.33	8.33	80.00	66.64	(13.36)	100.00
09196-003 Deferred Maintenance	0.00	36.42	36.42	0.00	291.36	291.36	437.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>98.92</b>	<b>98.92</b>	<b>371.58</b>	<b>791.36</b>	<b>419.78</b>	<b>1,187.00</b>

#### Reserve-Contract Liabilities

09915-003 Reserves - Pavement - Condo C	294.92	294.92	0.00	2,359.36	2,359.36	0.00	3,539.00
09960-003 Reserves - Roofs - Condo C	405.08	405.08	0.00	3,240.64	3,240.64	0.00	4,861.00
09980-003 Reserves - Restoration - Condo...	189.25	189.25	0.00	1,514.00	1,514.00	0.00	2,271.00
<b>Reserve-Contract Liabilities Total</b>	<b>889.25</b>	<b>889.25</b>	<b>0.00</b>	<b>7,114.00</b>	<b>7,114.00</b>	<b>0.00</b>	<b>10,671.00</b>

<b>Total Expense</b>	<b>10,050.38</b>	<b>10,209.26</b>	<b>158.88</b>	<b>80,125.74</b>	<b>81,674.08</b>	<b>1,548.34</b>	<b>122,511.00</b>
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<b>Net Income</b>	<b>12,266.87</b>	<b>(0.01)</b>	<b>12,266.88</b>	<b>13,375.46</b>	<b>(0.08)</b>	<b>13,375.54</b>	<b>0.00</b>
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# Karanda Village IV Condo Association Inc

Run Date: 10/07/2025

Run Time: 09:41 PM

## INCOME STATEMENT

Common Area

Start: 08/01/2025 | End: 08/31/2025

### 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	225,161.36	225,161.36	0.00	337,742.00
06411-008 Condo B Transfer-CA	9,533.00	9,533.00	0.00	76,264.00	76,264.00	0.00	114,396.00
06412-008 Condo C Transfer-CA	7,717.25	7,717.25	0.00	61,738.00	61,738.00	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	95.00	0.00	95.00	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	0.00	0.00	0.00	1,398.21	0.00	1,398.21	0.00
<b>Income Total</b>	<b>45,405.42</b>	<b>45,395.42</b>	<b>10.00</b>	<b>389,991.57</b>	<b>363,163.36</b>	<b>26,828.21</b>	<b>544,745.00</b>
<b>Total Income</b>	<b>45,405.42</b>	<b>45,395.42</b>	<b>10.00</b>	<b>389,991.57</b>	<b>363,163.36</b>	<b>26,828.21</b>	<b>544,745.00</b>

### 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	2,556.00	2,556.00	0.00	20,448.00	20,448.00	0.00	30,672.00
07140-008 Audit Fees - Common Area	375.00	416.67	41.67	2,250.00	3,333.36	1,083.36	5,000.00
07160-008 Legal Fees - Common Area	0.00	416.67	416.67	800.00	3,333.36	2,533.36	5,000.00
07162-008 Professional Fees	0.00	500.00	500.00	2,300.00	4,000.00	1,700.00	6,000.00
07164-008 40 Yr Certification	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
07172-008 License/Permits/Fees	0.00	50.00	50.00	325.35	400.00	74.65	600.00
07174-008 Corp Annual Report	0.00	5.17	5.17	61.25	41.36	(19.89)	62.00
07250-008 Bank Charges - Common Area	12.00	0.00	(12.00)	24.00	0.00	(24.00)	0.00
07260-008 Postage & Mail - Common Area	0.00	41.67	41.67	0.00	333.36	333.36	500.00
07262-008 Bulk Mailings	0.00	41.67	41.67	261.76	333.36	71.60	500.00
07320-008 Office ,Expenses/Storage= CA	50.00	41.67	(8.33)	776.60	333.36	(443.24)	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...	6,713.72	0.00	(6,713.72)	11,964.72	0.00	(11,964.72)	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>9,706.72</b>	<b>4,486.19</b>	<b>(5,220.53)</b>	<b>43,823.36</b>	<b>35,889.52</b>	<b>(7,933.84)</b>	<b>53,834.00</b>
<b>Insurance</b>							
08010-008 Insurance	19,440.79	21,200.00	1,759.21	161,083.32	169,600.00	8,516.68	254,400.00
<b>Insurance Total</b>	<b>19,440.79</b>	<b>21,200.00</b>	<b>1,759.21</b>	<b>161,083.32</b>	<b>169,600.00</b>	<b>8,516.68</b>	<b>254,400.00</b>
<b>Pool</b>							
08210-008 Pool Service. - Common Area	0.00	450.00	450.00	1,625.00	3,600.00	1,975.00	5,400.00
08220-008 Pool Repairs - Common Area	0.00	166.67	166.67	4,656.26	1,333.36	(3,322.90)	2,000.00
<b>Pool Total</b>	<b>0.00</b>	<b>616.67</b>	<b>616.67</b>	<b>6,281.26</b>	<b>4,933.36</b>	<b>(1,347.90)</b>	<b>7,400.00</b>
<b>Utilities</b>							
08910-008 Electricity - Common Area	533.91	683.33	149.42	5,399.03	5,466.64	67.61	8,200.00
08930-008 Water & Sewer - Common Area	183.75	252.08	68.33	1,913.33	2,016.64	103.31	3,025.00
08940-008 Trash Removal	3,300.91	3,191.67	(109.24)	26,076.93	25,533.36	(543.57)	38,300.00
<b>Utilities Total</b>	<b>4,018.57</b>	<b>4,127.08</b>	<b>108.51</b>	<b>33,389.29</b>	<b>33,016.64</b>	<b>(372.65)</b>	<b>49,525.00</b>

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Maintenance</b>							
09010-008 Tree Maintenance - Common Area	0.00	1,166.67	1,166.67	15,050.00	9,333.36	(5,716.64)	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	1,946.35	208.33	(1,738.02)	6,786.72	1,666.64	(5,120.08)	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	4,343.40	750.00	(3,593.40)	6,563.40	6,000.00	(563.40)	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 ...	3,312.33	1,000.00	(2,312.33)	18,016.20	8,000.00	(10,016.20)	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	3,333.36	583.36	5,000.00
09124-008 Backflow Inspec/Repairs	0.00	41.67	41.67	6,010.00	333.36	(5,676.64)	500.00
09125-008 Fire Extinguisher Exp	0.00	83.33	83.33	1,053.95	666.64	(387.31)	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...	750.00	0.00	(750.00)	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
<b>Maintenance Total</b>	<b>10,352.08</b>	<b>3,666.67</b>	<b>(6,685.41)</b>	<b>100,141.49</b>	<b>29,333.36</b>	<b>(70,808.13)</b>	<b>44,000.00</b>
<b>Contracts</b>							
09610-008 Lawn Maint. & Landscaping - Co...	10,000.00	5,000.00	(5,000.00)	40,480.00	40,000.00	(480.00)	60,000.00
09650-008 Security Services - Common Are...	499.70	500.00	0.30	4,247.45	4,000.00	(247.45)	6,000.00
09750-008 Pest Control /Lawn/Rodent/Tree...	750.00	750.00	0.00	2,820.00	6,000.00	3,180.00	9,000.00
09752-008 Whitefly Treatment	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
09850-008 Maintenance Services - Maint/M...	8,140.00	4,680.00	(3,460.00)	50,286.25	37,440.00	(12,846.25)	56,160.00
<b>Contracts Total</b>	<b>19,389.70</b>	<b>11,096.67</b>	<b>(8,293.03)</b>	<b>97,833.70</b>	<b>88,773.36</b>	<b>(9,060.34)</b>	<b>133,160.00</b>
<b>Reserve-Contract Liabilities</b>							
09915-008 Reserves - Pavement - Common A...	45.50	45.50	0.00	364.00	364.00	0.00	546.00
09980-008 Reserves - Restoration - Commo...	156.67	156.67	0.00	1,253.36	1,253.36	0.00	1,880.00
<b>Reserve-Contract Liabilities Total</b>	<b>202.17</b>	<b>202.17</b>	<b>0.00</b>	<b>1,617.36</b>	<b>1,617.36</b>	<b>0.00</b>	<b>2,426.00</b>
<b>Total Expense</b>	<b>63,110.03</b>	<b>45,395.45</b>	<b>(17,714.58)</b>	<b>444,169.78</b>	<b>363,163.60</b>	<b>(81,006.18)</b>	<b>544,745.00</b>
<b>Net Income</b>	<b>(17,704.61)</b>	<b>(0.03)</b>	<b>(17,704.58)</b>	<b>(54,178.21)</b>	<b>(0.24)</b>	<b>(54,177.97)</b>	<b>0.00</b>

## Karanda Village IV Condo Association Inc

Run Date: 10/07/2025  
Run Time: 06:05 PM

### CHECK REGISTER - DETAILED

START: 08/01/2025 | END: 08/31/2025

Date	Check	Vendor	Reference	Amount
<b>Truist (BB&amp;T) Karanda Village IV Condo Assoc Inc</b>				
08/01/2025	Auto Payment	FIRS - FIRST INSURANCE	Premium Insurance Payment: 6th of 11	\$19,440.79
08/01/2025	Inv: Due By 08/01/2025- Acct 10	Acct: 03015 - 008 - Insurance Payable	Premium Insurance Payment: 6th of 11	\$19,440.79
08/06/2025	11062	Dezulme - Milfort Dezulme	R&M-Irrigation Sprinkler Issue-6H...	\$278.40
08/06/2025	Inv: 08/04/2025	Acct: 09020 - 008 - Grounds Maintenance	R&M-Irrigation Sprinkler Issue-6Hrs @ ...	\$278.40
08/07/2025	11063	DOT - Department of the Treasury-IRS	1120H Taxes 2023- Penalties	\$713.72
08/07/2025	Inv: Notice CP161-12/31/2023	Acct: 07430 - 008 - Federal Income Tax	1120H Taxes 2023- Penalties	\$713.72
08/11/2025	11064	KL3394 - Kenneth Lopez	Owner Refund	\$881.00
08/11/2025	Inv: Owner Refund	Acct: 01650 - 008 - To Be Allocated	Owner Refund	\$881.00
08/14/2025	Auto Payment	repub - Republic Services	August 2025 Trash Removal	\$3,300.91
08/14/2025	Inv: 0695-008368906	Acct: 08940 - 008 - Trash Removal	August 2025 Trash Removal	\$3,300.91
08/16/2025	11065	CICE - Cyrus Cicero	Refund Maintenance Sale 8/5 of unit	\$426.00
08/16/2025	Inv: 8/1/25	Acct: 01310 - 003 - Assessments Receivable	Refund Maintenance Sale 8/5 of unit	\$426.00
08/19/2025	11066	Cius - Ryan Cius	Janitorial Temp: Week Ending 08/17/25	\$800.00
08/19/2025	Inv: Week Ending 08-17-2025	Acct: 09850 - 008 - Janitorial Services	Janitorial Temp: Week Ending 08/17/25	\$800.00
08/19/2025	11067	MJP3383 - Michael J Pinto	Owner Refund	\$109.11
08/18/2025	Inv: Owner Refund	Acct: 06490 - 001 - Receivables Adjust...	Owner Refund	\$109.11
08/19/2025	11068	JM3168 - Jim Mchenry	Owner Refund	\$409.00
08/19/2025	Inv: Owner Refund	Acct: 06490 - 002 - Receivables Adjust...	Owner Refund	\$409.00

Date	Check	Vendor	Reference	Amount
08/19/2025	11069	trail - Trail Services	August 2025 Lawn Maintenance/Fert...	\$6,400.00
08/19/2025	Inv: 4441	Acct: 09610 - 008 - Lawn Maint. & Land...	August 2025 Lawn Maintenance/Fertilize...	\$5,000.00
08/19/2025	Inv: 4441	Acct: 09020 - 008 - Grounds Maintenance	August 2025 Lawn Maintenance/Fertilize...	\$450.00
08/19/2025	Inv: 4441	Acct: 09015 - 008 - Landscape Extras	August 2025 Lawn Maintenance/Fertilize...	\$950.00
08/19/2025	11070	trail - Trail Services	24"Trencher/Irrigation R&M/Sod Re...	\$3,165.00
08/19/2025	Inv: 4439	Acct: 09020 - 008 - Grounds Maintenance	24"Trencher/Irrigation R&M/Sod Replaced	\$3,165.00
08/19/2025	11071	Moody - Moody Plumbing Inc.	Job: 1061187543-Misc Plumbing Rpr...	\$585.00
08/19/2025	Inv: 6203666	Acct: 09110 - 008 - Gen. Maint. & Repair	Job: 1061187543-Misc Plumbing Rprs-Men...	\$585.00
08/19/2025	11072	Devine - Devine Electric & Data Inc	Job: 1072103663-Replace Broken Li...	\$750.00
08/19/2025	Inv: 3100	Acct: 09190 - 008 - Electrical Repairs	Job: 1072103663-Replace Broken Light Pole	\$750.00
08/19/2025	11073	LIGH - Light Bulbs Unlimited	3-10 Pack LED 120V & 4-LED 50K DI...	\$68.97
08/19/2025	Inv: 347101	Acct: 09110 - 008 - Gen. Maint. & Repair	3-10 Pack LED 120V & 4-LED 50K DIM E26	\$68.97
08/19/2025	11074	Dezulme - Milfort Dezulme	CP Allowance: June 2025	\$40.00
08/19/2025	Inv: 06/30/2025	Acct: 09850 - 008 - Janitorial Services	CP Allowance: June 2025	\$40.00
08/19/2025	11075	Alida - Garing	Parking Enforcement Services:07/2...	\$249.85
08/19/2025	Inv: 77034	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:07/28/25-...	\$249.85
08/19/2025	11076	Cousins - Cousins USA Pest Contro...	August 2025 Monthly Perimeter Pes...	\$750.00
08/19/2025	Inv: Job# 124760	Acct: 09750 - 008 - Pest Control/Lawn/...	August 2025 Monthly Perimeter Pest Con...	\$750.00
08/19/2025	Auto Payment	BBT - TRUIST	Truist Credit Card Payment-5065	\$1,538.83
08/19/2025	Inv: Due By 08/19/2025- Acct 50	Acct: 09110 - 008 - Gen. Maint. & Repair	Truist Credit Card Payment-5065	\$950.36

