

SPECTRUM ASSOCIATION SERVICES

FINANCIAL REPORT SUMMARY

FOR

KARANDA VILLAGE IV COND

APRIL- 2025-CONSOLIDATED

Operating Account Balance	\$ <u>137,656.09</u>
Special Operating- JW	\$ <u>57,214.96</u>
Security-Pet Deposits	\$ <u>16,250.00</u>
Reserve Funds	\$ <u>1,049,454.15</u>
Total Funds	\$ <u>1,260,575.20</u>
Prepaid Assessments	\$ <u>23,282.00</u>
Total Delinquent Assessments	\$ <u>12,007.51</u>
Residents Not Paying (over 90 days)	<u>2</u>
# of Residents Not Paid	<u>19</u>
Income/(Expenses)	
(Over)/Under Budget YTD	\$ <u>29,732.67</u>

NET OPERATING INCOME- PAGE 2

NET OPERATING INCOME-CONSOLIDATED

Operating Funds	\$ 137,656.09
Less: Prepays	<u>(23,282.00)</u>
Net Operating Income 04/30	\$ 114,374.09

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: 05/21/2025
Run Time: 05:58 PM

BALANCE SHEET Consolidated As of: 04/30/2025 Assets

Account #	Account Name	Total
Operating Funds		
01013	Truist - Operating Funds	\$137,656.09
	OPERATING FUNDS TOTAL:	\$137,656.09
Other Operating Funds		
01019	Truist - Pet Security Account	\$16,250.00
01026	Jurist P Wealth	\$57,214.96
	OTHER OPERATING FUNDS TOTAL:	\$73,464.96
JURIST- Money Market Funds		
01224	Jurist P wealth	\$1,049,454.15
	JURIST- MONEY MARKET FUNDS TOTAL:	\$1,049,454.15
Receivables		
01310	Assessments Receivable	\$11,499.19
01330	Special Assmts. Receiv.	\$383.32
01380	Owner Admin. Fees Receiv.	\$125.00
	RECEIVABLES TOTAL:	\$12,007.51
Other Assets		
01610	Prepaid Insurance	\$174,967.11
01620	Prepaid Expenses	\$10,344.50
01639	Prepaid Condo Dues	\$378.68
02560	Utility Deposits	\$275.00
	OTHER ASSETS TOTAL:	\$185,965.29
	TOTAL ASSETS:	\$1,458,548.00

Liabilities

Account #	Account Name	Total
Liability		
03015	Insurance Payable	\$146,843.42
03020	Accrued CPA Fees	\$2,125.00
03022	Income Tax Payable	\$5,251.00
03310	Prepaid Owner Assessments	\$23,282.00
03340	Pet Security Deposits	\$16,250.00
	LIABILITY TOTAL:	\$193,751.42

Account #	Account Name	Total
	TOTAL LIABILITIES:	<u>\$193,751.42</u>

Equity

Account #	Account Name	Total
Contract		
Liabilities		
05020	Reserves - Pavement	\$162,478.34
05090	Reserves - Pool	\$31,562.17
05092	Reserve - Restoration	\$183,837.81
05094	Reserve -Deferred Maintenance	\$59,267.02
05210	Reserves - Roofs	\$394,803.65
05220	Reserves - Exterior Paint	<u>\$118,208.77</u>
	CONTRACT LIABILITIES TOTAL:	<u>\$950,157.76</u>
Reserves		
05492	Reserve - Interest Income	\$124,296.39
05496	Reserve-Major Repr/Repl	<u>(\$25,000.00)</u>
	RESERVES TOTAL:	\$99,296.39
Members		
Equity		
05510	Fund Balance	<u>\$185,609.76</u>
	MEMBERS EQUITY TOTAL:	\$185,609.76
	Current Year Net Income/(Loss)	<u>\$29,732.67</u>
	TOTAL EQUITY:	<u>\$1,264,796.58</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,458,548.00</u></u>

Karanda Village IV Condo Association Inc

Run Date: 05/21/2025

Run Time: 05:56 PM

INCOME STATEMENT

Consolidated

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	17,417.50	17,417.50	0.00	69,670.00	69,670.00	0.00	209,010.00
06320 Common Area Income	45,395.42	45,395.42	0.00	181,581.68	181,581.68	0.00	544,745.00
06330 Special Assmt. Income	0.00	0.00	0.00	23,597.62	0.00	23,597.62	0.00
06340 Late Fee Income	0.00	0.00	0.00	65.54	0.00	65.54	0.00
06380 Owner Admin. Fees Income	25.00	0.00	25.00	75.00	0.00	75.00	0.00
06410 Condo A Transfer	28,145.17	28,145.17	0.00	112,580.68	112,580.68	0.00	337,742.00
06411 Condo B Transfer	9,533.00	9,533.00	0.00	38,132.00	38,132.00	0.00	114,396.00
06412 Condo C Transfer	7,717.25	7,717.25	0.00	30,869.00	30,869.00	0.00	92,607.00
06490 Receivables Adjustments	(1,868.92)	0.00	(1,868.92)	(3,374.97)	0.00	(3,374.97)	0.00
06510 Transfer Fees	0.00	0.00	0.00	25,259.67	0.00	25,259.67	0.00
06530 Parking Decals/Passes	5.00	0.00	5.00	5.00	0.00	5.00	0.00
06550 Application Fees	0.00	0.00	0.00	65.00	0.00	65.00	0.00
06910 Interest Income	201.89	0.00	201.89	802.95	0.00	802.95	0.00
06920 Misc. Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Income Total	106,571.31	108,208.34	(1,637.03)	479,354.17	432,833.36	46,520.81	1,298,500.00
Total Income	106,571.31	108,208.34	(1,637.03)	479,354.17	432,833.36	46,520.81	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	10,224.00	10,224.00	0.00	30,672.00
07140 Audit Fees	375.00	416.67	41.67	750.00	1,666.68	916.68	5,000.00
07160 Legal Fees	0.00	416.67	416.67	435.00	1,666.68	1,231.68	5,000.00
07162 Professional Fees	0.00	583.33	583.33	2,300.00	2,333.32	33.32	7,000.00
07164 40 Yr Certification	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
07170 Annual Condo Dues	47.33	47.33	0.00	189.32	189.32	0.00	568.00
07172 License/Permits/Fees	0.00	50.00	50.00	0.00	200.00	200.00	600.00
07174 Corp Annual Report	61.25	5.17	(56.08)	61.25	20.68	(40.57)	62.00
07250 Bank Charges	12.00	0.00	(12.00)	60.00	0.00	(60.00)	0.00
07260 Postage & Mail	0.00	41.67	41.67	0.00	166.68	166.68	500.00
07262 Bulk Mailings	0.00	41.67	41.67	261.76	166.68	(95.08)	500.00
07320 Office Expenses	414.00	41.67	(372.33)	576.60	166.68	(409.92)	500.00
07430 Federal Income Tax	0.00	0.00	0.00	5,251.00	0.00	(5,251.00)	0.00
07460 Common Ares Distribution	45,395.42	45,395.42	0.00	181,581.68	181,581.68	0.00	544,745.00
07890 Misc. G & A	0.00	0.00	0.00	1,858.92	0.00	(1,858.92)	0.00
07990 Bad Debt Expense	0.00	250.01	250.01	0.00	1,000.04	1,000.04	3,000.00
General & Administrative Total	48,861.00	50,262.28	1,401.28	203,549.53	201,049.12	(2,500.41)	603,147.00
Insurance							
08010 Insurance	19,440.79	21,200.00	1,759.21	83,320.16	84,800.00	1,479.84	254,400.00
Insurance Total	19,440.79	21,200.00	1,759.21	83,320.16	84,800.00	1,479.84	254,400.00
Pool							
08210 Pool Service	650.00	450.00	(200.00)	975.00	1,800.00	825.00	5,400.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08220 Pool Repairs	151.26	166.67	15.41	2,536.26	666.68	(1,869.58)	2,000.00
Pool Total	801.26	616.67	(184.59)	3,511.26	2,466.68	(1,044.58)	7,400.00
Utilities							
08910 Electricity	1,238.26	1,312.50	74.24	5,826.03	5,250.00	(576.03)	15,750.00
08930 Water & Sewer	0.00	8,704.17	8,704.17	27,981.62	34,816.68	6,835.06	104,450.00
08940 Trash Removal	3,234.84	3,191.67	(43.17)	13,071.50	12,766.68	(304.82)	38,300.00
08997 Fire Inspections/Water Dept	0.00	85.42	85.42	0.00	341.68	341.68	1,025.00
Utilities Total	4,473.10	13,293.76	8,820.66	46,879.15	53,175.04	6,295.89	159,525.00
Maintenance							
09010 Tree Maintenance	200.00	1,166.67	966.67	200.00	4,666.68	4,466.68	14,000.00
09015 Landscape Extras	1,144.39	208.33	(936.06)	3,619.01	833.32	(2,785.69)	2,500.00
09016 Landscape Project	0.00	0.00	0.00	5,901.00	0.00	(5,901.00)	0.00
09020 Grounds Maintenance	450.00	750.00	300.00	1,770.00	3,000.00	1,230.00	9,000.00
09023 Irrigation Project	4,140.00	0.00	(4,140.00)	14,180.00	0.00	(14,180.00)	0.00
09110 Gen. Maint. & Repair	8,222.47	1,531.92	(6,690.55)	10,273.73	6,127.68	(4,146.05)	18,383.00
09120 Asphalt Repair	0.00	0.00	0.00	2,433.50	0.00	(2,433.50)	0.00
09122 Gutter Cleaning/Replace	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
09124 Backflow Inspec/Repairs	0.00	168.33	168.33	0.00	673.32	673.32	2,020.00
09125 Fire Extinguisher Exp	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
09190 Electrical Repairs	0.00	0.00	0.00	773.50	0.00	(773.50)	0.00
09192 Fixture Replacement Project	450.00	0.00	(450.00)	450.00	0.00	(450.00)	0.00
09196 Deferred Maintenance	0.00	846.26	846.26	0.00	3,385.04	3,385.04	10,155.00
09585 Plumbing/Tunnel/Project	0.00	0.00	0.00	599.00	0.00	(599.00)	0.00
09586 Dumpster Repair Project	1,775.00	0.00	(1,775.00)	2,600.00	0.00	(2,600.00)	0.00
Maintenance Total	16,381.86	5,171.51	(11,210.35)	42,799.74	20,686.04	(22,113.70)	62,058.00
Contracts							
09610 Lawn Maint. & Landscaping	5,000.00	5,000.00	0.00	20,030.00	20,000.00	(30.00)	60,000.00
09650 Security Services	249.85	500.00	250.15	1,748.95	2,000.00	251.05	6,000.00
09750 Pest Control/Lawn/Rodent/Trees	30.00	750.00	720.00	510.00	3,000.00	2,490.00	9,000.00
09752 Whitefly Treatmnt	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
09850 Janitorial Services	7,031.00	4,680.00	(2,351.00)	21,002.75	18,720.00	(2,282.75)	56,160.00
Contracts Total	12,310.85	11,096.67	(1,214.18)	43,291.70	44,386.68	1,094.98	133,160.00
Contract Liabilities							
09915 Reserves - Pavement	892.58	892.58	0.00	3,570.32	3,570.32	0.00	10,711.00
09960 Reserves - Roofs	4,330.66	4,330.66	0.00	17,322.64	17,322.64	0.00	51,968.00
09965 Reserves - Ext. Painting	28.58	28.58	0.00	114.32	114.32	0.00	343.00
09980 Reserves - Restoration	1,315.67	1,315.67	0.00	5,262.68	5,262.68	0.00	15,788.00
Contract Liabilities Total	6,567.49	6,567.49	0.00	26,269.96	26,269.96	0.00	78,810.00
Total Expense	108,836.35	108,208.38	(627.97)	449,621.50	432,833.52	(16,787.98)	1,298,500.00
Net Income	(2,265.04)	(0.04)	(2,265.00)	29,732.67	(0.16)	29,732.83	0.00

