

SPECTRUM ASSOCIATION SERVICES

FINANCIAL REPORT SUMMARY

FOR

KARANDA VILLAGE IV COND

FEBRUARY - 2025-CONSOLIDATED

Operating Account Balance \$ 236,458.68

Special Operating- JW \$ 56,829.17

Security-Pet Deposits \$ 16,250.00

Reserve Funds \$ 955,447.03.

Total Funds \$ **1,264,954.88**

Prepaid Assessments \$ 42,250.61

Total Delinquent Assessments \$ 30,970.27

Residents Not Paying (over 90 days) 2

of Residents Not Paid 66

Income/(Expenses)
(Over)/Under Budget YTD \$ 110,701.42

NET OPERATING INCOME- PAGE 2

NET OPERATING INCOME-CONSOLIDATED

Operating Funds	\$ 236,458.68
Less: Prepays	<u>(42,250.61)</u>
Net Operating Income 02/28	\$ 194,208.07

NOTE:

FASB-ASC-606-NEW ACCOUNTING STANDARDS

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

Karanda Village IV Condo Association Inc

Run Date: 04/06/2025
Run Time: 04:39 PM

BALANCE SHEET

Consolidated

As of: 02/28/2025

Assets

Account #	Account Name	Total
Operating Funds		
01013	Truist - Operating Funds	\$236,458.68
	OPERATING FUNDS TOTAL:	\$236,458.68
Other Operating Funds		
01019	Truist - Pet Security Account	\$16,250.00
01026	Jurist P Wealth	\$56,829.17
01080	Due To/From Operating	(\$13,591.65)
	OTHER OPERATING FUNDS TOTAL:	\$59,487.52
JURIST- Money Market Funds		
01224	Jurist P wealth	\$941,851.38
01280	Due To/From Reserves	\$13,591.65
	JURIST- MONEY MARKET FUNDS TOTAL:	\$955,443.03
Receivables		
01310	Assessments Receivable	\$30,229.95
01330	Special Assmts. Receiv.	\$665.32
01380	Owner Admin. Fees Receiv.	\$75.00
	RECEIVABLES TOTAL:	\$30,970.27
Other Assets		
01610	Prepaid Insurance	\$237,446.31
01620	Prepaid Expenses	\$8,635.34
02560	Utility Deposits	\$275.00
	OTHER ASSETS TOTAL:	\$246,356.65
	TOTAL ASSETS:	\$1,528,716.15

Liabilities

Account #	Account Name	Total
Liability		
03010	Accounts Payable	\$6,806.71
03015	Insurance Payable	\$198,528.62
03020	Accrued CPA Fees	\$7,875.00
03022	Income Tax Payable	\$5,251.00
03310	Prepaid Owner Assessments	\$42,250.61
03340	Pet Security Deposits	\$16,250.00

Account #	Account Name	Total
	LIABILITY TOTAL:	\$276,961.94
	TOTAL LIABILITIES:	\$276,961.94

Equity

Account #	Account Name	Total
Contract Liabilities		
05020	Reserves - Pavement	\$160,693.18
05090	Reserves - Pool	\$31,562.17
05092	Reserve - Restoration	\$181,206.47
05094	Reserve -Deferred Maintenance	\$59,267.02
05210	Reserves - Roofs	\$386,142.33
05220	Reserves - Exterior Paint	\$118,151.61
	CONTRACT LIABILITIES TOTAL:	\$937,022.78
Reserves		
05492	Reserve - Interest Income	\$118,420.25
05496	Reserve-Major Repr/Repl	(\$100,000.00)
	RESERVES TOTAL:	\$18,420.25
Members Equity		
05510	Fund Balance	\$185,609.76
	MEMBERS EQUITY TOTAL:	\$185,609.76
	Current Year Net Income/(Loss)	\$110,701.42
	TOTAL EQUITY:	\$1,251,754.21
	TOTAL LIABILITIES AND EQUITY:	\$1,528,716.15

Karanda Village IV Condo Association Inc

Run Date: 04/06/2025

Run Time: 04:37 PM

INCOME STATEMENT

Consolidated

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	41,015.12	17,417.50	23,597.62	58,432.62	34,835.00	23,597.62	209,010.00
06320 Common Area Income	45,395.42	45,395.42	0.00	90,790.84	90,790.84	0.00	544,745.00
06340 Late Fee Income	65.54	0.00	65.54	65.54	0.00	65.54	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
06410 Condo A Transfer	28,145.17	28,145.17	0.00	56,290.34	56,290.34	0.00	337,742.00
06411 Condo B Transfer	9,533.00	9,533.00	0.00	19,066.00	19,066.00	0.00	114,396.00
06412 Condo C Transfer	7,717.25	7,717.25	0.00	15,434.50	15,434.50	0.00	92,607.00
06490 Receivables Adjustments	(1,032.13)	0.00	(1,032.13)	(1,032.13)	0.00	(1,032.13)	0.00
06510 Transfer Fees	100,259.67	0.00	100,259.67	100,259.67	0.00	100,259.67	0.00
06550 Application Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
06910 Interest Income	205.20	0.00	205.20	418.18	0.00	418.18	0.00
06920 Misc. Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
Income Total	231,429.24	108,208.34	123,220.90	339,975.56	216,416.68	123,558.88	1,298,500.00
Total Income	231,429.24	108,208.34	123,220.90	339,975.56	216,416.68	123,558.88	1,298,500.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,556.00	2,556.00	0.00	5,112.00	5,112.00	0.00	30,672.00
07140 Audit Fees	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
07160 Legal Fees	195.00	416.67	221.67	435.00	833.34	398.34	5,000.00
07162 Professional Fees	2,300.00	583.33	(1,716.67)	2,300.00	1,166.66	(1,133.34)	7,000.00
07164 40 Yr Certification	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
07170 Annual Condo Dues	94.66	47.33	(47.33)	94.66	94.66	0.00	568.00
07172 License/Permits/Fees	0.00	50.00	50.00	0.00	100.00	100.00	600.00
07174 Corp Annual Report	0.00	5.17	5.17	0.00	10.34	10.34	62.00
07250 Bank Charges	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
07260 Postage & Mail	0.00	41.67	41.67	0.00	83.34	83.34	500.00
07262 Bulk Mailings	0.00	41.67	41.67	261.76	83.34	(178.42)	500.00
07320 Office Expenses	55.60	41.67	(13.93)	112.60	83.34	(29.26)	500.00
07460 Common Ares Distribution	45,395.42	45,395.42	0.00	90,790.84	90,790.84	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	500.02	500.02	3,000.00
General & Administrative Total	50,596.68	50,262.28	(334.40)	101,001.78	100,524.56	(477.22)	603,147.00
Insurance							
08010 Insurance	20,840.96	21,200.00	359.04	44,438.58	42,400.00	(2,038.58)	254,400.00
Insurance Total	20,840.96	21,200.00	359.04	44,438.58	42,400.00	(2,038.58)	254,400.00
Pool							
08210 Pool Service	325.00	450.00	125.00	325.00	900.00	575.00	5,400.00
08220 Pool Repairs	135.00	166.67	31.67	2,385.00	333.34	(2,051.66)	2,000.00
Pool Total	460.00	616.67	156.67	2,710.00	1,233.34	(1,476.66)	7,400.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Utilities							
08910 Electricity	1,532.82	1,312.50	(220.32)	3,261.58	2,625.00	(636.58)	15,750.00
08930 Water & Sewer	8,966.32	8,704.17	(262.15)	19,563.70	17,408.34	(2,155.36)	104,450.00
08940 Trash Removal	3,300.91	3,191.67	(109.24)	6,601.82	6,383.34	(218.48)	38,300.00
08997 Fire Inspections/Water Dept	0.00	85.42	85.42	0.00	170.84	170.84	1,025.00
Utilities Total	13,800.05	13,293.76	(506.29)	29,427.10	26,587.52	(2,839.58)	159,525.00
Maintenance							
09010 Tree Maintenance	0.00	1,166.67	1,166.67	0.00	2,333.34	2,333.34	14,000.00
09015 Landscape Extras	957.65	208.33	(749.32)	1,892.63	416.66	(1,475.97)	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	870.00	750.00	(120.00)	870.00	1,500.00	630.00	9,000.00
09023 Irrigation Project	6,800.00	0.00	(6,800.00)	6,800.00	0.00	(6,800.00)	0.00
09110 Gen. Maint. & Repair	573.32	1,531.92	958.60	1,005.42	3,063.84	2,058.42	18,383.00
09122 Gutter Cleaning/Replace	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
09124 Backflow Inspec/Repairs	0.00	168.33	168.33	0.00	336.66	336.66	2,020.00
09125 Fire Extinguisher Exp	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09190 Electrical Repairs	175.50	0.00	(175.50)	773.50	0.00	(773.50)	0.00
09196 Deferred Maintenance	0.00	846.26	846.26	0.00	1,692.52	1,692.52	10,155.00
09585 Plumbing/Tunnel/Project	599.00	0.00	(599.00)	599.00	0.00	(599.00)	0.00
09586 Dumpster Repair Project	825.00	0.00	(825.00)	825.00	0.00	(825.00)	0.00
Maintenance Total	10,800.47	5,171.51	(5,628.96)	18,666.55	10,343.02	(8,323.53)	62,058.00
Contracts							
09610 Lawn Maint. & Landscaping	5,015.00	5,000.00	(15.00)	10,030.00	10,000.00	(30.00)	60,000.00
09650 Security Services	499.70	500.00	0.30	999.40	1,000.00	0.60	6,000.00
09750 Pest Control/Lawn/Rodent/Trees	450.00	750.00	300.00	450.00	1,500.00	1,050.00	9,000.00
09752 Whitefly Treatmnt	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
09850 Janitorial Services	2,400.00	4,680.00	2,280.00	8,415.75	9,360.00	944.25	56,160.00
Contracts Total	8,364.70	11,096.67	2,731.97	19,895.15	22,193.34	2,298.19	133,160.00
Contract Liabilities							
09915 Reserves - Pavement	892.58	892.58	0.00	1,785.16	1,785.16	0.00	10,711.00
09960 Reserves - Roofs	4,330.66	4,330.66	0.00	8,661.32	8,661.32	0.00	51,968.00
09965 Reserves - Ext. Painting	28.58	28.58	0.00	57.16	57.16	0.00	343.00
09980 Reserves - Restoration	1,315.67	1,315.67	0.00	2,631.34	2,631.34	0.00	15,788.00
Contract Liabilities Total	6,567.49	6,567.49	0.00	13,134.98	13,134.98	0.00	78,810.00
Total Expense	111,430.35	108,208.38	(3,221.97)	229,274.14	216,416.76	(12,857.38)	1,298,500.00
Net Income	119,998.89	(0.04)	119,998.93	110,701.42	(0.08)	110,701.50	0.00

Karanda Village IV Condo Association Inc

INCOME STATEMENT

Run Date: 04/06/2025
Run Time: 04:31 PM

Conda A

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-001 Assessment Income - Conda A	10,555.42	10,555.42	0.00	21,110.84	21,110.84	0.00	126,665.00
06320-001 Common Area Income - Conda A	28,145.17	28,145.17	0.00	56,290.34	56,290.34	0.00	337,742.00
06490-001 Receivables Adjustments - Cond...	(27.79)	0.00	(27.79)	(27.79)	0.00	(27.79)	0.00
Income Total	38,672.80	38,700.59	(27.79)	77,373.39	77,401.18	(27.79)	464,407.00
Total Income	38,672.80	38,700.59	(27.79)	77,373.39	77,401.18	(27.79)	464,407.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07162-001 Professional Fees	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
07170-001 Annual Condo Dues	58.66	29.33	(29.33)	58.66	58.66	0.00	352.00
07460-001 Common Area Distribution	28,145.17	28,145.17	0.00	56,290.34	56,290.34	0.00	337,742.00
07990-001 Bad Debt Expense - Conda A	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
General & Administrative Total	28,203.83	28,424.50	220.67	56,349.00	56,849.00	500.00	341,094.00
Utilities							
08910-001 Electricity - Conda A	401.06	416.67	15.61	803.12	833.34	30.22	5,000.00
08930-001 Water & Sewer - Conda A	5,352.57	5,166.67	(185.90)	12,084.73	10,333.34	(1,751.39)	62,000.00
08997-001 Fire Inspections/Water Dept	0.00	41.67	41.67	0.00	83.34	83.34	500.00
Utilities Total	5,753.63	5,625.01	(128.62)	12,887.85	11,250.02	(1,637.83)	67,500.00
Maintenance							
09110-001 Gen. Maint. & Repair - Conda A	0.00	311.08	311.08	0.00	622.16	622.16	3,733.00
09124-001 Backflow Inspec/Repairs	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09196-001 Deferred Maintenance	0.00	519.67	519.67	0.00	1,039.34	1,039.34	6,236.00
Maintenance Total	0.00	914.08	914.08	0.00	1,828.16	1,828.16	10,969.00
Contract Liabilities							
09915-001 Reserves - Pavement - Conda A	241.58	241.58	0.00	483.16	483.16	0.00	2,899.00
09960-001 Reserves - Roofs - Conda A	2,573.83	2,573.83	0.00	5,147.66	5,147.66	0.00	30,886.00
09980-001 Reserves - Restoration- Conda ...	921.58	921.58	0.00	1,843.16	1,843.16	0.00	11,059.00
Contract Liabilities Total	3,736.99	3,736.99	0.00	7,473.98	7,473.98	0.00	44,844.00
Total Expense	37,694.45	38,700.58	1,006.13	76,710.83	77,401.16	690.33	464,407.00
Net Income	978.35	0.01	978.34	662.56	0.02	662.54	0.00

Karanda Village IV Condo Association Inc

Run Date: 04/06/2025

Run Time: 04:32 PM

INCOME STATEMENT

Condo B

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-002 Assessment Income - Condo B	4,370.08	4,370.08	0.00	8,740.16	8,740.16	0.00	52,441.00
06320-002 Common Area. Income - Condo B	9,533.00	9,533.00	0.00	19,066.00	19,066.00	0.00	114,396.00
06340-002 Late Fee Income - Condo B	65.54	0.00	65.54	65.54	0.00	65.54	0.00
06380-002 Owner Admin. Fees Income - Con...	0.00	0.00	0.00	25.00	0.00	25.00	0.00
06490-002 Receivables Adjustments - Cond...	(741.12)	0.00	(741.12)	(741.12)	0.00	(741.12)	0.00
Income Total	13,227.50	13,903.08	(675.58)	27,155.58	27,806.16	(650.58)	166,837.00

Total Income	13,227.50	13,903.08	(675.58)	27,155.58	27,806.16	(650.58)	166,837.00
---------------------	------------------	------------------	-----------------	------------------	------------------	-----------------	-------------------

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07170-002 Annual Condo Dues	20.00	10.00	(10.00)	20.00	20.00	0.00	120.00
07460-002 Common Area Distribution	9,533.00	9,533.00	0.00	19,066.00	19,066.00	0.00	114,396.00
07990-002 Bad Debt Expense - Condo B	0.00	41.67	41.67	0.00	83.34	83.34	500.00
General & Administrative Total	9,553.00	9,584.67	31.67	19,086.00	19,169.34	83.34	115,016.00
Utilities							
08910-002 Electricity - Condo B	98.11	95.83	(2.28)	195.68	191.66	(4.02)	1,150.00
08930-002 Water & Sewer - Condo B	2,344.51	1,962.50	(382.01)	4,836.40	3,925.00	(911.40)	23,550.00
08997-002 Fire Inspections/Water Dept	0.00	29.17	29.17	0.00	58.34	58.34	350.00
Utilities Total	2,442.62	2,087.50	(355.12)	5,032.08	4,175.00	(857.08)	25,050.00

Maintenance							
09110-002 Gen. Maint. & Repair - Condo B	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
09124-002 Backflow Inspec/Repairs	0.00	35.00	35.00	0.00	70.00	70.00	420.00
09196-002 Deferred Maintenance	0.00	290.17	290.17	0.00	580.34	580.34	3,482.00
Maintenance Total	0.00	491.84	491.84	0.00	983.68	983.68	5,902.00

Contract Liabilities							
09915-002 Reserves - Pavement - Condo B	310.58	310.58	0.00	621.16	621.16	0.00	3,727.00
09960-002 Reserves - Roofs - Condo B	1,351.75	1,351.75	0.00	2,703.50	2,703.50	0.00	16,221.00
09965-002 Reserves - Ext. Painting - Con...	28.58	28.58	0.00	57.16	57.16	0.00	343.00
09980-002 Reserves - Restoration - Cond...	48.17	48.17	0.00	96.34	96.34	0.00	578.00
Contract Liabilities Total	1,739.08	1,739.08	0.00	3,478.16	3,478.16	0.00	20,869.00