Date	Check	Vendor	Reference	Amount
08/19/2025	Inv: Due By 08/19/2025- Acct 50	Acct: 09015 - 008 - Landscape Extras	Truist Credit Card Payment-5065	\$588.47
08/22/2025	Online Payment:6317824692	Hom - Home Depot	General & Landscaping Supplies	\$190.68
08/22/2025	Inv: Due By 07/31/2025- Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General & Landscaping Supplies	\$90.93
08/22/2025	Inv: Due By 07/31/2025- Acct 19	Acct: 09015 - 008 - Landscape Extras	General & Landscaping Supplies	\$99.75
08/26/2025	11077	Cius - Ryan Cius	Janitorial Temp: Week Ending 08/2...	\$800.00
08/26/2025	Inv: 08/26/2025	Acct: 09850 - 008 - Janitorial Services	Janitorial Temp: Week Ending 08/23/2025	\$800.00
08/27/2025	11078	SPECT - SPECTRUM ASSOCIATION SERVICES	September 2025 Monthly Management...	\$2,606.00
08/25/2025	Inv: 2587	Acct: 01620 - 008 - Prepaid Expenses	September 2025 Monthly Management Fee/...	\$2,606.00
08/27/2025	11079	SPECT - SPECTRUM ASSOCIATION SERVICES	September 2025 Janitorial Payroll...	\$6,500.00
08/25/2025	Inv: 2586	Acct: 01620 - 008 - Prepaid Expenses	September 2025 Janitorial Payroll Advance	\$6,500.00
08/29/2025	11080	Alida - Garing	Parking Enforcement Services:08/1...	\$249.85
08/29/2025	Inv: 77107	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:08/11/25-...	\$249.85
08/29/2025	11081	trail - Trail Services	July 2025 Lawn Maintenance	\$5,450.00
08/29/2025	Inv: 4396	Acct: 09610 - 008 - Lawn Maint. & Land...	July 2025 Lawn Maintenance	\$5,000.00
08/29/2025	Inv: 4396	Acct: 09020 - 008 - Grounds Maintenance	July 2025 Lawn Maintenance	\$450.00
08/29/2025	Online Payment:	Hom - Home Depot	General & Landscaping Supplies	\$386.37
08/29/2025	Inv: Due By 08/31/2025- Acct 19	Acct: 09015 - 008 - Landscape Extras	General & Landscaping Supplies	\$308.13
08/29/2025	Inv: Due By 08/31/2025- Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General & Landscaping Supplies	\$78.24
08/30/2025	Auto Payment	FPL-K4 - Florida Power & Light	FPL: 25873-55187/For:07/17/25-08/...	\$1,123.81
08/30/2025	Inv: Due By 09/08/2025- CA-2587	Acct: 08910 - 008 - Electricity	FPL: 25873-55187/For:07/17/25-08/18/25	\$126.25
08/30/2025	Inv: Due By 09/08/2025-	Acct: 08910 - 008 - Electricity	FPL: 25703-59139/For:07/17/25-08/18/25	\$407.66

Date	Check	Vendor	Reference	Amount
	CA-2570			
08/30/2025	Inv: Due By 09/08/2025- C-15333	Acct: 08910 - 003 - Electricity	FPL: 15333-51100/For:07/17/25-08/18/25	\$35.44
08/30/2025	Inv: Due By 09/08/2025- C-15453	Acct: 08910 - 003 - Electricity	FPL: 15453-59117/For:07/17/25-08/18/25	\$33.49
08/30/2025	Inv: Due By 09/058/2025- C-1576	Acct: 08910 - 003 - Electricity	FPL: 15763-57121/For:07/17/25-08/18/25	\$37.92
08/30/2025	Inv: Due By 09/08/2025- B-25283	Acct: 08910 - 002 - Electricity	FPL: 25283-51147/For:07/17/25-08/18/25	\$32.43
08/30/2025	Inv: Due By 09/08/2025- B-25103	Acct: 08910 - 002 - Electricity	FPL: 25103-59173/For:07/17/25-08/18/25	\$32.62
08/30/2025	Inv: Due By 09/08/2025- B-15853	Acct: 08910 - 002 - Electricity	FPL: 15853-54168/For:07/17/25-08/18/25	\$31.64
08/30/2025	Inv: Due By 09/08/2025- A-45833	Acct: 08910 - 001 - Electricity	FPL: 45833-56102/For:07/17/25-08/18/25	\$34.98
08/30/2025	Inv: Due By 09/08/2025- A-45473	Acct: 08910 - 001 - Electricity	FPL: 45473-53179/For:07/17/25-08/18/25	\$34.88
08/30/2025	Inv: Due By 09/058/2025- A-4524	Acct: 08910 - 001 - Electricity	FPL: 45243-54174/For:07/17/25-08/18/25	\$35.68
08/30/2025	Inv: Due By 09/08/2025- A-35983	Acct: 08910 - 001 - Electricity	FPL: 35983-51132/For:07/17/25-08/18/25	\$35.17
08/30/2025	Inv: Due By 09/08/2025- A-35453	Acct: 08910 - 001 - Electricity	FPL: 35453-52159/For:07/17/25-08/18/25	\$34.58
08/30/2025	Inv: Due By 09/08/2025- A-35223	Acct: 08910 - 001 - Electricity	FPL: 35223-53154/For:07/17/25-08/18/25	\$35.56
08/30/2025	Inv: Due By 09/08/2025- A-25933	Acct: 08910 - 001 - Electricity	FPL: 25933-58134/For:07/17/25-08/18/25	\$34.64
08/30/2025	Inv: Due By 09/08/2025- A-25713	Acct: 08910 - 001 - Electricity	FPL: 25713-57165/For:07/17/25-08/18/25	\$34.76
08/30/2025	Inv: Due By 09/08/2025- A-25563	Acct: 08910 - 001 - Electricity	FPL: 25563-57172/For:07/17/25-08/18/25	\$33.79
08/30/2025	Inv: Due By 09/08/2025- A-35733	Acct: 08910 - 001 - Electricity	FPL: 35733-58185/For:07/17/25-08/18/25	\$34.88
08/30/2025	Inv: Due By 09/08/2025- A-35903	Acct: 08910 - 001 - Electricity	FPL: 35903-52120/For:07/17/25-08/18/25	\$37.44
08/30/2025	Online Payment	COCO - City of Coconut Creek	W&S-Common Area: 08/12-09/09/2025-Aug	\$9,916.37
08/30/2025	Inv: Due By 10/06/2025- Common	Acct: 08930 - 008 - Water & Sewer	W&S-Common Area: 08/12-09/09/2025-Aug	\$183.75
08/30/2025	Inv: Due By 10/06/2025- Assoc C	Acct: 08930 - 003 - Water & Sewer	W&S-Assoc C: 08/12-09/09/2025-August	\$1,329.03
08/30/2025	Inv: Due By 10/06/2025- Assoc B	Acct: 08930 - 002 - Water & Sewer	W&S-Assoc B: 08/12-09/09/2025-August	\$2,884.99
08/30/2025	Inv: Due By 10/06/2025- Assoc A	Acct: 08930 - 001 - Water & Sewer	W&S-Assoc A: 08/12-09/09/2025-August	\$5,518.60
<b>Sub-Total:</b>				<b>\$67,129.66</b>

**Karanda Village IV Condo Association Inc**  
**BANK RECONCILIATION**  
Statement Date: 8/31/2025

Run Date: 10/02/2025  
Run Time: 01:15 AM

Reconciliation Summary: Truist		GL Account: 01013 - Truist - Operating Funds	
Bank Statement Balance	\$89,149.57	Account Balance	\$68,625.43
GL Account Balance	\$68,625.43	+ Uncleared Payments	\$22,284.14
Difference	\$20,524.14	- Uncleared Deposits	\$1,760.00
		Reconciling Balance	\$89,149.57
		- Statement Balance	\$89,149.57
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	8/30/2025	AR 65511	Cash Receipts - Direct Debit	Uncleared	440.00 0.00
	8/29/2025	AR 65492	Cash Receipts - Direct Debit	Uncleared	440.00 0.00
	8/29/2025	AR 65499	Cash Receipts - Direct Debit	Uncleared	440.00 0.00
	8/28/2025	AR 65475	Cash Receipts - Direct Debit	Uncleared	440.00 0.00
	8/15/2025	AR 62376	Backout Payment	Uncleared	0.00 426.00
11065	8/16/2025	AP 62380	CICE - Cyrus Cicero	Uncleared	0.00 426.00
11067	8/19/2025	AP 62612	Michael J Pinto	Uncleared	0.00 109.11
11072	8/19/2025	AP 62677	Devine Electric & Data Inc	Uncleared	0.00 750.00
11080	8/29/2025	AP 65589	Garing Parking Enforcement	Uncleared	0.00 249.85
11081	8/29/2025	AP 65589	trail - Trail Services	Uncleared	0.00 5,450.00
Auto	8/30/2025	AP 65546	FPL-K4 - Florida Power & Light	Uncleared	0.00 37.44
Payment					
Auto	8/30/2025	AP 65547	FPL-K4 - Florida Power & Light	Uncleared	0.00 34.88
Payment					
Auto	8/30/2025	AP 65548	FPL-K4 - Florida Power & Light	Uncleared	0.00 33.79
Payment					
Auto	8/30/2025	AP 65549	FPL-K4 - Florida Power & Light	Uncleared	0.00 34.76
Payment					
Auto	8/30/2025	AP 65550	FPL-K4 - Florida Power & Light	Uncleared	0.00 34.64
Payment					
Auto	8/30/2025	AP 65551	FPL-K4 - Florida Power & Light	Uncleared	0.00 35.56
Payment					
Auto	8/30/2025	AP 65552	FPL-K4 - Florida Power & Light	Uncleared	0.00 34.58
Payment					
Auto	8/30/2025	AP 65553	FPL-K4 - Florida Power & Light	Uncleared	0.00 35.17
Payment					
Auto	8/30/2025	AP 65557	FPL-K4 - Florida Power & Light	Uncleared	0.00 35.68
Payment					
Auto	8/30/2025	AP 65559	FPL-K4 - Florida Power & Light	Uncleared	0.00 34.88
Payment					
Auto	8/30/2025	AP 65561	FPL-K4 - Florida Power & Light	Uncleared	0.00 34.98
Payment					
Auto	8/30/2025	AP 65562	FPL-K4 - Florida Power & Light	Uncleared	0.00 31.64
Payment					
Auto	8/30/2025	AP 65563	FPL-K4 - Florida Power & Light	Uncleared	0.00 32.62

■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	469.06
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	495.11
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	495.11
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	521.15
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	573.25
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	586.27
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	625.34
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	625.34
08/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	677.44
08/05	ACH CORP DEBIT USATAXPYMT IRS KARANDA VILLAGE IV CON CUSTOMER ID 220561740154473	1,612.92
08/06	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 0104057A	6,000.00
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	452.00
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	31.55
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.21
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.48
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	33.32
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	33.49
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.25
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.25
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.29
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.71
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.76
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.92
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.92
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.10
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.17
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.34
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.86
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	37.54
08/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	109.61
08/15	INTERNET PAYMENT RSIBILLPAY REPUBLICSERVICES 306952064331	417.57
08/19	TRUIST ONLINE CREDIT CARD PMT CLIENT ASSISTED TO ****5065 -	3,300.91
08/25	INTERNET PAYMENT ONLINE PMT HOME DEPOT COMM 631782469262015	1,538.83
08/26	DEBIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	190.68
<b>Total other withdrawals, debits and service charges</b>		<b>6,568.00</b>
		<b>= \$49,273.70</b>

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
08/01	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024585787550	880.00
08/01	CONSOL ELEC BILL PAY DEPOSIT 4	1,800.00
08/04	CONSOL ELEC DEPOSIT 1	430.00
08/04	CONSOLIDATED COUPON PAYMENT 3	1,326.00
08/04	CONSOL ELEC BILL PAY DEPOSIT 6	2,644.00
08/04	CONSOL ELEC DEPOSIT 46	20,322.00
08/05	CONSOL ELEC BILL PAY DEPOSIT 2	900.00
08/05	CONSOL ELEC DEPOSIT 3	1,320.00
08/05	CONSOLIDATED COUPON PAYMENT 4	1,746.00
08/05	CREDIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	43,585.30
08/06	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024662289234	905.00
08/07	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 438202972	460.00
08/07	CONSOL ELEC BILL PAY DEPOSIT 2	866.00
08/07	CONSOLIDATED COUPON PAYMENT 2	900.00
08/07	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024675109574	2,626.00
08/08	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024686796534	440.00
08/08	CONSOLIDATED COUPON PAYMENT 2	866.00
08/11	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000024690941758	442.00
08/11	CONSOLIDATED COUPON PAYMENT 1	460.00
08/11	CONSOL ELEC BILL PAY DEPOSIT 1	460.00
08/11	CONSOL ELEC DEPOSIT 2	900.00
08/11	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 438498122	1,820.00
08/11	DEPOSIT	2,042.00

continued



		.KARANDA VILLAGE IV CONDOMINIUM ASSOC.											
		PREPAID INSURANCE											2025-2026
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
ACENTRIA-BRIAN STANTON													
CITIXANS -HERITAGE				MONTHLY									
PROPERTY				PAYMENT									
2/1/25-2/1/26	183,976.00			15,331.33									
UNIVERSAL FIRE & CASUALTY													
GENERAL LIABILITY				2,371.19									
2/1/25-2/1/26	28,454.25												
CUMIS-SPECIALTY													
MOLD/POLLUTION				391.56									
2/1/24-2/1/25	4,698.76												
MIDVALE INDEMNITY													
UMBRELLA				332.95									
2/1/25-2/1/26	3,995.42												
PHILADELPHIA INDEMNITY													
CRIME				792.85									
2/1/24-2/1/25													
PHILADELPHIA INDEMNITY													
D & O				256.12									
2/1/25-2/1/26	3,073.43												
ZENITH INSURANCE													
WORKERS COMP				41.92									
2/1/25-2/1/26	503.00												
TOTAL INSURANCE	225,493.71			18,791.14									
FINANCE CHARGES	7,795.77			649.65									
TOTAL INSURANCE	233,289.48			19,440.79									
BALANCE FWD 2023	17,783.66	233,289.48	233,289.48	21,3848.69	194407.90	174967.11	155526.32	136085.53	116644.74	97203.95	77763.16	58322.37	38881.58
MO PAYMENT	(17,783.66)	-19440.79	-19440.79	-19440.79	-19440.79	-19440.79	-19440.79	-19440.79	-19440.79	-19440.79	-19440.79	-19440.79	-19440.79
PPI -EOM	0	213848.69	194407.90	174967.11	155526.32	136085.53	116644.74	97203.95	77763.16	58322.37	38881.58	19440.79	