Karanda Village IV Condo Association Inc

Run Date: 05/21/2025

Run Time: 04:30 PM

INCOME STATEMENT

Condo B

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-002 Assessment Income - Condo B	4,370.08	4,370.08	0.00	17,480.32	17,480.32	0.00	52,441.00
06320-002 Common Area. Income - Condo B	9,533.00	9,533.00	0.00	38,132.00	38,132.00	0.00	114,396.00
06340-002 Late Fee Income - Condo B	0.00	0.00	0.00	65.54	0.00	65.54	0.00
06380-002 Owner Admin. Fees Income - Con...	0.00	0.00	0.00	25.00	0.00	25.00	0.00
06490-002 Receivables Adjustments - Cond...	(103.08)	0.00	(103.08)	(947.28)	0.00	(947.28)	0.00
Income Total	13,800.00	13,903.08	(103.08)	54,755.58	55,612.32	(856.74)	166,837.00

Total Income	13,800.00	13,903.08	(103.08)	54,755.58	55,612.32	(856.74)	166,837.00
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07170-002 Annual Condo Dues	10.00	10.00	0.00	40.00	40.00	0.00	120.00
07250-002 Bank Charges - Condo B	12.00	0.00	(12.00)	12.00	0.00	(12.00)	0.00
07460-002 Common Area Distribution	9,533.00	9,533.00	0.00	38,132.00	38,132.00	0.00	114,396.00
07990-002 Bad Debt Expense - Condo B	0.00	41.67	41.67	0.00	166.68	166.68	500.00
General & Administrative Total	9,555.00	9,584.67	29.67	38,184.00	38,338.68	154.68	115,016.00

Utilities							
08910-002 Electricity - Condo B	96.56	95.83	(0.73)	388.79	383.32	(5.47)	1,150.00
08930-002 Water & Sewer - Condo B	0.00	1,962.50	1,962.50	7,168.20	7,850.00	681.80	23,550.00
08997-002 Fire Inspections/Water Dept	0.00	29.17	29.17	0.00	116.68	116.68	350.00
Utilities Total	96.56	2,087.50	1,990.94	7,556.99	8,350.00	793.01	25,050.00

Maintenance							
09110-002 Gen. Maint. & Repair - Condo B	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
09124-002 Backflow Inspec/Repairs	0.00	35.00	35.00	0.00	140.00	140.00	420.00
09196-002 Deferred Maintenance	0.00	290.17	290.17	0.00	1,160.68	1,160.68	3,482.00
Maintenance Total	0.00	491.84	491.84	0.00	1,967.36	1,967.36	5,902.00

Contract Liabilities							
09915-002 Reserves - Pavement - Condo B	310.58	310.58	0.00	1,242.32	1,242.32	0.00	3,727.00
09960-002 Reserves - Roofs - Condo B	1,351.75	1,351.75	0.00	5,407.00	5,407.00	0.00	16,221.00
09965-002 Reserves - Ext. Painting - Con...	28.58	28.58	0.00	114.32	114.32	0.00	343.00
09980-002 Reserves - Restorastion - Cond...	48.17	48.17	0.00	192.68	192.68	0.00	578.00
Contract Liabilities Total	1,739.08	1,739.08	0.00	6,956.32	6,956.32	0.00	20,869.00

Total Expense	11,390.64	13,903.09	2,512.45	52,697.31	55,612.36	2,915.05	166,837.00
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Net Income	2,409.36	(0.01)	2,409.37	2,058.27	(0.04)	2,058.31	0.00
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Karanda Village IV Condo Association Inc

Run Date: 05/21/2025
Run Time: 05:26 PM

INCOME STATEMENT

Conda A

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-001 Assessment Income - Conda A	10,555.42	10,555.42	0.00	42,221.68	42,221.68	0.00	126,665.00
06320-001 Common Area Income - Conda A	28,145.17	28,145.17	0.00	112,580.68	112,580.68	0.00	337,742.00
06380-001 Owner Admin. Fees Income - Con...	25.00	0.00	25.00	50.00	0.00	50.00	0.00
06490-001 Receivables Adjustments - Cond...	(1,780.59)	0.00	(1,780.59)	(1,788.97)	0.00	(1,788.97)	0.00
Income Total	36,945.00	38,700.59	(1,755.59)	153,063.39	154,802.36	(1,738.97)	464,407.00
Total Income	36,945.00	38,700.59	(1,755.59)	153,063.39	154,802.36	(1,738.97)	464,407.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010-001 Management Fees - Conda A	2,556.00	0.00	(2,556.00)	2,556.00	0.00	(2,556.00)	0.00
07162-001 Professional Fees	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
07170-001 Annual Condo Dues	29.33	29.33	0.00	117.32	117.32	0.00	352.00
07460-001 Common Area Distribution	28,145.17	28,145.17	0.00	112,580.68	112,580.68	0.00	337,742.00
07990-001 Bad Debt Expense - Conda A	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
General & Administrative Total	30,730.50	28,424.50	(2,306.00)	115,254.00	113,698.00	(1,556.00)	341,094.00
Utilities							
08910-001 Electricity - Conda A	384.26	416.67	32.41	1,573.13	1,666.68	93.55	5,000.00
08930-001 Water & Sewer - Conda A	0.00	5,166.67	5,166.67	17,029.56	20,666.68	3,637.12	62,000.00
08997-001 Fire Inspections/Water Dept	0.00	41.67	41.67	0.00	166.68	166.68	500.00
Utilities Total	384.26	5,625.01	5,240.75	18,602.69	22,500.04	3,897.35	67,500.00
Maintenance							
09110-001 Gen. Maint. & Repair - Conda A	965.00	311.08	(653.92)	965.00	1,244.32	279.32	3,733.00
09124-001 Backflow Inspec/Repairs	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
09196-001 Deferred Maintenance	0.00	519.67	519.67	0.00	2,078.68	2,078.68	6,236.00
Maintenance Total	965.00	914.08	(50.92)	965.00	3,656.32	2,691.32	10,969.00
Contract Liabilities							
09915-001 Reserves - Pavement - Conda A	241.58	241.58	0.00	966.32	966.32	0.00	2,899.00
09960-001 Reserves - Roofs - Conda A	2,573.83	2,573.83	0.00	10,295.32	10,295.32	0.00	30,886.00
09980-001 Reserves - Restoration- Conda ...	921.58	921.58	0.00	3,686.32	3,686.32	0.00	11,059.00
Contract Liabilities Total	3,736.99	3,736.99	0.00	14,947.96	14,947.96	0.00	44,844.00
Total Expense	35,816.75	38,700.58	2,883.83	149,769.65	154,802.32	5,032.67	464,407.00
Net Income	1,128.25	0.01	1,128.24	3,293.74	0.04	3,293.70	0.00

Karanda Village IV Condo Association Inc

Run Date: 05/20/2025
Run Time: 06:10 PM

CHECK REGISTER - DETAILED

START: 04/01/2025 | END: 04/30/2025

Date	Check	Vendor	Reference	Amount
Truist (BB&T) Karanda Village IV Condo Assoc Inc				
04/01/2025	Auto Payment	FIRS - FIRST INSURANCE	Premium Insurance Payment: 2nd of 11	\$19,440.79
04/01/2025	Inv: Due By 04/01/2025-Acct 10	Acct: 03015 - 008 - Insurance Payable	Premium Insurance Payment: 2nd of 11	\$19,440.79
04/08/2025	10977	Void - Filomena & James Pregiato	Owner Refund/	\$0.00
04/08/2025	10978	F&JP3456 - Filomena & James Pregiato	Owner Refund	\$860.00
04/08/2025	Inv: Owner Refund	Acct: 03310 - 001 - Prepaid Owner Asse...	Owner Refund	\$860.00
04/14/2025	Auto Payment	repub - Republic Services	April 2025 Trash Removal	\$3,234.84
04/14/2025	Inv: 0695-008337471	Acct: 08940 - 008 - Trash Removal	April 2025 Trash Removal	\$3,234.84
04/18/2025	10979	Alida - Garing	Parking Enforcement Services:03/2...	\$249.85
04/18/2025	Inv: 76338	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:03/24/25...	\$249.85
04/18/2025	10980	Pedrick - Pedrick Plumbing	Cap Water Cooler On Wall	\$150.00
04/18/2025	Inv: 2747	Acct: 09110 - 008 - Gen. Maint. & Repair	Cap Water Cooler On Wall	\$150.00
04/18/2025	10981	Hixon - Hixon Pool Repair & Suppl...	Mar 2025 Monthly Pool Maintenance...	\$460.00
04/18/2025	Inv: 10197	Acct: 08210 - 008 - Pool Service	Mar 2025 Monthly Pool Maintenance/1rst...	\$325.00
04/18/2025	Inv: 10197	Acct: 08220 - 008 - Pool Repairs	Mar 2025 Monthly Pool Maintenance/1rst...	\$135.00
04/18/2025	10982	Bug Off - Bug Off Exterminators, Inc.	Rebait Rodent Bait Stations-April...	\$30.00
04/18/2025	Inv: 1273639	Acct: 09750 - 008 - Pest Control/Lawn/...	Rebait Rodent Bait Stations-April 2025	\$30.00
04/18/2025	10983	trail - Trail Services	Stump Grinding Near the Lake	\$200.00
04/18/2025	Inv: 4265	Acct: 09010 - 008 - Tree Maintenance	Stump Grinding Near the Lake	\$200.00
04/18/2025	10984	trail - Trail Services	April 2025 Lawn Maintenance/Ferti...	\$6,400.00

Date	Check	Vendor	Reference	Amount
04/18/2025	Inv: 4224	Acct: 09610 - 008 - Lawn Maint. & Land...	April 2025 Lawn Maintenance/Fertilizer...	\$5,000.00
04/18/2025	Inv: 4224	Acct: 09020 - 008 - Grounds Maintenance	April 2025 Lawn Maintenance/Fertilizer...	\$450.00
04/18/2025	Inv: 4224	Acct: 09015 - 008 - Landscape Extras	April 2025 Lawn Maintenance/Fertilizer...	\$950.00
04/18/2025	10985	trail - Trail Services	Irrigation R&M: Main Line Break/W...	\$4,140.00
04/18/2025	Inv: 4220	Acct: 09023 - 008 - Irrigation Project	Irrigation R&M: Main Line Break/Wiring...	\$4,140.00
04/19/2025	Auto Payment	BBT - TRUIST	Truist Credit Card Payment	\$113.65
04/19/2025	Inv: Due By 03/22/2025	Acct: 09110 - 008 - Gen. Maint. & Repair	Truist Credit Card Payment	\$97.39
04/19/2025	Inv: Due By 03/22/2025	Acct: 08220 - 008 - Pool Repairs	Truist Credit Card Payment	\$16.26
04/28/2025	Online Payment: 601682247	Hom - Home Depot	General Supplies & Landscaping Ma...	\$289.47
04/28/2025	Inv: Due By 04/30/2025-Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General Supplies & Landscaping Materials	\$95.08
04/28/2025	Inv: Due By 04/30/2025-Acct 19	Acct: 09015 - 008 - Landscape Extras	General Supplies & Landscaping Materials	\$194.39
04/30/2025	10986	SPECT - SPECTRUM ASSOCIATION SERVICES	Corporate Annual Report 2025	\$61.25
04/30/2025	Inv: 2526	Acct: 07174 - 008 - Corp Annual Report	Corporate Annual Report 2025	\$61.25
04/30/2025	10987	SPECT - SPECTRUM ASSOCIATION SERVICES	May 2025 Monthly Management Fee/S...	\$2,606.00
04/30/2025	Inv: 2525	Acct: 01620 - 008 - Prepaid Expenses	May 2025 Monthly Management Fee/Storag...	\$2,606.00
04/30/2025	10988	SPECT - SPECTRUM ASSOCIATION SERVICES	May 2025 Janitorial Payroll Advance	\$7,738.50
04/30/2025	Inv: 2524	Acct: 01620 - 008 - Prepaid Expenses	May 2025 Janitorial Payroll Advance	\$7,738.50
04/30/2025	10989	SPECT - SPECTRUM ASSOCIATION SERVICES	Additional Payroll-Due To 1rst Qu...	\$1,475.00
04/30/2025	Inv: 2531	Acct: 09850 - 008 - Janitorial Services	Additional Payroll-Due To 1rst Quarter...	\$1,475.00
04/30/2025	Auto Payment	FPL-K4 - Florida Power & Light	FPL: 25873-55187/For: 03/18-04/16...	\$1,238.26
04/30/2025	Inv: Due By 05/07/2025-	Acct: 08910 - 008 - Electricity	FPL: 25873-55187/For: 03/18-04/16/2025	\$111.77