Total Expense	13,734.70	13,903.09	168.39	27,596.24	27,806.18	209.94	166,837.00
Net Income	(507.20)	(0.01)	(507.19)	(440.66)	(0.02)	(440.64)	0.00

Karanda Village IV Condo Association Inc

Run Date: 04/06/2025

Run Time: 04:33 PM

INCOME STATEMENT

Condo C

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-003 Assessment Income - Condo C	2,492.00	2,492.00	0.00	4,984.00	4,984.00	0.00	29,904.00
06320-003 Common Area Income - Condo C	7,717.25	7,717.25	0.00	15,434.50	15,434.50	0.00	92,607.00
06490-003 Receivables Adjustments - Cond...	(263.22)	0.00	(263.22)	(263.22)	0.00	(263.22)	0.00
06510-003 Transfer Fees - Condo C	259.67	0.00	259.67	259.67	0.00	259.67	0.00
Income Total	10,205.70	10,209.25	(3.55)	20,414.95	20,418.50	(3.55)	122,511.00
Total Income	10,205.70	10,209.25	(3.55)	20,414.95	20,418.50	(3.55)	122,511.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07170-003 Annual Condo Dues	16.00	8.00	(8.00)	16.00	16.00	0.00	96.00
07460-003 Common Area Distribution	7,717.25	7,717.25	0.00	15,434.50	15,434.50	0.00	92,607.00
07990-003 Bad Debt Expense - Condo C	0.00	41.67	41.67	0.00	83.34	83.34	500.00
General & Administrative Total	7,733.25	7,766.92	33.67	15,450.50	15,533.84	83.34	93,203.00
Utilities							
08910-003 Electricity - Condo C	111.64	116.67	5.03	223.55	233.34	9.79	1,400.00
08930-003 Water & Sewer - Condo C	1,088.75	1,322.92	234.17	2,281.59	2,645.84	364.25	15,875.00
08997-003 Fire Inspections/Water Dept	0.00	14.58	14.58	0.00	29.16	29.16	175.00
Utilities Total	1,200.39	1,454.17	253.78	2,505.14	2,908.34	403.20	17,450.00
Maintenance							
09110-003 Gen. Maint. & Repair - Condo C	291.58	54.17	(237.41)	291.58	108.34	(183.24)	650.00
09124-003 Backflow Inspec/Repairs	0.00	8.33	8.33	0.00	16.66	16.66	100.00
09196-003 Deferred Maintenance	0.00	36.42	36.42	0.00	72.84	72.84	437.00
Maintenance Total	291.58	98.92	(192.66)	291.58	197.84	(93.74)	1,187.00
Contract Liabilities							
09915-003 Reserves - Pavement - Condo C	294.92	294.92	0.00	589.84	589.84	0.00	3,539.00
09960-003 Reserves - Roofs - Condo C	405.08	405.08	0.00	810.16	810.16	0.00	4,861.00
09980-003 Reserves - Restoration - Condo...	189.25	189.25	0.00	378.50	378.50	0.00	2,271.00
Contract Liabilities Total	889.25	889.25	0.00	1,778.50	1,778.50	0.00	10,671.00
Total Expense	10,114.47	10,209.26	94.79	20,025.72	20,418.52	392.80	122,511.00
Net Income	91.23	(0.01)	91.24	389.23	(0.02)	389.25	0.00

Karanda Village IV Condo Association Inc

Run Date: 04/06/2025

Run Time: 04:34 PM

INCOME STATEMENT

Common Area

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-008 Assessment Income - Common Area...	23,597.62	0.00	23,597.62	23,597.62	0.00	23,597.62	0.00
06410-008 Condo A Transfer CA	28,145.17	28,145.17	0.00	56,290.34	56,290.34	0.00	337,742.00
06411-008 Condo B Transfer-CA	9,533.00	9,533.00	0.00	19,066.00	19,066.00	0.00	114,396.00
06412-008 Condo C Transfer-CA	7,717.25	7,717.25	0.00	15,434.50	15,434.50	0.00	92,607.00
06510-008 Transfer Fees - Common Area	100,000.00	0.00	100,000.00	100,000.00	0.00	100,000.00	0.00
06550-008 Application Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
06910-008 Interest Income - Common Area	205.20	0.00	205.20	418.18	0.00	418.18	0.00
06920-008 Misc. Income - Common Area	25.00	0.00	25.00	25.00	0.00	25.00	0.00
Income Total	169,323.24	45,395.42	123,927.82	215,031.64	90,790.84	124,240.80	544,745.00
Total Income	169,323.24	45,395.42	123,927.82	215,031.64	90,790.84	124,240.80	544,745.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010-008 Management Fees - Common Area	2,556.00	2,556.00	0.00	5,112.00	5,112.00	0.00	30,672.00
07140-008 Audit Fees - Common Area	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
07160-008 Legal Fees - Common Area	195.00	416.67	221.67	435.00	833.34	398.34	5,000.00
07162-008 Professional Fees	2,300.00	500.00	(1,800.00)	2,300.00	1,000.00	(1,300.00)	6,000.00
07164-008 40 Yr Certification	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
07172-008 License/Permits/Fees	0.00	50.00	50.00	0.00	100.00	100.00	600.00
07174-008 Corp Annual Report	0.00	5.17	5.17	0.00	10.34	10.34	62.00
07250-008 Bank Charges - Common Area	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
07260-008 Postage & Mail - Common Area	0.00	41.67	41.67	0.00	83.34	83.34	500.00
07262-008 Bulk Mailings	0.00	41.67	41.67	261.76	83.34	(178.42)	500.00
07320-008 Office ,Expenses/Storage= CA	55.60	41.67	(13.93)	112.60	83.34	(29.26)	500.00
07890-008 Misc. G & A - Common Area	0.00	0.00	0.00	1,858.92	0.00	(1,858.92)	0.00
General & Administrative Total	5,106.60	4,486.19	(620.41)	10,116.28	8,972.38	(1,143.90)	53,834.00
Insurance							
08010-008 Insurance	20,840.96	21,200.00	359.04	44,438.58	42,400.00	(2,038.58)	254,400.00
Insurance Total	20,840.96	21,200.00	359.04	44,438.58	42,400.00	(2,038.58)	254,400.00
Pool							
08210-008 Pool Service. - Common Area	325.00	450.00	125.00	325.00	900.00	575.00	5,400.00
08220-008 Pool Repairs - Common Area	135.00	166.67	31.67	2,385.00	333.34	(2,051.66)	2,000.00
Pool Total	460.00	616.67	156.67	2,710.00	1,233.34	(1,476.66)	7,400.00
Utilities							
08910-008 Electricity - Common Area	922.01	683.33	(238.68)	2,039.23	1,366.66	(672.57)	8,200.00
08930-008 Water & Sewer - Common Area	180.49	252.08	71.59	360.98	504.16	143.18	3,025.00
08940-008 Trash Removal	3,300.91	3,191.67	(109.24)	6,601.82	6,383.34	(218.48)	38,300.00
Utilities Total	4,403.41	4,127.08	(276.33)	9,002.03	8,254.16	(747.87)	49,525.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance							
09010-008 Tree Maintenance - Common Area	0.00	1,166.67	1,166.67	0.00	2,333.34	2,333.34	14,000.00
09015-008 Landscape Extras	957.65	208.33	(749.32)	1,892.63	416.66	(1,475.97)	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	870.00	750.00	(120.00)	870.00	1,500.00	630.00	9,000.00
09023-008 Irrigation Project	6,800.00	0.00	(6,800.00)	6,800.00	0.00	(6,800.00)	0.00
09110-008 Gen. Maint. & Repair - Common ...	281.74	1,000.00	718.26	713.84	2,000.00	1,286.16	12,000.00
09122-008 Gutter Cleaning/Replace	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
09124-008 Backflow Inspec/Repairs	0.00	41.67	41.67	0.00	83.34	83.34	500.00
09125-008 Fire Extinguisher Exp	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09190-008 Electrical Repairs - Common Ar...	175.50	0.00	(175.50)	773.50	0.00	(773.50)	0.00
09585-008 Plumbing/Tunnel/Project	599.00	0.00	(599.00)	599.00	0.00	(599.00)	0.00
09586-008 Dumpster Repair Project	825.00	0.00	(825.00)	825.00	0.00	(825.00)	0.00
Maintenance Total	10,508.89	3,666.67	(6,842.22)	18,374.97	7,333.34	(11,041.63)	44,000.00
Contracts							
09610-008 Lawn Maint. & Landscaping - Co...	5,015.00	5,000.00	(15.00)	10,030.00	10,000.00	(30.00)	60,000.00
09650-008 Security Services - Common Are...	499.70	500.00	0.30	999.40	1,000.00	0.60	6,000.00
09750-008 Pest Control /Lawn/Rodent/Tree...	450.00	750.00	300.00	450.00	1,500.00	1,050.00	9,000.00
09752-008 Whitefly Treatment	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
09850-008 Janitorial Services - Common A...	2,400.00	4,680.00	2,280.00	8,415.75	9,360.00	944.25	56,160.00
Contracts Total	8,364.70	11,096.67	2,731.97	19,895.15	22,193.34	2,298.19	133,160.00
Contract Liabilities							
09915-008 Reserves - Pavement - Common A...	45.50	45.50	0.00	91.00	91.00	0.00	546.00
09980-008 Reserves - Restoration - Commo...	156.67	156.67	0.00	313.34	313.34	0.00	1,880.00
Contract Liabilities Total	202.17	202.17	0.00	404.34	404.34	0.00	2,426.00
Total Expense	49,886.73	45,395.45	(4,491.28)	104,941.35	90,790.90	(14,150.45)	544,745.00
Net Income	119,436.51	(0.03)	119,436.54	110,090.29	(0.06)	110,090.35	0.00

Karanda Village IV Condo Association Inc

Run Date: 04/06/2025
Run Time: 12:19 AM

CHECK REGISTER - DETAILED
START: 02/01/2025 | END: 02/28/2025

Date	Check	Vendor	Reference	Amount
Truist (BB&T) Karanda Village IV Condo Assoc Inc				
02/03/2025	Online Payment Receipt 22	Foundation - Foundation Risk Part...	Insurance Down Payment:02/01/2025...	\$19,441.79
02/03/2025	Inv: 2025KARAVIL-VC	Acct: 01610 - 008 - Prepaid Insurance	Insurance Down Payment:02/01/2025-2026	\$19,440.79
02/03/2025	Inv: 2025KARAVIL-VC	Acct: 01610 - 008 - Prepaid Insurance	Insurance Down Payment:02/01/2025-2026	\$1.00
02/04/2025	10947	Devine - Devine Electric & Data Inc	Replaced 1 Light Fixture & 1 Phot...	\$175.50
02/04/2025	Inv: 2715	Acct: 09190 - 008 - Electrical Repairs	Replaced 1 Light Fixture & 1 Photo Cell	\$175.50
02/04/2025	10948	COAST - COASTLINE PC & MAINTENANC...	Dumpster #3: New Cement Slab Inst...	\$825.00
02/04/2025	Inv: 01282025-K4	Acct: 09586 - 008 - Dumpster Repair Pr...	Dumpster #3: New Cement Slab Installed	\$825.00
02/14/2025	Auto Payment	repub - Republic Services	February 2025 Trash Removal	\$3,300.91
02/14/2025	Inv: 0695-008321643	Acct: 08940 - 008 - Trash Removal	February 2025 Trash Removal	\$3,300.91
02/19/2025	10949	trail - Trail Services	New Irrigation Pump & Break Line ...	\$5,780.00
02/19/2025	Inv: 4167	Acct: 09023 - 008 - Irrigation Project	New Irrigation Pump & Break Line Repair	\$5,780.00
02/19/2025	10950	trail - Trail Services	Irrigation Pump Starter	\$1,020.00
02/19/2025	Inv: 3990	Acct: 09023 - 008 - Irrigation Project	Irrigation Pump Starter	\$1,020.00
02/19/2025	10951	Bug Off - Bug Off Exterminators, Inc.	Add Rodent Bait Stations to Property	\$450.00
02/19/2025	Inv: 1256689	Acct: 09750 - 008 - Pest Control/Lawn/...	Add Rodent Bait Stations to Property	\$420.00
02/19/2025	Inv: 1265306	Acct: 09750 - 008 - Pest Control/Lawn/...	Rebait Rodent Bait Stations	\$30.00
02/19/2025	10952	Martin - Martin & Martin, P.A.	Legal: General Matters: 2554-001	\$195.00
02/19/2025	Inv: Reference No 39821	Acct: 07160 - 008 - Legal Fees	Legal: General Matters: 2554-001	\$195.00
02/19/2025	10953	FRAZ - J.R.FRAZER,INC	Traditional Reserve Study Update-...	\$2,300.00
02/19/2025	Inv: 241111A	Acct: 07162 - 008 - Professional Fees	Traditional Reserve Study Update-Final...	\$2,300.00

Date	Check	Vendor	Reference	Amount
02/19/2025	10954	PLUM - Plumbing Experts Inc	Plumbing Project	\$599.00
02/19/2025	Inv: P212839	Acct: 09585 - 008 - Plumbing/Tunnel/Pr...	Plumbing Project	\$599.00
02/19/2025	10955	Alida - Garing	Parking Enforcement Services:01/2...	\$249.85
02/19/2025	Inv: 76031	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:01/27/25-...	\$249.85
02/19/2025	Auto Payment	BBT - TRUIST	Truist Credit Card Payment-5065	\$1,226.06
02/19/2025	Inv: Due By 02/19/2025-Acct 50	Acct: 09110 - 003 - Gen. Maint. & Repair	Truist Credit Card Payment-5065	\$291.58
02/19/2025	Inv: Due By 02/19/2025-Acct 50	Acct: 09015 - 008 - Landscape Extras	Truist Credit Card Payment-5065	\$934.48
02/20/2025	Online Payment: 631625032	Hom - Home Depot	General & Landscaping Supplies	\$93.05
02/20/2025	Inv: Due By 02/28/2025-Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General & Landscaping Supplies	\$69.88
02/20/2025	Inv: Due By 02/28/2025-Acct 19	Acct: 09015 - 008 - Landscape Extras	General & Landscaping Supplies	\$23.17
02/25/2025	Check By Phone: #24758825	DBPR - DBPR-DIVISION OF FLA CONDO	Annual Condo Fees-Assoc B-PR1M012113	\$120.00
02/25/2025	Inv: Due By 01/01/2025-Assoc B	Acct: 07170 - 002 - Annual Condo Dues	Annual Condo Fees-Assoc B-PR1M012113	\$120.00
02/25/2025	Check By Phone: #24758826	DBPR - DBPR-DIVISION OF FLA CONDO	Annual Condo Fees-Assoc C-PR1M012116	\$96.00
02/25/2025	Inv: Due By 01/01/2025-Assoc C	Acct: 07170 - 003 - Annual Condo Dues	Annual Condo Fees-Assoc C-PR1M012116	\$96.00
02/25/2025	Check By Phone:#247588190	DBPR - DBPR-DIVISION OF FLA CONDO	Annual Condo Fees-Assoc A-PR1M012112	\$352.00
02/25/2025	Inv: Due By 01/01/2025-Assoc A	Acct: 07170 - 001 - Annual Condo Dues	Annual Condo Fees-Assoc A-PR1M012112	\$352.00
02/28/2025	10956	SPECT - SPECTRUM ASSOCIATION SERVICES	March 2025 Monthly Management Fee...	\$2,606.00
02/28/2025	Inv: 2489	Acct: 01620 - 008 - Prepaid Expenses	March 2025 Monthly Management Fee/Stor...	\$2,606.00
02/28/2025	10957	SPECT - SPECTRUM ASSOCIATION SERVICES	March 2025 Janitorial Payroll Advance	\$5,556.00
02/28/2025	Inv: 2490	Acct: 01610 - 008 - Prepaid Insurance	March 2025 Janitorial Payroll Advance	\$5,556.00