# Karanda Village IV Condo Association Inc

Run Date: 10/07/2025  
Run Time: 06:23 PM

## AGED OWNER BALANCE

As of: 08/31/2025

Account #	Lot	Name/Address	Collection Status	Current	Over 31	Over 61	Over 91	Total
				\$362.33	\$0.00	\$0.00	\$0.00	\$362.33
				\$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	\$127.44	\$0.00	\$0.00	\$567.44
				\$440.00	\$6.60	\$0.00	\$0.00	\$446.60
				\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
				\$428.33	\$0.00	\$0.00	\$0.00	\$428.33
				\$440.00	\$440.00	\$243.18	\$0.00	\$1,123.18
				\$143.12	\$0.00	\$0.00	\$0.00	\$143.12
				\$416.95	\$0.00	\$0.00	\$0.00	\$416.95
				\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
				\$124.72	\$0.00	\$0.00	\$25.00	\$149.72
				\$440.00	\$473.00	\$440.00	\$1,320.00	\$2,673.00
				\$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
				\$26.60	\$0.00	\$0.00	\$0.00	\$26.60
				\$440.00	\$13.20	\$0.00	\$0.00	\$453.20
				\$460.00	\$519.68	\$460.00	\$3,059.00	\$4,498.68
				\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
				\$208.08	\$0.00	\$0.00	\$50.00	\$258.08
				\$6.90	\$0.00	\$0.00	\$0.00	\$6.90
				\$138.55	\$0.00	\$0.00	\$0.00	\$138.55
				\$11.16	\$0.00	\$25.00	\$0.00	\$36.16
				\$2.05	\$0.00	\$0.00	\$136.50	\$138.55

Account #	Lot	Name/Address	Collection Status	Current	Over 31	Over 61	Over 91	Total
				\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
				\$426.00	\$138.01	\$0.00	\$0.00	\$564.01
<b>Community Total</b>				<b>\$8,131.85</b>	<b>\$1,721.24</b>	<b>\$1,168.18</b>	<b>\$4,640.50</b>	<b>\$15,661.77</b>

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Homeowner Assmnt	01310	\$8,131.85	\$1,621.96	\$1,143.18	\$4,379.00	\$15,275.99
C1 - Spec Assment--24	01330	\$0.00	\$0.00	\$0.00	\$136.50	\$136.50
O1 - Late Fees	01340	\$0.00	\$99.28	\$0.00	\$0.00	\$99.28
O2 - NSF charges	01380	\$0.00	\$0.00	\$25.00	\$125.00	\$150.00
<b>Grand Total:</b>		<b>\$8,131.85</b>	<b>\$1,721.24</b>	<b>\$1,168.18</b>	<b>\$4,640.50</b>	<b>\$15,661.77</b>

Account#	Account Description	Delinquency Amount
01310 - 000	Assessments Receivable - Cost Center 000	\$15,275.99
01330 - 000	Special Assmts. Receiv. - Cost Center 000	\$136.50
01340 - 000	Late Fees Receivable - Cost Center 000	\$99.28
01380 - 000	Owner Admin. Fees Receiv. - Cost Center 000	\$150.00
<b>Total:</b>		<b>\$15,661.77</b>

Total Number of Homes: 29

# Karanda Village IV Condo Association Inc

Run Date: 10/07/2025  
Run Time: 06:28 PM

## PREPAID OWNERS

As of: 08/31/2025

Owner	Address	Account #	Lot #	Prepaid Balance
				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 \$140.00
				<b>Total \$140.00</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 \$94.71
				<b>Total \$94.71</b>
				PP - General \$890.00
				<b>Total \$890.00</b>
				PP - General \$279.00
				<b>Total \$279.00</b>
				PP - General (\$18.00)
				<b>Total (\$18.00)</b>
				PP - General \$1,262.00
				<b>Total \$1,262.00</b>
				PP - General \$222.36
				<b>Total \$222.36</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$25.00
				<b>Total \$25.00</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 \$1.55
				<b>Total \$1.55</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>
				PP - General \$430.00
				<b>Total \$430.00</b>

Owner	Address	Account #	Lot #	Prepaid Balance
				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 \$560.00
				<b>Total \$560.00</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 \$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 \$131.10
				<b>Total \$131.10</b>
				PP - General \$1,704.00
				<b>Total \$1,704.00</b>
				PP - General \$429.76
				<b>Total \$429.76</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 \$19,450.72
				<b>Total \$19,450.72</b>

**Karanda Village IV Condo Association Inc**  
**GENERAL LEDGER DETAIL**  
 As of: Start: 08/01/2025 | End: 08/31/2025

Run Date: 10/07/2025  
 Run Time: 10:13 PM

Account					Balance Forward	Debits	Credits	Ending Balance
01013-000 Truist - Operating Funds					(\$25,671.56)	\$0.00	\$0.00	(\$25,671.56)
01013-001 Truist - Operating Funds - Conda A					\$0.00	\$37,678.17	\$37,678.17	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61256 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$28,145.17		
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$37,678.17	\$0.00		
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$0.00	\$9,533.00		
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		
8/1/2025	GL 61256 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$9,533.00		
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug 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		
8/1/2025	GL 61256 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$7,717.25		
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug 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		
8/1/2025	GL 61264 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$45,395.42	\$0.00		
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$0.00	\$45,395.42		
01013-099 Truist - Operating Funds					\$58,701.28	\$164,394.30	\$128,798.59	\$94,296.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	AR 61594 Cash Receipts...	0000000...			\$1,800.00	\$0.00		
8/1/2025	AP 65430 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Premium Insu...	\$0.00	\$19,440.79		
8/1/2025	GL 66535 Misc Payment				\$0.00	\$25,671.56		
8/4/2025	AR 61430 Cash Receipts...	4938384...		One Time Pay...	\$460.00	\$0.00		
8/4/2025	AR 61462 Cash Receipts...	1341220...			\$440.00	\$0.00		
8/4/2025	AR 61595 Cash Receipts...	0000000...			\$24,722.00	\$0.00		
8/5/2025	AR 61489 Cash Receipts...	4944164...		One Time Pay...	\$440.00	\$0.00		
8/5/2025	AR 61490 Cash Receipts...	4944373...		One Time Pay...	\$465.00	\$0.00		
8/5/2025	AR 61596 Cash Receipts...	0000002...			\$3,966.00	\$0.00		
8/5/2025	GL 66528 Misc Payment			IRS- Deposir...	\$0.00	\$6,000.00		
8/5/2025	GL 66531 Misc Deposit			Transfer for...	\$43,585.30	\$0.00		
8/5/2025	GL 66532 Misc Payment			Return Fee ...	\$0.00	\$12.00		
8/6/2025	AR 61293 Cash Receipts...	4947928...		Automated Pa...	\$3,986.00	\$0.00		
8/6/2025	AP 61537 Print Check	11062	Dezulme - Milfort De...	R&M-Irrigati...	\$0.00	\$278.40		
8/6/2025	AR 61542 Cash Receipts...	4947926...		One Time Pay...	\$460.00	\$0.00		
8/7/2025	AP 61550 Print Check	11063	DOT - Department of ...	1120H Taxes ...	\$0.00	\$713.72		
8/7/2025	AR 61562 Cash Receipts...	4951094...		One Time Pay...	\$440.00	\$0.00		
8/7/2025	AR 61599 Cash Receipts...	0000000...			\$1,766.00	\$0.00		
8/8/2025	AR 61565 Cash Receipts...	4951542...		One Time Pay...	\$442.00	\$0.00		
8/8/2025	AR 62147 Cash Receipts...	0055256...			\$866.00	\$0.00		
8/9/2025	AR 61588 Cash Receipts...	4952940...		One Time Pay...	\$440.00	\$0.00		