Date	Check	Vendor	Reference	Amount
		Common		
04/30/2025	Inv: Due By 05/07/2025-Acct 25	Acct: 08910 - 008 - Electricity	FPL:25703-59139/For:03/18-04/16/2025	\$538.52
04/30/2025	Inv: Due By 05/07/2025-Acct 15	Acct: 08910 - 003 - Electricity	FPL:15333-51100/For:03/18-04/16/2025	\$35.23
04/30/2025	Inv: Due By 05/07/2025-Acct 15	Acct: 08910 - 003 - Electricity	FPL:15453-59117/For:03/18-04/16/2025	\$33.42
04/30/2025	Inv: Due By 05/07/2025-Acct 15	Acct: 08910 - 003 - Electricity	FPL:15763-57121/For:03/18-04/16/2025	\$38.50
04/30/2025	Inv: Due By 05/07/2025-Acct 51	Acct: 08910 - 002 - Electricity	FPL:25283-51147/For:03/18-04/16/2025	\$32.43
04/30/2025	Inv: Due By 05/07/2025-Acct 59	Acct: 08910 - 002 - Electricity	FPL:25103-59173/For:03/18-04/16/2025	\$32.43
04/30/2025	Inv: Due By 05-07-2025-Acct 54	Acct: 08910 - 002 - Electricity	FPL:15853-54168/For:03/18-04/16/2025	\$31.70
04/30/2025	Inv: Due By 05/07/2025-Acct 56	Acct: 08910 - 001 - Electricity	FPL: 45833-56102/For: 03/18-04/16/2025	\$34.47
04/30/2025	Inv: Due By 05/07/2025-Acct 53	Acct: 08910 - 001 - Electricity	FPL: 45473-53179/For: 03/18-04/16/2025	\$34.58
04/30/2025	Inv: Due By 05/0782025- Acct 54	Acct: 08910 - 001 - Electricity	FPL: 45243-54174/For: 03/18-04/16/2025	\$35.17
04/30/2025	Inv: Due By 05-07-2025-Acct 51	Acct: 08910 - 001 - Electricity	FPL:35983-51132/For:03/18-04/16/2025	\$34.71
04/30/2025	Inv: Due By 05-07-2025-Acct 52	Acct: 08910 - 001 - Electricity	FPL: 35453-52159/For: 03/18-04/16/2025	\$34.42
04/30/2025	Inv: Due By 05-07-2025-Acct 53	Acct: 08910 - 001 - Electricity	FPL:35223-53154/For:03/18-04/16/2025	\$35.56
04/30/2025	Inv: Due By 05/07/2025-Acct 58	Acct: 08910 - 001 - Electricity	FPL:25933-58134/For:03/18-04/16/2025	\$34.64
04/30/2025	Inv: Due By 05/07/2025-Acct 57	Acct: 08910 - 001 - Electricity	FPL:25713-57165/For:03/18-04/16/2025	\$34.76
04/30/2025	Inv: Due By 05/07/2025-Acct 57	Acct: 08910 - 001 - Electricity	FPL: 25563-57172/For:03/18-04/16/2025	\$33.79
04/30/2025	Inv: Due By 05/07/2025-Acct 58	Acct: 08910 - 001 - Electricity	FPL:35733-58185/For:03/18-04/16/2025	\$34.92
04/30/2025	Inv: Due By	Acct: 08910 - 001 - Electricity	FPL:35903-52120/For:03/18-04/1762025	\$37.24

Date	Check	Vendor	Reference	Amount
	05/07/2025-Acct 52			

Sub-Total: \$48,687.61

Total: \$48,687.61

Karanda Village IV Condo Association Inc

Run Date: 05/20/2025
Run Time: 05:32 PM

BANK RECONCILIATION

Statement Date: 4/30/2025

Reconciliation Summary: Truist		GL Account: 01013 - Truist - Operating Funds	
Bank Statement Balance	\$146,006.27	Account Balance	\$137,656.09
GL Account Balance	\$137,656.09	+ Uncleared Payments	\$9,656.18
Difference	\$8,350.18	- Uncleared Deposits	\$1,306.00
		Reconciling Balance	\$146,006.27
		- Statement Balance	\$146,006.27
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Auto Payment	4/30/2025	AP 58854 FPL-K4 - Florida Power & Light	Uncleared	0.00	37.24
Auto Payment	4/30/2025	AP 58855 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.92
Auto Payment	4/30/2025	AP 58856 FPL-K4 - Florida Power & Light	Uncleared	0.00	33.79
Auto Payment	4/30/2025	AP 58857 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.76
Auto Payment	4/30/2025	AP 58858 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.64
Auto Payment	4/30/2025	AP 58859 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.56
Auto Payment	4/30/2025	AP 58860 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.42
Auto Payment	4/30/2025	AP 58861 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.71
Auto Payment	4/30/2025	AP 58862 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.17
Auto Payment	4/30/2025	AP 58863 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.58
Auto Payment	4/30/2025	AP 58864 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.47
Auto Payment	4/30/2025	AP 58865 FPL-K4 - Florida Power & Light	Uncleared	0.00	31.70
Auto Payment	4/30/2025	AP 58866 FPL-K4 - Florida Power & Light	Uncleared	0.00	32.43
Auto Payment	4/30/2025	AP 58867 FPL-K4 - Florida Power & Light	Uncleared	0.00	32.43
Auto Payment	4/30/2025	AP 58868 FPL-K4 - Florida Power & Light	Uncleared	0.00	38.50
Auto Payment	4/30/2025	AP 58869 FPL-K4 - Florida Power & Light	Uncleared	0.00	33.42
Auto Payment	4/30/2025	AP 58870 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.23
Auto	4/30/2025	AP 58871 FPL-K4 - Florida Power & Light	Uncleared	0.00	538.52

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Payment		Light			
Auto	4/30/2025	AP 58872	FPL-K4 - Florida Power & Light	0.00	111.77
Payment		Light			
	4/23/2025	AR 58838	Cash Receipts - Manual	1,306.00	0.00
Online	3/30/2025	AP 58848	COCO - City of Coconut Creek	0.00	4,944.83
Payment			Uncleared		
Online	3/30/2025	AP 58849	COCO - City of Coconut Creek	0.00	2,331.80
Payment			Uncleared		
Online	3/30/2025	AP 58850	COCO - City of Coconut Creek	0.00	984.67
Payment			Uncleared		
Online	3/30/2025	AP 58851	COCO - City of Coconut Creek	0.00	156.62
Payment			Uncleared		
Totals				\$1,306.00	\$9,656.18

999-99-99-99 41142 12 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 04/30/2025

Contact us



Truist.com



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

■ ASSOC SVCS REGULAR CHECKING 1100005002808

Account summary

Your previous balance as of 03/31/2025	\$152,320.03
Checks	- 24,370.60
Other withdrawals, debits and service charges	- 40,411.26
Deposits, credits and interest	+ 58,468.10
Your new balance as of 04/30/2025	= \$146,006.27

Checks

DATE	CHECK #	AMOUNT(\$)
04/10	10978	860.00
04/28	10979	249.85
04/25	10980	150.00
04/24	10981	460.00

DATE	CHECK #	AMOUNT(\$)
04/30	10982	30.00
04/30	10983	200.00
04/30	10984	6,400.00
04/30	10985	4,140.00

DATE	CHECK #	AMOUNT(\$)
04/30	10986	61.25
04/30	10987	2,606.00
04/30	10988	7,738.50
04/30	10989	1,475.00

Total checks = \$24,370.60

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/02	ACH CORP DEBIT INSURANCE FIRST INSURANCE Karanda Village IV Con	19,440.79
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	180.49
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	219.85
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	237.01
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	262.76
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	285.00
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	305.67
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	317.41
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	337.93
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	385.67
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	385.67
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	409.55
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	409.55
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	445.36
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	469.23
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	469.23
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	484.73
04/03	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	493.11
		516.98

continued

■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/15	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023705894974	440.00
04/15	CONSOL ELEC DEPOSIT 1	440.00
04/16	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023716291186	460.00
04/16	CONSOLIDATED COUPON PAYMENT 2	866.00
04/17	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023722371726	900.00
04/17	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 421299226	440.00
04/21	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
04/22	CONSOLIDATED COUPON PAYMENT 1	453.00
04/23	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023761470326	920.00
04/24	CONSOLIDATED COUPON PAYMENT 1	439.14
04/24	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
04/25	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
04/28	CONSOL ELEC DEPOSIT 1	426.00
04/28	CONSOL ELEC DEPOSIT 1	151.91
04/28	CONSOLIDATED COUPON PAYMENT 1	436.00
04/28	CONSOL ELEC BILL PAY DEPOSIT 2	440.00
04/29	CONSOLIDATED COUPON PAYMENT 1	893.00
04/29	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
04/29	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023793926710	440.00
04/30	CONSOL ELEC BILL PAY DEPOSIT 1	441.00
Total deposits, credits and interest		440.00
		= \$58,468.10

Karanda Village IV Condo Association Inc
Spectrum Assoc. Services
8927 Highway 90c Ste 14 #228
Lake Worth FL 33467

TRU109887 10988

Date: 4/30/2022

Pay to the Order of: SPECTRUM ASSOCIATION SERVICES
8942 Rockefeller Way
Boynton Beach FL 33472

Pay Amount: ** SEVEN THOUSAND SEVEN HUNDRED THIRTY EIGHT DOLLARS AND NO/100 CENTS **

Amount in Words: ** \$7,738.50 **

Signature: *[Handwritten Signature]*

⑆010488⑆ 4285191287⑆ 1100005002808⑆

CHECK#: 10988 \$7,738.50

[Back of check with security features and MICR line]

⑆010488⑆ 4285191287⑆ 1100005002808⑆

Karanda Village IV Condo Association Inc
Spectrum Assoc. Services
8927 Highway 90c Ste 14 #228
Lake Worth FL 33467

TRU109897 10989

Date: 4/30/2022

Pay to the Order of: SPECTRUM ASSOCIATION SERVICES
8942 Rockefeller Way
Boynton Beach FL 33472

Pay Amount: ** ONE THOUSAND FOUR HUNDRED SEVENTY FIVE DOLLARS AND NO/100 CENTS **

Amount in Words: ** \$1,475.00 **

Signature: *[Handwritten Signature]*

⑆010989⑆ 4285191287⑆ 1100005002808⑆

CHECK#: 10989 \$1,475.00

[Back of check with security features and MICR line]

⑆010989⑆ 4285191287⑆ 1100005002808⑆

Karanda Village IV Condo Association Inc
BANK RECONCILIATION
Statement Date: 4/30/2025

Run Date: 05/20/2025
Run Time: 06:02 PM

Reconciliation Summary: Truist		GL Account: 01019 - Truist - Pet Security Account	
Bank Statement Balance	\$16,250.00	Account Balance	\$0.00
GL Account Balance	\$0.00	+ Uncleared Payments	\$16,250.00
Difference	\$16,250.00	- 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
	2/28/2025	GL 58243 Feb JE	Uncleared	0.00	16,250.00
Totals				\$0.00	\$16,250.00

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 04/30/2025

Contact us



Truist.com



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

■ ASSOC SVCS REGULAR CHECKING 1100005905581

Account summary

Your previous balance as of 03/31/2025	\$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 04/30/2025	= \$16,250.00