Date	Check	Vendor	Reference	Amount
02/28/2025	10958	Dezulme - Milfort Dezulme	CP Allowance: February 2025	\$40.00
02/28/2025	Inv: 02/28/2025	Acct: 09850 - 008 - Janitorial Services	CP Allowance: February 2025	\$40.00
02/28/2025	Auto Payment	FPL-K4 - Florida Power & Light	FPL: 15333-51100/For:01/16/25-02/...	\$1,532.82
02/28/2025	Inv: Due By 03/11/2025-15333-C	Acct: 08910 - 003 - Electricity	FPL: 15333-51100/For:01/16/25-02/18/25	\$36.82
02/28/2025	Inv: Due By 03/11/2025-25873-C	Acct: 08910 - 008 - Electricity	FPL: 25873-55187/For:01/16/25-02/18/25	\$129.79
02/28/2025	Inv: Due By 03/11/2025-25703	Acct: 08910 - 008 - Electricity	FPL: 25703-59139/For:01/16/25-02/18/25	\$792.22
02/28/2025	Inv: Due By 03/11/2025-15453-C	Acct: 08910 - 003 - Electricity	FPL: 15453-59117/For:01/16/25-02/18/25	\$34.05
02/28/2025	Inv: Due By 03/11/2025-15763-C	Acct: 08910 - 003 - Electricity	FPL: 15763-57121/For:01/16/25-02/18/25	\$40.77
02/28/2025	Inv: Due By 03/11/2025-25283-B	Acct: 08910 - 002 - Electricity	FPL: 25283-51147/For:01/16/25-02/18/25	\$33.15
02/28/2025	Inv: Due By 03/11/2025-B	Acct: 08910 - 002 - Electricity	FPL: 25103-59173/For:01/16/25-02/18/25	\$32.75
02/28/2025	Inv: Due By 03/11/2025-15853-B	Acct: 08910 - 002 - Electricity	FPL: 15853-54168/For:01/16/25-02/18/25	\$32.21
02/28/2025	Inv: Due By 03/11/2025-45833-A	Acct: 08910 - 001 - Electricity	FPL: 45833-56102/For:01/16/25-02/18/25	\$35.72
02/28/2025	Inv: Due By 03/11/2025-45473-A	Acct: 08910 - 001 - Electricity	FPL: 45473-53179/For:01/16/25-02/18/25	\$36.03
02/28/2025	Inv: Due By 03/11/2025-45243-A	Acct: 08910 - 001 - Electricity	FPL: 45243-54174/For:01/16/25-02/18/25	\$36.77
02/28/2025	Inv: Due By 03/11/2025-35983-A	Acct: 08910 - 001 - Electricity	FPL: 35983-51132/For:01/16/25-02/18/25	\$36.24
02/28/2025	Inv: Due By 03/11/2025-35453-A	Acct: 08910 - 001 - Electricity	FPL: 35453-52159/For:01/16/25-02/18/25	\$35.82
02/28/2025	Inv: Due By 03/11/2025-35223-A	Acct: 08910 - 001 - Electricity	FPL: 35223-53154/For:01/16/25-02/18/25	\$37.28
02/28/2025	Inv: Due By 03/11/2025-25933-A	Acct: 08910 - 001 - Electricity	FPL: 25933-58134/For:01/16/25-02/18/25	\$35.90
02/28/2025	Inv: Due By 03/11/2025-25713-A	Acct: 08910 - 001 - Electricity	FPL: 25713-57165/For:01/16/25-02/18/25	\$36.36
02/28/2025	Inv: Due By 03/11/2025-25563-A	Acct: 08910 - 001 - Electricity	FPL: 25563-57172/For:01/16/25-02/18/25	\$35.10
02/28/2025	Inv: Due By 03/11/2025-35733-A	Acct: 08910 - 001 - Electricity	FPL: 35733-58185/For: 01/16/25-02/18/25	\$36.54
02/28/2025	Inv: Due By 03/11/2025-35903-A	Acct: 08910 - 001 - Electricity	FPL: 35903-52120/For:01/16/25-02/18/25	\$39.30
02/28/2025	Online Payment	COCO - City of Coconut Creek	W&S-Common Area: 02/11-03/11/2025-Feb	\$8,966.32
02/28/2025	Inv: Due By 04/02/2025-Common	Acct: 08930 - 008 - Water & Sewer	W&S-Common Area: 02/11-03/11/2025-Feb	\$180.49
02/28/2025	Inv: Due By	Acct: 08930 - 003 - Water & Sewer	W&S-Assoc C: 02/11-03/11/2025-Feb	\$1,088.75

Date	Check	Vendor	Reference	Amount
	04/02/2025-Assoc C			
02/28/2025	Inv: Due By 04/02/2025-Assoc B	Acct: 08930 - 002 - Water & Sewer	W&S-Assoc B: 02/11-03/11/2025-Feb	\$2,344.51
02/28/2025	Inv: Due By 04/02/2025-Assoc A	Acct: 08930 - 001 - Water & Sewer	W&S-Assoc A: 02/11-03/11/2025-Feb	\$5,352.57

Sub-Total: \$54,925.30

Total: \$54,925.30

Karanda Village IV Condo Association Inc
BANK RECONCILIATION
Statement Date: 2/28/2025

Run Date: 04/06/2025
Run Time: 12:02 AM

Reconciliation Summary: Truist		GL Account: 01013 - Truist - Operating Funds	
Bank Statement Balance	\$257,595.20	Account Balance	\$236,458.68
GL Account Balance	\$236,458.68	+ Uncleared Payments	\$21,136.52
Difference	\$21,136.52	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$257,595.20
		- Statement Balance	\$257,595.20
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Online Payment	1/31/2025	AP 57136	COCO - City of Coconut Creek Uncleared	0.00	6,732.16
Online Payment	1/31/2025	AP 57137	COCO - City of Coconut Creek Uncleared	0.00	2,491.89
Online Payment	1/31/2025	AP 57138	COCO - City of Coconut Creek Uncleared	0.00	1,192.84
Online Payment	1/31/2025	AP 57139	COCO - City of Coconut Creek Uncleared	0.00	180.49
Auto Payment	2/28/2025	AP 57153	FPL-K4 - Florida Power & Light Uncleared	0.00	39.30
Auto Payment	2/28/2025	AP 57155	FPL-K4 - Florida Power & Light Uncleared	0.00	36.54
Auto Payment	2/28/2025	AP 57156	FPL-K4 - Florida Power & Light Uncleared	0.00	35.10
Auto Payment	2/28/2025	AP 57157	FPL-K4 - Florida Power & Light Uncleared	0.00	36.36
Auto Payment	2/28/2025	AP 57158	FPL-K4 - Florida Power & Light Uncleared	0.00	35.90
Auto Payment	2/28/2025	AP 57159	FPL-K4 - Florida Power & Light Uncleared	0.00	37.28
Auto Payment	2/28/2025	AP 57160	FPL-K4 - Florida Power & Light Uncleared	0.00	35.82
Auto Payment	2/28/2025	AP 57161	FPL-K4 - Florida Power & Light Uncleared	0.00	36.24
Auto Payment	2/28/2025	AP 57162	FPL-K4 - Florida Power & Light Uncleared	0.00	36.77
Auto Payment	2/28/2025	AP 57163	FPL-K4 - Florida Power & Light Uncleared	0.00	36.03
Auto Payment	2/28/2025	AP 57164	FPL-K4 - Florida Power & Light Uncleared	0.00	35.72
Auto Payment	2/28/2025	AP 57165	FPL-K4 - Florida Power & Light Uncleared	0.00	32.21
Auto Payment	2/28/2025	AP 57166	FPL-K4 - Florida Power & Light Uncleared	0.00	32.75
Auto	2/28/2025	AP 57167	FPL-K4 - Florida Power & Light Uncleared	0.00	33.15

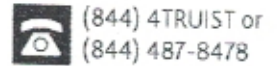
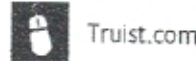
Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Payment					
Auto	2/28/2025	AP 57168	FPL-K4 - Florida Power & Light	0.00	40.77
Payment					
Auto	2/28/2025	AP 57169	FPL-K4 - Florida Power & Light	0.00	34.05
Payment					
Auto	2/28/2025	AP 57170	FPL-K4 - Florida Power & Light	0.00	792.22
Payment					
Auto	2/28/2025	AP 57171	FPL-K4 - Florida Power & Light	0.00	129.79
Payment					
Auto	2/28/2025	AP 57206	FPL-K4 - Florida Power & Light	0.00	36.82
Payment					
10958	2/28/2025	AP 57313	Dezulme - Milfort Dezulme	0.00	40.00
Online	2/28/2025	AP 57750	COCO - City of Coconut Creek	0.00	5,352.57
Payment					
Online	2/28/2025	AP 57751	COCO - City of Coconut Creek	0.00	2,344.51
Payment					
Online	2/28/2025	AP 57752	COCO - City of Coconut Creek	0.00	1,088.75
Payment					
Online	2/28/2025	AP 57753	COCO - City of Coconut Creek	0.00	180.49
Payment					
Totals				\$0.00	\$21,136.52

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

Your account statement

For 02/28/2025

Contact us



■ ASSOC SVCS REGULAR CHECKING 1100005002808

Account summary

Your previous balance as of 01/31/2025	\$174,849.53
Checks	- 34,010.20
Other withdrawals, debits and service charges	- 42,483.80
Deposits, credits and interest	+ 159,239.67
Your new balance as of 02/28/2025	= \$257,595.20

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/10	10938	273.00	02/04	10944	5,015.00	02/25	10952	195.00
02/04	10939	5,901.00	02/21	*10947	175.50	02/27	10953	2,300.00
02/05	10940	240.00	02/13	10948	825.00	02/21	10954	599.00
02/03	10941	2,250.00	02/24	10949	5,780.00	02/24	10955	249.85
02/10	10942	325.00	02/24	10950	1,020.00	02/28	10956	2,606.00
02/03	10943	249.85	02/25	10951	450.00	02/28	10957	5,556.00
						Total checks		= \$34,010.20

* indicates a skip in sequential check numbers above this item

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	168.56
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	219.85
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	271.34
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	288.50
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	288.50
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	293.58
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	305.67
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	373.74
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	385.67
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	385.67
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	433.42
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	457.30
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	477.87
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	505.05
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	528.92
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	540.86
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	540.86
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	552.79

continued

ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	564.73
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	588.61
02/04	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	600.54
02/04	ACH CORP DEBIT PAYMENTS FOUNDATION RISK KARANDA VILLAGE IV CON CUSTOMER ID 22270391	19,441.79
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.13
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.50
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.94
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.74
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.21
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.38
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.48
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.60
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.76
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.85
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.02
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.07
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.53
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.53
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.59
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	40.17
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	44.04
02/06	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	143.34
02/10	ASSN PER UNIT FEE 530600006	973.88
02/18	INTERNET PAYMENT RSIBILLPAY REPUBLICSERVICES 306952064331	5.60
02/19	TRUIST ONLINE CREDIT CARD PMT CLIENT ASSISTED TO ****5065 -	3,300.91
02/24	INTERNET PAYMENT ONLINE PMT HOME DEPOT COMM 631625032055338	1,226.06
02/25	DEBIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	93.05
02/26	ACH CORP DEBIT DBPR DBPR Karanda Village IV Con CUSTOMER ID 202595884830	6,568.00
02/26	ACH CORP DEBIT DBPR DBPR Karanda Village IV Con CUSTOMER ID 202595884610	96.00
02/26	ACH CORP DEBIT DBPR DBPR Karanda Village IV Con CUSTOMER ID 202595884538	120.00
Total other withdrawals, debits and service charges		352.00
		= \$42,483.80

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/03	CONSOL ELEC DEPOSIT 1	430.00
02/03	CONSOL ELEC BILL PAY DEPOSIT 6	2,665.00
02/03	CONSOL ELEC DEPOSIT 47	20,782.00
02/04	CONSOLIDATED COUPON PAYMENT 2	852.00
02/04	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023101381154	880.00
02/04	CONSOL ELEC BILL PAY DEPOSIT 4	1,280.00
02/05	DEPOSIT	1,766.00
02/05	CONSOLIDATED COUPON PAYMENT 2	325.00
02/05	CONSOL ELEC BILL PAY DEPOSIT 2	880.00
02/06	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023139867534	900.00
02/06	CONSOLIDATED COUPON PAYMENT 2	880.00
02/07	CONSOL ELEC BILL PAY DEPOSIT 2	900.00
02/10	CONSOL ELEC DEPOSIT 1	886.00
02/10	CONSOL ELEC DEPOSIT 1	428.00
02/10	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023161033990	440.00
02/10	CONSOLIDATED COUPON PAYMENT 5	460.00
02/11	CONSOL ELEC DEPOSIT 1	2,206.00
02/11	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 411652676	440.00
02/11	CONSOL ELEC BILL PAY DEPOSIT 1	450.00
02/11	CONSOLIDATED COUPON PAYMENT 3	460.00
02/11	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023172355174	1,306.00
02/12	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023189931418	3,266.00
02/12	CONSOL ELEC DEPOSIT 1	440.00
02/12	DEPOSIT	460.00
		866.00

continued

■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
02/13	CONSOL ELEC DEPOSIT 1	
02/13	CONSOLIDATED COUPON PAYMENT 2	399.10
02/13	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 411837522	864.00
02/14	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023200712866	1,800.00
02/18	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023205042894	440.00
02/18	CONSOLIDATED COUPON PAYMENT 1	226.00
02/19	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023220593698	440.00
02/20	CONSOL ELEC BILL PAY DEPOSIT 1	900.12
02/20	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023236330510	453.00
02/20	CREDIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	880.00
02/21	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023243202130	100,000.00
02/21	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 412302134	440.00
02/24	CONSOLIDATED COUPON PAYMENT 2	880.00
02/25	CONSOLIDATED COUPON PAYMENT 2	955.00
02/26	CONSOL ELEC DEPOSIT 1	880.00
02/26	CONSOL ELEC BILL PAY DEPOSIT 2	436.00
02/27	CONSOLIDATED COUPON PAYMENT 1	471.00
02/27	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
02/28	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
02/28	CONSOLIDATED COUPON PAYMENT 1	453.00
02/28	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023293443218	460.00
02/28	DEPOSIT	621.45
Total deposits, credits and interest		1,703.00
		= \$159,239.67

Effective March 2025, the first \$100 of your total check deposit will no longer be made immediately available for check deposits made at the ATM. All deposits are subject to the Funds Availability Policy found in the Commercial Bank Services Agreement and the Business Deposit Accounts Fee Schedule at www.truist.com/businessdepositsfeeschedule.