Account			Balance Forward	Debits	Credits	Ending Balance
8/9/2025	AR 62357 Cash Receipts...	1670601...		\$2,042.00	\$0.00	
8/10/2025	AR 61591 Cash Receipts...	4953136...	One Time Pay...	\$460.00	\$0.00	
8/11/2025	AR 61648 Cash Receipts...	4954286...	One Time Pay...	\$440.00	\$0.00	
8/11/2025	AP 62142 Print Check	11064	Kenneth Lopez	Owner Refund	\$0.00	\$881.00
8/11/2025	AR 62148 Cash Receipts...	0000003...		\$1,820.00	\$0.00	
8/12/2025	AR 62141 Backout Payme...	0000000...		\$0.00	\$440.00	
8/12/2025	AR 62145 Cash Receipts...	4954995...	One Time Pay...	\$440.00	\$0.00	
8/12/2025	AR 62197 Cash Receipts...	0058000...		\$426.00	\$0.00	
8/14/2025	AR 62359 Cash Receipts...	4957254...	One Time Pay...	\$426.00	\$0.00	
8/14/2025	AR 62363 Cash Receipts...	4957366...	One Time Pay...	\$440.00	\$0.00	
8/14/2025	AR 62641 Cash Receipts...	0000000...		\$440.00	\$0.00	
8/14/2025	AP 65227 Hand Written ...	Auto Pa...	repub - Republic Ser...	August 2025 ...	\$0.00	\$3,300.91
8/15/2025	AR 62376 Backout Payme...	0055256...		\$0.00	\$426.00	
8/16/2025	AP 62380 Print Check	11065	CICE - Cyrus Cicero	Refund Maint...	\$0.00	\$426.00
8/18/2025	AR 62396 Cash Receipts...	4958929...	One Time Pay...	\$2,226.25	\$0.00	
8/18/2025	AR 62642 Cash Receipts...	0000000...		\$905.00	\$0.00	
8/19/2025	AR 62611 Cash Receipts...	4959869...	One Time Pay...	\$454.00	\$0.00	
8/19/2025	AP 62612 Print Check	11066	Cius - Ryan Cius	Janitorial T...	\$0.00	\$800.00
8/19/2025	AP 62612 Print Check	11067	Michael J Pinto	Owner Refund	\$0.00	\$109.11
8/19/2025	AP 62626 Print Check	11068	Jim Mchenry	Owner Refund	\$0.00	\$409.00
8/19/2025	AR 62643 Cash Receipts...	0000000...		\$15.00	\$0.00	
8/19/2025	AP 62677 Print Check	11073	LIGH - Light Bulbs U...	3-10 Pack LE...	\$0.00	\$68.97
8/19/2025	AP 62677 Print Check	11069	trail - Trail Servic...	August 2025 ...	\$0.00	\$6,400.00
8/19/2025	AP 62677 Print Check	11070	trail - Trail Servic...	24"Trencher/...	\$0.00	\$3,165.00
8/19/2025	AP 62677 Print Check	11075	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85
8/19/2025	AP 62677 Print Check	11072	Devine Electric & Da...	Job: 1072103...	\$0.00	\$750.00
8/19/2025	AP 62677 Print Check	11074	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00
8/19/2025	AP 62677 Print Check	11071	Moody - Moody Plumbl...	Job: 1061187...	\$0.00	\$585.00
8/19/2025	AP 62677 Print Check	11076	Cousins - Cousins US...	August 2025 ...	\$0.00	\$750.00
8/19/2025	AP 66592 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$0.00	\$1,538.83
8/20/2025	AR 62630 Cash Receipts...	4960464...	One Time Pay...	\$440.00	\$0.00	
8/20/2025	AR 62637 Cash Receipts...	275- De...		\$1,322.00	\$0.00	
8/20/2025	AR 65533 Cash Receipts...	0000000...		\$893.00	\$0.00	
8/20/2025	GL 66536 Misc Payment		Reclass	\$0.00	\$1,322.00	
8/21/2025	AR 62687 Cash Receipts...	4961255...	One Time Pay...	\$440.00	\$0.00	
8/21/2025	AR 65746 Cash Receipts...	0000000...		\$440.00	\$0.00	
8/22/2025	AP 65197 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$0.00	\$190.68
8/22/2025	AR 65226 Cash Receipts...	4962165...	One Time Pay...	\$446.45	\$0.00	
8/25/2025	AR 65248 Cash Receipts...	4963090...	One Time Pay...	\$440.00	\$0.00	
8/25/2025	AR 65535 Cash Receipts...	0000000...		\$866.00	\$0.00	
8/25/2025	GL 66529 Misc Payment		Credit Card-...	\$0.00	\$1,538.83	
8/26/2025	AR 65276 Cash Receipts...	100493 ...		\$1,766.00	\$0.00	
8/26/2025	AR 65277 Cash Receipts...	2146	Parking Deca...	\$5.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance	
8/26/2025	AP 65280 Print Check	11077	Clus - Ryan Clus	Janitorial T...	\$0.00	\$800.00		
8/26/2025	AR 65285 Cash Receipts...	3693		Decal-Benoit	\$5.00	\$0.00		
8/26/2025	AR 65537 Cash Receipts...	0000000...			\$440.00	\$0.00		
8/26/2025	GL 66530 Misc Payment			August Reser...	\$0.00	\$6,568.00		
8/27/2025	AP 65330 Print Check	11078	SPECT - SPECTRUM ASS...	September 20...	\$0.00	\$2,606.00		
8/27/2025	AP 65330 Print Check	11079	SPECT - SPECTRUM ASS...	September 20...	\$0.00	\$6,500.00		
8/27/2025	AR 65538 Cash Receipts...	0000000...			\$1,302.00	\$0.00		
8/28/2025	AR 65475 Cash Receipts...	4966571...		One Time Pay...	\$440.00	\$0.00		
8/28/2025	AR 65532 Cash Receipts...	0000000...			\$893.00	\$0.00		
8/29/2025	AR 65492 Cash Receipts...	4967339...		One Time Pay...	\$440.00	\$0.00		
8/29/2025	AR 65499 Cash Receipts...	4967895...		One Time Pay...	\$440.00	\$0.00		
8/29/2025	AP 65512 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$0.00	\$386.37		
8/29/2025	AP 65589 Print Check	11081	trail - Trail Servic...	July 2025 La...	\$0.00	\$5,450.00		
8/29/2025	AP 65589 Print Check	11080	Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85		
8/29/2025	AR 65731 Cash Receipts...	0000000...			\$1,306.00	\$0.00		
8/30/2025	AR 65511 Cash Receipts...	4969236...		One Time Pay...	\$440.00	\$0.00		
8/30/2025	AP 65546 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$0.00	\$37.44		
8/30/2025	AP 65547 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$0.00	\$34.88		
8/30/2025	AP 65548 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$0.00	\$33.79		
8/30/2025	AP 65549 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$0.00	\$34.76		
8/30/2025	AP 65550 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$0.00	\$34.64		
8/30/2025	AP 65551 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$0.00	\$35.56		
8/30/2025	AP 65552 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$0.00	\$34.58		
8/30/2025	AP 65553 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$0.00	\$35.17		
8/30/2025	AP 65557 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$0.00	\$35.68		
8/30/2025	AP 65559 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$0.00	\$34.88		
8/30/2025	AP 65561 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$0.00	\$34.98		
8/30/2025	AP 65562 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$0.00	\$31.64		
8/30/2025	AP 65563 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$0.00	\$32.62		
8/30/2025	AP 65564 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$0.00	\$32.43		
8/30/2025	AP 65565 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$0.00	\$37.92		
8/30/2025	AP 65566 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$0.00	\$33.49		
8/30/2025	AP 65567 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$0.00	\$35.44		
8/30/2025	AP 65568 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$0.00	\$407.66		
8/30/2025	AP 65569 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$0.00	\$126.25		
8/30/2025	AP 66583 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc A:...	\$0.00	\$5,518.60		
8/30/2025	AP 66584 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc B:...	\$0.00	\$2,884.99		
8/30/2025	AP 66585 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc C:...	\$0.00	\$1,329.03		
8/30/2025	AP 66586 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$0.00	\$183.75		
8/31/2025	GL 66533 Misc Payment			ReClass	\$0.00	\$13,232.00		
8/31/2025	GL 66534 Misc Deposit			Reclass	\$13,232.00	\$0.00		
8/31/2025	GL 66699 Journal Entry		Aug JE	008	\$43,585.30	\$0.00		
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$0.00	\$6,458.54		
01018-008 Due To/From Operating					\$43,585.30	\$0.00	\$43,585.30	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
8/31/2025	GL 66699 Journal Entry		Aug JE	008	\$0.00	\$43,585.30	
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	
8/29/2025	GL 66697 Misc Deposit			Balance Acco...	\$16,000.00	\$0.00	
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug 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				\$57,810.22	\$204.04	\$0.00	\$58,014.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 66703 Journal Entry		aUG je	aUG je	\$204.04	\$0.00	
01224-009 Jurist - Money Market Funds				\$1,079,904.08	\$8,021.91	\$43,585.30	\$1,044,340.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/5/2025	GL 66531 Misc Deposit			Transfer for...	\$0.00	\$43,585.30	
8/26/2025	GL 66530 Misc Payment			August Reser...	\$6,568.00	\$0.00	
8/31/2025	GL 66703 Journal Entry		aUG je	aUG je	\$1,453.91	\$0.00	
01280-009 Due To/From Reserves				(\$43,585.30)	\$43,585.30	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 66699 Journal Entry		Aug JE	Aug JE	\$43,585.30	\$0.00	
01310-000 Assessments Receivable - Cost Cente...				(\$440.00)	\$446.90	\$6.90	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2025	AR 62403 Adjustment				\$0.00	\$6.90	
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$446.90	\$0.00	
01310-001 Assessments Receivable - Conda A				\$9,849.86	\$39,160.00	\$40,878.25	\$8,131.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 61291 Apply Charges				\$38,720.00	\$0.00	
8/1/2025	AR 61292 Apply PrePaid...				\$0.00	\$7,549.78	
8/1/2025	AR 61594 Cash Receipts...	0000000...			\$0.00	\$330.89	
8/4/2025	AR 61462 Cash Receipts...	1341220...			\$0.00	\$438.30	
8/4/2025	AR 61595 Cash Receipts...	0000000...			\$0.00	\$12,851.47	
8/5/2025	AR 61489 Cash Receipts...	4944164...		One Time Pay...	\$0.00	\$440.00	
8/5/2025	AR 61490 Cash Receipts...	4944373...		One Time Pay...	\$0.00	\$440.00	
8/5/2025	AR 61596 Cash Receipts...	0000000...			\$0.00	\$2,867.46	
8/6/2025	AR 61293 Cash Receipts...	4947928...		Automated Pa...	\$0.00	\$1,320.00	
8/7/2025	AR 61562 Cash Receipts...	4951094...		One Time Pay...	\$0.00	\$440.00	
8/7/2025	AR 61599 Cash Receipts...	0000012...			\$0.00	\$866.80	
8/8/2025	AR 61565 Cash Receipts...	4951542...		One Time Pay...	\$0.00	\$440.00	
8/8/2025	AR 62147 Cash Receipts...	0000002...			\$0.00	\$440.00	
8/9/2025	AR 61588 Cash Receipts...	4952940...		One Time Pay...	\$0.00	\$438.45	
8/9/2025	AR 62357 Cash Receipts...	1670601...			\$0.00	\$843.52	
8/11/2025	AR 61648 Cash Receipts...	4954286...		One Time Pay...	\$0.00	\$440.00	
8/11/2025	AR 62148 Cash Receipts...	0000000...			\$0.00	\$440.00	
8/12/2025	AR 62141 Backout Payme...	0000000...			\$440.00	\$0.00	
8/12/2025	AR 62145 Cash Receipts...	4954995...		One Time Pay...	\$0.00	\$440.00	
8/14/2025	AR 62363 Cash Receipts...	4957366...		One Time Pay...	\$0.00	\$440.00	

Account			Balance Forward	Debits	Credits	Ending Balance
8/14/2025	AR 62641 Cash Receipts...	0000000...		\$0.00	\$431.28	
8/18/2025	AR 62396 Cash Receipts...	4958929...	One Time Pay...	\$0.00	\$2,200.00	
8/18/2025	AR 62642 Cash Receipts...	0000000...		\$0.00	\$905.00	
8/20/2025	AR 62630 Cash Receipts...	4960464...	One Time Pay...	\$0.00	\$440.00	
8/20/2025	AR 62637 Cash Receipts...	4--Depo...		\$0.00	\$375.29	
8/21/2025	AR 62687 Cash Receipts...	4961255...	One Time Pay...	\$0.00	\$440.00	
8/21/2025	AR 65746 Cash Receipts...	0000000...		\$0.00	\$440.00	
8/22/2025	AR 65226 Cash Receipts...	4962165...	One Time Pay...	\$0.00	\$440.00	
8/25/2025	AR 65248 Cash Receipts...	4963090...	One Time Pay...	\$0.00	\$440.00	
8/26/2025	AR 65276 Cash Receipts...	1829541...		\$0.00	\$873.67	
8/26/2025	AR 65537 Cash Receipts...	0000000...		\$0.00	\$440.00	
8/27/2025	AR 65538 Cash Receipts...	0000000...		\$0.00	\$213.64	
8/28/2025	AR 65475 Cash Receipts...	4966571...	One Time Pay...	\$0.00	\$440.00	
8/28/2025	AR 65532 Cash Receipts...	0000000...		\$0.00	\$6.60	
8/29/2025	AR 65492 Cash Receipts...	4967339...	One Time Pay...	\$0.00	\$440.00	
8/29/2025	AR 65731 Cash Receipts...	0000000...		\$0.00	\$13.20	
8/31/2025	GL 66700 Journal Entry		Aug JE	\$0.00	\$872.90	
<b>01310-002 Assessments Receivable - Condo B</b>			<b>\$4,615.90</b>	<b>\$13,800.00</b>	<b>\$13,337.02</b>	<b>\$5,078.88</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
8/1/2025	AR 61291 Apply Charges				\$13,800.00	\$0.00
8/1/2025	AR 61292 Apply PrePaid...				\$0.00	\$2,551.50
8/1/2025	AR 61594 Cash Receipts...	0000000...			\$0.00	\$913.10
8/4/2025	AR 61430 Cash Receipts...	4938384...		One Time Pay...	\$0.00	\$460.00
8/4/2025	AR 61595 Cash Receipts...	0000000...			\$0.00	\$4,956.52
8/6/2025	AR 61293 Cash Receipts...	4947928...		Automated Pa...	\$0.00	\$920.00
8/6/2025	AR 61542 Cash Receipts...	4947926...		One Time Pay...	\$0.00	\$460.00
8/7/2025	AR 61599 Cash Receipts...	0000002...			\$0.00	\$460.00
8/10/2025	AR 61591 Cash Receipts...	4953136...		One Time Pay...	\$0.00	\$460.00
8/11/2025	AR 62148 Cash Receipts...	0000003...			\$0.00	\$920.00
8/19/2025	AR 62611 Cash Receipts...	4959869...		One Time Pay...	\$0.00	\$454.00
8/26/2025	AR 65276 Cash Receipts...	101			\$0.00	\$460.00
8/28/2025	AR 65532 Cash Receipts...	0000000...			\$0.00	\$321.90
<b>01310-003 Assessments Receivable - Condo C</b>			<b>\$1,176.86</b>	<b>\$11,076.00</b>	<b>\$10,187.36</b>	<b>\$2,065.50</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
8/1/2025	AR 61291 Apply Charges				\$10,224.00	\$0.00
8/1/2025	AR 61292 Apply PrePaid...				\$0.00	\$1,997.84
8/4/2025	AR 61595 Cash Receipts...	0000000...			\$0.00	\$4,192.94
8/5/2025	AR 61596 Cash Receipts...	0000002...			\$0.00	\$147.50
8/6/2025	AR 61293 Cash Receipts...	4947928...		Automated Pa...	\$0.00	\$426.00
8/7/2025	AR 61599 Cash Receipts...	0000000...			\$0.00	\$426.00
8/8/2025	AR 62147 Cash Receipts...	0055256...			\$0.00	\$426.00
8/9/2025	AR 62357 Cash Receipts...	12015			\$0.00	\$849.79
8/12/2025	AR 62197 Cash Receipts...	0058000...			\$0.00	\$416.00
8/14/2025	AR 62359 Cash Receipts...	4957254...		One Time Pay...	\$0.00	\$426.00
8/15/2025	AR 62376 Backout	0055256...			\$426.00	\$0.00