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

Karanda Village IV Condo Association Inc

AGED OWNER BALANCE

Run Date: 05/20/2025
Run Time: 06:21 PM

As of: 04/30/2025

Account #	Lot #	Name/Address	Current	Over 31	Over 61	Over 91	Total
			\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
			\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
			\$136.50	\$0.00	\$0.00	\$0.00	\$136.50
			\$0.00	\$0.00	\$0.00	\$136.50	\$136.50
			\$141.00	\$0.00	\$0.00	\$0.00	\$141.00
			\$0.00	\$0.00	\$0.00	\$246.82	\$246.82
			\$282.00	\$0.00	\$0.00	\$0.00	\$282.00
			\$282.00	\$0.00	\$0.00	\$0.00	\$282.00
			\$356.98	\$0.00	\$0.00	\$0.00	\$356.98
			\$430.00	\$0.00	\$0.00	\$0.00	\$430.00
			\$436.76	\$0.00	\$0.00	\$0.00	\$436.76
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$460.00	\$0.00	\$0.00	\$0.00	\$460.00
			\$426.00	\$40.00	\$0.00	\$0.00	\$466.00
			\$440.00	\$35.95	\$0.00	\$0.00	\$475.95
			\$440.00	\$166.00	\$0.00	\$0.00	\$606.00
			\$440.00	\$430.00	\$0.00	\$0.00	\$870.00
			\$440.00	\$440.00	\$0.00	\$0.00	\$880.00
			\$945.00	\$0.00	\$0.00	\$25.00	\$970.00
			\$440.00	\$440.00	\$440.00	\$422.00	\$1,742.00
			\$460.00	\$460.00	\$460.00	\$1,219.00	\$2,599.00
Community Total			\$6,996.24	\$2,011.95	\$900.00	\$2,099.32	\$12,007.51

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Homeowner Assmnt	01310	\$6,971.24	\$1,986.95	\$900.00	\$1,641.00	\$11,499.19
C1 - Spec Assmnt--24	01330	\$0.00	\$0.00	\$0.00	\$383.32	\$383.32
O2 - NSF charges	01380	\$25.00	\$25.00	\$0.00	\$75.00	\$125.00
Grand Total:		\$6,996.24	\$2,011.95	\$900.00	\$2,099.32	\$12,007.51

Account#	Account Description	Delinquency Amount
01310 - 000	Assessments Receivable - Cost Center 000	\$11,499.19
01330 - 000	Special Assmts. Receiv. - Cost Center 000	\$383.32
01380 - 000	Owner Admin. Fees Receiv. - Cost Center 000	\$125.00
Total:		\$12,007.51

Total Number of Homes: 21

Karanda Village IV Condo Association Inc

Run Date: 05/20/2025

Run Time: 06:23 PM

PREPAID OWNERS

As of: 04/30/2025

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$473.08
				Total \$473.08
				PP - General \$154.00
				Total \$154.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$327.00
				Total \$327.00
				PP - General \$1,290.00
				Total \$1,290.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$580.00
				Total \$580.00
				PP - General \$404.05
				Total \$404.05
				PP - General \$440.00
				Total \$440.00
				PP - General \$21.31
				Total \$21.31
				PP - General \$420.00
				Total \$420.00
				PP - General \$719.00
				Total \$719.00
				PP - General \$1,262.00
				Total \$1,262.00
				PP - General \$241.46
				Total \$241.46
				PP - General \$25.00
				Total \$25.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$114.00
				Total \$114.00
				PP - General \$31.00
				Total \$31.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$18.00
				Total \$18.00
				PP - General \$1.55
				Total \$1.55
				PP - General \$33.00
				Total \$33.00
				PP - General \$129.00
				Total \$129.00
				PP - General \$141.00
				Total \$141.00
				PP - General \$430.00
				Total \$430.00
				PP - General \$1.55
				Total \$1.55

Owner	Address	Account #	Unit #	Prepaid Balance
				PP - General \$440.00
				Total \$440.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$1,956.00
				Total \$1,956.00
				PP - General \$588.00
				Total \$588.00
				PP - General \$430.00
				Total \$430.00
				PP - General \$146.50
				Total \$146.50
				PP - General \$437.00
				Total \$437.00
				PP - General \$3.00
				Total \$3.00
				PP - General \$920.00
				Total \$920.00
				PP - General \$920.00
				Total \$920.00
				PP - General \$448.00
				Total \$448.00
				PP - General \$33.00
				Total \$33.00
				PP - General \$25.00
				Total \$25.00
				PP - General \$463.00
				Total \$463.00
				PP - General \$166.00
				Total \$166.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$3,408.00
				Total \$3,408.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$415.00
				Total \$415.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$955.00
				Total \$955.00
				PP - General \$278.50
				Total \$278.50
				PP - General \$10.00
				Total \$10.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$426.00
				Total \$426.00
				PP - General \$408.00
				Total \$408.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$23,282.00
				Total \$23,282.00

Karanda Village IV Condo Association Inc
GENERAL LEDGER DETAIL

Run Date: 05/21/2025
 Run Time: 06:04 PM

As of: Start: 04/01/2025 | End: 04/30/2025

Account					Balance Forward	Debits	Credits	Ending Balance
01013-001 Truist - Operating Funds - Condo A					\$0.00	\$28,145.17	\$28,145.17	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	GL 57983 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$28,145.17		
4/30/2025	GL 59505 Journal Entry		Apr JE	April 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		
4/1/2025	GL 57983 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$9,533.00		
4/30/2025	GL 59505 Journal Entry		Apr JE	April 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		
4/1/2025	GL 57983 Journal Entry		Maintenance Fees	Maintenance ...	\$0.00	\$7,717.25		
4/30/2025	GL 59505 Journal Entry		Apr JE	April JE	\$7,717.25	\$0.00		
01013-008 Truist - Operating Funds - Common A...					\$0.00	\$45,395.42	\$45,395.42	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58104 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$45,395.42	\$0.00		
4/30/2025	GL 59505 Journal Entry		Apr JE	April JE	\$0.00	\$45,395.42		
01013-099 Truist - Operating Funds					\$134,502.60	\$61,121.10	\$57,967.61	\$137,656.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	AP 58123 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Premium Insu...	\$0.00	\$19,440.79		
4/1/2025	AR 58161 Cash Receipts...	0000000...			\$900.00	\$0.00		
4/2/2025	AR 58094 Cash Receipts...	4728837...		One Time Pay...	\$460.00	\$0.00		
4/2/2025	AR 58096 Cash Receipts...	4729574...		One Time Pay...	\$440.00	\$0.00		
4/2/2025	AR 58165 Cash Receipts...	0000000...			\$4,004.00	\$0.00		
4/3/2025	AR 58122 Cash Recelpts...	4733846...		One Time Pay...	\$440.00	\$0.00		
4/3/2025	AR 58150 Cash Recelpts...	4738708...		One Time Pay...	\$440.00	\$0.00		
4/3/2025	AR 58188 Cash Receipts...	0000000...			\$23,862.00	\$0.00		
4/3/2025	AR 58192 Cash Receipts...	0000000...			\$880.00	\$0.00		
4/3/2025	AR 59498 Cash Receipts...	2-credi...			\$404.05	\$0.00		
4/4/2025	AR 58041 Cash Receipts...	4741956...		Automated Pa...	\$3,086.00	\$0.00		
4/4/2025	AR 58166 Cash Receipts...	4739554...		One Time Pay...	\$440.00	\$0.00		
4/4/2025	AR 58170 Cash Receipts...	4741035...		One Time Pay...	\$460.00	\$0.00		
4/4/2025	AR 58172 Cash Receipts...	4741595...		One Time Pay...	\$440.00	\$0.00		
4/4/2025	AR 58179 Cash Receipts...	4743198...		One Time Pay...	\$460.00	\$0.00		
4/4/2025	AR 58496 Cash Recelpts...	0000000...			\$2,192.00	\$0.00		
4/5/2025	AR 58204 Cash Recelpts...	9450218...			\$866.00	\$0.00		
4/5/2025	AR 58205 Cash Receipts...	725		Decal-Cardee...	\$5.00	\$0.00		
4/6/2025	AR 58250 Cash Receipts...	4746776...		One Time Pay...	\$440.00	\$0.00		
4/7/2025	AR 58256 Cash Receipts...	4747389...		One Time Pay...	\$440.00	\$0.00		
4/7/2025	AR 58501 Cash Receipts...	0000000...			\$1,718.00	\$0.00		
4/8/2025	AP 58301 Print Check	10977	Filomena & James Pre...	Owner Refund	\$0.00	\$440.00		
4/8/2025	AP 58306 Print Check	10978	Filomena & James Pre...	Owner Refund	\$0.00	\$860.00		

Account				Balance Forward	Debits	Credits	Ending Balance
4/8/2025	AP 58309 Void Check	10977	Filomena & James Pre...	Owner Refund	\$440.00	\$0.00	
4/8/2025	AR 58316 Cash Receipts...	4750229...		One Time Pay...	\$440.00	\$0.00	
4/8/2025	AR 58318 Cash Receipts...	4751304...		One Time Pay...	\$440.00	\$0.00	
4/8/2025	AR 58505 Cash Receipts...	0063000...			\$1,326.00	\$0.00	
4/8/2025	GL 59493 Misc Payment			Return ACH f...	\$0.00	\$12.00	
4/9/2025	AR 58510 Cash Receipts...	0000012...			\$440.00	\$0.00	
4/10/2025	AR 58514 Cash Receipts...	0000000...			\$1,320.00	\$0.00	
4/11/2025	AR 58634 Cash Receipts...	0000000...			\$900.00	\$0.00	
4/11/2025	AR 59107 Cash Receipts...	0000000...			\$460.00	\$0.00	
4/11/2025	AR 59108 Cash Receipts...	0000000...			\$460.00	\$0.00	
4/14/2025	AR 58521 Cash Receipts...	4755899...		One Time Pay...	\$440.00	\$0.00	
4/14/2025	AR 58523 Cash Receipts...	4756714...		One Time Pay...	\$440.00	\$0.00	
4/14/2025	AR 58592 Backout Payme...	0000000...			\$0.00	\$460.00	
4/14/2025	AR 58637 Cash Receipts...	0054032...			\$866.00	\$0.00	
4/14/2025	AP 58714 Hand Written ...	Auto Pa...	repub - Republic Ser...	April 2025 T...	\$0.00	\$3,234.84	
4/15/2025	AR 58525 Cash Receipts...	4756890...		One Time Pay...	\$426.00	\$0.00	
4/15/2025	AR 58526 Cash Receipts...	4757033...		One Time Pay...	\$440.00	\$0.00	
4/15/2025	AR 58640 Cash Receipts...	0000000...			\$460.00	\$0.00	
4/16/2025	AR 58570 Cash Receipts...	4757765...		One Time Pay...	\$440.00	\$0.00	
4/16/2025	AR 58644 Cash Receipts...	0000001...			\$440.00	\$0.00	
4/16/2025	AR 59333 Cash Receipts...	0000000...			\$460.00	\$0.00	
4/18/2025	AP 58671 Print Check	10979	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
4/18/2025	AP 58671 Print Check	10981	Hixon - Hixon Pool R...	Mar 2025 Mon...	\$0.00	\$460.00	
4/18/2025	AP 58671 Print Check	10982	Bug Off - Bug Off Ex...	Rebalt Roden...	\$0.00	\$30.00	
4/18/2025	AP 58671 Print Check	10980	Pedrick - Pedrick Pl...	Cap Water Co...	\$0.00	\$150.00	
4/18/2025	AP 58677 Print Check	10983	trail - Trail Servic...	Stump Grindi...	\$0.00	\$200.00	
4/18/2025	AP 58677 Print Check	10984	trail - Trail Servic...	April 2025 L...	\$0.00	\$6,400.00	
4/18/2025	AP 58677 Print Check	10985	trail - Trail Servic...	Irrigation R...	\$0.00	\$4,140.00	
4/19/2025	AP 58724 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$0.00	\$113.65	
4/21/2025	AR 58953 Cash Receipts...	0000000...			\$453.00	\$0.00	
4/22/2025	AR 58752 Cash Receipts...	4761176...		One Time Pay...	\$439.14	\$0.00	
4/22/2025	AR 58957 Cash Receipts...	0000003...			\$920.00	\$0.00	
4/23/2025	AR 58838 Cash Receipts...	12012			\$1,306.00	\$0.00	
4/24/2025	AR 58961 Cash Receipts...	0000000...			\$880.00	\$0.00	
4/25/2025	AR 58963 Cash Receipts...	0000000...			\$426.00	\$0.00	
4/25/2025	GL 59492 Misc Payment			April Reserv...	\$0.00	\$6,568.00	
4/26/2025	AR 58852 Cash Receipts...	4764598...		One Time Pay...	\$441.00	\$0.00	
4/28/2025	AR 58964 Cash Receipts...	0000000...			\$1,920.91	\$0.00	
4/28/2025	AP 59055 Hand Written ...	Online ...	Hom - Home Depot	General Supp...	\$0.00	\$289.47	
4/29/2025	AR 58967 Cash Receipts...	0000002...			\$880.00	\$0.00	
4/30/2025	AP 58854 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:35903-52...	\$0.00	\$37.24	
4/30/2025	AP 58855 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:35733-58...	\$0.00	\$34.92	
4/30/2025	AP 58856 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$0.00	\$33.79	
4/30/2025	AP 58857 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25713-57...	\$0.00	\$34.76	