Changes will be effective March 18, 2025 to the Commercial Bank Services Agreement ("CBSA") that governs your account, including revisions under Section J (Availability of Funds). Continued use of your account constitutes your acceptance of the changes. The current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have questions about these changes, contact your local Truist Branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

Karenida Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypokoso Rd STE AA #218
Lake Worth FL 33467

Truck #26871 10938

Date: 1/27/2025

Pay To: Devis Electric & Data Inc
21577 Willow Tree Rd.
Boca Raton FL 33433

The Order of: *John P. ...*

Ref Invoice #645- Replacement Check

⑆010938⑆ 4265491367⑆ 1100005002608⑆

CHECK# 10938 \$273.00

Regions Bank - 0620000190

⑆010938⑆ 4265491367⑆ 1100005002608⑆

Karenida Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypokoso Rd STE AA #218
Lake Worth FL 33467

Truck #26871 10939

Date: 1/27/2025

Pay To: Trill Services
PO Box 98-0987
Morgan FL 32555

The Order of: *John P. ...*

Ref Invoice #100

⑆010939⑆ 4265491367⑆ 1100005002608⑆

CHECK# 10939 \$5,901.00

Regions Bank - 0620000190

⑆010939⑆ 4265491367⑆ 1100005002608⑆

Karenida Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypokoso Rd STE AA #218
Lake Worth FL 33467

Truck #26871 10940

Date: 1/27/2025

Pay To: Merit-S-Meridy P.A.
310 S.E. 18th Street
Fort Lauderdale FL 33316-2520

The Order of: *John P. ...*

Ref No. 89787

⑆010940⑆ 4265491367⑆ 1100005002608⑆

CHECK# 10940 \$240.00

Regions Bank - 0620000190

⑆010940⑆ 4265491367⑆ 1100005002608⑆

Karenida Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypokoso Rd STE AA #218
Lake Worth FL 33467

Truck #26871 10941

Date: 1/27/2025

Pay To: Hiver Pool Repair & Supply Inc.
7027 W. Steward Blvd, Ft 24195
Maitland FL 32751

The Order of: *John P. ...*

Ref No 10098 Invoice

⑆010941⑆ 4265491367⑆ 1100005002608⑆

CHECK# 10941 \$2,250.00

Regions Bank - 0620000190

⑆010941⑆ 4265491367⑆ 1100005002608⑆

Karenida Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypokoso Rd STE AA #218
Lake Worth FL 33467

Truck #26871 10942

Date: 1/27/2025

Pay To: Devis Electric & Data Inc
21577 Willow Tree Rd.
Boca Raton FL 33433

The Order of: *John P. ...*

Ref Invoice #610

⑆010942⑆ 4265491367⑆ 1100005002608⑆

CHECK# 10942 \$325.00

Regions Bank - 0620000190

⑆010942⑆ 4265491367⑆ 1100005002608⑆

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocasa Rd STE A4 #110
Lake Worth FL 33467

Check # 10943

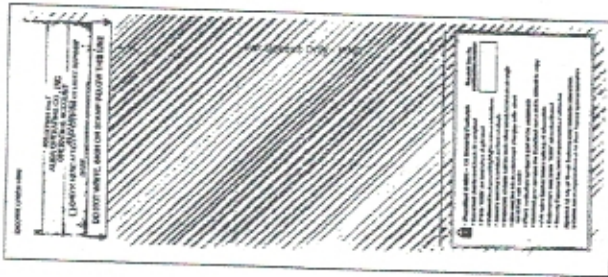
Date: 1/27/2015

Pay **** TWO HUNDRED FORTY NINE DOLLARS AND 85/100 CENTS ****
Exactly **** 249.85 ****

Pay To The Order of: *Carling*
3127 NW 25th Street #120
Margate FL 33068

Ref Invoice 7095

⑆010943⑆ 4285191387⑆ 1100005002808⑆



CHECK# 10943 \$249.85

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocasa Rd STE A4 #110
Lake Worth FL 33467

Check # 10944

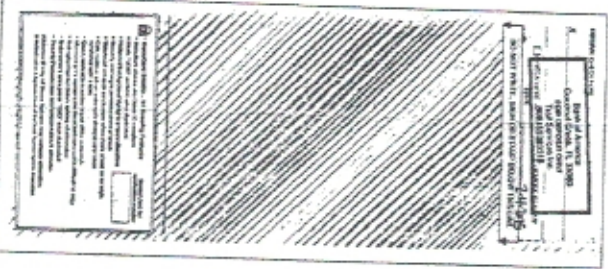
Date: 1/27/2015

Pay **** FIVE THOUSAND FIFTEEN DOLLARS AND 00/100 CENTS ****
Exactly **** 5,015.00 ****

Pay To The Order of: *Trill Services*
PO Box 23-4837
Margate FL 33068

Ref Invoice 4076

⑆010944⑆ 4285191387⑆ 1100005002808⑆



CHECK# 10944 \$5,015.00

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocasa Rd STE A4 #110
Lake Worth FL 33467

Check # 10947

Date: 2/4/2015

Pay **** ONE HUNDRED SEVENTY FIVE DOLLARS AND 00/100 CENTS ****
Exactly **** 175.50 ****

Pay To The Order of: *Dovick Electric & Data Inc*
23577 26th Ave SW
Boch Raton FL 33433

Ref Invoice 2113

⑆010947⑆ 4285191387⑆ 1100005002808⑆



CHECK# 10947 \$175.50

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocasa Rd STE A4 #110
Lake Worth FL 33467

Check # 10948

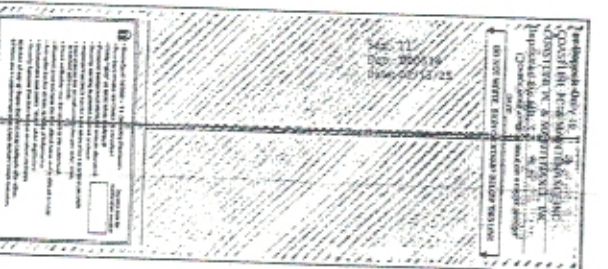
Date: 2/4/2015

Pay **** EIGHT HUNDRED TWENTY FIVE DOLLARS AND 00/100 CENTS ****
Exactly **** 825.00 ****

Pay To The Order of: *COASTLINE PC & MAINTENANCE INC*
7403 Viste Angelo
Delray Beach FL 33446

INVOICE 01282025-K4
25387

⑆010948⑆ 4285191387⑆ 1100005002808⑆



CHECK# 10948 \$825.00

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocasa Rd STE A4 #110
Lake Worth FL 33467

Check # 10949

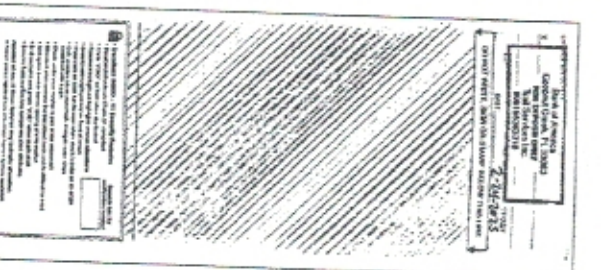
Date: 2/18/2015

Pay **** FIVE THOUSAND SEVEN HUNDRED EIGHTY DOLLARS AND 00/100 CENTS ****
Exactly **** 5,780.00 ****

Pay To The Order of: *Trill Services*
PO Box 23-4837
Margate FL 33068

Ref Invoice 4076

⑆010949⑆ 4285191387⑆ 1100005002808⑆



CHECK# 10949 \$5,780.00

Naranja Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypoluxo Rd STE A4 4218
Lake Worth FL 33467

10955
Date: 2/20/2025

Pay
To the Order of: **** TWO HUNDRED FORTY NINE DOLLARS AND SIXTY SEVEN CENTS ****

Pay To
Savings
3207 N.W. 15th Street #200
Margate FL 33050

⑆010955⑆ 4263191887⑆ 1100005002808⑆

CHECK# 10955 \$249.85

FOR DEPOSIT ONLY
NO OTHER BANKS OR SERVICES SHOULD BE USED
IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE BANK

Naranja Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypoluxo Rd STE A4 4218
Lake Worth FL 33467

10956
Date: 2/20/2025

Pay
To the Order of: **** TWO THOUSAND SIX HUNDRED SIX DOLLARS AND 00/100 CENTS ****

Pay To
SPECTRUM ASSOCIATION SERVICES
8942 Soliflora Way
Boynton Beach FL 33472

⑆010956⑆ 4263191887⑆ 1100005002808⑆

CHECK# 10956 \$2,606.00

FOR DEPOSIT ONLY
NO OTHER BANKS OR SERVICES SHOULD BE USED
IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE BANK

Naranja Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypoluxo Rd STE A4 4218
Lake Worth FL 33467

10957
Date: 2/20/2025

Pay
To the Order of: **** FIVE THOUSAND FIVE HUNDRED FIFTY SIX DOLLARS AND 00/100 CENTS ****

Pay To
SPECTRUM ASSOCIATION SERVICES
8942 Soliflora Way
Boynton Beach FL 33472

⑆010957⑆ 4263191887⑆ 1100005002808⑆

CHECK# 10957 \$5,556.00

FOR DEPOSIT ONLY
NO OTHER BANKS OR SERVICES SHOULD BE USED
IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE BANK

Karanda Village IV Condo Association Inc
BANK RECONCILIATION
 Statement Date: 2/28/2025

Run Date: 04/06/2025
 Run Time: 12:14 AM

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

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

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

Your account statement

For 02/28/2025

Contact us



Truist.com



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

■ ASSOC SVCS REGULAR CHECKING 1100005905581

Account summary

Your previous balance as of 01/31/2025	\$16,250.00
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 0.00
Your new balance as of 02/28/2025	= \$16,250.00

Effective March 2025, the first \$100 of your total check deposit will no longer be made immediately available for check deposits made at the ATM. All deposits are subject to the Funds Availability Policy found in the Commercial Bank Services Agreement and the Business Deposit Accounts Fee Schedule at www.truist.com/businessdepositsfeeschedule.

Changes will be effective March 18, 2025 to the Commercial Bank Services Agreement ("CBSA") that governs your account, including revisions under Section J (Availability of Funds). Continued use of your account constitutes your acceptance of the changes. The current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have questions about these changes, contact your local Truist Branch, your relationship manager, or call 844-4TRUIST (844-487-8478).

	KARANDA VILLAGE IV CONDOMINIUM ASSOC											
	PREPAID INSURANCE											2025-2026
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
ACENTRIA-BRIAN STANTON												
			MONTHLY PAYMENT									
CITIXANS -HERITAGE PROPERTY	183,976.00		15,331.33									
2/1/25-2/1/26												
UNIVERSAL FIRE & CASUALTY GENERAL LIABILITY	28,454.25		2,371.19									
2/1/25-2/1/26												
CUMIS-SPECIALTY MOLD/POLLUTION	4,698.76		391.56									
2/1/24-2/1/25												
MIDVALE INDEMNITY UMBRELLA	3,995.42		332.95									
2/1/25-2/1/26												
PHILADELPHIA INDEMNITY CRIME	792.85		66.07									
2/1/24-2/1/25												
PHILADELPHIA INDEMNITY D & O	3,073.43		256.12									
2/1/25-2/1/26												
ZENITH INSURANCE WORKERS COMP	503.00		41.92									
2/1/25-2/1/26												
TOTAL INSURANCE	225,493.71		18,791.14									
FINANCE CHARGES	7,795.77		649.65									
TOTAL INSURANCE	233,289.48		19,440.79									
BALANCE FWD 2023	17,783.66	233,289.48	21,384.86	19,440.79	17,496.71	155,526.32	136,085.53	116,644.74	97,203.95	77,763.16	58,322.37	38,881.58
MO PAYMENT	(17,783.66)	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79
PPI -EOM	0	21,384.86	19,440.79	17,496.71	155,526.32	136,085.53	116,644.74	97,203.95	77,763.16	58,322.37	38,881.58	19,440.79

Karanda Village IV Condo Association Inc

AGED OWNER BALANCE

Run Date: 04/03/2025
Run Time: 03:51 PM

As of: 02/28/2025

Account #	Lot	Name/Address	Current	Over 31	Over 61	Over 91	Total
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
[REDACTED]			\$457.00	\$0.00	\$0.00	\$0.00	\$457.00
[REDACTED]			\$416.00	\$0.00	\$0.00	\$0.00	\$416.00
[REDACTED]			\$141.00	\$0.00	\$0.00	\$0.00	\$141.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$313.50	\$0.00	\$0.00	\$0.00	\$313.50
[REDACTED]			\$143.00	\$0.00	\$0.00	\$0.00	\$143.00
[REDACTED]			\$460.00	\$25.00	\$0.00	\$0.00	\$485.00
[REDACTED]			\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
[REDACTED]			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
[REDACTED]			\$460.00	\$460.00	\$453.00	\$306.00	\$1,679.00
[REDACTED]			\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
[REDACTED]			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
[REDACTED]			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
[REDACTED]			\$440.00	\$440.00	\$430.00	\$860.00	\$2,170.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$416.00	\$0.00	\$0.00	\$0.00	\$416.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
[REDACTED]			\$12.00	\$0.00	\$0.00	\$0.00	\$12.00

Account #	Lot	Name/Address	Current	Over 31	Over 61	Over 91	Total
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$286.00	\$0.00	\$0.00	\$0.00	\$286.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$440.00	\$182.00	\$0.00	\$1,062.00
			\$416.00	\$0.00	\$0.00	\$0.00	\$416.00
			\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$439.45	\$0.00	\$0.00	\$0.00	\$439.45
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$0.00	\$0.00	\$0.00	\$280.00	\$280.00
			\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
			\$0.00	\$0.00	\$0.00	\$248.82	\$248.82
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$11.00	\$0.00	\$0.00	\$0.00	\$11.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
			\$326.00	\$0.00	\$0.00	\$0.00	\$326.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00

Account #	Lot	Name/Address	Current	Over 31	Over 61	Over 91	Total
			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
			\$405.00	\$0.00	\$0.00	\$136.50	\$541.50
			\$430.00	\$0.00	\$0.00	\$0.00	\$430.00
			\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
			\$18.00	\$0.00	\$0.00	\$0.00	\$18.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$311.00	\$0.00	\$0.00	\$0.00	\$311.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
Community Total			\$26,658.95	\$1,365.00	\$1,065.00	\$1,881.32	\$30,970.27

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Homeowner Assmnt	01310	\$26,658.95	\$1,340.00	\$1,065.00	\$1,166.00	\$30,229.95
C1 - Spec Assment--24	01330	\$0.00	\$0.00	\$0.00	\$665.32	\$665.32
02 - NSF charges	01380	\$0.00	\$25.00	\$0.00	\$50.00	\$75.00
Grand Total:		\$26,658.95	\$1,365.00	\$1,065.00	\$1,881.32	\$30,970.27

Account#	Account Description	Delinquency Amount
01310 - 000	Assessments Receivable - Cost Center 000	\$30,229.95
01330 - 000	Special Assmts. Receiv. - Cost Center 000	\$665.32
01380 - 000	Owner Admin. Fees Receiv. - Cost Center 000	\$75.00
Total:		\$30,970.27

Total Number of Homes: 71

Karanda Village IV Condo Association Inc

Run Date: 04/03/2025
Run Time: 03:53 PM

PREPAID OWNERS

As of: 02/28/2025

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$83.02
				Total \$83.02
				PP - General \$440.00
				Total \$440.00
				PP - General \$473.08
				Total \$473.08
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$327.00
				Total \$327.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$1,290.00
				Total \$1,290.00
				PP - General \$158.00
				Total \$158.00
				PP - General \$140.00
				Total \$140.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$3.24
				Total \$3.24
				PP - General \$440.00
				Total \$440.00
				PP - General \$421.31
				Total \$421.31
				PP - General \$420.00
				Total \$420.00
				PP - General \$719.00
				Total \$719.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$1,262.00
				Total \$1,262.00
				PP - General \$299.00
				Total \$299.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$249.46
				Total \$249.46
				PP - General \$10.00
				Total \$10.00
				PP - General \$440.00
				Total \$440.00

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$440.00
				Total \$440.00
				PP - General \$25.00
				Total \$25.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$31.00
				Total \$31.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$158.00
				Total \$158.00
				PP - General \$18.00
				Total \$18.00
				PP - General \$0.86
				Total \$0.86
				PP - General \$440.00
				Total \$440.00
				PP - General \$1.55
				Total \$1.55
				PP - General \$440.00
				Total \$440.00
				PP - General \$33.00
				Total \$33.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$141.00
				Total \$141.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$288.09
				Total \$288.09
				PP - General \$430.00
				Total \$430.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$870.00
				Total \$870.00
				PP - General \$440.00

Owner	Address	Account #	Lot #	Prepaid Balance
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$1,516.00
				Total \$1,516.00
				PP - General \$602.00
				Total \$602.00
				PP - General \$430.00
				Total \$430.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$453.00
				Total \$453.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$920.00
				Total \$920.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$25.00
				Total \$25.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$463.00
				Total \$463.00
				PP - General \$453.00
				Total \$453.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$145.00
				Total \$145.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$4,260.00
				Total \$4,260.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$289.50
				Total \$289.50
				PP - General \$426.00
				Total \$426.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$955.00
				Total \$955.00
				PP - General \$278.50
				Total \$278.50

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$143.00
				Total \$143.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$446.00
				Total \$446.00
				PP - General \$2.00
				Total \$2.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$42,250.61
				Total \$42,250.61