Account				Balance Forward	Debits	Credits	Ending Balance
	Payme...						
8/16/2025	AP 62379 Enter Bill		CICE - Cyrus Cicero	Refund Maint...	\$426.00	\$0.00	
8/20/2025	AR 62637 Cash Receipts...	275- De...			\$0.00	\$450.66	
8/25/2025	AR 65535 Cash Receipts...	0000000...			\$0.00	\$2.63	
8/26/2025	AR 65276 Cash Receipts...	100493 ...			\$0.00	\$426.00	
01330-001 Special Assmts. Receiv. - Conda A				(\$1.00)	\$1.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$1.00	\$0.00	
01330-003 Special Assmts. Receiv. - Condo C				\$137.50	\$0.00	\$1.00	\$136.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$0.00	\$1.00	
01340-000 Late Fees Receivable - Cost Center ...				\$267.22	\$0.00	\$167.94	\$99.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 61292 Apply PrePaid...				\$0.00	\$4.89	
8/1/2025	AR 61594 Cash Receipts...	0000000...			\$0.00	\$6.90	
8/4/2025	AR 61462 Cash Receipts...	1341220...			\$0.00	\$1.70	
8/4/2025	AR 61595 Cash Receipts...	0000000...			\$0.00	\$48.57	
8/5/2025	AR 61596 Cash Receipts...	0000000...			\$0.00	\$21.54	
8/7/2025	AR 61599 Cash Receipts...	0000000...			\$0.00	\$13.20	
8/9/2025	AR 62357 Cash Receipts...	12015			\$0.00	\$23.39	
8/14/2025	AR 62641 Cash Receipts...	0000000...			\$0.00	\$8.72	
8/18/2025	AR 62396 Cash Receipts...	4958929...		One Time Pay...	\$0.00	\$26.25	
8/22/2025	AR 65226 Cash Receipts...	4962165...		One Time Pay...	\$0.00	\$6.45	
8/26/2025	AR 65276 Cash Receipts...	1828541...			\$0.00	\$6.33	
01380-000 Owner Admin. Fees Receiv. - Cost Ce...				\$0.00	\$25.00	\$25.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/11/2025	AR 62138 Adjustment				\$0.00	\$25.00	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$25.00	\$0.00	
01380-001 Owner Admin. Fees Receiv. - Conda A				\$100.00	\$0.00	\$0.00	\$100.00
01380-002 Owner Admin. Fees Receiv. - Condo B				\$25.00	\$0.00	\$25.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$0.00	\$25.00	
01380-003 Owner Admin. Fees Receiv. - Condo C				\$50.00	\$0.00	\$0.00	\$50.00
01610-008 Prepaid Insurance - Common Area				\$116,644.74	\$0.00	\$19,440.79	\$97,203.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 61265 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$0.00	\$19,440.79	
01620-000 Prepaid Expenses - Cost Center 000				(\$10,701.00)	\$10,701.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$10,701.00	\$0.00	
01620-008 Prepaid Expenses - Common Area				\$19,161.00	\$9,106.00	\$19,807.00	\$8,460.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/25/2025	AP 65261 Enter Bills - ...		SPECT - SPECTRUM ASS...	September 20...	\$6,500.00	\$0.00	
8/25/2025	AP 65262 Enter Bills - ...		SPECT - SPECTRUM ASS...	September 20...	\$2,606.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$0.00	\$10,701.00	
8/31/2025	GL 66702 Journal Entry		Aug JE	Aug JE	\$0.00	\$9,106.00	
01639-001 Prepaid Condo Dues - Conda A				\$146.69	\$0.00	\$29.33	\$117.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 61263 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$29.33	
01639-002 Prepaid Condo Dues - Condo B				\$50.00	\$0.00	\$10.00	\$40.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 61263 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$10.00	
01639-003 Prepaid Condo Dues - Condo C				\$40.00	\$0.00	\$8.00	\$32.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 61263 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$8.00	
01650-008 To Be Allocated - Common Area				\$0.00	\$881.00	\$881.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/11/2025	AR 62139 Adjustment				\$0.00	\$881.00	
8/11/2025	AP 62140 Enter Bill		Kenneth Lopez	Owner Refund	\$881.00	\$0.00	
01652-008 TBA-Enumerate-BB-Clearing Acct				\$1,398.00	\$48,130.10	\$16,000.00	\$33,528.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 66535 Misc Payment				\$25,671.56	\$0.00	
8/29/2025	GL 66697 Misc Deposit			Balance Acco...	\$0.00	\$16,000.00	
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$16,000.00	\$0.00	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$6,458.54	\$0.00	
02560-008 Utility Deposits - Common Area				\$275.00	\$0.00	\$0.00	\$275.00
03010-008 Accounts Payable - Common Area				\$0.00	\$31,231.90	\$31,231.90	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/6/2025	AP 61536 Enter Bills -...		Dezulme - Milfort De...	R&M-Irrigati...	\$0.00	\$278.40	
8/6/2025	AP 61537 Print Check	11062	Dezulme - Milfort De...	R&M-Irrigati...	\$278.40	\$0.00	
8/7/2025	AP 61549 Enter Bill		DOT - Department of ...	1120H Taxes ...	\$0.00	\$713.72	
8/7/2025	AP 61550 Print Check	11063	DOT - Department of ...	1120H Taxes ...	\$713.72	\$0.00	
8/11/2025	AP 62140 Enter Bill		Kenneth Lopez	Owner Refund	\$0.00	\$881.00	
8/11/2025	AP 62142 Print Check	11064	Kenneth Lopez	Owner Refund	\$881.00	\$0.00	
8/16/2025	AP 62379 Enter Bill		CICE - Cyrus Cicero	Refund Maint...	\$0.00	\$426.00	
8/16/2025	AP 62380 Print Check	11065	CICE - Cyrus Cicero	Refund Maint...	\$426.00	\$0.00	
8/18/2025	AP 62405 Enter Bill		Michael J Pinto	Owner Refund	\$0.00	\$109.11	
8/19/2025	AP 62397 Enter Bills -...		Cius - Ryan Cius	Janitorial T...	\$0.00	\$800.00	
8/19/2025	AP 62612 Print Check	11066	Cius - Ryan Cius	Janitorial T...	\$800.00	\$0.00	
8/19/2025	AP 62612 Print Check	11067	Michael J Pinto	Owner Refund	\$109.11	\$0.00	
8/19/2025	AP 62625 Enter Bill		Jim Mchenry	Owner Refund	\$0.00	\$409.00	
8/19/2025	AP 62626 Print Check	11068	Jim Mchenry	Owner Refund	\$409.00	\$0.00	
8/19/2025	AP 62669 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
8/19/2025	AP 62670 Enter Bills -...		Cousins - Cousins US...	August 2025 ...	\$0.00	\$750.00	
8/19/2025	AP 62671 Enter Bills -...		Devine Electric & Da...	Job: 1072103...	\$0.00	\$750.00	
8/19/2025	AP 62672 Enter Bills -...		LIGH - Light Bulbs U...	3-10 Pack LE...	\$0.00	\$68.97	
8/19/2025	AP 62673 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
8/19/2025	AP 62674 Enter Bills -...		Moody - Moody Plumbi...	Job: 1061187...	\$0.00	\$585.00	

Account				Balance Forward	Debits	Credits	Ending Balance
8/28/2025	AR 65532 Cash Receipts...	0000000...			\$0.00	\$433.40	
8/29/2025	AR 65499 Cash Receipts...	4967895...		One Time Pay...	\$0.00	\$440.00	
8/29/2025	AR 65731 Cash Receipts...	0000000...			\$0.00	\$866.80	
8/30/2025	AR 65511 Cash Receipts...	4969236...		One Time Pay...	\$0.00	\$440.00	
03310-002 Prepaid Owner Assessments - Condo B				(\$1,392.38)	\$2,960.50	\$2,525.60	(\$957.48)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 61292 Apply PrePaid...				\$2,551.50	\$0.00	
8/4/2025	AR 61595 Cash Receipts...	0000000...			\$0.00	\$1,006.50	
8/5/2025	AR 61596 Cash Receipts...	0000000...			\$0.00	\$460.00	
8/11/2025	AR 62148 Cash Receipts...	0000000...			\$0.00	\$460.00	
8/19/2025	AR 62624 Adjustment				\$409.00	\$0.00	
8/19/2025	AR 62643 Cash Receipts...	0000000...			\$0.00	\$15.00	
8/20/2025	AR 65533 Cash Receipts...	0000000...			\$0.00	\$453.00	
8/28/2025	AR 65532 Cash Receipts...	0000000...			\$0.00	\$131.10	
03310-003 Prepaid Owner Assessments - Condo C				(\$5,890.60)	\$1,997.84	\$1,995.21	(\$5,887.97)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 61292 Apply PrePaid...				\$1,997.84	\$0.00	
8/4/2025	AR 61595 Cash Receipts...	0000000...			\$0.00	\$30.00	
8/5/2025	AR 61596 Cash Receipts...	0000002...			\$0.00	\$278.50	
8/12/2025	AR 62197 Cash Receipts...	0058000...			\$0.00	\$10.00	
8/20/2025	AR 62637 Cash Receipts...	143- De...			\$0.00	\$401.34	
8/25/2025	AR 65535 Cash Receipts...	0000000...			\$0.00	\$423.37	
8/27/2025	AR 65538 Cash Receipts...	0000000...			\$0.00	\$426.00	
8/29/2025	AR 65731 Cash Receipts...	0000000...			\$0.00	\$426.00	
03340-008 Pet Security Deposits - Common Area				(\$16,000.00)	\$0.00	\$0.00	(\$16,000.00)
05020-001 Reserves - Pavement - Conda A				(\$80,487.83)	\$0.00	\$241.58	(\$80,729.41)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$0.00	\$241.58	
05020-002 Reserves - Pavement - Condo B				(\$39,621.30)	\$0.00	\$310.58	(\$39,931.88)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$0.00	\$310.58	
05020-003 Reserves - Pavement - Condo C				(\$40,830.53)	\$0.00	\$294.92	(\$41,125.45)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$0.00	\$294.92	
05020-008 Reserves - Pavement - Common Area				(\$4,216.42)	\$0.00	\$45.50	(\$4,261.92)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 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				(\$103,992.64)	\$0.00	\$921.58	(\$104,914.22)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$0.00	\$921.58	
05092-002 Reserve - Restoration - Condo B				(\$13,205.89)	\$0.00	\$48.17	(\$13,254.06)