Account				Balance Forward	Debits	Credits	Ending Balance
4/30/2025	AP 58858 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25933-58...	\$0.00	\$34.64	
4/30/2025	AP 58859 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:35223-53...	\$0.00	\$35.56	
4/30/2025	AP 58860 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$0.00	\$34.42	
4/30/2025	AP 58861 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:35983-51...	\$0.00	\$34.71	
4/30/2025	AP 58862 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$0.00	\$35.17	
4/30/2025	AP 58863 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$0.00	\$34.58	
4/30/2025	AP 58864 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$0.00	\$34.47	
4/30/2025	AP 58865 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:15853-54...	\$0.00	\$31.70	
4/30/2025	AP 58866 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25103-59...	\$0.00	\$32.43	
4/30/2025	AP 58867 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25283-51...	\$0.00	\$32.43	
4/30/2025	AP 58868 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:15763-57...	\$0.00	\$38.50	
4/30/2025	AP 58869 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:15453-59...	\$0.00	\$33.42	
4/30/2025	AP 58870 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:15333-51...	\$0.00	\$35.23	
4/30/2025	AP 58871 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25703-59...	\$0.00	\$538.52	
4/30/2025	AP 58872 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$0.00	\$111.77	
4/30/2025	AP 58885 Print Check	10986	SPECT - SPECTRUM ASS...	Corporate An...	\$0.00	\$61.25	
4/30/2025	AP 58885 Print Check	10987	SPECT - SPECTRUM ASS...	May 2025 Mon...	\$0.00	\$2,606.00	
4/30/2025	AP 58885 Print Check	10988	SPECT - SPECTRUM ASS...	May 2025 Jan...	\$0.00	\$7,738.50	
4/30/2025	AP 58899 Print Check	10989	SPECT - SPECTRUM ASS...	Additional P...	\$0.00	\$1,475.00	
4/30/2025	AR 58968 Cash Receipts...	0000000...			\$440.00	\$0.00	
4/30/2025	GL 59500 Misc Payment			April-Diff	\$0.00	\$1,800.00	
01019-008 Truist - Pet Security Account - Com...				\$16,250.00	\$0.00	\$0.00	\$16,250.00
01026-009 Jurist - Spec Operatingw- MM				\$57,012.56	\$202.40	\$0.00	\$57,214.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 59555 Journal Entry		April JE WF-Jurist I...	April JE WF ...	\$202.40	\$0.00	
01224-009 Jurist - Money Market Funds				\$1,039,763.67	\$9,690.48	\$0.00	\$1,049,454.15
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/25/2025	GL 59492 Misc Payment			April Reserv...	\$6,568.00	\$0.00	
4/30/2025	GL 59555 Journal Entry		April JE WF-Jurist I...	April JE WF ...	\$3,122.48	\$0.00	
01310-001 Assessments Receivable - Conda A				\$5,273.87	\$38,720.00	\$37,991.91	\$6,001.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 58039 Apply Charges				\$38,720.00	\$0.00	
4/1/2025	AR 58040 Apply PrePaid...				\$0.00	\$8,259.42	
4/1/2025	AR 58161 Cash Receipts...	0000000...			\$0.00	\$326.00	
4/2/2025	AR 58096 Cash Receipts...	4729574...		One Time Pay...	\$0.00	\$440.00	
4/2/2025	AR 58165 Cash Receipts...	0000000...			\$0.00	\$440.00	
4/3/2025	AR 58122 Cash Receipts...	4733846...		One Time Pay...	\$0.00	\$440.00	
4/3/2025	AR 58150 Cash Receipts...	4738708...		One Time Pay...	\$0.00	\$440.00	
4/3/2025	AR 58188 Cash Receipts...	0000000...			\$0.00	\$14,977.00	
4/4/2025	AR 58041 Cash Receipts...	4741956...		Automated Pa...	\$0.00	\$1,320.00	
4/4/2025	AR 58166 Cash Receipts...	4739554...		One Time Pay...	\$0.00	\$440.00	
4/4/2025	AR 58172 Cash Receipts...	4741595...		One Time Pay...	\$0.00	\$440.00	
4/4/2025	AR 58496 Cash Receipts...	0000001...			\$0.00	\$440.00	
4/5/2025	AR 58204 Cash Receipts...	9450218...			\$0.00	\$113.00	
4/6/2025	AR 58250 Cash Receipts...	4746776...		One Time Pay...	\$0.00	\$440.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4/7/2025	AR 58256 Cash Receipts...	4747389...		One Time Pay...	\$0.00	\$440.00	
4/7/2025	AR 58501 Cash Receipts...	0000001...			\$0.00	\$440.00	
4/8/2025	AR 58316 Cash Receipts...	4750229...		One Time Pay...	\$0.00	\$440.00	
4/8/2025	AR 58318 Cash Receipts...	4751304...		One Time Pay...	\$0.00	\$438.45	
4/8/2025	AR 58505 Cash Receipts...	0000000...			\$0.00	\$440.00	
4/9/2025	AR 58510 Cash Receipts...	0000012...			\$0.00	\$440.00	
4/10/2025	AR 58514 Cash Receipts...	0000000...			\$0.00	\$1,271.00	
4/11/2025	AR 58634 Cash Receipts...	0000000...			\$0.00	\$440.00	
4/14/2025	AR 58521 Cash Receipts...	4755899...		One Time Pay...	\$0.00	\$440.00	
4/14/2025	AR 58523 Cash Receipts...	4756714...		One Time Pay...	\$0.00	\$440.00	
4/14/2025	AR 58637 Cash Receipts...	0000008...			\$0.00	\$440.00	
4/15/2025	AR 58526 Cash Receipts...	4757033...		One Time Pay...	\$0.00	\$440.00	
4/16/2025	AR 58570 Cash Receipts...	4757765...		One Time Pay...	\$0.00	\$415.00	
4/16/2025	AR 58644 Cash Receipts...	0000001...			\$0.00	\$407.00	
4/22/2025	AR 58752 Cash Receipts...	4761176...		One Time Pay...	\$0.00	\$439.14	
4/23/2025	AR 58838 Cash Receipts...	9547450...			\$0.00	\$880.00	
4/24/2025	AR 58961 Cash Receipts...	0000000...			\$0.00	\$440.00	
4/26/2025	AR 58852 Cash Receipts...	4764598...		One Time Pay...	\$0.00	\$439.45	
4/28/2025	AR 58964 Cash Receipts...	0000000...			\$0.00	\$346.45	
01310-002 Assessments Receivable - Condo B				\$3,017.00	\$14,260.00	\$12,880.00	\$4,397.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 58039 Apply Charges				\$13,800.00	\$0.00	
4/1/2025	AR 58040 Apply PrePaid...				\$0.00	\$2,868.50	
4/1/2025	AR 58161 Cash Receipts...	0000000...			\$0.00	\$460.00	
4/2/2025	AR 58094 Cash Receipts...	4728837...		One Time Pay...	\$0.00	\$435.00	
4/2/2025	AR 58165 Cash Receipts...	0000000...			\$0.00	\$1,396.00	
4/3/2025	AR 58188 Cash Receipts...	0000000...			\$0.00	\$4,002.50	
4/4/2025	AR 58041 Cash Receipts...	4741956...		Automated Pa...	\$0.00	\$460.00	
4/4/2025	AR 58170 Cash Receipts...	4741035...		One Time Pay...	\$0.00	\$460.00	
4/4/2025	AR 58179 Cash Receipts...	4743198...		One Time Pay...	\$0.00	\$460.00	
4/4/2025	AR 58496 Cash Receipts...	0000000...			\$0.00	\$460.00	
4/8/2025	AR 58505 Cash Receipts...	0000002...			\$0.00	\$460.00	
4/11/2025	AR 58634 Cash Receipts...	0000000...			\$0.00	\$460.00	
4/14/2025	AR 58592 Backout Payme...	0000000...			\$460.00	\$0.00	
4/15/2025	AR 58640 Cash Receipts...	0000000...			\$0.00	\$460.00	
4/21/2025	AR 58953 Cash Receipts...	0000000...			\$0.00	\$318.00	
4/28/2025	AR 58964 Cash Receipts...	0000000...			\$0.00	\$180.00	
01310-003 Assessments Receivable - Condo C				\$1,079.23	\$10,224.00	\$10,203.00	\$1,100.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 58039 Apply Charges				\$10,224.00	\$0.00	
4/1/2025	AR 58040 Apply PrePaid...				\$0.00	\$3,271.50	
4/2/2025	AR 58165 Cash Receipts...	0000000...			\$0.00	\$423.00	
4/3/2025	AR 58188 Cash Receipts...	0000000...			\$0.00	\$2,952.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4/4/2025	AR 58041 Cash Receipts...	4741956...		Automated Pa...	\$0.00	\$426.00	
4/4/2025	AR 58496 Cash Receipts...	0000000...			\$0.00	\$573.50	
4/5/2025	AR 58204 Cash Receipts...	995162			\$0.00	\$426.00	
4/7/2025	AR 58501 Cash Receipts...	0000000...			\$0.00	\$1,278.00	
4/8/2025	AR 58505 Cash Receipts...	0063000...			\$0.00	\$416.00	
4/15/2025	AR 58525 Cash Receipts...	4756890...		One Time Pay...	\$0.00	\$426.00	
4/23/2025	AR 58838 Cash Receipts...	12012			\$0.00	\$11.00	
01330-001 Special Assmts. Receiv. - Conda A				(\$1.00)	\$0.00	\$0.00	(\$1.00)
01330-002 Special Assmts. Receiv. - Condo B				\$107.00	\$0.00	\$107.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/28/2025	AR 58964 Cash Receipts...	0000000...			\$0.00	\$107.00	
01330-003 Special Assmts. Receiv. - Condo C				\$384.32	\$0.00	\$0.00	\$384.32
01380-000 Owner Admin. Fees Receiv. - Cost Ce...				\$0.00	\$25.00	\$0.00	\$25.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/14/2025	AR 58593 Apply NSF	0000000...			\$25.00	\$0.00	
01380-001 Owner Admin. Fees Receiv. - Conda A				\$75.00	\$0.00	\$0.00	\$75.00
01380-002 Owner Admin. Fees Receiv. - Condo B				\$25.00	\$0.00	\$0.00	\$25.00
01610-008 Prepaid Insurance - Common Area				\$194,407.90	\$25,356.83	\$44,797.62	\$174,967.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	GL 58103 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$0.00	\$21,200.00	
4/8/2025	AP 58311 AP Adjustment		Foundation - Foundat...	Insurance Do...	\$0.00	\$23,597.62	
4/30/2025	GL 59506 Journal Entry		Apr JE Insurance	Apr JE IZnsu...	\$25,356.83	\$0.00	
01620-008 Prepaid Expenses - Common Area				\$8,162.00	\$10,344.50	\$8,162.00	\$10,344.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58878 Enter Bills -...		SPECT - SPECTRUM ASS...	May 2025 Jan...	\$7,738.50	\$0.00	
4/30/2025	AP 58879 Enter Bills -...		SPECT - SPECTRUM ASS...	May 2025 Mon...	\$2,606.00	\$0.00	
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$0.00	\$8,162.00	
01639-001 Prepaid Condo Dues - Conda A				\$264.01	\$0.00	\$29.33	\$234.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	GL 58102 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$29.33	
01639-002 Prepaid Condo Dues - Condo B				\$90.00	\$0.00	\$10.00	\$80.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	GL 58102 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$10.00	
01639-003 Prepaid Condo Dues - Condo C				\$72.00	\$0.00	\$8.00	\$64.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	GL 58102 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$8.00	
02560-008 Utility Deposits - Common Area				\$275.00	\$0.00	\$0.00	\$275.00
03010-000 Accounts Payable - Cost Center 000				\$0.00	\$48,848.22	\$48,848.22	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/8/2025	AP 58300 Enter Bill		Filomena & James Pre...	Owner Refund	\$0.00	\$440.00	
4/8/2025	AP 58301 Print Check	10977	Filomena & James Pre...	Owner Refund	\$440.00	\$0.00	
4/8/2025	AP 58305 Enter Bill		Filomena & James Pre...	Owner Refund	\$0.00	\$860.00	
4/8/2025	AP 58306 Print Check	10978	Filomena & James Pre...	Owner Refund	\$860.00	\$0.00	
4/8/2025	AP 58309 Void Check	10977	Filomena & James Pre...	Owner Refund	\$0.00	\$440.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4/8/2025	AP 58310 AP Adjustment		Filomena & James Pre...	Owner Refund	\$440.00	\$0.00	
4/8/2025	AP 58311 AP Adjustment		Foundation - Foundat...	Insurance Do...	\$23,597.62	\$0.00	
4/18/2025	AP 58662 Enter Bills -...		trail - Trail Servic...	Irrigation R...	\$0.00	\$4,140.00	
4/18/2025	AP 58663 Enter Bills -...		trail - Trail Servic...	April 2025 L...	\$0.00	\$6,400.00	
4/18/2025	AP 58664 Enter Bills -...		trail - Trail Servic...	Stump Grindl...	\$0.00	\$200.00	
4/18/2025	AP 58665 Enter Bills -...		Bug Off - Bug Off Ex...	Rebait Roden...	\$0.00	\$30.00	
4/18/2025	AP 58666 Enter Bills -...		Hixon - Hixon Pool R...	Mar 2025 Mon...	\$0.00	\$460.00	
4/18/2025	AP 58667 Enter Bills -...		Pedrick - Pedrick Pl...	Cap Water Co...	\$0.00	\$150.00	
4/18/2025	AP 58668 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
4/18/2025	AP 58671 Print Check	10979	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
4/18/2025	AP 58671 Print Check	10981	Hixon - Hixon Pool R...	Mar 2025 Mon...	\$460.00	\$0.00	
4/18/2025	AP 58671 Print Check	10982	Bug Off - Bug Off Ex...	Rebait Roden...	\$30.00	\$0.00	
4/18/2025	AP 58671 Print Check	10980	Pedrick - Pedrick Pl...	Cap Water Co...	\$150.00	\$0.00	
4/18/2025	AP 58677 Print Check	10983	trail - Trall Servic...	Stump Grindl...	\$200.00	\$0.00	
4/18/2025	AP 58677 Print Check	10984	trail - Trail Servic...	April 2025 L...	\$6,400.00	\$0.00	
4/18/2025	AP 58677 Print Check	10985	trail - Trail Servic...	Irrigation R...	\$4,140.00	\$0.00	
4/30/2025	AP 58873 Enter Bills -...		Hixon - Hixon Pool R...	April 2025 M...	\$0.00	\$325.00	
4/30/2025	AP 58874 Enter Bills -...		COAST - COASTLINE PC...	Pool Address...	\$0.00	\$450.00	
4/30/2025	AP 58875 Enter Bills -...		COAST - COASTLINE PC...	Unit 3933 La...	\$0.00	\$965.00	
4/30/2025	AP 58876 Enter Bills -...		COAST - COASTLINE PC...	Dumpster 5 R...	\$0.00	\$1,775.00	
4/30/2025	AP 58877 Enter Bills -...		COAST - COASTLINE PC...	Sidewalk Rep...	\$0.00	\$6,840.00	
4/30/2025	AP 58878 Enter Bills -...		SPECT - SPECTRUM ASS...	May 2025 Jan...	\$0.00	\$7,738.50	
4/30/2025	AP 58879 Enter Bills -...		SPECT - SPECTRUM ASS...	May 2025 Mon...	\$0.00	\$2,606.00	
4/30/2025	AP 58880 Enter Bills -...		SPECT - SPECTRUM ASS...	Corporate An...	\$0.00	\$61.25	
4/30/2025	AP 58881 Enter Bills -...		McHenry - Jim McHenr...	Reimbursemen...	\$0.00	\$364.00	
4/30/2025	AP 58885 Print Check	10986	SPECT - SPECTRUM ASS...	Corporate An...	\$61.25	\$0.00	
4/30/2025	AP 58885 Print Check	10987	SPECT - SPECTRUM ASS...	May 2025 Mon...	\$2,606.00	\$0.00	
4/30/2025	AP 58885 Print Check	10988	SPECT - SPECTRUM ASS...	May 2025 Jan...	\$7,738.50	\$0.00	
4/30/2025	AP 58898 Enter Bills -...		SPECT - SPECTRUM ASS...	Additional P...	\$0.00	\$1,475.00	
4/30/2025	AP 58899 Print Check	10989	SPECT - SPECTRUM ASS...	Additional P...	\$1,475.00	\$0.00	
4/30/2025	AP 58916 Enter Bills -...		McHenry - Jim McHenr...	Reimbursemen...	\$0.00	\$75.00	
4/30/2025	GL 59506 Journal Entry		Apr JE Insurance	Apr JE IZnsu...	\$0.00	\$12,803.62	
03015-008 Insurance Payable - Common Area				(\$155,490.21)	\$32,244.41	\$23,597.62	(\$146,843.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 58123 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Premium Insu...	\$19,440.79	\$0.00	
4/30/2025	GL 59506 Journal Entry		Apr JE Insurance	Apr JE IZnsu...	\$12,803.62	\$23,597.62	
03020-008 Accrued CPA Fees - Common Area				(\$1,750.00)	\$0.00	\$375.00	(\$2,125.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	GL 58101 Journal Entry		Accrued CPA Fees	Accrued CPA ...	\$0.00	\$375.00	
03022-099 Income Tax Payable				(\$5,251.00)	\$0.00	\$0.00	(\$5,251.00)
03310-001 Prepaid Owner Assessments - Conda A				(\$14,457.93)	\$10,419.42	\$9,079.61	(\$13,118.12)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 58040 Apply PrePaid...				\$8,259.42	\$0.00	
4/1/2025	AR 58161 Cash Receipts...	0000000...			\$0.00	\$114.00	