Karanda Village IV Condo Association Inc
GENERAL LEDGER DETAIL

Run Date: 04/06/2025
 Run Time: 04:41 PM

As of: Start: 02/01/2025 | End: 02/28/2025

Account					Balance Forward	Debits	Credits	Ending Balance
01013-000 Truist - Operating Funds					(\$25,671.56)	\$0.00	\$0.00	(\$25,671.56)
01013-001 Truist - Operating Funds - Conda A					\$0.00	\$28,145.17	\$28,145.17	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56118 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$28,145.17		
2/28/2025	GL 58242 Journal Entry		Feb JE	Feb JE	\$28,145.17	\$0.00		
01013-002 Truist - Operating Funds - Condo B					\$0.00	\$9,533.00	\$9,533.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56118 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$9,533.00		
2/28/2025	GL 58242 Journal Entry		Feb JE	Feb 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		
2/3/2025	GL 56118 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$7,717.25		
2/28/2025	GL 58242 Journal Entry		Feb JE	Feb JE	\$7,717.25	\$0.00		
01013-008 Truist - Operating Funds - Common A...					\$0.00	\$145,395.42	\$145,395.42	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$45,395.42	\$0.00		
2/28/2025	GL 58242 Journal Entry		Feb JE	Feb JE	\$0.00	\$145,395.42		
2/28/2025	GL 58245 Journal Entry		Feb JE	Feb JE	\$100,000.00	\$0.00		
01013-099 Truist - Operating Funds					\$164,389.47	\$184,911.23	\$87,170.46	\$262,130.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AR 56099 Cash Receipts...	4619349...		One Time Pay...	\$440.00	\$0.00		
2/1/2025	AR 56104 Cash Receipts...	4624254...		One Time Pay...	\$400.00	\$0.00		
2/3/2025	AR 56153 Cash Receipts...	8730974...			\$200.00	\$0.00		
2/3/2025	AR 56154 Cash Receipts...	1000023...		CC Refund- E...	\$25.00	\$0.00		
2/3/2025	AR 56155 Cash Receipts...	6870802...		APP fee-3833	\$100.00	\$0.00		
2/3/2025	AR 56156 Cash Receipts...	4631231...		One Time Pay...	\$440.00	\$0.00		
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$23,877.00	\$0.00		
2/3/2025	AP 56420 Hand Written ...	Online ...	Foundation - Foundat...	Insurance Do...	\$0.00	\$19,441.79		
2/4/2025	AP 56251 Print Check	10948	COAST - COASTLINE PC...	Dumpster #3...	\$0.00	\$825.00		
2/4/2025	AP 56251 Print Check	10947	Devine Electric & Da...	Replaced 1 L...	\$0.00	\$175.50		
2/4/2025	AR 56326 Cash Receipts...	0000000...			\$3,498.00	\$0.00		
2/5/2025	AR 56333 Cash Receipts...	4640019...		One Time Pay...	\$440.00	\$0.00		
2/5/2025	AR 56334 Cash Receipts...	4640327...		One Time Pay...	\$440.00	\$0.00		
2/5/2025	AR 56370 Cash Receipts...	0000000...			\$1,780.00	\$0.00		
2/6/2025	AR 56354 Cash Receipts...	4644974...		One Time Pay...	\$460.00	\$0.00		
2/6/2025	AR 56460 Cash Receipts...	0000002...			\$900.00	\$0.00		
2/7/2025	AR 56360 Cash Receipts...	4646474...		One Time Pay...	\$460.00	\$0.00		
2/7/2025	AR 56463 Cash Receipts...	0000000...			\$886.00	\$0.00		
2/8/2025	AR 56332 Cash Receipts...	4647989...		Automated Pa...	\$3,086.00	\$0.00		
2/8/2025	AR 56361 Cash Receipts...	4647802...		One Time Pay...	\$200.00	\$0.00		
2/8/2025	AR 56362 Cash Receipts...	4647830...		One Time Pay...	\$440.00	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
2/8/2025	AR 56366 Cash Receipts...	4648069...		One Time Pay...	\$440.00	\$0.00	
2/9/2025	AR 56387 Cash Receipts...	0856103...			\$866.00	\$0.00	
2/10/2025	AR 56422 Cash Receipts...	4649248...		One Time Pay...	\$460.00	\$0.00	
2/10/2025	AR 56423 Cash Receipts...	4649381...		One Time Pay...	\$440.00	\$0.00	
2/10/2025	AR 56464 Cash Receipts...	0000000...			\$3,074.00	\$0.00	
2/10/2025	GL 58234 Misc Payment			Assoc Per un...	\$0.00	\$5.60	
2/11/2025	AR 56988 Cash Receipts...	0079000...			\$2,206.00	\$0.00	
2/12/2025	AR 56449 Cash Receipts...	4651409...		One Time Pay...	\$440.00	\$0.00	
2/12/2025	AR 56990 Cash Receipts...	0000000...			\$460.00	\$0.00	
2/13/2025	AR 56514 Cash Receipts...	4652563...		One Time Pay...	\$440.00	\$0.00	
2/13/2025	AR 56992 Cash Receipts...	0053425...			\$1,263.10	\$0.00	
2/14/2025	AP 56427 Hand Written ...	Auto Pa...	repub - Republic Ser...	February 202...	\$0.00	\$3,300.91	
2/14/2025	AR 56535 Cash Receipts...	4653245...		One Time Pay...	\$226.00	\$0.00	
2/15/2025	AR 56553 Cash Receipts...	4654232...		One Time Pay...	\$880.00	\$0.00	
2/15/2025	AR 56554 Cash Receipts...	4654321...		One Time Pay...	\$440.00	\$0.00	
2/17/2025	AR 56726 Cash Receipts...	4655259...		One Time Pay...	\$460.12	\$0.00	
2/18/2025	AR 56993 Cash Receipts...	0000008...			\$440.00	\$0.00	
2/19/2025	AR 56965 Cash Receipts...	4656280...		One Time Pay...	\$440.00	\$0.00	
2/19/2025	AP 56970 Print Check	10953	FRAZ - J.R.FRAZER,IN...	Traditional ...	\$0.00	\$2,300.00	
2/19/2025	AP 56970 Print Check	10949	trail - Trail Servic...	New Irrigati...	\$0.00	\$5,780.00	
2/19/2025	AP 56970 Print Check	10950	trail - Trail Servic...	Irrigation P...	\$0.00	\$1,020.00	
2/19/2025	AP 56970 Print Check	10952	Martin & Martin, P.A...	Legal: Gener...	\$0.00	\$195.00	
2/19/2025	AP 56970 Print Check	10954	PLUM - Plumbing Expe...	Plumbing Pro...	\$0.00	\$599.00	
2/19/2025	AP 56970 Print Check	10951	Bug Off - Bug Off Ex...	Rebait Roden...	\$0.00	\$450.00	
2/19/2025	AP 56983 Print Check	10955	Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
2/19/2025	AR 56996 Cash Receipts...	4656453...		One Time Pay...	\$440.00	\$0.00	
2/19/2025	AP 57009 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$0.00	\$1,226.06	
2/20/2025	AR 57016 Cash Receipts...	4656897...		One Time Pay...	\$440.00	\$0.00	
2/20/2025	AP 57017 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$0.00	\$93.05	
2/20/2025	AR 57073 Cash Receipts...	0000000...			\$453.00	\$0.00	
2/20/2025	GL 58236 Misc Deposit			TRANSFER FRO...	\$100,000.00	\$0.00	
2/24/2025	AR 57276 Cash Receipts...	0053522...			\$955.00	\$0.00	
2/25/2025	AP 57075 Hand Written ...	Check B...	DBPR - DBPR-DIVISION...	Annual Condo...	\$0.00	\$352.00	
2/25/2025	AP 57076 Hand Written ...	Check B...	DBPR - DBPR-DIVISION...	Annual Condo...	\$0.00	\$120.00	
2/25/2025	AP 57077 Hand Written ...	Check B...	DBPR - DBPR-DIVISION...	Annual Condo...	\$0.00	\$96.00	
2/25/2025	AR 57279 Cash Receipts...	0000000...			\$880.00	\$0.00	
2/25/2025	GL 58235 Misc Payment			WF Advisors=...	\$0.00	\$6,568.00	
2/26/2025	AR 57281 Cash Receipts...	0000000...			\$907.00	\$0.00	
2/27/2025	AR 57102 Cash Receipts...	4663875...		One Time Pay...	\$621.45	\$0.00	
2/27/2025	AR 57103 Cash Receipts...	8762802...			\$1,703.00	\$0.00	
2/27/2025	AR 57283 Cash Receipts...	0000000...			\$880.00	\$0.00	
2/28/2025	AP 57127 Print Check	10956	SPECT - SPECTRUM ASS...	March 2025 M...	\$0.00	\$2,606.00	
2/28/2025	AP 57127 Print Check	10957	SPECT - SPECTRUM ASS...	March 2025 J...	\$0.00	\$5,556.00	
2/28/2025	AP 57153 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$0.00	\$39.30	

Account				Balance Forward	Debits	Credits	Ending Balance
2/28/2025	AP 57155 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$0.00	\$36.54	
2/28/2025	AP 57156 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$0.00	\$35.10	
2/28/2025	AP 57157 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$0.00	\$36.36	
2/28/2025	AP 57158 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$0.00	\$35.90	
2/28/2025	AP 57159 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$0.00	\$37.28	
2/28/2025	AP 57160 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$0.00	\$35.82	
2/28/2025	AP 57161 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$0.00	\$36.24	
2/28/2025	AP 57162 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$0.00	\$36.77	
2/28/2025	AP 57163 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$0.00	\$36.03	
2/28/2025	AP 57164 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$0.00	\$35.72	
2/28/2025	AP 57165 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$0.00	\$32.21	
2/28/2025	AP 57166 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$0.00	\$32.75	
2/28/2025	AP 57167 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$0.00	\$33.15	
2/28/2025	AP 57168 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$0.00	\$40.77	
2/28/2025	AP 57169 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$0.00	\$34.05	
2/28/2025	AP 57170 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$0.00	\$792.22	
2/28/2025	AP 57171 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$0.00	\$129.79	
2/28/2025	AP 57206 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$0.00	\$36.82	
2/28/2025	AR 57287 Cash Receipts...	0000002...			\$913.00	\$0.00	
2/28/2025	AP 57313 Print Check	10958	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
2/28/2025	AP 57750 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc A:...	\$0.00	\$5,352.57	
2/28/2025	AP 57751 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc B:...	\$0.00	\$2,344.51	
2/28/2025	AP 57752 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc C:...	\$0.00	\$1,088.75	
2/28/2025	AP 57753 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$0.00	\$180.49	
2/28/2025	GL 58237 Misc Payment				\$0.00	\$25,671.56	
2/28/2025	GL 58242 Journal Entry		Feb JE	Feb JE	\$25,671.56	\$0.00	
01019-000 Truist - Pet Security Account - Cos...				\$0.00	\$16,250.00	\$16,250.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 58240 Misc Deposit				\$16,250.00	\$0.00	
2/28/2025	GL 58243 Journal Entry		Feb JE	Feb JE	\$0.00	\$16,250.00	
01019-008 Truist - Pet Security Account - Com...				\$16,250.00	\$0.00	\$0.00	\$16,250.00
01026-009 Jurist - Spec Operatingw- MM				\$56,623.46	\$205.71	\$0.00	\$56,829.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 58246 Journal Entry		Feb JE Jurist	Feb JE Juris...	\$205.71	\$0.00	
01080-009 Due To/From Operating				(\$13,591.65)	\$0.00	\$0.00	(\$13,591.65)
01224-009 Jurist -Money Market Funds				\$1,029,661.04	\$12,190.34	\$100,000.00	\$941,851.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/20/2025	GL 58236 Misc Deposit			TRANSFER FRO...	\$0.00	\$100,000.00	
2/25/2025	GL 58235 Misc Payment			WF Advisors=...	\$6,568.00	\$0.00	
2/28/2025	GL 58246 Journal Entry		Feb JE Jurist	Feb JE Juris...	\$5,622.34	\$0.00	
01280-009 Due To/From Reserves				\$13,591.65	\$0.00	\$0.00	\$13,591.65
01310-001 Assessments Receivable - Conda A				\$4,911.37	\$38,720.00	\$25,301.65	\$18,329.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AR 56330 Apply Charges				\$38,720.00	\$0.00	

Account			Balance Forward	Debits	Credits	Ending Balance
2/1/2025	AR 56331 Apply PrePaid...			\$0.00	\$7,860.32	
2/3/2025	AR 56153 Cash Receipts...	8730974...		\$0.00	\$200.00	
2/3/2025	AR 56156 Cash Receipts...	4631231...	One Time Pay...	\$0.00	\$440.00	
2/3/2025	AR 56324 Cash Receipts...	0000000...		\$0.00	\$357.89	
2/4/2025	AR 56326 Cash Receipts...	0000000...		\$0.00	\$436.76	
2/5/2025	AR 56333 Cash Receipts...	4640019...	One Time Pay...	\$0.00	\$440.00	
2/5/2025	AR 56334 Cash Receipts...	4640327...	One Time Pay...	\$0.00	\$440.00	
2/5/2025	AR 56370 Cash Receipts...	0000000...		\$0.00	\$1,180.00	
2/5/2025	AR 56460 Cash Receipts...	0000002...		\$0.00	\$440.00	
2/8/2025	AR 56332 Cash Receipts...	4647989...	Automated Pa...	\$0.00	\$1,320.00	
2/8/2025	AR 56362 Cash Receipts...	4647830...	One Time Pay...	\$0.00	\$415.00	
2/8/2025	AR 56366 Cash Receipts...	4648069...	One Time Pay...	\$0.00	\$440.00	
2/9/2025	AR 56387 Cash Receipts...	0856103...		\$0.00	\$113.00	
2/10/2025	AR 56423 Cash Receipts...	4649381...	One Time Pay...	\$0.00	\$440.00	
2/10/2025	AR 56464 Cash Receipts...	0000000...		\$0.00	\$1,711.00	
2/11/2025	AR 56988 Cash Receipts...	0000000...		\$0.00	\$1,287.00	
2/12/2025	AR 56449 Cash Receipts...	4651409...	One Time Pay...	\$0.00	\$438.45	
2/13/2025	AR 56514 Cash Receipts...	4652563...	One Time Pay...	\$0.00	\$440.00	
2/13/2025	AR 56992 Cash Receipts...	0000000...		\$0.00	\$837.10	
2/15/2025	AR 56553 Cash Receipts...	4654232...	One Time Pay...	\$0.00	\$880.00	
2/15/2025	AR 56554 Cash Receipts...	4654321...	One Time Pay...	\$0.00	\$440.00	
2/18/2025	AR 56993 Cash Receipts...	0000008...		\$0.00	\$440.00	
2/19/2025	AR 56965 Cash Receipts...	4656280...	One Time Pay...	\$0.00	\$440.00	
2/19/2025	AR 56996 Cash Receipts...	4656453...	One Time Pay...	\$0.00	\$439.14	
2/20/2025	AR 57016 Cash Receipts...	4656897...	One Time Pay...	\$0.00	\$440.00	
2/25/2025	AR 57279 Cash Receipts...	0000000...		\$0.00	\$440.00	
2/26/2025	AR 57281 Cash Receipts...	0000000...		\$0.00	\$186.54	
2/27/2025	AR 57102 Cash Receipts...	4663875...	One Time Pay...	\$0.00	\$621.45	
2/27/2025	AR 57103 Cash Receipts...	0086272...		\$0.00	\$1,308.00	
2/27/2025	AR 57283 Cash Receipts...	0000000...		\$0.00	\$430.00	
01310-002 Assessments Receivable - Condo B			\$2,717.16	\$13,800.00	\$9,495.66	\$7,021.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
2/1/2025	AR 56104 Cash Receipts...	4624254...		One Time Pay...	\$0.00	\$400.00
2/1/2025	AR 56330 Apply Charges				\$13,800.00	\$0.00
2/1/2025	AR 56331 Apply PrePaid...				\$0.00	\$2,616.50
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$0.00	\$502.00
2/5/2025	AR 56370 Cash Receipts...	0000000...			\$0.00	\$460.00
2/6/2025	AR 56354 Cash Receipts...	4644974...		One Time Pay...	\$0.00	\$460.00
2/6/2025	AR 56460 Cash Receipts...	0000002...			\$0.00	\$460.00
2/7/2025	AR 56360 Cash Receipts...	4646474...		One Time Pay...	\$0.00	\$460.00
2/7/2025	AR 56463 Cash Receipts...	0000000...			\$0.00	\$435.00
2/8/2025	AR 56332 Cash Receipts...	4647989...		Automated Pa...	\$0.00	\$460.00
2/10/2025	AR 56422 Cash Receipts...	4649248...		One Time Pay...	\$0.00	\$460.00
2/10/2025	AR 56464 Cash Receipts...	0000000...			\$0.00	\$460.00
2/11/2025	AR 56988 Cash Receipts...	0000000...			\$0.00	\$460.00