Account				Balance Forward	Debits	Credits	Ending Balance
06310-001 Assessment Income - Conda A				(\$73,887.94)	\$28,164.58	\$38,720.00	(\$84,443.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 61291 Apply Charges				\$0.00	\$38,720.00	
8/4/2025	GL 61424 Journal Entry		Common Area Income	Common Area ...	\$28,145.17	\$0.00	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$19.41	\$0.00	
06310-002 Assessment Income - Condo B				(\$30,590.56)	\$9,533.00	\$13,903.08	(\$34,960.64)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 61291 Apply Charges				\$0.00	\$13,800.00	
8/4/2025	GL 61424 Journal Entry		Common Area Income	Common Area ...	\$9,533.00	\$0.00	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$0.00	\$103.08	
06310-003 Assessment Income - Condo C				(\$17,444.00)	\$7,732.00	\$10,224.00	(\$19,936.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 61291 Apply Charges				\$0.00	\$10,224.00	
8/4/2025	GL 61424 Journal Entry		Common Area Income	Common Area ...	\$7,717.25	\$0.00	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$14.75	\$0.00	
06320-001 Common Area Income - Conda A				(\$197,016.19)	\$0.00	\$28,145.17	(\$225,161.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61424 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$28,145.17	
06320-002 Common Area. Income - Condo B				(\$66,731.00)	\$0.00	\$9,533.00	(\$76,264.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61424 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$9,533.00	
06320-003 Common Area Income - Condo C				(\$54,020.75)	\$0.00	\$7,717.25	(\$61,738.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61424 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$7,717.25	
06340-001 Late Fee Income - Conda A				(\$368.05)	\$0.00	\$0.00	(\$368.05)
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
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/11/2025	AR 62138 Adjustment				\$25.00	\$0.00	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$0.00	\$25.00	
06380-001 Owner Admin. Fees Income - Conda A				(\$75.00)	\$0.00	\$0.00	(\$75.00)
06380-002 Owner Admin. Fees Income - Condo B				(\$25.00)	\$0.00	\$25.00	(\$50.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$0.00	\$25.00	
06380-003 Owner Admin. Fees Income - Condo C				(\$50.00)	\$0.00	\$0.00	(\$50.00)
06380-008 Owner Admin. Fees Income - Common A...				\$0.00	\$25.00	\$25.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/11/2025	AR 62138 Adjustment				\$0.00	\$25.00	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$25.00	\$0.00	
06410-008 Condo A Transfer CA				(\$197,016.19)	\$0.00	\$28,145.17	(\$225,161.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account					Balance Forward	Debits	Credits	Ending Balance
8/1/2025	GL 61264 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$28,145.17		
06411-008 Condo B Transfer-CA					(\$66,731.00)	\$0.00	\$9,533.00	(\$76,264.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61264 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$9,533.00		
06412-008 Condo C Transfer-CA					(\$54,020.75)	\$0.00	\$7,717.25	(\$61,738.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61264 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$7,717.25		
06490-001 Receivables Adjustments - Condo A					\$850.74	\$15,096.01	\$13,360.52	\$2,586.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/18/2025	AR 62404 Adjustment				\$0.00	\$109.11		
8/18/2025	AP 62405 Enter Bill		Michael J Pinto	Owner Refund	\$109.11	\$0.00		
8/20/2025	GL 66536 Misc Payment			Reclass	\$1,322.00	\$0.00		
8/31/2025	GL 66533 Misc Payment			ReClass	\$13,232.00	\$0.00		
8/31/2025	GL 66534 Misc Deposit			Reclass	\$0.00	\$13,232.00		
8/31/2025	GL 66700 Journal Entry		Aug JE	Aug JE	\$426.00	\$0.00		
8/31/2025	GL 66701 Journal Entry		Aug JE	6310	\$6.90	\$19.41		
06490-002 Receivables Adjustments - Condo B					\$1,256.52	\$512.08	\$423.75	\$1,344.85
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/19/2025	AR 62624 Adjustment				\$0.00	\$409.00		
8/19/2025	AP 62625 Enter Bill		Jim Mchenry	Owner Refund	\$409.00	\$0.00		
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$103.08	\$14.75		
06490-003 Receivables Adjustments - Condo C					\$590.47	\$0.00	\$0.00	\$590.47
06510-002 Transfer Fees - Condo B					\$0.00	\$0.00	\$31,477.30	(\$31,477.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/31/2025	GL 66699 Journal Entry		Aug JE	Aug JE	\$0.00	\$31,477.30		
06510-003 Transfer Fees - Condo C					(\$259.67)	\$0.00	\$12,108.00	(\$12,367.67)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/31/2025	GL 66699 Journal Entry		Aug JE	Aug JE	\$0.00	\$12,108.00		
06510-008 Transfer Fees - Common Area					(\$25,000.00)	\$0.00	\$0.00	(\$25,000.00)
06530-000 Parking Decals/Passes					\$0.00	\$5.00	\$5.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/26/2025	AR 65277 Cash Receipts...	2146		Parking Deca...	\$0.00	\$5.00		
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$5.00	\$0.00		
06530-008 Parking Decals/Passes					(\$85.00)	\$0.00	\$10.00	(\$95.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/26/2025	AR 65285 Cash Receipts...	3693		Decal-Benoit	\$0.00	\$5.00		
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$0.00	\$5.00		
06550-008 Application Fees					(\$285.00)	\$0.00	\$0.00	(\$285.00)
06910-008 Interest Income - Common Area					(\$1,398.21)	\$0.00	\$204.04	(\$1,602.25)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/31/2025	GL 66703 Journal Entry		aUG je	aUG je	\$0.00	\$204.04		
07010-008 Management Fees - Common Area					\$17,892.00	\$2,556.00	\$0.00	\$20,448.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account					Balance Forward	Debits	Credits	Ending Balance
8/31/2025	GL 66702 Journal Entry		Aug JE	Aug JE	\$2,556.00	\$0.00		
07140-008 Audit Fees - Common Area					\$1,875.00	\$375.00	\$0.00	\$2,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61262 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					\$205.31	\$29.33	\$0.00	\$234.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61263 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$29.33	\$0.00		
07170-002 Annual Condo Dues					\$70.00	\$10.00	\$0.00	\$80.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61263 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$10.00	\$0.00		
07170-003 Annual Condo Dues					\$56.00	\$8.00	\$0.00	\$64.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61263 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$8.00	\$0.00		
07172-008 License/Permits/Fees					\$325.35	\$0.00	\$0.00	\$325.35
07174-008 Corp Annual Report					\$61.25	\$0.00	\$0.00	\$61.25
07250-001 Bank Charges - Conda A					\$48.00	\$0.00	\$0.00	\$48.00
07250-002 Bank Charges - Condo B					\$24.00	\$0.00	\$0.00	\$24.00
07250-008 Bank Charges - Common Area					\$12.00	\$12.00	\$0.00	\$24.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/5/2025	GL 66532 Misc Payment			Return Fee ...	\$12.00	\$0.00		
07262-008 Bulk Mailings					\$261.76	\$0.00	\$0.00	\$261.76
07320-008 Office ,Expenses/Storage= CA					\$726.60	\$50.00	\$0.00	\$776.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/31/2025	GL 66702 Journal Entry		Aug JE	Aug JE	\$50.00	\$0.00		
07412-008 Website					\$2,752.76	\$0.00	\$0.00	\$2,752.76
07430-008 Federal Income Tax - Common Area					\$5,251.00	\$6,713.72	\$0.00	\$11,964.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/5/2025	GL 66528 Misc Payment			IRS- Deposir...	\$6,000.00	\$0.00		
8/7/2025	AP 61549 Enter Bill		DOT - Department of ...	1120H Taxes ...	\$713.72	\$0.00		
07460-001 Common Area Distribution					\$197,016.19	\$28,145.17	\$0.00	\$225,161.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61256 Journal Entry		Maintenance Fees	Maintenance ...	\$28,145.17	\$0.00		
07460-002 Common Area Distribution					\$66,731.00	\$9,533.00	\$0.00	\$76,264.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61256 Journal Entry		Maintenance Fees	Maintenance ...	\$9,533.00	\$0.00		
07460-003 Common Area Distribution					\$54,020.75	\$7,717.25	\$0.00	\$61,738.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
8/1/2025	GL 61256 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					\$141,642.53	\$19,440.79	\$0.00	\$161,083.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
8/1/2025	GL 61265 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$19,440.79	\$0.00	
08210-008 Pool Service. - Common Area				\$1,625.00	\$0.00	\$0.00	\$1,625.00
08220-008 Pool Repairs - Common Area				\$4,656.26	\$0.00	\$0.00	\$4,656.26
08380-002 Oil - Condo B				\$0.00	\$25.00	\$0.00	\$25.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 66701 Journal Entry		Aug JE	Aug JE	\$25.00	\$0.00	
08910-001 Electricity - Conda A				\$2,724.14	\$386.36	\$0.00	\$3,110.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/30/2025	AP 65546 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$37.44	\$0.00	
8/30/2025	AP 65547 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$34.88	\$0.00	
8/30/2025	AP 65548 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$33.79	\$0.00	
8/30/2025	AP 65549 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$34.76	\$0.00	
8/30/2025	AP 65550 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$34.64	\$0.00	
8/30/2025	AP 65551 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$35.56	\$0.00	
8/30/2025	AP 65552 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$34.58	\$0.00	
8/30/2025	AP 65553 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$35.17	\$0.00	
8/30/2025	AP 65557 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$35.68	\$0.00	
8/30/2025	AP 65559 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$34.88	\$0.00	
8/30/2025	AP 65561 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$34.98	\$0.00	
08910-002 Electricity - Condo B				\$677.93	\$96.69	\$0.00	\$774.62
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/30/2025	AP 65562 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$31.64	\$0.00	
8/30/2025	AP 65563 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$32.62	\$0.00	
8/30/2025	AP 65564 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$32.43	\$0.00	
08910-003 Electricity - Condo C				\$758.86	\$106.85	\$0.00	\$865.71
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/30/2025	AP 65565 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$37.92	\$0.00	
8/30/2025	AP 65566 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$33.49	\$0.00	
8/30/2025	AP 65567 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$35.44	\$0.00	
08910-008 Electricity - Common Area				\$4,865.12	\$533.91	\$0.00	\$5,399.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/30/2025	AP 65568 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$407.66	\$0.00	
8/30/2025	AP 65569 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$126.25	\$0.00	
08930-001 Water & Sewer - Conda A				\$42,380.73	\$5,518.60	\$0.00	\$47,899.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/30/2025	AP 66583 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc A:...	\$5,518.60	\$0.00	
08930-002 Water & Sewer - Condo B				\$19,660.91	\$2,884.99	\$0.00	\$22,545.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/30/2025	AP 66584 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc B:...	\$2,884.99	\$0.00	
08930-003 Water & Sewer - Condo C				\$8,643.42	\$1,329.03	\$0.00	\$9,972.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/30/2025	AP 66585 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc C:...	\$1,329.03	\$0.00	
08930-008 Water & Sewer - Common Area				\$1,729.58	\$183.75	\$0.00	\$1,913.33

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/30/2025	AP 66586 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$183.75	\$0.00	
08940-008 Trash Removal				\$22,776.02	\$3,300.91	\$0.00	\$26,076.93
8/14/2025	AP 65227 Hand Written ...	Auto Pa...	repub - Republic Ser...	August 2025 ...	\$3,300.91	\$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				\$4,840.37	\$1,946.35	\$0.00	\$6,786.72
8/19/2025	AP 62676 Enter Bills -...		trail - Trail Servic...	August 2025 ...	\$950.00	\$0.00	
8/19/2025	AP 66592 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$588.47	\$0.00	
8/22/2025	AP 65197 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$99.75	\$0.00	
8/29/2025	AP 65512 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$308.13	\$0.00	
09016-008 Landscape Project				\$5,901.00	\$0.00	\$0.00	\$5,901.00
09020-008 Grounds Maintenance - CA				\$2,220.00	\$4,343.40	\$0.00	\$6,563.40
8/6/2025	AP 61536 Enter Bills -...		Dezulme - Milfort De...	R&M-Irrigati...	\$278.40	\$0.00	
8/19/2025	AP 62675 Enter Bills -...		trail - Trail Servic...	24"Trencher/...	\$3,165.00	\$0.00	
8/19/2025	AP 62676 Enter Bills -...		trail - Trail Servic...	August 2025 ...	\$450.00	\$0.00	
8/29/2025	AP 65587 Enter Bills -...		trail - Trail Servic...	July 2025 La...	\$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	\$0.00	\$0.00	\$965.00
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				\$14,703.87	\$3,312.33	\$0.00	\$18,016.20
8/19/2025	AP 62672 Enter Bills -...		LIGH - Light Bulbs U...	3-10 Pack LE...	\$68.97	\$0.00	
8/19/2025	AP 62674 Enter Bills -...		Moody - Moody Plumbi...	Job: 1061187...	\$585.00	\$0.00	
8/19/2025	AP 66592 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$950.36	\$0.00	
8/22/2025	AP 65197 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$90.93	\$0.00	
8/25/2025	GL 66529 Misc Payment			Credit Card-...	\$1,538.83	\$0.00	
8/29/2025	AP 65512 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$78.24	\$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				\$1,702.00	\$750.00	\$0.00	\$2,452.00
8/19/2025	AP 62671 Enter Bills -...		Devine Electric & Da...	Job: 1072103...	\$750.00	\$0.00	
09192-008 Fixture Replacement Project				\$450.00	\$0.00	\$0.00	\$450.00
09585-008 Plumbing/Tunnel/Project				\$599.00	\$0.00	\$0.00	\$599.00
09586-008 Dumpster Repair Project				\$2,600.00	\$0.00	\$0.00	\$2,600.00

Account				Balance Forward	Debits	Credits	Ending Balance
09610-008 Lawn Maint. & Landscaping - Common ...				\$30,480.00	\$10,000.00	\$0.00	\$40,480.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/19/2025	AP 62676 Enter Bills -...		trail - Trail Servic...	August 2025 ...	\$5,000.00	\$0.00	
8/29/2025	AP 65587 Enter Bills -...		trail - Trail Servic...	July 2025 La...	\$5,000.00	\$0.00	
09650-008 Security Services - Common Area				\$3,747.75	\$499.70	\$0.00	\$4,247.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/19/2025	AP 62669 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
8/29/2025	AP 65588 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
09750-008 Pest Control /Lawn/Rodent/Trees- Co...				\$2,070.00	\$750.00	\$0.00	\$2,820.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/19/2025	AP 62670 Enter Bills -...		Cousins - Cousins US...	August 2025 ...	\$750.00	\$0.00	
09850-008 Maintenance Services - Maint/Misc				\$42,146.25	\$8,140.00	\$0.00	\$50,286.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/19/2025	AP 62397 Enter Bills -...		Cius - Ryan Cius	Janitorial T...	\$800.00	\$0.00	
8/19/2025	AP 62673 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
8/26/2025	AP 65279 Enter Bills -...		Cius - Ryan Cius	Janitorial T...	\$800.00	\$0.00	
8/31/2025	GL 66702 Journal Entry		Aug JE	Aug JE	\$6,500.00	\$0.00	
09915-001 Reserves - Pavement - Conda A				\$1,691.06	\$241.58	\$0.00	\$1,932.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$241.58	\$0.00	
09915-002 Reserves - Pavement - Condo B				\$2,174.06	\$310.58	\$0.00	\$2,484.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$310.58	\$0.00	
09915-003 Reserves - Pavement - Condo C				\$2,064.44	\$294.92	\$0.00	\$2,359.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$294.92	\$0.00	
09915-008 Reserves - Pavement - Common Area				\$318.50	\$45.50	\$0.00	\$364.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$45.50	\$0.00	
09960-001 Reserves - Roofs - Conda A				\$18,016.81	\$2,573.83	\$0.00	\$20,590.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$2,573.83	\$0.00	
09960-002 Reserves - Roofs - Condo B				\$9,462.25	\$1,351.75	\$0.00	\$10,814.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$1,351.75	\$0.00	
09960-003 Reserves - Roofs - Condo C				\$2,835.56	\$405.08	\$0.00	\$3,240.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$405.08	\$0.00	
09965-002 Reserves - Ext. Painting - Condo B				\$200.06	\$28.58	\$0.00	\$228.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$28.58	\$0.00	
09980-001 Reserves - Restoration- Conda A				\$6,451.06	\$921.58	\$0.00	\$7,372.64

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$921.58	\$0.00	
09980-002 Reserves - Restorastion - Condo B				\$337.19	\$48.17	\$0.00	\$385.36
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$48.17	\$0.00	
09980-003 Reserves - Restoration - Condo C				\$1,324.75	\$189.25	\$0.00	\$1,514.00
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$189.25	\$0.00	
09980-008 Reserves - Restoration - Common Are...				\$1,096.69	\$156.67	\$0.00	\$1,253.36
8/4/2025	GL 61423 Journal Entry		Reserves	Reserves	\$156.67	\$0.00	
<b>Total:</b>				<b>\$0.00</b>	<b>\$716,422.39</b>	<b>\$716,422.39</b>	<b>\$0.00</b>

# SNAPSHOT

**Current period ending August 31, 2025**

ACCOUNT NAME:

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)

ACCOUNT NUMBER:

8607-7191

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

19 CENTER ST  
CHATHAM, NJ 07928

If you have more than one account with us, why not link them and receive summary information for your entire household? Contact Your Financial Advisor for more details.

## Message from Our Firm

LOOKING FOR A FAST WAY TO STAY UP TO DATE WITH THE MARKETS? WELLS FARGO INVESTMENT INSTITUTES' "LOOKING AHEAD" REPORT PUBLISHED EVERY FRIDAY AT MARKET CLOSE RECAPS THE NEWS OF THE PREVIOUS WEEK AND PREVIEWS THE WEEK AHEAD. FIND IT AT [WELLSFARGOADVISORS.COM/LOOKING-AHEAD](http://WELLSFARGOADVISORS.COM/LOOKING-AHEAD).

## News

SHOULD YOU NEED ADDITIONAL DETAILS ABOUT A SPECIFIC TRANSACTION REFLECTED ON YOUR STATEMENT, THE INFORMATION IS AVAILABLE ONLINE OR BY CONTACTING THE CLIENT SERVICE NUMBER ON YOUR STATEMENT.