Account				Balance Forward	Debits	Credits	Ending Balance	
4/2/2025	AR 58165 Cash Receipts...	0000000...			\$0.00	\$440.00		
4/3/2025	AR 58188 Cash Receipts...	0000000...			\$0.00	\$1,303.00		
4/3/2025	AR 58192 Cash Receipts...	0000000...			\$0.00	\$880.00		
4/3/2025	AR 59498 Cash Receipts...	2-credi...			\$0.00	\$404.05		
4/4/2025	AR 58041 Cash Receipts...	4741956...		Automated Pa...	\$0.00	\$880.00		
4/4/2025	AR 58496 Cash Receipts...	0000000...			\$0.00	\$440.00		
4/5/2025	AR 58204 Cash Receipts...	9450218...			\$0.00	\$327.00		
4/8/2025	AP 58300 Enter Bill		Filomena & James Pre...	Owner Refund	\$440.00	\$0.00		
4/8/2025	AP 58305 Enter Bill		Filomena & James Pre...	Owner Refund	\$860.00	\$0.00		
4/8/2025	AP 58310 AP Adjustment		Filomena & James Pre...	Owner Refund	\$0.00	\$440.00		
4/8/2025	AR 58318 Cash Receipts...	4751304...		One Time Pay...	\$0.00	\$1.55		
4/10/2025	AR 58514 Cash Receipts...	0000001...			\$0.00	\$49.00		
4/16/2025	AR 58570 Cash Receipts...	4757765...		One Time Pay...	\$0.00	\$25.00		
4/16/2025	AR 58644 Cash Receipts...	0000001...			\$0.00	\$33.00		
4/24/2025	AR 58961 Cash Receipts...	0000000...			\$0.00	\$440.00		
4/26/2025	AR 58852 Cash Receipts...	4764598...		One Time Pay...	\$0.00	\$1.55		
4/28/2025	AR 58964 Cash Receipts...	0000000...			\$0.00	\$1,121.46		
4/29/2025	AR 58967 Cash Receipts...	0000002...			\$0.00	\$880.00		
4/30/2025	AR 58968 Cash Receipts...	0000000...			\$0.00	\$440.00		
03310-002 Prepaid Owner Assessments - Condo B					(\$1,628.38)	\$2,868.50	\$4,120.50	(\$2,880.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	AR 58040 Apply PrePaid...				\$2,868.50	\$0.00		
4/2/2025	AR 58094 Cash Receipts...	4728837...		One Time Pay...	\$0.00	\$25.00		
4/2/2025	AR 58165 Cash Receipts...	0000000...			\$0.00	\$897.00		
4/3/2025	AR 58188 Cash Receipts...	0000000...			\$0.00	\$597.50		
4/11/2025	AR 59107 Cash Receipts...	0000000...			\$0.00	\$460.00		
4/11/2025	AR 59108 Cash Receipts...	0000000...			\$0.00	\$460.00		
4/16/2025	AR 59333 Cash Receipts...	0000000...			\$0.00	\$460.00		
4/21/2025	AR 58953 Cash Receipts...	0000000...			\$0.00	\$135.00		
4/22/2025	AR 58957 Cash Receipts...	0000003...			\$0.00	\$920.00		
4/28/2025	AR 58964 Cash Receipts...	0000000...			\$0.00	\$166.00		
03310-003 Prepaid Owner Assessments - Condo C					(\$8,561.50)	\$3,271.50	\$1,993.50	(\$7,283.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	AR 58040 Apply PrePaid...				\$3,271.50	\$0.00		
4/2/2025	AR 58165 Cash Receipts...	0000000...			\$0.00	\$408.00		
4/3/2025	AR 58188 Cash Receipts...	0000000...			\$0.00	\$30.00		
4/4/2025	AR 58496 Cash Receipts...	0000002...			\$0.00	\$278.50		
4/8/2025	AR 58505 Cash Receipts...	0063000...			\$0.00	\$10.00		
4/14/2025	AR 58637 Cash Receipts...	0054032...			\$0.00	\$426.00		
4/23/2025	AR 58838 Cash Receipts...	12012			\$0.00	\$415.00		
4/25/2025	AR 58963 Cash Receipts...	0000000...			\$0.00	\$426.00		
03340-008 Pet Security Deposits - Common Area					(\$16,250.00)	\$0.00	\$0.00	(\$16,250.00)
05020-001 Reserves - Pavement - Conda A					(\$79,521.51)	\$0.00	\$241.58	(\$79,763.09)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$241.58	
05020-002 Reserves - Pavement - Condo B				(\$38,378.98)	\$0.00	\$310.58	(\$38,689.56)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$310.58	
05020-003 Reserves - Pavement - Condo C				(\$39,650.85)	\$0.00	\$294.92	(\$39,945.77)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$294.92	
05020-008 Reserves - Pavement - Common Area				(\$4,034.42)	\$0.00	\$45.50	(\$4,079.92)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$45.50	
05090-008 Reserves - Pool - Common Area				(\$31,562.17)	\$0.00	\$0.00	(\$31,562.17)
05092-001 Reserve - Restoration - Conda A				(\$100,306.32)	\$0.00	\$921.58	(\$101,227.90)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$921.58	
05092-002 Reserve - Restoration - Condo B				(\$13,013.21)	\$0.00	\$48.17	(\$13,061.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$48.17	
05092-003 Reserve - Restoration - Condo C				(\$40,424.97)	\$0.00	\$189.25	(\$40,614.22)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$189.25	
05092-008 Reserve - Restoration - Common Area				(\$28,777.64)	\$0.00	\$156.67	(\$28,934.31)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$156.67	
05094-001 Reserve -Deferred Maintenance - Con...				(\$6,283.92)	\$0.00	\$0.00	(\$6,283.92)
05094-002 Reserve -Deferred Maintenance - Con...				(\$5,601.96)	\$0.00	\$0.00	(\$5,601.96)
05094-003 Reserve -Deferred Maintenance - Con...				(\$6,297.00)	\$0.00	\$0.00	(\$6,297.00)
05094-008 Reserve -Deferred Maintenance - Com...				(\$41,084.14)	\$0.00	\$0.00	(\$41,084.14)
05210-001 Reserves - Roofs - Conda A				(\$104,552.38)	\$0.00	\$2,573.83	(\$107,126.21)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$2,573.83	
05210-002 Reserves - Roofs - Condo B				(\$189,170.11)	\$0.00	\$1,351.75	(\$190,521.86)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$1,351.75	
05210-003 Reserves - Roofs - Condo C				(\$77,226.50)	\$0.00	\$405.08	(\$77,631.58)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 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				(\$24,389.29)	\$0.00	\$28.58	(\$24,417.87)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$0.00	\$28.58	