Account			Balance Forward	Debits	Credits	Ending Balance
2/12/2025	AR 56990 Cash Receipts...	0000000...		\$0.00	\$460.00	
2/17/2025	AR 56726 Cash Receipts...	4655259...	One Time Pay...	\$0.00	\$460.12	
2/18/2025	AR 56751 Adjustment			\$0.00	\$638.04	
2/20/2025	AR 57073 Cash Receipts...	0000000...		\$0.00	\$304.00	
01310-003 Assessments Receivable - Condo C			\$1,160.23	\$10,224.00	\$6,505.50	\$4,878.73
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
2/1/2025	AR 56330 Apply Charges				\$10,224.00	\$0.00
2/1/2025	AR 56331 Apply PrePaid...				\$0.00	\$2,845.50
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$0.00	\$121.00
2/4/2025	AR 56326 Cash Receipts...	0000000...			\$0.00	\$136.50
2/7/2025	AR 56463 Cash Receipts...	0000000...			\$0.00	\$426.00
2/8/2025	AR 56332 Cash Receipts...	4647989...		Automated Pa...	\$0.00	\$426.00
2/8/2025	AR 56361 Cash Receipts...	4647802...		One Time Pay...	\$0.00	\$200.00
2/9/2025	AR 56387 Cash Receipts...	995156			\$0.00	\$426.00
2/10/2025	AR 56464 Cash Receipts...	0000002...			\$0.00	\$573.50
2/11/2025	AR 56988 Cash Receipts...	0079000...			\$0.00	\$416.00
2/13/2025	AR 56992 Cash Receipts...	0053425...			\$0.00	\$426.00
2/14/2025	AR 56535 Cash Receipts...	4653245...		One Time Pay...	\$0.00	\$226.00
2/27/2025	AR 57103 Cash Receipts...	8762802...			\$0.00	\$283.00
01330-001 Special Assmts. Receiv. - Conda A			\$957.00	\$0.00	\$958.00	(\$1.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$0.00	\$846.00
2/27/2025	AR 57103 Cash Receipts...	1865			\$0.00	\$112.00
01330-002 Special Assmts. Receiv. - Condo B			\$560.00	\$0.00	\$280.00	\$280.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$0.00	\$280.00
01330-003 Special Assmts. Receiv. - Condo C			\$953.32	\$0.00	\$567.00	\$386.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$0.00	\$565.00
2/10/2025	AR 56464 Cash Receipts...	0000000...			\$0.00	\$2.00
01340-000 Late Fees Receivable - Cost Center ...			(\$65.54)	\$65.54	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
2/28/2025	GL 58248 Journal Entry		Feb JE	Feb JE	\$65.54	\$0.00
01340-001 Late Fees Receivable - Conda A			\$47.20	\$0.00	\$47.20	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
2/28/2025	GL 58249 Journal Entry		Feb JE	Feb JE	\$0.00	\$47.20
01340-003 Late Fees Receivable - Condo C			\$18.34	\$0.00	\$18.34	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
2/28/2025	GL 58249 Journal Entry		Feb JE	Feb JE	\$0.00	\$18.34
01380-001 Owner Admin. Fees Receiv. - Conda A			\$50.00	\$0.00	\$0.00	\$50.00
01380-002 Owner Admin. Fees Receiv. - Condo B			\$25.00	\$0.00	\$0.00	\$25.00
01610-008 Prepaid Insurance - Common Area			\$0.00	\$258,287.27	\$20,840.96	\$237,446.31
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits

Account				Balance Forward	Debits	Credits	Ending Balance
2/3/2025	AP 56420 Hand Written ...	Online ...	Foundation - Foundat...	Insurance Do...	\$19,441.79	\$0.00	
2/28/2025	AP 57121 Enter Bills -...		SPECT - SPECTRUM ASS...	March 2025 J...	\$5,556.00	\$0.00	
2/28/2025	GL 58244 Journal Entry		233289.48	Feb JE Insur...	\$233,289.48	\$19,440.79	
2/28/2025	GL 58247 Journal Entry		Feb Je	Feb JE	\$0.00	\$1,400.17	
01620-001 Prepaid Expenses - Condo A				\$0.00	\$352.00	\$58.66	\$293.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 58253 Journal Entry		FEB je aNNUAL cONDO ...	FEB je aNNUA...	\$352.00	\$58.66	
01620-002 Prepaid Expenses - Condo B				\$0.00	\$120.00	\$20.00	\$100.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 58253 Journal Entry		FEB je aNNUAL cONDO ...	FEB je aNNUA...	\$120.00	\$20.00	
01620-003 Prepaid Expenses - Condo C				\$0.00	\$96.00	\$16.00	\$80.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 58253 Journal Entry		FEB je aNNUAL cONDO ...	FEB je aNNUA...	\$96.00	\$16.00	
01620-008 Prepaid Expenses - Common Area				\$10,522.00	\$8,162.00	\$10,522.00	\$8,162.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57120 Enter Bills -...		SPECT - SPECTRUM ASS...	March 2025 M...	\$2,606.00	\$0.00	
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$0.00	\$2,606.00	
2/28/2025	GL 58147 Journal Entry		Feb JE	Feb JE	\$0.00	\$7,916.00	
2/28/2025	GL 58247 Journal Entry		Feb Je	Feb JE	\$5,556.00	\$0.00	
01650-008 To Be Allocated - Common Area				\$0.00	\$41,921.56	\$41,921.56	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 58237 Misc Payment				\$25,671.56	\$0.00	
2/28/2025	GL 58240 Misc Deposit				\$0.00	\$16,250.00	
2/28/2025	GL 58242 Journal Entry		Feb JE	Feb JE	\$0.00	\$25,671.56	
2/28/2025	GL 58243 Journal Entry		Feb JE	Feb JE	\$16,250.00	\$0.00	
02560-008 Utility Deposits - Common Area				\$275.00	\$0.00	\$0.00	\$275.00
03010-000 Accounts Payable - Cost Center 000				\$0.00	\$43,393.97	\$43,393.97	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/4/2025	AP 56249 Enter Bills -...		Devine Electric & Da...	Replaced 1 L...	\$0.00	\$175.50	
2/4/2025	AP 56250 Enter Bills -...		COAST - COASTLINE PC...	Dumpster #3:...	\$0.00	\$825.00	
2/4/2025	AP 56251 Print Check	10948	COAST - COASTLINE PC...	Dumpster #3:...	\$825.00	\$0.00	
2/4/2025	AP 56251 Print Check	10947	Devine Electric & Da...	Replaced 1 L...	\$175.50	\$0.00	
2/19/2025	AP 56706 Enter Bills -...		FRAZ - J.R.FRAZER,IN...	Traditional ...	\$0.00	\$2,300.00	
2/19/2025	AP 56707 Enter Bills -...		Martin & Martin, P.A...	Legal: Gener...	\$0.00	\$195.00	
2/19/2025	AP 56708 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
2/19/2025	AP 56713 Enter Bill		Bug Off - Bug Off Ex...	Add Rodent B...	\$0.00	\$420.00	
2/19/2025	AP 56715 Enter Bill		Bug Off - Bug Off Ex...	Rebait Roden...	\$0.00	\$30.00	
2/19/2025	AP 56719 Enter Bills -...		trail - Trail Servic...	Irrigation P...	\$0.00	\$1,020.00	
2/19/2025	AP 56721 Enter Bills -...		trail - Trail Servic...	New Irrigati...	\$0.00	\$5,780.00	
2/19/2025	AP 56969 Enter Bill		PLUM - Plumbing Expe...	Plumbing Pro...	\$0.00	\$599.00	
2/19/2025	AP 56970 Print Check	10953	FRAZ - J.R.FRAZER,IN...	Traditional ...	\$2,300.00	\$0.00	
2/19/2025	AP 56970 Print Check	10949	trail - Trail Servic...	New Irrigati...	\$5,780.00	\$0.00	
2/19/2025	AP 56970 Print Check	10950	trail - Trail Servic...	Irrigation P...	\$1,020.00	\$0.00	
2/19/2025	AP 56970 Print Check	10952	Martin & Martin, P.A...	Legal: Gener...	\$195.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/19/2025	AP 56970 Print Check	10954	PLUM - Plumbing Expe...	Plumbing Pro...	\$599.00	\$0.00	
2/19/2025	AP 56970 Print Check	10951	Bug Off - Bug Off Ex...	Rebait Roden...	\$450.00	\$0.00	
2/19/2025	AP 56983 Print Check	10955	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
2/28/2025	AP 56712 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
2/28/2025	AP 57087 Enter Bills -...		trail - Trail Servic...	February 202...	\$0.00	\$5,015.00	
2/28/2025	AP 57120 Enter Bills -...		SPECT - SPECTRUM ASS...	March 2025 M...	\$0.00	\$2,606.00	
2/28/2025	AP 57121 Enter Bills -...		SPECT - SPECTRUM ASS...	March 2025 J...	\$0.00	\$5,556.00	
2/28/2025	AP 57127 Print Check	10956	SPECT - SPECTRUM ASS...	March 2025 M...	\$2,606.00	\$0.00	
2/28/2025	AP 57127 Print Check	10957	SPECT - SPECTRUM ASS...	March 2025 J...	\$5,556.00	\$0.00	
2/28/2025	AP 57228 Enter Bills -...		Phoenix - Phoenix Go...	Yamaha G14-G...	\$0.00	\$211.86	
2/28/2025	AP 57229 Enter Bills -...		Hixon - Hixon Pool R...	February 202...	\$0.00	\$325.00	
2/28/2025	AP 57230 Enter Bills -...		Hixon - Hixon Pool R...	Relieve Valv...	\$0.00	\$135.00	
2/28/2025	AP 57231 Enter Bills -...		trail - Trail Servic...	Valve Box & ...	\$0.00	\$870.00	
2/28/2025	AP 57312 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
2/28/2025	AP 57313 Print Check	10958	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
2/28/2025	GL 58248 Journal Entry		Feb JE	Feb JE	\$0.00	\$16,790.91	
2/28/2025	GL 58251 Journal Entry		Feb JE	Feb JE	\$23,597.62	\$0.00	
03010-008 Accounts Payable - Common Area				\$0.00	\$16,790.91	\$23,597.62	(\$6,806.71)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 58248 Journal Entry		Feb JE	Feb JE	\$16,790.91	\$0.00	
2/28/2025	GL 58251 Journal Entry		Feb JE	Feb JE	\$0.00	\$23,597.62	
03015-008 Insurance Payable - Common Area				\$11,163.24	\$23,597.62	\$233,289.48	(\$198,528.62)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 58244 Journal Entry		233289.48	Feb JE Insur...	\$0.00	\$233,289.48	
2/28/2025	GL 58252 Journal Entry		Feb JE	3016	\$23,597.62	\$0.00	
03020-008 Accrued CPA Fees - Common Area				(\$7,875.00)	\$0.00	\$0.00	(\$7,875.00)
03022-099 Income Tax Payable				(\$5,251.00)	\$0.00	\$0.00	(\$5,251.00)
03310-001 Prepaid Owner Assessments - Conda A				(\$14,437.83)	\$7,860.32	\$18,136.22	(\$24,713.73)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AR 56099 Cash Receipts...	4619349...		One Time Pay...	\$0.00	\$440.00	
2/1/2025	AR 56331 Apply PrePaid...				\$7,860.32	\$0.00	
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$0.00	\$13,306.11	
2/4/2025	AR 56326 Cash Receipts...	0000000...			\$0.00	\$1,323.24	
2/5/2025	AR 56370 Cash Receipts...	0000000...			\$0.00	\$140.00	
2/8/2025	AR 56332 Cash Receipts...	4647990...		Automated Pa...	\$0.00	\$880.00	
2/8/2025	AR 56362 Cash Receipts...	4647830...		One Time Pay...	\$0.00	\$25.00	
2/9/2025	AR 56387 Cash Receipts...	0856103...			\$0.00	\$327.00	
2/10/2025	AR 56464 Cash Receipts...	0000001...			\$0.00	\$49.00	
2/11/2025	AR 56988 Cash Receipts...	0000001...			\$0.00	\$33.00	
2/12/2025	AR 56449 Cash Receipts...	4651409...		One Time Pay...	\$0.00	\$1.55	
2/19/2025	AR 56996 Cash Receipts...	4656453...		One Time Pay...	\$0.00	\$0.86	
2/25/2025	AR 57279 Cash Receipts...	0000004...			\$0.00	\$440.00	
2/26/2025	AR 57281 Cash Receipts...	0000000...			\$0.00	\$720.46	
2/27/2025	AR 57283 Cash Receipts...	0000000...			\$0.00	\$450.00	

Account					Balance Forward	Debits	Credits	Ending Balance
03310-002 Prepaid Owner Assessments - Condo B					(\$2,263.38)	\$2,616.50	\$6,745.00	(\$6,391.88)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AR 56331 Apply PrePaid...				\$2,616.50	\$0.00		
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$0.00	\$5,198.00		
2/4/2025	AR 56326 Cash Receipts...	0000000...			\$0.00	\$460.00		
2/7/2025	AR 56463 Cash Receipts...	0000000...			\$0.00	\$25.00		
2/20/2025	AR 57073 Cash Receipts...	0000000...			\$0.00	\$149.00		
2/28/2025	AR 57287 Cash Receipts...	0000002...			\$0.00	\$913.00		
03310-003 Prepaid Owner Assessments - Condo C					(\$8,904.54)	\$2,845.54	\$5,086.00	(\$11,145.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AR 56331 Apply PrePaid...				\$2,845.50	\$0.00		
2/3/2025	AR 56324 Cash Receipts...	0000000...			\$0.00	\$2,701.00		
2/4/2025	AR 56326 Cash Receipts...	0000000...			\$0.00	\$1,141.50		
2/10/2025	AR 56464 Cash Receipts...	0000002...			\$0.00	\$278.50		
2/11/2025	AR 56988 Cash Receipts...	0079000...			\$0.00	\$10.00		
2/13/2025	AR 56994 Adjustment				\$0.04	\$0.00		
2/24/2025	AR 57276 Cash Receipts...	0053522...			\$0.00	\$955.00		
03340-008 Pet Security Deposits - Common Area					(\$16,250.00)	\$0.00	\$0.00	(\$16,250.00)
05020-001 Reserves - Pavement - Condo A					(\$79,038.35)	\$0.00	\$241.58	(\$79,279.93)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves Pav...	\$0.00	\$241.58		
05020-002 Reserves - Pavement - Condo B					(\$37,757.82)	\$0.00	\$310.58	(\$38,068.40)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves Pav...	\$0.00	\$310.58		
05020-003 Reserves - Pavement - Condo C					(\$39,061.01)	\$0.00	\$294.92	(\$39,355.93)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves Pav...	\$0.00	\$294.92		
05020-008 Reserves - Pavement - Common Area					(\$3,943.42)	\$0.00	\$45.50	(\$3,988.92)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves Pav...	\$0.00	\$45.50		
05090-008 Reserves - Pool - Common Area					(\$31,562.17)	\$0.00	\$0.00	(\$31,562.17)
05092-001 Reserve - Restoration - Condo A					(\$98,463.16)	\$0.00	\$921.58	(\$99,384.74)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$0.00	\$921.58		
05092-002 Reserve - Restoration - Condo B					(\$12,916.87)	\$0.00	\$48.17	(\$12,965.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$0.00	\$48.17		
05092-003 Reserve - Restoration - Condo C					(\$40,046.47)	\$0.00	\$189.25	(\$40,235.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$0.00	\$189.25		
05092-008 Reserve - Restoration - Common Area					(\$28,464.30)	\$0.00	\$156.67	(\$28,620.97)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$0.00	\$156.67		