WELLS  
FARGO

Advisors

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



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# Advisors

## SNAPSHOT

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

### Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$1,079,904.08	\$1,025,511.58
Cash deposited	6,568.00	134,567.65
Securities deposited	0.00	0.00
Cash withdrawn	-43,583.56	-146,390.98
Securities withdrawn	0.00	0.00
Change in value	1,452.17	30,652.44
<b>Closing value</b>	<b>\$1,044,340.69</b>	<b>\$1,044,340.69</b>

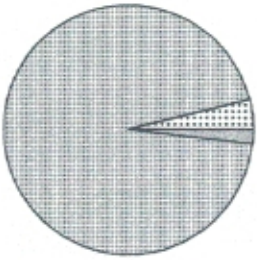
Estimated accrued interest <sup>^</sup> 13,220.33

**Total value (incl. accruals) \$1,057,561.02**

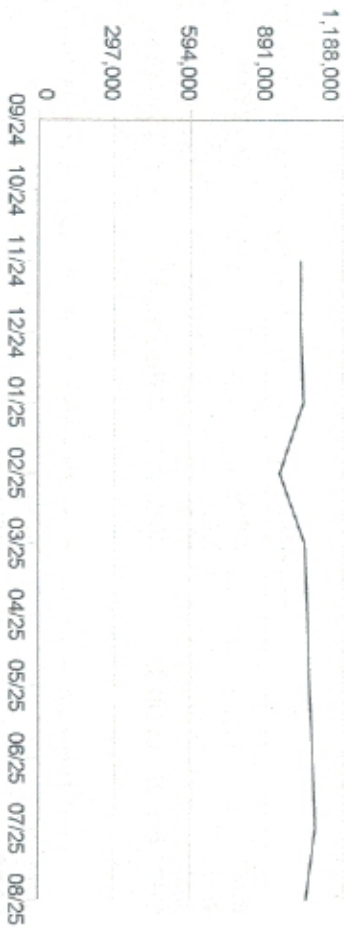
<sup>^</sup> Estimated accrued interest is included for your convenience. The value represents the estimated portion of the interest that would be received upon the sale of your Fixed Income positions. For more information, see the Specific Instructions and disclosures page.

### Portfolio summary

CURRENT	ASSET TYPE	PREVIOUS VALUE ON JUL 31	%	CURRENT VALUE ON AUG 31	%	ESTIMATED ANN. INCOME
	Cash and sweep balances	55,796.97	5.17	18,801.65	1.80	252
	Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
	Fixed income securities	983,186.40	91.04	984,473.10	94.27	45,701
	Mutual funds	40,920.71	3.79	41,065.94	3.93	1,749
	<b>Asset value</b>	<b>\$1,079,904.08</b>	<b>100%</b>	<b>\$1,044,340.69</b>	<b>100%</b>	<b>\$47,702</b>



### Value over time



# SNAPSHOT

**KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)**

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

## Cash flow summary

	THIS PERIOD	THIS YEAR
<b>Opening value of cash and sweep balances</b>	<b>\$55,796.97</b>	<b>\$55,796.97</b>
Income and distributions	165.47	37,883.03
Securities sold and redeemed	0.00	499,010.00
Electronic funds transfers	6,568.00	134,567.65
<b>Net additions to cash</b>	<b>\$6,733.47</b>	<b>\$671,460.68</b>
Securities purchased	-145.23	-609,864.84
Electronic funds transfers	-43,585.30	-143,585.30
Advisory, manager and platform fees	1.74	-2,805.68
<b>Net subtractions from cash</b>	<b>-\$43,728.79</b>	<b>-\$756,255.82</b>
<b>Closing value of cash and sweep balances</b>	<b>\$18,801.65</b>	

## Income summary \*

	THIS PERIOD	THIS YEAR
<b>TAXABLE</b>		
Money market/sweep funds	20.24	1,252.81
Interest	0.00	35,350.19
Ordinary dividends and ST capital gains	145.23	1,091.36
<b>Total taxable income</b>	<b>\$165.47</b>	<b>\$37,694.36</b>
<b>Total federally tax-exempt income</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total income</b>	<b>\$165.47</b>	<b>\$37,694.36</b>

\* Certain distributions made in the current year are reported as prior year income according to IRS regulations. This may cause a difference between Cash Flow and Income Summary totals.

## Gain/loss summary \*\*

	UNREALIZED	THIS PERIOD REALIZED	THIS YEAR REALIZED
Short term/Net lots	1,223.42	0.00	0.00
Long term (L)	0.00	0.00	0.00
<b>Total</b>	<b>\$1,223.42</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\* Net tax lots can combine short and long term holdings, along with reinvested and systematic dividend lots into the Short term/Net lots category.



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SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)

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

Your Financial Advisor

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

19 CENTER ST  
CHAATHAM, NJ 07928

Account profile

Full account name:

KARANDA VILLAGE IV CONDOMINIUM

ASSOCIATION INC  
(RESERVE ACCOUNT)

Brokerage Cash Services

8607-7191

9093920162

Non-Profit

CONSERVATIVE INCOME

LONG TERM (10+ YEARS)

NONE

First in, First out

BANK DEPOSIT SWEEP

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0.35%

\*For more information, please visit us at: [www.wellsfargoadvisors.com/disclosures](http://www.wellsfargoadvisors.com/disclosures)

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

Available funds

Cash	0.00
Money market and sweep funds	18,801.65
Available for loan	0.00
<b>Your total available funds</b>	<b>\$18,801.65</b>

Client service information

Client service:

800-266-6263

Website:

[www.wellsfargoadvisors.com](http://www.wellsfargoadvisors.com)

For your consideration

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

Document delivery status

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

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)

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

**Additional information**

	THIS PERIOD	THIS YEAR	Gross proceeds	THIS PERIOD	THIS YEAR
Accrued interest on purchases	0.00	-5,219.24		0.00	499,010.00

**Portfolio detail**

**Cash and Sweep Balances**

Sweep Balances - You have the right, in the course of normal business operations, to withdraw balances in the Bank Deposit Sweep Program or redeem shares of the money market mutual fund used in the sweep, subject to any open commitments in any of your accounts and have the proceeds returned to your accounts or remitted to you. The money market mutual funds in the sweep reserve the right to require one or more day's prior notice before permitting withdrawals.

Bank Deposit Sweep - Consists of monies generally first held at Wells Fargo Bank, N.A. and (if amounts exceed \$250,000) at a Wells Fargo affiliated bank as described in the Bank Deposit Sweep disclosure.  
 Brokered Liquid Deposit - Consists of monies held at Wells Fargo Bank N.A., as described in the Brokered Liquid Deposit Disclosure.  
 Assets in the Bank Deposit Sweep Program and Brokered Liquid Deposit are not covered by SIPC, but are instead eligible for FDIC insurance of up to \$250,000 per depositor, per institution, in accordance with FDIC rules. Insurance is subject to FDIC rules, including for pass-through coverage, which require certain conditions to be satisfied for deposit insurance coverage to apply. Wells Fargo Clearing Services, LLC is not an FDIC-insured depository institution, FDIC deposit insurance only protects against the failure of an insured depository institution. Banking products and services provided by nonaffiliated banks and Wells Fargo Bank, N.A. Member FDIC. For additional information, please contact Your Financial Advisor.

DESCRIPTION	% OF ACCOUNT	ANNUAL PERCENTAGE YIELD EARNED*	CURRENT MARKET VALUE	ESTIMATED ANNUAL INCOME
BANK DEPOSIT SWEEP	1.80	1.338	18,801.65	252.00
Interest Period 08/01/25 - 08/31/25				
<b>Total Cash and Sweep Balances</b>	<b>1.80</b>		<b>\$18,801.65</b>	<b>\$252.00</b>

**Bank Deposit Allocation**

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

DESCRIPTION	FDIC CERT NUMBER	CURRENT VALUE	AS OF VALUE DATE
WELLS FARGO BANK, N.A.	3511	18,801.65	08/29





WELLS FARGO Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

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

Total Bank Deposits

\$18,801.65

Fixed Income Securities

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

Government Bonds

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ACCRUED INTEREST	ESTIMATED	
									ANNUAL INCOME	ANNUAL YIELD (%)
US TREASURY										
NOTES										
CPN 4.000% DUE 12/15/25										
DTD 12/15/22 FC 06/15/23										
Moody AA1										
CUSIP 91282CGA3										
Acquired 03/28/25 S	9.57	100,000	99.94	99,941.41	99.9640	99,964.00	22.59	852.46	4,000	4.00
US TREASURY										
NOTES										
CPN 4.625% DUE 03/15/26										
DTD 03/15/23 FC 09/15/23										
Moody AA1										
CUSIP 91282CGR6										
Acquired 12/05/24 S	11.05	115,000	100.20	115,238.32	100.3540	115,407.10	168.78	2,457.03	5,319	4.60
US TREASURY										
NOTES										
CPN 4.875% DUE 05/31/26										
DTD 05/31/24 FC 11/30/24										
Moody AA1										
CUSIP 91282CKS9										
Acquired 01/28/25 S	12.05	125,000	100.49	125,618.67	100.6500	125,812.50	193.83	1,548.41	6,094	4.84
US TREASURY										
NOTES										
CPN 4.375% DUE 07/31/26										
DTD 07/31/24 FC 01/31/25										
Moody AA1										
CUSIP 91282CLB5										
Acquired 03/12/25 S	9.61	100,000	100.31	100,319.94	100.4100	100,410.00	90.06	380.44	4,375	4.35

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

**Fixed Income Securities**

**Government Bonds continued**

DESCRIPTION	ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)	ESTIMATED
<b>US TREASURY</b>											
<b>NOTES</b>											
CPN 4.625% DUE 09/15/26											
DTD 09/15/23 FC 03/15/24											
Moody Aa1											
CUSIP 91282CHY0											
Acquired 05/22/25 S	12.06	125,000	100.54 100.67	125,677.92 125,844.73	100.7870	125,983.75	305.83	2,670.69	5,781	4.58	
<b>US TREASURY</b>											
<b>NOTES</b>											
CPN 4.625% DUE 11/15/26											
DTD 11/15/23 FC 05/15/24											
Moody Aa1											
CUSIP 91282CJK8											
Acquired 07/31/25 S	14.50	150,000	100.64 100.68	150,969.17 151,031.25	100.9410	151,411.50	442.33	2,054.86	6,938	4.58	
<b>Total Government Bonds</b>	<b>68.85</b>	<b>715,000</b>		<b>\$717,765.43</b> <b>\$718,925.20</b>		<b>\$718,988.85</b>	<b>\$1,223.42</b>	<b>\$9,963.89</b>	<b>\$32,506</b>	<b>4.52</b>	

**Certificates of Deposit**

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

DESCRIPTION	ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)	ESTIMATED
<b>MORGAN STANLEY PVT BK CD *</b>											
<b>PURCHASE NY ACT/365</b>											
<b>FDIC INSD</b>											
CPN 5.050% DUE 10/24/25											
DTD 04/24/24 FC 10/24/24											
CUSIP 61788E2E2											
Acquired Net Tax Lots S mc	13.41	140,000	N/A##	N/A\$	100.0700	140,098.00	N/A	2,518.08	7,070	5.04	



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# Advisors

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

## Fixed Income Securities

Certificates of Deposit continued

DESCRIPTION	ACCOUNT	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ACCRUED INTEREST	ESTIMATED	
										ANNUAL INCOME	ANNUAL YIELD (%)
BANK HAPOLIM BM NY CD NEW YORK NY ACT/365 FDIC INSD CPN 4.900% DUE 01/20/26 DTD 07/19/24 FC 01/19/25 CUSIP 06251FAG4											
Acquired Net Tax Lots 5 nc		12.01	125,000	N/A##	N/A&	100.3090	125,386.25	N/A	738.36	6,125	4.88
<b>Total Certificates of Deposit</b>		<b>25.42</b>	<b>265,000</b>		<b>\$0.00</b>		<b>\$265,484.25</b>	<b>\$0.00</b>	<b>\$3,256.44</b>	<b>\$13,195</b>	<b>4.97</b>
<b>Total Fixed Income Securities</b>		<b>94.27</b>			<b>\$717,765.43</b>		<b>\$984,473.10</b>	<b>\$1,223.42</b>	<b>\$13,220.33</b>	<b>\$45,701</b>	<b>4.64</b>
					<b>\$718,925.20</b>						

<sup>a</sup> Denotes Certificate of Deposit with a maturity date in the next 60 days. Please contact us for further investment opportunities or any assistance.  
<sup>&</sup> Insufficient data available for accurate cost or other basis adjustment.  
<sup>#</sup> Cost information for one or more securities is not available. If you have cost information and would like to see it on future statements, contact Your Financial Advisor.  
<sup>nc</sup> Cost information for this tax lot is not covered by IRS reporting requirements. Unless indicated, cost for all other lots will be reported to the IRS.

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)

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

**Mutual Funds**

**Open End Mutual Funds**

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

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED	
								ANNUAL INCOME	ANNUAL YIELD (%)
FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS GOIXX									
On Reinvestment									
Acquired Net Tax Lots 5 mc	3.93	41,065.94000	1.00	41,065.94	1.0000	41,065.94	0.00	1,749	4.26
<b>Total Open End Mutual Funds</b>	<b>3.93</b>			<b>\$41,065.94</b>		<b>\$41,065.94</b>	<b>\$0.00</b>	<b>\$1,749</b>	<b>4.26</b>
<b>Total Mutual Funds</b>	<b>3.93</b>			<b>\$41,065.94</b>		<b>\$41,065.94</b>	<b>\$0.00</b>	<b>\$1,749</b>	<b>4.26</b>

no Cost information for this tax lot is not covered by IRS reporting requirements. Unless indicated, cost for all other lots will be reported to the IRS.