Account				Balance Forward	Debits	Credits	Ending Balance
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				(\$114,126.61)	\$0.00	\$3,122.99	(\$117,249.60)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	GL 59555 Journal Entry		April JE WF-Jurist I...	April JE WF ...	\$0.00	\$3,122.99	
05496-008 Reserve-Major Repr/Repl - Common Ar...				\$25,000.00	\$0.00	\$0.00	\$25,000.00
05510-001 Fund Balance - Conda A				(\$115,078.06)	\$0.00	\$0.00	(\$115,078.06)
05510-002 Fund Balance - Condo B				(\$38,982.05)	\$0.00	\$0.00	(\$38,982.05)
05510-003 Fund Balance - Condo C				(\$31,549.65)	\$0.00	\$0.00	(\$31,549.65)
06310-001 Assessment Income - Conda A				(\$31,666.26)	\$28,164.58	\$38,720.00	(\$42,221.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 58039 Apply Charges				\$0.00	\$38,720.00	
4/3/2025	GL 58133 Journal Entry		Common Area Income	Common Area ...	\$28,145.17	\$0.00	
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$19.41	\$0.00	
06310-002 Assessment Income - Condo B				(\$13,110.24)	\$9,533.00	\$13,903.08	(\$17,480.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 58039 Apply Charges				\$0.00	\$13,800.00	
4/3/2025	GL 58133 Journal Entry		Common Area Income	Common Area ...	\$9,533.00	\$0.00	
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$0.00	\$103.08	
06310-003 Assessment Income - Condo C				(\$7,476.00)	\$7,732.00	\$10,224.00	(\$9,968.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 58039 Apply Charges				\$0.00	\$10,224.00	
4/3/2025	GL 58133 Journal Entry		Common Area Income	Common Area ...	\$7,717.25	\$0.00	
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$14.75	\$0.00	
06320-001 Common Area Income - Conda A				(\$84,435.51)	\$0.00	\$28,145.17	(\$112,580.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58133 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$28,145.17	
06320-002 Common Area. Income - Condo B				(\$28,599.00)	\$0.00	\$9,533.00	(\$38,132.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58133 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$9,533.00	
06320-003 Common Area Income - Condo C				(\$23,151.75)	\$0.00	\$7,717.25	(\$30,869.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58133 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$7,717.25	
06330-008 Special Assmt. Income - Common Area				(\$23,597.62)	\$0.00	\$0.00	(\$23,597.62)
06340-002 Late Fee Income - Condo B				(\$65.54)	\$0.00	\$0.00	(\$65.54)
06380-000 Owner Admin. Fees Income - Cost Cen...				\$0.00	\$25.00	\$25.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/14/2025	AR 58593 Apply NSF	0000000...			\$0.00	\$25.00	
4/30/2025	GL 59554 Journal Entry		April JE	April JE	\$25.00	\$0.00	
06380-001 Owner Admin. Fees Income - Conda A				(\$25.00)	\$0.00	\$25.00	(\$50.00)

Account					Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	GL 59554 Journal Entry		April JE	April JE	\$0.00	\$25.00		
06380-002 Owner Admin. Fees Income - Condo B					(\$25.00)	\$0.00	\$0.00	(\$25.00)
06410-008 Condo A Transfer CA					(\$84,435.51)	\$0.00	\$28,145.17	(\$112,580.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58104 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$28,145.17		
06411-008 Condo B Transfer-CA					(\$28,599.00)	\$0.00	\$9,533.00	(\$38,132.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58104 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$9,533.00		
06412-008 Condo C Transfer-CA					(\$23,151.75)	\$0.00	\$7,717.25	(\$30,869.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58104 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$7,717.25		
06490-000 Receivables Adjustments - Cost Cent...					\$0.00	\$1,800.00	\$1,800.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	GL 59500 Misc Payment			April-Diff	\$1,800.00	\$0.00		
4/30/2025	GL 59554 Journal Entry		April JE	April JE	\$0.00	\$1,800.00		
06490-001 Receivables Adjustments - Conda A					\$8.38	\$1,800.00	\$19.41	\$1,788.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$0.00	\$19.41		
4/30/2025	GL 59554 Journal Entry		April JE	April JE	\$1,800.00	\$0.00		
06490-002 Receivables Adjustments - Condo B					\$844.20	\$103.08	\$0.00	\$947.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$103.08	\$0.00		
06490-003 Receivables Adjustments - Condo C					\$653.47	\$0.00	\$14.75	\$638.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$0.00	\$14.75		
06510-003 Transfer Fees - Condo C					(\$259.67)	\$0.00	\$0.00	(\$259.67)
06510-008 Transfer Fees - Common Area					(\$25,000.00)	\$0.00	\$0.00	(\$25,000.00)
06530-008 Parking Decals/Passes					\$0.00	\$0.00	\$5.00	(\$5.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/5/2025	AR 58205 Cash Receipts...	725		Decal-Cardee...	\$0.00	\$5.00		
06550-008 Application Fees					(\$65.00)	\$0.00	\$0.00	(\$65.00)
06910-008 Interest Income - Common Area					(\$601.06)	\$0.51	\$202.40	(\$802.95)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	GL 59555 Journal Entry		April JE WF-Jurist I...	April JE WF ...	\$0.51	\$202.40		
06920-008 Misc. Income - Common Area					(\$25.00)	\$0.00	\$0.00	(\$25.00)
07010-001 Management Fees - Conda A					\$0.00	\$2,556.00	\$0.00	\$2,556.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$2,556.00	\$0.00		
07010-008 Management Fees - Common Area					\$7,668.00	\$0.00	\$0.00	\$7,668.00
07140-008 Audit Fees - Common Area					\$375.00	\$375.00	\$0.00	\$750.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58101 Journal Entry		Accrued CPA Fees	Accrued CPA ...	\$375.00	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
07160-008 Legal Fees - Common Area					\$435.00	\$0.00	\$0.00	\$435.00
07162-008 Professional Fees					\$2,300.00	\$0.00	\$0.00	\$2,300.00
07170-001 Annual Condo Dues					\$87.99	\$29.33	\$0.00	\$117.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58102 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$29.33	\$0.00		
07170-002 Annual Condo Dues					\$30.00	\$10.00	\$0.00	\$40.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58102 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$10.00	\$0.00		
07170-003 Annual Condo Dues					\$24.00	\$8.00	\$0.00	\$32.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58102 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$8.00	\$0.00		
07174-008 Corp Annual Report					\$0.00	\$61.25	\$0.00	\$61.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	AP 58880 Enter Bills -...		SPECT - SPECTRUM ASS...	Corporate An...	\$61.25	\$0.00		
07250-002 Bank Charges - Condo B					\$0.00	\$12.00	\$0.00	\$12.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/8/2025	GL 59493 Misc Payment			Return ACH f...	\$12.00	\$0.00		
07250-008 Bank Charges - Common Area					\$48.00	\$0.00	\$0.00	\$48.00
07262-008 Bulk Mailings					\$261.76	\$0.00	\$0.00	\$261.76
07320-008 Office ,Expenses/Storage= CA					\$162.60	\$414.00	\$0.00	\$576.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	AP 58881 Enter Bills -...		McHenry - Jim McHenr...	Reimbursemen...	\$364.00	\$0.00		
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$50.00	\$0.00		
07430-008 Federal Income Tax - Common Area					\$5,251.00	\$0.00	\$0.00	\$5,251.00
07460-001 Common Area Distribution					\$84,435.51	\$28,145.17	\$0.00	\$112,580.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	GL 57983 Journal Entry		Maintenance Fees	Maintenance ...	\$28,145.17	\$0.00		
07460-002 Common Area Distribution					\$28,599.00	\$9,533.00	\$0.00	\$38,132.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	GL 57983 Journal Entry		Maintenance Fees	Maintenance ...	\$9,533.00	\$0.00		
07460-003 Common Area Distribution					\$23,151.75	\$7,717.25	\$0.00	\$30,869.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	GL 57983 Journal Entry		Maintenance Fees	Maintenance ...	\$7,717.25	\$0.00		
07890-008 Misc. G & A - Common Area					\$1,858.92	\$0.00	\$0.00	\$1,858.92
08010-008 Insurance					\$63,879.37	\$21,200.00	\$1,759.21	\$83,320.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/2/2025	GL 58103 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$21,200.00	\$0.00		
4/30/2025	GL 59506 Journal Entry		Apr JE Insurance	Apr JE IZnsu...	\$0.00	\$1,759.21		
08210-008 Pool Service. - Common Area					\$325.00	\$650.00	\$0.00	\$975.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/18/2025	AP 58666 Enter Bills -...		Hixon - Hixon Pool R...	Mar 2025 Mon...	\$325.00	\$0.00		
4/30/2025	AP 58873 Enter Bills -...		Hixon - Hixon Pool R...	April 2025 M...	\$325.00	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
08220-008 Pool Repairs - Common Area				\$2,385.00	\$151.26	\$0.00	\$2,536.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2025	AP 58666 Enter Bills -...		Hixon - Hixon Pool R...	Mar 2025 Mon...	\$135.00	\$0.00	
4/19/2025	AP 58724 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$16.26	\$0.00	
08910-001 Electricity - Conda A				\$1,188.87	\$384.26	\$0.00	\$1,573.13
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58854 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:35903-52...	\$37.24	\$0.00	
4/30/2025	AP 58855 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:35733-58...	\$34.92	\$0.00	
4/30/2025	AP 58856 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$33.79	\$0.00	
4/30/2025	AP 58857 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25713-57...	\$34.76	\$0.00	
4/30/2025	AP 58858 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25933-58...	\$34.64	\$0.00	
4/30/2025	AP 58859 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:35223-53...	\$35.56	\$0.00	
4/30/2025	AP 58860 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$34.42	\$0.00	
4/30/2025	AP 58861 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:35983-51...	\$34.71	\$0.00	
4/30/2025	AP 58862 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$35.17	\$0.00	
4/30/2025	AP 58863 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$34.58	\$0.00	
4/30/2025	AP 58864 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$34.47	\$0.00	
08910-002 Electricity - Condo B				\$292.23	\$96.56	\$0.00	\$388.79
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58865 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:15853-54...	\$31.70	\$0.00	
4/30/2025	AP 58866 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25103-59...	\$32.43	\$0.00	
4/30/2025	AP 58867 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25283-51...	\$32.43	\$0.00	
08910-003 Electricity - Condo C				\$330.76	\$107.15	\$0.00	\$437.91
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58868 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:15763-57...	\$38.50	\$0.00	
4/30/2025	AP 58869 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:15453-59...	\$33.42	\$0.00	
4/30/2025	AP 58870 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:15333-51...	\$35.23	\$0.00	
08910-008 Electricity - Common Area				\$2,775.91	\$650.29	\$0.00	\$3,426.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58871 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL:25703-59...	\$538.52	\$0.00	
4/30/2025	AP 58872 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$111.77	\$0.00	
08930-001 Water & Sewer - Conda A				\$17,029.56	\$0.00	\$0.00	\$17,029.56
08930-002 Water & Sewer - Condo B				\$7,168.20	\$0.00	\$0.00	\$7,168.20
08930-003 Water & Sewer - Condo C				\$3,266.26	\$0.00	\$0.00	\$3,266.26
08930-008 Water & Sewer - Common Area				\$517.60	\$0.00	\$0.00	\$517.60
08940-008 Trash Removal				\$9,836.66	\$3,234.84	\$0.00	\$13,071.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/14/2025	AP 58714 Hand Written ...	Auto Pa...	repub - Republic Ser...	April 2025 T...	\$3,234.84	\$0.00	
09010-008 Tree Maintenance - Common Area				\$0.00	\$200.00	\$0.00	\$200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2025	AP 58664 Enter Bills -...		trail - Trail Servic...	Stump Grindi...	\$200.00	\$0.00	
09015-008 Landscape Extras				\$2,474.62	\$1,144.39	\$0.00	\$3,619.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
4/18/2025	AP 58663 Enter Bills -...		trail - Trail Servic...	April 2025 L...	\$950.00	\$0.00	
4/28/2025	AP 59055 Hand Written ...	Online ...	Hom - Home Depot	General Supp...	\$194.39	\$0.00	
09016-008 Landscape Project				\$5,901.00	\$0.00	\$0.00	\$5,901.00
09020-008 Grounds Maintenance - CA				\$1,320.00	\$450.00	\$0.00	\$1,770.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2025	AP 58663 Enter Bills -...		trail - Trail Servic...	April 2025 L...	\$450.00	\$0.00	
09023-008 Irrigation Project				\$10,040.00	\$4,140.00	\$0.00	\$14,180.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2025	AP 58662 Enter Bills -...		trail - Trail Servic...	Irrigation R...	\$4,140.00	\$0.00	
09110-001 Gen. Maint. & Repair - Conda A				\$0.00	\$965.00	\$0.00	\$965.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58875 Enter Bills -...		COAST - COASTLINE PC...	Unit 3933 La...	\$965.00	\$0.00	
09110-003 Gen. Maint. & Repair - Condo C				\$291.58	\$0.00	\$0.00	\$291.58
09110-008 Gen. Maint. & Repair - Common Area				\$1,759.68	\$7,257.47	\$0.00	\$9,017.15
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2025	AP 58667 Enter Bills -...		Pedrick - Pedrick Pl...	Cap Water Co...	\$150.00	\$0.00	
4/19/2025	AP 58724 Hand Written ...	Auto Pa...	BBT - TRUIST	Trulst Credi...	\$97.39	\$0.00	
4/28/2025	AP 59055 Hand Written ...	Online ...	Hom - Home Depot	General Supp...	\$95.08	\$0.00	
4/30/2025	AP 58877 Enter Bills -...		COAST - COASTLINE PC...	Sidewalk Rep...	\$6,840.00	\$0.00	
4/30/2025	AP 58916 Enter Bills -...		McHenry - Jim McHenr...	Reimbursemen...	\$75.00	\$0.00	
09120-008 Asphalt Repair - Common Area				\$2,433.50	\$0.00	\$0.00	\$2,433.50
09190-008 Electrical Repairs - Common Area				\$773.50	\$0.00	\$0.00	\$773.50
09192-008 Fixture Replacement Project				\$0.00	\$450.00	\$0.00	\$450.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58874 Enter Bills -...		COAST - COASTLINE PC...	Pool Address...	\$450.00	\$0.00	
09585-008 Plumbing/Tunnel/Project				\$599.00	\$0.00	\$0.00	\$599.00
09586-008 Dumpster Repair Project				\$825.00	\$1,775.00	\$0.00	\$2,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58876 Enter Bills -...		COAST - COASTLINE PC...	Dumpster 5 R...	\$1,775.00	\$0.00	
09610-008 Lawn Maint. & Landscaping - Common ...				\$15,030.00	\$5,000.00	\$0.00	\$20,030.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2025	AP 58663 Enter Bills -...		trail - Trail Servic...	April 2025 L...	\$5,000.00	\$0.00	
09650-008 Security Services - Common Area				\$1,499.10	\$249.85	\$0.00	\$1,748.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2025	AP 58668 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
09750-008 Pest Control /Lawn/Rodent/Trees- Co...				\$480.00	\$30.00	\$0.00	\$510.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2025	AP 58665 Enter Bills -...		Bug Off - Bug Off Ex...	Rebait Roden...	\$30.00	\$0.00	
09850-008 Maintenance Services - Janitorial				\$13,971.75	\$7,031.00	\$0.00	\$21,002.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2025	AP 58898 Enter Bills -...		SPECT - SPECTRUM ASS...	Additional P...	\$1,475.00	\$0.00	
4/30/2025	GL 59507 Journal Entry		APR JE	aPR je	\$5,556.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
09915-001 Reserves - Pavement - Conda A				\$724.74	\$241.58	\$0.00	\$966.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$241.58	\$0.00	
09915-002 Reserves - Pavement - Condo B				\$931.74	\$310.58	\$0.00	\$1,242.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$310.58	\$0.00	
09915-003 Reserves - Pavement - Condo C				\$884.76	\$294.92	\$0.00	\$1,179.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$294.92	\$0.00	
09915-008 Reserves - Pavement - Common Area				\$136.50	\$45.50	\$0.00	\$182.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$45.50	\$0.00	
09960-001 Reserves - Roofs - Conda A				\$7,721.49	\$2,573.83	\$0.00	\$10,295.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$2,573.83	\$0.00	
09960-002 Reserves - Roofs - Condo B				\$4,055.25	\$1,351.75	\$0.00	\$5,407.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$1,351.75	\$0.00	
09960-003 Reserves - Roofs - Condo C				\$1,215.24	\$405.08	\$0.00	\$1,620.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$405.08	\$0.00	
09965-002 Reserves - Ext. Painting - Condo B				\$85.74	\$28.58	\$0.00	\$114.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$28.58	\$0.00	
09980-001 Reserves - Restoration- Conda A				\$2,764.74	\$921.58	\$0.00	\$3,686.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$921.58	\$0.00	
09980-002 Reserves - Restorastion - Condo B				\$144.51	\$48.17	\$0.00	\$192.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$48.17	\$0.00	
09980-003 Reserves - Restoration - Condo C				\$567.75	\$189.25	\$0.00	\$757.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$189.25	\$0.00	
09980-008 Reserves - Restoration - Common Are...				\$470.01	\$156.67	\$0.00	\$626.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 58134 Journal Entry		Reserves	Reserves	\$156.67	\$0.00	
Total:				\$0.00	\$518,140.93	\$518,140.93	\$0.00