Account					Balance Forward	Debits	Credits	Ending Balance
05094-001 Reserve -Deferred Maintenance - Con...					(\$6,283.92)	\$0.00	\$0.00	(\$6,283.92)
05094-002 Reserve -Deferred Maintenance - Con...					(\$5,601.96)	\$0.00	\$0.00	(\$5,601.96)
05094-003 Reserve -Deferred Maintenance - Con...					(\$6,297.00)	\$0.00	\$0.00	(\$6,297.00)
05094-008 Reserve -Deferred Maintenance - Com...					(\$41,084.14)	\$0.00	\$0.00	(\$41,084.14)
05210-001 Reserves - Roofs - Conda A					(\$99,404.72)	\$0.00	\$2,573.83	(\$101,978.55)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$0.00	\$2,573.83		
05210-002 Reserves - Roofs - Condo B					(\$186,466.61)	\$0.00	\$1,351.75	(\$187,818.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$0.00	\$1,351.75		
05210-003 Reserves - Roofs - Condo C					(\$76,416.34)	\$0.00	\$405.08	(\$76,821.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$0.00	\$405.08		
05210-008 Reserves - Roofs - Common Area					(\$19,524.00)	\$0.00	\$0.00	(\$19,524.00)
05220-001 Reserves - Exterior Paint - Conda A					(\$73,543.75)	\$0.00	\$0.00	(\$73,543.75)
05220-002 Reserves - Exterior Paint - Condo B					(\$24,332.13)	\$0.00	\$28.58	(\$24,360.71)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$0.00	\$28.58		
05220-003 Reserves - Exterior Paint - Condo C					(\$17,297.15)	\$0.00	\$0.00	(\$17,297.15)
05220-008 Reserves - Exterior Paint - Common ...					(\$2,950.00)	\$0.00	\$0.00	(\$2,950.00)
05492-001 Reserve - Interest Income - Conda A					(\$4,304.66)	\$0.00	\$0.00	(\$4,304.66)
05492-002 Reserve - Interest Income - Condo B					(\$1,461.87)	\$0.00	\$0.00	(\$1,461.87)
05492-003 Reserve - Interest Income - Condo C					(\$1,172.54)	\$0.00	\$0.00	(\$1,172.54)
05492-008 Reserve - Interest Income - Common ...					(\$107.72)	\$0.00	\$0.00	(\$107.72)
05492-009 Reserve - Interest Income - JURIST					(\$105,750.61)	\$0.00	\$5,622.85	(\$111,373.46)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58246 Journal Entry		Feb JE Jurist	Feb JE Juris...	\$0.00	\$5,622.34		
2/28/2025	GL 58247 Journal Entry		Feb JE	Feb JE	\$0.00	\$0.51		
05496-000 Reserve-Major Repr/Repl					\$0.00	\$100,000.00	\$100,000.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58242 Journal Entry		Feb JE	Feb JE	\$100,000.00	\$0.00		
2/28/2025	GL 58252 Journal Entry		Feb JE	3016	\$0.00	\$100,000.00		
05496-008 Reserve-Major Repr/Repl - Common Ar...					\$0.00	\$100,000.00	\$0.00	\$100,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58252 Journal Entry		Feb JE	3016	\$100,000.00	\$0.00		
05510-001 Fund Balance - Conda A					(\$115,078.06)	\$0.00	\$0.00	(\$115,078.06)
05510-002 Fund Balance - Condo B					(\$38,982.05)	\$0.00	\$0.00	(\$38,982.05)
05510-003 Fund Balance - Condo C					(\$31,549.65)	\$0.00	\$0.00	(\$31,549.65)
06310-001 Assessment Income - Conda A					(\$10,555.42)	\$29,078.24	\$39,633.66	(\$21,110.84)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AR 56330 Apply Charges				\$0.00	\$38,720.00		
2/3/2025	GL 56116 Journal Entry			Common Area ...	\$28,145.17	\$0.00		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$0.00	\$913.66		
2/28/2025	GL 58241 Journal Entry		Feb JE	Feb JE	\$933.07	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
06310-002 Assessment Income - Condo B					(\$4,370.08)	\$10,609.66	\$14,979.74	(\$8,740.16)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AR 56330 Apply Charges				\$0.00	\$13,800.00		
2/3/2025	GL 56116 Journal Entry		Common Area Income	Common Area ...	\$9,533.00	\$0.00		
2/18/2025	AR 56751 Adjustment				\$638.04	\$0.00		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$438.62	\$0.00		
2/28/2025	GL 58241 Journal Entry		Feb JE	Feb JE	\$0.00	\$1,179.74		
06310-003 Assessment Income - Condo C					(\$2,492.00)	\$7,732.00	\$10,224.00	(\$4,984.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AR 56330 Apply Charges				\$0.00	\$10,224.00		
2/3/2025	GL 56116 Journal Entry		Common Area Income	Common Area ...	\$7,717.25	\$0.00		
2/28/2025	GL 58241 Journal Entry		Feb JE	Feb JE	\$14.75	\$0.00		
06310-008 Assessment Income - Common Area					\$0.00	\$0.00	\$23,597.62	(\$23,597.62)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58252 Journal Entry		Feb JE	Feb JE Ins C...	\$0.00	\$23,597.62		
06320-001 Common Area Income - Conda A					(\$28,145.17)	\$0.00	\$28,145.17	(\$56,290.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56116 Journal Entry			Common Area ...	\$0.00	\$28,145.17		
06320-002 Common Area. Income - Condo B					(\$9,533.00)	\$0.00	\$9,533.00	(\$19,066.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56116 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$9,533.00		
06320-003 Common Area Income - Condo C					(\$7,717.25)	\$0.00	\$7,717.25	(\$15,434.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56116 Journal Entry			Common Area ...	\$0.00	\$7,717.25		
06340-002 Late Fee Income - Condo B					\$0.00	\$0.00	\$65.54	(\$65.54)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58248 Journal Entry		Feb JE	Feb JE	\$0.00	\$65.54		
06380-002 Owner Admin. Fees Income - Condo B					(\$25.00)	\$0.00	\$0.00	(\$25.00)
06410-008 Condo A Transfer CA					(\$28,145.17)	\$0.00	\$28,145.17	(\$56,290.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$0.00	\$28,145.17		
06411-008 Condo B Transfer-CA					(\$9,533.00)	\$0.00	\$9,533.00	(\$19,066.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$0.00	\$9,533.00		
06412-008 Condo C Transfer-CA					(\$7,717.25)	\$0.00	\$7,717.25	(\$15,434.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$0.00	\$7,717.25		
06490-001 Receivables Adjustments - Conda A					\$0.00	\$960.86	\$933.07	\$27.79
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$913.66	\$0.00		
2/28/2025	GL 58241 Journal Entry		Feb JE	Feb JE	\$0.00	\$933.07		
2/28/2025	GL 58249 Journal Entry		Feb JE	Feb JE	\$47.20	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
06490-002 Receivables Adjustments - Condo B					\$0.00	\$1,179.74	\$438.62	\$741.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$0.00	\$438.62		
2/28/2025	GL 58241 Journal Entry		Feb JE	Feb JE	\$1,179.74	\$0.00		
06490-003 Receivables Adjustments - Condo C					\$0.00	\$278.01	\$14.79	\$263.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/13/2025	AR 56994 Adjustment				\$0.00	\$0.04		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$259.67	\$0.00		
2/28/2025	GL 58241 Journal Entry		Feb JE	Feb JE	\$0.00	\$14.75		
2/28/2025	GL 58249 Journal Entry		Feb JE	Feb JE	\$18.34	\$0.00		
06510-003 Transfer Fees - Condo C					\$0.00	\$0.00	\$259.67	(\$259.67)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$0.00	\$259.67		
06510-008 Transfer Fees - Common Area					\$0.00	\$0.00	\$100,000.00	(\$100,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58245 Journal Entry		Feb JE	Feb JE Juris...	\$0.00	\$100,000.00		
06550-008 Application Fees					(\$100.00)	\$0.00	\$100.00	(\$200.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	AR 56155 Cash Receipts...	6870802...		APP fee-3833	\$0.00	\$100.00		
06910-008 Interest Income - Common Area					(\$212.98)	\$0.51	\$205.71	(\$418.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58246 Journal Entry		Feb JE Jurist	Feb JE Juris...	\$0.00	\$205.71		
2/28/2025	GL 58247 Journal Entry		Feb Je	Feb JE	\$0.51	\$0.00		
06920-008 Misc. Income - Common Area					\$0.00	\$0.00	\$25.00	(\$25.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	AR 56154 Cash Receipts...	1000023...		CC Refund- E...	\$0.00	\$25.00		
07010-008 Management Fees - Common Area					\$2,556.00	\$2,556.00	\$0.00	\$5,112.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$2,556.00	\$0.00		
07160-008 Legal Fees - Common Area					\$240.00	\$195.00	\$0.00	\$435.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/19/2025	AP 56707 Enter Bills -...		Martin & Martin, P.A...	Legal: Gener...	\$195.00	\$0.00		
07162-008 Professional Fees					\$0.00	\$2,300.00	\$0.00	\$2,300.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/19/2025	AP 56706 Enter Bills -...		FRAZ - J.R.FRAZER,IN...	Traditional ...	\$2,300.00	\$0.00		
07170-001 Annual Condo Dues					\$0.00	\$410.66	\$352.00	\$58.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/25/2025	AP 57075 Hand Written ...	Check B...	DBPR - DBPR-DIVISION...	Annual Condo...	\$352.00	\$0.00		
2/28/2025	GL 58253 Journal Entry		Feb je aANNUAL cONDO ...	FEB je aANNUA...	\$58.66	\$352.00		
07170-002 Annual Condo Dues					\$0.00	\$140.00	\$120.00	\$20.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/25/2025	AP 57076 Hand Written ...	Check B...	DBPR - DBPR-DIVISION...	Annual Condo...	\$120.00	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
2/28/2025	GL 58253 Journal Entry		FEB je aNNUAL cONDO ...	FEB je aNNUA...	\$20.00		\$120.00	
07170-003 Annual Condo Dues					\$0.00	\$112.00	\$96.00	\$16.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/25/2025	AP 57077 Hand Written ...	Check B...	DBPR - DBPR-DIVISION...	Annual Condo...	\$96.00	\$0.00		
2/28/2025	GL 58253 Journal Entry		FEB je aNNUAL cONDO ...	FEB je aNNUA...	\$16.00	\$96.00		
07250-008 Bank Charges - Common Area					\$36.00	\$0.00	\$0.00	\$36.00
07262-008 Bulk Mailings					\$261.76	\$0.00	\$0.00	\$261.76
07320-008 Office ,Expenses/Storage= CA					\$57.00	\$55.60	\$0.00	\$112.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/10/2025	GL 58234 Misc Payment			Assoc Per un...	\$5.60	\$0.00		
2/28/2025	GL 58146 Journal Entry		Feb JE	Feb JE	\$50.00	\$0.00		
07460-001 Common Area Distribution					\$28,145.17	\$28,145.17	\$0.00	\$56,290.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56118 Journal Entry		Maintenance Fees	Common Area ...	\$28,145.17	\$0.00		
07460-002 Common Area Distribution					\$9,533.00	\$9,533.00	\$0.00	\$19,066.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56118 Journal Entry		Maintenance Fees	Common Area ...	\$9,533.00	\$0.00		
07460-003 Common Area Distribution					\$7,717.25	\$7,717.25	\$0.00	\$15,434.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56118 Journal Entry		Maintenance Fees	common area ...	\$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					\$23,597.62	\$20,840.96	\$0.00	\$44,438.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 58244 Journal Entry		233289.48	Feb JE Insur...	\$19,440.79	\$0.00		
2/28/2025	GL 58247 Journal Entry		Feb Je	Feb JE	\$1,400.17	\$0.00		
08210-008 Pool Service. - Common Area					\$0.00	\$325.00	\$0.00	\$325.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	AP 57229 Enter Bills -...		Hixon - Hixon Pool R...	February 202...	\$325.00	\$0.00		
08220-008 Pool Repairs - Common Area					\$2,250.00	\$135.00	\$0.00	\$2,385.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	AP 57230 Enter Bills -...		Hixon - Hixon Pool R...	Relieve Valv...	\$135.00	\$0.00		
08910-001 Electricity - Conda A					\$402.06	\$401.06	\$0.00	\$803.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	AP 57153 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$39.30	\$0.00		
2/28/2025	AP 57155 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$36.54	\$0.00		
2/28/2025	AP 57156 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$35.10	\$0.00		
2/28/2025	AP 57157 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$36.36	\$0.00		
2/28/2025	AP 57158 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$35.90	\$0.00		
2/28/2025	AP 57159 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$37.28	\$0.00		
2/28/2025	AP 57160 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$35.82	\$0.00		
2/28/2025	AP 57161 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$36.24	\$0.00		
2/28/2025	AP 57162 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$36.77	\$0.00		
2/28/2025	AP 57163 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$36.03	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
2/28/2025	AP 57164 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$35.72	\$0.00	
08910-002 Electricity - Condo B				\$97.57	\$98.11	\$0.00	\$195.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57165 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$32.21	\$0.00	
2/28/2025	AP 57166 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$32.75	\$0.00	
2/28/2025	AP 57167 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$33.15	\$0.00	
08910-003 Electricity - Condo C				\$111.91	\$111.64	\$0.00	\$223.55
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57168 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$40.77	\$0.00	
2/28/2025	AP 57169 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$34.05	\$0.00	
2/28/2025	AP 57206 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$36.82	\$0.00	
08910-008 Electricity - Common Area				\$1,117.22	\$922.01	\$0.00	\$2,039.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57170 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$792.22	\$0.00	
2/28/2025	AP 57171 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$129.79	\$0.00	
08930-001 Water & Sewer - Condo A				\$6,732.16	\$5,352.57	\$0.00	\$12,084.73
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57750 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc A:...	\$5,352.57	\$0.00	
08930-002 Water & Sewer - Condo B				\$2,491.89	\$2,344.51	\$0.00	\$4,836.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57751 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc B:...	\$2,344.51	\$0.00	
08930-003 Water & Sewer - Condo C				\$1,192.84	\$1,088.75	\$0.00	\$2,281.59
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57752 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc C:...	\$1,088.75	\$0.00	
08930-008 Water & Sewer - Common Area				\$180.49	\$180.49	\$0.00	\$360.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57753 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$180.49	\$0.00	
08940-008 Trash Removal				\$3,300.91	\$3,300.91	\$0.00	\$6,601.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/14/2025	AP 56427 Hand Written ...	Auto Pa...	repub - Republic Ser...	February 202...	\$3,300.91	\$0.00	
09015-008 Landscape Extras				\$934.98	\$957.65	\$0.00	\$1,892.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/19/2025	AP 57009 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$934.48	\$0.00	
2/20/2025	AP 57017 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$23.17	\$0.00	
09016-008 Landscape Project				\$5,901.00	\$0.00	\$0.00	\$5,901.00
09020-008 Grounds Maintenance - CA				\$0.00	\$870.00	\$0.00	\$870.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 57231 Enter Bills -...		trail - Trail Servic...	Valve Box & ...	\$870.00	\$0.00	
09023-008 Irrigation Project				\$0.00	\$6,800.00	\$0.00	\$6,800.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/19/2025	AP 56719 Enter Bills -...		trail - Trail Servic...	Irrigation P...	\$1,020.00	\$0.00	
2/19/2025	AP 56721 Enter Bills -...		trail - Trail Servic...	New Irrigati...	\$5,780.00	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
09110-003 Gen. Maint. & Repair - Condo C					\$0.00	\$291.58	\$0.00	\$291.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/19/2025	AP 57009 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$291.58	\$0.00		
09110-008 Gen. Maint. & Repair - Common Area					\$432.10	\$281.74	\$0.00	\$713.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/20/2025	AP 57017 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$69.88	\$0.00		
2/28/2025	AP 57228 Enter Bills - ...		Phoenix - Phoenix Go...	Yamaha G14-G...	\$211.86	\$0.00		
09190-008 Electrical Repairs - Common Area					\$598.00	\$175.50	\$0.00	\$773.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/4/2025	AP 56249 Enter Bills - ...		Devine Electric & Da...	Replaced 1 L...	\$175.50	\$0.00		
09585-008 Plumbing/Tunnel/Project					\$0.00	\$599.00	\$0.00	\$599.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/19/2025	AP 56969 Enter Bill		PLUM - Plumbing Expe...	Plumbing Pro...	\$599.00	\$0.00		
09586-008 Dumpster Repair Project					\$0.00	\$825.00	\$0.00	\$825.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/4/2025	AP 56250 Enter Bills - ...		COAST - COASTLINE PC...	Dumpster #3:...	\$825.00	\$0.00		
09610-008 Lawn Maint. & Landscaping - Common ...					\$5,015.00	\$5,015.00	\$0.00	\$10,030.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	AP 57087 Enter Bills - ...		trail - Trall Servic...	February 202...	\$5,015.00	\$0.00		
09650-008 Security Services - Common Area					\$499.70	\$499.70	\$0.00	\$999.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/19/2025	AP 56708 Enter Bills - ...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
2/28/2025	AP 56712 Enter Bills - ...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
09750-008 Pest Control /Lawn/Rodent/Trees- Co...					\$0.00	\$450.00	\$0.00	\$450.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/19/2025	AP 56713 Enter Bill		Bug Off - Bug Off Ex...	Add Rodent B...	\$420.00	\$0.00		
2/19/2025	AP 56715 Enter Bill		Bug Off - Bug Off Ex...	Rebait Roden...	\$30.00	\$0.00		
09850-008 Janitorial Services - Common Area					\$6,015.75	\$7,956.00	\$5,556.00	\$8,415.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	AP 57312 Enter Bills - ...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00		
2/28/2025	GL 58147 Journal Entry		Feb JE	Feb JE	\$7,916.00	\$0.00		
2/28/2025	GL 58247 Journal Entry		Feb Je	Feb JE	\$0.00	\$5,556.00		
09915-001 Reserves - Pavement - Conda A					\$241.58	\$241.58	\$0.00	\$483.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves Pav...	\$241.58	\$0.00		
09915-002 Reserves - Pavement - Condo B					\$310.58	\$310.58	\$0.00	\$621.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves Pav...	\$310.58	\$0.00		
09915-003 Reserves - Pavement - Condo C					\$294.92	\$294.92	\$0.00	\$589.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves Pav...	\$294.92	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
09915-008 Reserves - Pavement - Common Area					\$45.50	\$45.50	\$0.00	\$91.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves Pav...	\$45.50	\$0.00		
09960-001 Reserves - Roofs - Conda A					\$2,573.83	\$2,573.83	\$0.00	\$5,147.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	q	\$2,573.83	\$0.00		
09960-002 Reserves - Roofs - Condo B					\$1,351.75	\$1,351.75	\$0.00	\$2,703.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$1,351.75	\$0.00		
09960-003 Reserves - Roofs - Condo C					\$405.08	\$405.08	\$0.00	\$810.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$405.08	\$0.00		
09965-002 Reserves - Ext. Painting - Condo B					\$28.58	\$28.58	\$0.00	\$57.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$28.58	\$0.00		
09980-001 Reserves - Restoration- Conda A					\$921.58	\$921.58	\$0.00	\$1,843.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$921.58	\$0.00		
09980-002 Reserves - Restorastion - Condo B					\$48.17	\$48.17	\$0.00	\$96.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$48.17	\$0.00		
09980-003 Reserves - Restoration - Condo C					\$189.25	\$189.25	\$0.00	\$378.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$189.25	\$0.00		
09980-008 Reserves - Restoration - Common Are...					\$156.67	\$156.67	\$0.00	\$313.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	GL 56117 Journal Entry		Reserves	Reserves	\$156.67	\$0.00		
Total:					\$0.00	\$1,240,594.72	\$1,240,594.72	\$0.00