**Activity detail by date**

DATE	ACCOUNT TYPE	TRANSACTION/ CHECK NUMBER	QUANTITY	DESCRIPTION	PRICE	AMOUNT	CASH AND SWEEP BALANCES
08/01	Cash	DIVIDEND		BEGINNING BALANCE			55,796.97
08/01	Cash		145.23	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 073125 40.920.71000 AS OF 7/31/25		145.23	
08/01	Cash	REINVEST DIV	145.23000	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS REINVEST AT 1.000		-145.23	55,796.97
08/04	Cash	AUTO ACTIVITY		ACH DIRECT DEPOSIT TRACE # 121000240026050 KARANDA VILLAGE IV INC TRANSFER TO TRUIST BANK		-43,585.30	12,211.67
				CHK XXXXXXXXXXXXXXX2808			





# Advisors

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)

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

## Activity detail by date continued

DATE	ACCOUNT TYPE	TRANSACTION/ CHECK NUMBER	QUANTITY	DESCRIPTION	PRICE	AMOUNT	CASH AND SWEEP BALANCES
08/11	Cash	FEE/CREDIT		MUTUAL FUND 12B-1 REBATE*		1.74	12,213.41
08/25	Cash	AUTO ACTIVITY		ACH PERIODIC WITHDRAWAL MONTHLY DEPOSIT TRACE # 121000240019445 TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXX2808		6,568.00	18,781.41
08/29	Cash	INTEREST		BANK DEPOSIT SWEEP 082925 18,781		20.24	18,801.65

\*For more information about fees and credits associated with the advisory program in which this account has been enrolled, please review the advisory program's Form ADV Part 2 disclosure document.

## Activity detail by type

### Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
08/01	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 073125 40 920.71000 AS OF 7/31/25		145.23
08/29	Cash	INTEREST		BANK DEPOSIT SWEEP 082925 18,781		20.24

Total Income and distributions:

**\$165.47**

### Electronic funds transfer

DATE	ACCOUNT TYPE	TRANSACTION	DESCRIPTION	AMOUNT
08/25	Cash	AUTO ACTIVITY	ACH PERIODIC WITHDRAWAL MONTHLY DEPOSIT TRACE # 121000240019445 TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXX2808	6,568.00

Total Electronic funds transfer:

**\$6,568.00**

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

### Activity detail by type continued

#### Securities purchased

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
08/01	Cash	REINVEST DIV	145.23000	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS REINVEST AT 1.000		-145.23
<b>Total Securities purchased:</b>						<b>-\$145.23</b>

#### Electronic funds transfer

DATE	ACCOUNT TYPE	TRANSACTION	DESCRIPTION	AMOUNT
08/04	Cash	AUTO ACTIVITY	ACH DIRECT DEPOSIT TRACE # 121000240026050 KARANDA VILLAGE IV INC TRANSFER TO TRUIST BANK CHK XXXXXXXXXXXXXXX2808	-43,585.30
<b>Total Electronic funds transfer:</b>				<b>-\$43,585.30</b>

#### Advisory, manager and platform fees

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

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
08/11	Cash	FEE/CREDIT		MUTUAL FUND 12B-1 REBATE		1.74
<b>Total Advisory, manager and platform fees:</b>						<b>\$1.74</b>

#### Cash sweep activity

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

DATE	TRANSACTION	DESCRIPTION	AMOUNT	DATE	TRANSACTION	DESCRIPTION	AMOUNT
08/01	TRANSFER FROM	BEGINNING BALANCE	88,379.92	08/04	TRANSFER FROM	EXPANDED BANK DEPOSIT	-43,585.30
08/01	TRANSFER FROM	EXPANDED BANK DEPOSIT	-32,582.95	08/12	TRANSFER TO	EXPANDED BANK DEPOSIT	1.74



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**Cash sweep activity continued**

DATE	TRANSACTION	DESCRIPTION	AMOUNT	DATE	TRANSACTION	DESCRIPTION	AMOUNT
08/25	TRANSFER TO	BANK DEPOSIT SWEEP	6,568.00				
08/29	REINVEST INT	BANK DEPOSIT SWEEP	20.24				
				08/31		ENDING BALANCE	18,801.65

**Bank Deposits Through Teller**

August 1 - August 31

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

Account number 9093920162

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

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

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
08/01		BEGINNING BALANCE		\$0.00
08/31		ENDING BALANCE		\$0.00

**Specific instructions and disclosures**

**Available funds**

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

**Income on non-reportable accounts**

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

# SNAPSHOT

## Current period ending August 31, 2025

ACCOUNT NAME:

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

ACCOUNT NUMBER:

6745-2769

Your Financial Advisor:

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

19 CENTER ST  
CHATHAM, NJ 07928

If you have more than one account with us, why not link them and receive summary information for your entire household? Contact Your Financial Advisor for more details.

### Message from Our Firm

LOOKING FOR A FAST WAY TO STAY UP TO DATE WITH THE MARKETS? WELLS FARGO INVESTMENT INSTITUTE'S "LOOKING AHEAD" REPORT PUBLISHED EVERY FRIDAY AT MARKET CLOSE RECAPS THE NEWS OF THE PREVIOUS WEEK AND PREVIEWS THE WEEK AHEAD. FIND IT AT WELLSFARGOADVISORS.COM/LOOKING-AHEAD.

### News

NEED TO GET MONEY THERE QUICKLY AND SECURELY? USE WIRE TRANSFERS TO SEND FUNDS IN THOSE BUSINESS SITUATIONS WHEN TIMING MATTERS. WITH WELLS FARGO DIGITAL WIRES, YOU CAN SEND MONEY TO BOTH PERSONAL AND BUSINESS ACCOUNTS IN THE U.S. AND 200+ COUNTRIES WITH NO ONLINE WIRE FEE.

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FARGO

Advisors

0053650 02 AB 0.64 \*\*AUTO T403818 33472-715442 -C03-P53703-I



KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(E/O ACCOUNT)  
8042 BELLFIORE WAY  
BOYNTON BEACH FL 33472-5262



Investment and Insurance Products are:

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

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

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)

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

**Callable Securities**

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

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

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

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

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

**Cost basis options**

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

**Estimated accrued interest on Fixed Income securities**

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

**Advisory Fee**

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

**Manager Fee**

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

**Effective Fee Rate**

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

**Investment Selection Discretion**

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



SNAPSHOT

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

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

Progress summary

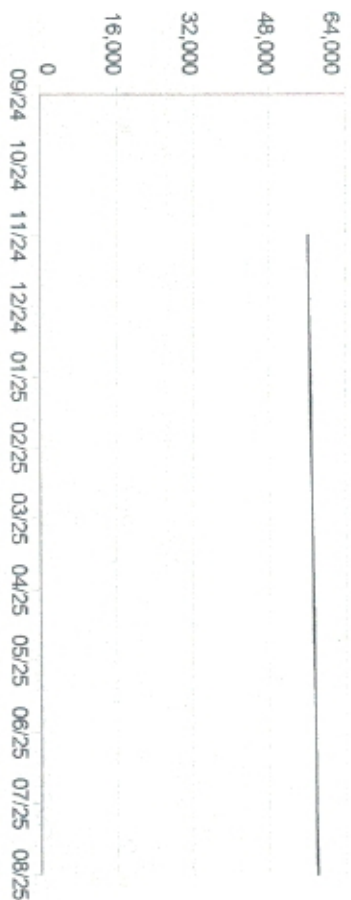
	THIS PERIOD	THIS YEAR
Opening value	\$57,810.22	\$56,410.48
Cash deposited	0.00	0.00
Securities deposited	0.00	0.00
Cash withdrawn	0.00	0.00
Securities withdrawn	0.00	0.00
Change in value	204.04	1,603.78

Closing value

\$58,014.26

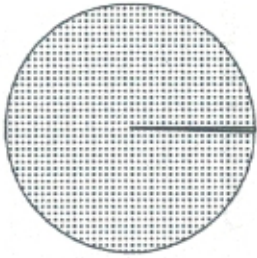
\$58,014.26

Value over time



Portfolio summary

CURRENT



ASSETS	ASSET TYPE	PREVIOUS VALUE ON JUL 31	%	CURRENT VALUE ON AUG 31	%	ESTIMATED ANN. INCOME
Cash and sweep balances		330.02	0.57	330.04	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		57,480.20	99.43	57,684.22	99.43	2,457
<b>Asset value</b>		<b>\$57,810.22</b>	<b>100%</b>	<b>\$58,014.26</b>	<b>100%</b>	<b>\$2,457</b>



# Advisors

## SNAPSHOT

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

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

### Your Financial Advisor

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

19 CENTER ST  
CHATHAM, NJ 07928

### Account profile

Full account name:

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

Account type:

Brokerage Cash Services

Brokerage account number:

6745-2769

Brokerage Cash Services number:

6048235326

Tax status:

Non-Profit

Investment objective/Risk tolerance:\*

CONSERVATIVE INCOME  
LONG TERM (10+ YEARS)

Time horizon:\*

NONE

Liquidity needs:\*

First In, First out

Cost Basis Election:

BANK DEPOSIT SWEEP

Sweep option:

\*For more information, please visit us at: [www.wellsfargoadvisors.com/disclosures](http://www.wellsfargoadvisors.com/disclosures)

### Available funds

Cash	0.00
Money market and sweep funds	330.04
Available for loan	0.00
<b>Your total available funds</b>	<b>\$330.04</b>

### Client service information

Client service:

800-266-6263

Website:

[www.wellsfargoadvisors.com](http://www.wellsfargoadvisors.com)

### For your consideration

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

### Document delivery status

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

KARANDA VILLAGE IV CONDOMINIUM  
 ASSOCIATION INC  
 (E/O ACCOUNT)  
 AUGUST 1, 2025 - AUGUST 31, 2025  
 ACCOUNT NUMBER: 6745-2769

**Additional information**

Gross proceeds	THIS PERIOD	THIS YEAR
	0.00	56,539.07

**Portfolio detail**

**Cash and Sweep Balances**

Sweep Balances - You have the right, in the course of normal business operations, to withdraw balances in the Bank Deposit Sweep Program or redeem shares of the money market mutual fund used in the sweep, subject to any open commitments in any of your accounts and have the proceeds returned to your accounts or remitted to you. The money market mutual funds in the sweep reserve the right to require one or more day's prior notice before permitting withdrawals.

Bank Deposit Sweep - Consists of monies generally first held at Wells Fargo Bank, N.A. and (if amounts exceed \$250,000) at a Wells Fargo affiliated bank as described in the Bank Deposit Sweep disclosure.  
 Brokered Liquid Deposit - Consists of monies held at Wells Fargo Bank N.A., as described in the Brokered Liquid Deposit Disclosure.  
 Assets in the Bank Deposit Sweep Program and Brokered Liquid Deposit are not covered by SIPC, but are instead eligible for FDIC insurance of up to \$250,000 per depositor, per institution, in accordance with FDIC rules. Insurance is subject to FDIC rules, including for pass-through coverage, which require certain conditions to be satisfied for deposit insurance coverage to apply. Wells Fargo Clearing Services, LLC is not an FDIC-insured depository institution. FDIC deposit insurance only protects against the failure of an insured depository institution. Banking products and services provided by nonaffiliated banks and Wells Fargo Bank, N.A. Member FDIC. For additional information, please contact Your Financial Advisor.

DESCRIPTION	ACCOUNT	% OF ANNUAL PERCENTAGE YIELD EARNED*	CURRENT MARKET VALUE	ESTIMATED ANNUAL INCOME
BANK DEPOSIT SWEEP		0.57	330.04	0.00
Interest Period 08/01/25 - 08/31/25				
<b>Total Cash and Sweep Balances</b>		<b>0.57</b>	<b>\$330.04</b>	<b>\$0.00</b>

**Bank Deposit Allocation**

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

DESCRIPTION	FDIC CERT NUMBER	CURRENT VALUE	AS OF VALUE DATE
WELLS FARGO BANK, N.A.	3511	330.04	08/29





# Advisors

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

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

Total Bank Deposits

\$330.04

## Mutual Funds

### Open End Mutual Funds

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

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED	
								ANNUAL INCOME	ANNUAL YIELD (%)
FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS GOIXX									
On Reinvestment									
Acquired Net Tax Lots S nc	99.43	57,684.22000	1.00	57,684.22	1.0000	57,684.22	0.00	2,457	4.26
<b>Total Open End Mutual Funds</b>	<b>99.43</b>			<b>\$57,684.22</b>		<b>\$57,684.22</b>	<b>\$0.00</b>	<b>\$2,457</b>	<b>4.26</b>
<b>Total Mutual Funds</b>	<b>99.43</b>			<b>\$57,684.22</b>		<b>\$57,684.22</b>	<b>\$0.00</b>	<b>\$2,457</b>	<b>4.26</b>

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

## Activity detail

### Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
08/01	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 073125 57,480.20000 AS OF 7/31/25		204.02
08/29	Cash	INTEREST		BANK DEPOSIT SWEEP 082925 330		0.02
<b>Total Income and distributions:</b>						<b>\$204.04</b>

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

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

### Activity detail continued

#### Securities purchased

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
08/01	Cash	REINVEST DIV	204.02000	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS REINVEST AT 1.000		-204.02
<b>Total Securities purchased:</b>						<b>-\$204.02</b>

#### Cash sweep activity

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

DATE	TRANSACTION	DESCRIPTION	AMOUNT	DATE	TRANSACTION	DESCRIPTION	AMOUNT
08/01		BEGINNING BALANCE	330.02	08/31		ENDING BALANCE	330.04
08/29	REINVEST INT	BANK DEPOSIT SWEEP	0.02				

### Bank Deposits Through Teller

August 1 - August 31

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

Account number 6048235326

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

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

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
08/01		BEGINNING BALANCE		\$0.00





**WELLS  
FARGO**

**Advisors**

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(E/O ACCOUNT)  
AUGUST 1, 2025 - AUGUST 31, 2025  
ACCOUNT NUMBER: 6745-2769

**Bank Deposits Through Teller continued**

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
08/31		ENDING BALANCE		\$0.00

**Specific instructions and disclosures**

**Available funds**

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

**Income on non-reportable accounts**

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

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

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

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

**Cost basis options**

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