WELLS
FARGO

Advisors

0014979 03 AB 0.59 **AUTO T1 0 3812 33467-524914 -C04-P14993-I



KARANDA VILLAGE IV CONDO ASSOC
8927 HYPOLUXO RD
SUITE A4 #218
LAKE WORTH FL 33467-5262



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

COMBINED SNAPSHOT

Current period ending February 28, 2025

PRIMARY ACCOUNT NAME: KARANDA VILLAGE IV CONDO ASSOC

PRIMARY ACCOUNT NUMBER: 8607-7191

Your Financial Advisor:
STEPHEN JURIST / MARK KLEIN
Phone: 973-765-6950

19 CENTER ST
CHATHAM, NJ 07928

Message from Our Firm

APRIL 15, 2025, IS THE FINAL DAY TO MAKE YOUR 2024 IRA CONTRIBUTION. THE 2024 LIMIT FOR A TRADITIONAL IRA, ROTH IRA, OR A COMBINATION OF THE TWO IS \$7,000 (\$8,000 IF YOU'RE 50 OR OLDER). CONTACT YOUR FINANCIAL ADVISOR TODAY TO CONTRIBUTE TO OR OPEN A WELLS FARGO ADVISORS IRA.

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.

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.



Advisors

COMBINED SNAPSHOT

KARANDA VILLAGE IV CONDO ASSOC

February 1, 2025 - February 28, 2025
PRIMARY ACCOUNT NUMBER: 8607-7191

Your Financial Advisor

Please visit us at: www.wellsfargoadvisors.com

STEPHEN JURIST / MARK KLEIN
Phone: 973-765-6950

19 CENTER ST
CHATHAM, NJ 07928

What's inside your Combined Snapshot ...

ACCOUNT NAME	STATEMENT ENCLOSED	ACCOUNT NUMBER	TAX STATUS	PREVIOUS VALUE ON JAN 31	NET CHANGE	CURRENT VALUE ON FEB 28
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (E/O ACCOUNT)	Yes	6745-2769	Non-Profit	56,623.46	205.71	56,829.17
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)	Yes	8607-7191	Non-Profit	1,034,953.77	-93,102.39	941,851.38
Total				\$1,091,577.23	-\$92,896.68	\$998,680.55

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

COMBINED SNAPSHOT

KARANDA VILLAGE IV CONDO ASSOC

February 1, 2025 - February 28, 2025
 PRIMARY ACCOUNT NUMBER: 8607-7191

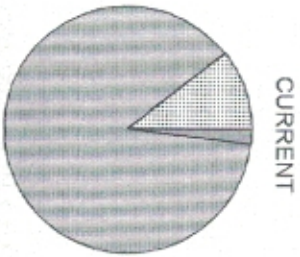
Combined progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$1,091,577.23	\$1,081,922.06
Cash deposited	6,568.00	6,568.00
Securities deposited	0.00	0.00
Cash withdrawn	-99,997.71	-100,905.09
Securities withdrawn	0.00	0.00
Change in value	533.03	11,095.58
Closing value	\$998,680.55	\$998,680.55

Estimated accrued interest ^a 11,895.43
Total value (incl. accruals) \$1,010,575.98

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

Combined portfolio summary



ASSET TYPE	VALUE ON JAN 31	%	CURRENT VALUE ON FEB 28	%	ESTIMATED ANN. INCOME
Cash and sweep balances	107,760.43	9.87	19,075.05	1.91	787
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed income securities	873,498.85	80.02	873,396.80	87.46	42,570
Mutual funds	110,317.95	10.11	106,208.70	10.63	4,609
Asset value	\$1,091,577.23	100%	\$998,680.55	100%	\$47,966

Value over time



Specific instructions and disclosures

Available funds

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

Income on non-reportable accounts

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

Callable Securities

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

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

This statement presents estimated unrealized or realized gains or losses for your information only. If acquisition or other information is not available, the gain/loss information may not be displayed and summary totals may not reflect your complete portfolio. Cost basis information is not verified by WFCBS 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.

PRIMARY ACCOUNT NUMBER: 8607-7191

PRIMARY ACCOUNT NAME: KARANDA VILLAGE IV CONDO ASSOC

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)

FEBRUARY 1, 2025 - FEBRUARY 28, 2025
ACCOUNT NUMBER: 6745-2769

Progress summary

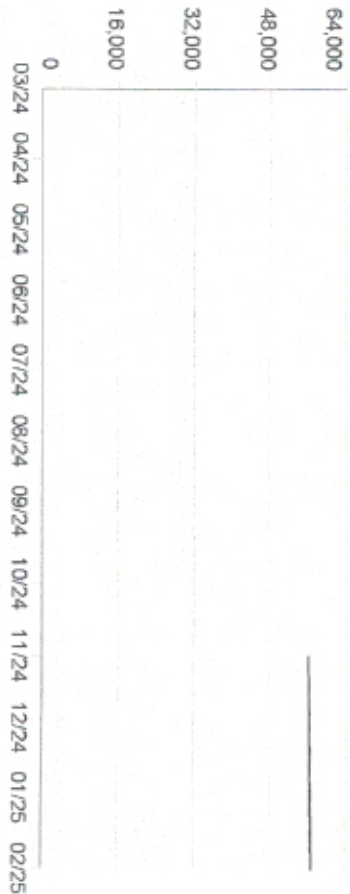
	THIS PERIOD	THIS YEAR
Opening value	\$56,623.46	\$56,410.48
Cash deposited	0.00	0.00
Securities deposited	0.00	0.00
Cash withdrawn	0.00	0.00
Securities withdrawn	0.00	0.00
Change in value	205.71	418.69

Closing value

\$56,829.17

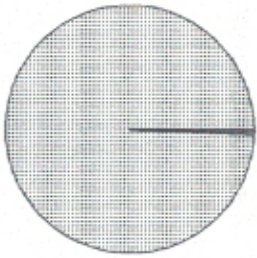
\$56,829.17

Value over time



Portfolio summary

CURRENT



ASSETS	ASSET TYPE	PREVIOUS VALUE ON JAN 31	%	CURRENT VALUE ON FEB 28	%	ESTIMATED ANN. INCOME
Cash and sweep balances		290.09	0.51	290.10	0.51	0
Stocks, options & ETFs		0.00	0.00	0.00	0.00	0
Fixed income securities		0.00	0.00	0.00	0.00	0
Mutual funds		56,333.37	99.49	56,539.07	99.49	2,454
Asset value		\$56,623.46	100%	\$56,829.17	100%	\$2,454



Advisors

SNAPSHOT

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

FEBRUARY 1, 2025 - FEBRUARY 28, 2025
ACCOUNT NUMBER: 6745-2769

Your Financial Advisor

STEPHEN JURIST / MARK KLEIN
Phone: 973-765-6950

19 CENTER ST
CHATHAM, NJ 07928

Client service information

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

Account profile

Full account name:

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

Account type:

Brokerage Cash Services

Brokerage account number:

6745-2769

Brokerage Cash Services number:

6048235326

Tax status:

Non-Profit

Investment objective/Risk tolerance:*

CONSERVATIVE INCOME

Time horizon:*

LONG TERM (10+ YEARS)

Liquidity needs:*

NONE

Cost Basis Election:

First In, First out

Sweep option:

EXPANDED BANK DEPOSIT

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

For your consideration

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

Document delivery status

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

Available funds

Cash	0.00
Money market and sweep funds	290.10
Available for loan	0.00
Your total available funds	\$290.10



Advisors

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

FEBRUARY 1, 2025 - FEBRUARY 28, 2025
ACCOUNT NUMBER: 6745-2769

Total Bank Deposits **\$290.10**

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., \$0.99999). 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 02/06/25 S nc	99.49	56,539.07000	1.00	56,539.07	1.0000	56,539.07	0.00	2,454	4.34
Total Open End Mutual Funds	99.49			\$56,539.07		\$56,539.07	\$0.00	\$2,454	4.34
Total Mutual Funds	99.49			\$56,539.07		\$56,539.07	\$0.00	\$2,454	4.34

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
02/03	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL PRM 013125 56,333.37000 AS OF 1/31/25		206.70
02/28	Cash	INTEREST		EXPANDED BANK DEPOSIT 022825 290		0.01
Total Income and distributions:						\$206.71

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

FEBRUARY 1, 2025 - FEBRUARY 28, 2025
ACCOUNT NUMBER: 8607-7191

Cash flow summary

	THIS PERIOD	THIS YEAR
Opening value of cash and sweep balances	\$107,470.34	
Income and distributions	429.37	12,475.05
Securities sold and redeemed	4,510.00	124,510.00
Electronic funds transfers	6,568.00	6,568.00
Net additions to cash	\$11,507.37	\$143,553.05
Securities purchased	-195.05	-127,459.60
Electronic funds transfers	-100,000.00	-100,000.00
Advisory, manager and platform fees	2.29	-905.09
Net subtractions from cash	-\$100,192.76	-\$228,364.89
Closing value of cash and sweep balances	\$18,784.95	

Income summary *

	THIS PERIOD	THIS YEAR
TAXABLE		
Money market/sweep funds	234.32	600.36
Interest	0.00	11,490.97
Ordinary dividends and ST capital gains	195.05	195.05
Total taxable income	\$429.37	\$12,286.38
Total federally tax-exempt income	\$0.00	\$0.00
Total income	\$429.37	\$12,286.38

* 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	284.71	0.00	0.00
Long term (L)	0.00	0.00	0.00
Total	\$284.71	\$0.00	\$0.00

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



PIM



Advisors

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

FEBRUARY 1, 2025 - FEBRUARY 28, 2025
ACCOUNT NUMBER: 8607-7191

Your Financial Advisor

STEPHEN JURIST / MARK KLEIN
Phone: 973-765-6950

19 CENTER ST
CHATHAM, NJ 07928

Client service information

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

Account profile

Full account name:

KARANDA VILLAGE IV CONDOMINIUM

Account type:

Brokerage Cash Services

Brokerage account number:

8607-7191

Brokerage Cash Services number:

9093920162

Tax status:

Non-Profit

Investment objective/Risk tolerance:*

CONSERVATIVE INCOME

Time horizon:*

LONG TERM (10+ YEARS)

Liquidity needs:*

NONE

Cost Basis Election:

EXPANDED BANK DEPOSIT

Sweep option:

First in, First out

Your advisory program:

PIM

Your Effective Fee Rate:**

0.35%

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

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

For your consideration

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

Document delivery status

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

Available funds

Cash	0.00
Money market and sweep funds	18,784.95
Available for loan	0.00
Your total available funds	\$18,784.95



WELLS FARGO Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

FEBRUARY 1, 2025 - FEBRUARY 28, 2025
ACCOUNT NUMBER: 8607-7191

Total Bank Deposits

\$18,784.95

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 4.750% DUE 07/31/25										
DTD 07/31/23 FC 01/31/24										
Moody AAA										
CUSIP 91282CHN4										
Acquired 12/05/24 S	12.23	115,000	100.16 100.24	115,189.48 115,285.20	100.1840	115,211.60	22.12	437.60	5,463	4.74
US TREASURY										
NOTES										
CPN 4.625% DUE 09/15/26										
DTD 09/15/23 FC 09/15/23										
Moody AAA										
CUSIP 91282CGR6										
Acquired 12/05/24 S	12.27	115,000	100.39 100.47	115,453.41 115,546.25	100.4830	115,555.45	102.04	2,453.68	5,319	4.60
US TREASURY										
NOTES										
CPN 4.875% DUE 05/31/26										
DTD 05/31/24 FC 11/30/24										
Moody AAA										
CUSIP 91282CKS9										
Acquired 01/28/25 S	13.40	125,000	100.81 100.86	126,020.70 126,085.00	100.9450	126,181.25	160.55	1,523.44	6,094	4.82
Total Government Bonds	37.90	355,000		\$356,663.59 \$356,916.45		\$356,948.30	\$284.71	\$4,414.72	\$16,875	4.73



WELLS FARGO Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT) FEBRUARY 1, 2025 - FEBRUARY 28, 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		13.35	125,000	N/A##	N/A&	100.5770	125,721.25	N/A	688.01	6.125	4.87
Total Certificates of Deposit		54.83	515,000		\$0.00		\$516,448.50	\$0.00	\$7,480.71	\$25,695	4.98
Total Fixed Income Securities		92.73			\$356,663.59		\$873,396.80	\$284.71	\$11,895.43	\$42,570	4.87
\$356,916.45											

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



Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

FEBRUARY 1, 2025 - FEBRUARY 28, 2025 ACCOUNT NUMBER: 8607-7191

Activity detail by date continued

DATE	ACCOUNT TYPE	TRANSACTION/ CHECK NUMBER	QUANTITY	DESCRIPTION	PRICE	AMOUNT	CASH AND SWEEP BALANCES
02/19	Cash	AUTO ACTIVITY		ACH DIRECT DEPOSIT TRACE # 121000240006214 KARANDA VILLAGE IV INC TRANSFER TO TRUIST BANK CHK XXXXXXXXXXXXXXX2808		-100,000.00	11,982.63
02/24	Cash	AUTO ACTIVITY		ACH PERIODIC WITHDRAWAL MONTHLY DEPOSIT TRACE # 121000240010323 TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXXXX2808		6,568.00	
02/28	Cash	INTEREST		EXPANDED BANK DEPOSIT 022825 18,550		234.32	18,784.95

*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
02/03	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 013125 53,984.58000 AS OF 1/31/25		195.05
02/28	Cash	INTEREST		EXPANDED BANK DEPOSIT 022825 18,550		234.32
Total Income and distributions:						\$429.37

Securities sold and redeemed

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
02/18	Cash	SALE	-4,510.00000	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS	1.0000	4,510.00
Total Securities sold and redeemed:						\$4,510.00



Advisors

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

FEBRUARY 1, 2025 - FEBRUARY 28, 2025
ACCOUNT NUMBER: 8607-7191

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
02/01		BEGINNING BALANCE	104,739.09				
02/03	TRANSFER TO	EXPANDED BANK DEPOSIT	2,731.25	02/24	TRANSFER TO	EXPANDED BANK DEPOSIT	6,568.00
02/12	TRANSFER TO	EXPANDED BANK DEPOSIT	2.29	02/28	REINVEST INT	EXPANDED BANK DEPOSIT	234.32
02/19	TRANSFER FROM	EXPANDED BANK DEPOSIT	-95,490.00	02/28		ENDING BALANCE	18,784.95

Bank Deposits Through Teller

February 1 - February 28

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
02/01		BEGINNING BALANCE		\$0.00
02/28		ENDING BALANCE		\$0.00