COMBINED SNAPSHOT
Current period ending April 30, 2025

PRIMARY ACCOUNT NAME: KARANDA VILLAGE IV CONDO ASSOC

PRIMARY ACCOUNT NUMBER: 8607-7191

Your Financial Advisor:
JURIST PRIVATE WEALTH
BOCA RATON, FL LOCATION
Phone: 561-765-6710
19 CENTER ST
CHATHAM, NJ 07928

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Advisors

0015877 09 AB 0.59 **AUTO T6 0 3814 33467-524914 -C04-P15892-1



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



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Advisors

COMBINED SNAPSHOT

KARANDA VILLAGE IV CONDO ASSOC

April 1, 2025 - April 30, 2025
PRIMARY ACCOUNT NUMBER: 8607-7191

Please visit us at: www.wellsfargoadvisors.com

Your Financial Advisor

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

19 CENTER ST
CHATHAM, NJ 07928

What's inside your Combined Snapshot ...

ACCOUNT NAME	STATEMENT ENCLOSED	ACCOUNT NUMBER	TAX STATUS	PREVIOUS VALUE ON MAR 31	NET CHANGE	CURRENT VALUE ON APR 30
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (E/O ACCOUNT)	Yes	6745-2769	Non-Profit	57,012.56	202.40	57,214.96
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)	Yes	8607-7191	Non-Profit	1,039,763.67	9,690.48	1,049,454.15
Total				\$1,096,776.23	\$9,892.88	\$1,106,669.11

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

April 1, 2025 - April 30, 2025
PRIMARY ACCOUNT NUMBER: 8607-7191

Combined progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$1,096,776.23	\$1,081,922.06
Cash deposited	6,568.00	108,295.65
Securities deposited	0.00	0.00
Cash withdrawn	-936.97	-101,840.05
Securities withdrawn	0.00	0.00
Change in value	4,261.85	18,291.45

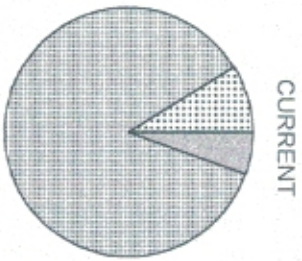
Closing value **\$1,106,669.11** **\$1,106,669.11**

Estimated accrued interest ^a 11,816.98

Total value (incl. accruals) **\$1,118,486.09**

^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



ASSETS	ASSET TYPE	PREVIOUS VALUE ON MAR 31	%	CURRENT VALUE ON APR 30	%	ESTIMATED ANN. INCOME
Cash and sweep balances		50,950.10	4.65	60,243.21	5.44	1,941
Stocks, options & ETFs		0.00	0.00	0.00	0.00	0
Fixed income securities		948,803.75	86.51	949,043.90	85.76	44,820
Mutual funds		97,022.38	8.85	97,382.00	8.80	4,168
Asset value		\$1,096,776.23	100%	\$1,106,669.11	100%	\$50,929

Value over time



SNAPSHOT

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

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

Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$57,012.56	\$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	202.40	804.48

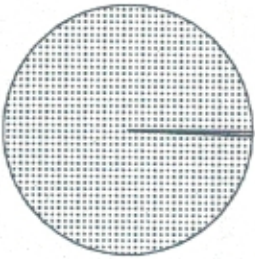
Closing value **\$57,214.96** **\$57,214.96**

Value over time



Portfolio summary

CURRENT



ASSETS

ASSET TYPE	PREVIOUS VALUE ON MAR 31	%	CURRENT VALUE ON APR 30	%	ESTIMATED ANN. INCOME
Cash and sweep balances	329.94	0.58	329.96	0.58	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	56,682.62	99.42	56,885.00	99.42	2,435
Asset value	\$57,012.56	100%	\$57,214.96	100%	\$2,435



Advisors

SNAPSHOT

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

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

Your Financial Advisor

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

19 CENTER ST
CHATHAM, NJ 07928

Account profile

Full account name:

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

Account type:

Brokerage Cash Services

Brokerage account number:

6745-2769

Brokerage Cash Services number:

6048235326

Tax status:

Non-Profit

Investment objective/Risk tolerance:*

CONSERVATIVE INCOME
LONG TERM (10+ YEARS)

Time horizon:*

NONE

Liquidity needs:*

First in, First out

Cost Basis Election:

EXPANDED BANK DEPOSIT

Sweep option:

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

Available funds

Cash	0.00
Money market and sweep funds	329.96
Available for loan	0.00
Your total available funds	\$329.96

Client service information

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

For your consideration

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

Document delivery status

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

Total Bank Deposits

\$329.96

Mutual Funds

Open End Mutual Funds

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

DESCRIPTION	ACCOUNT	% OF	QUANTITY	ADJ PRICE/	ADJ COST/	CURRENT	CURRENT	UNREALIZED	ESTIMATED	ANNUAL	ANNUAL
				ORIG PRICE	ORIG COST	PRICE	MARKET VALUE	GAIN/LOSS		INCOME	YIELD (%)
FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS GOIXX											
On Reinvestment											
Acquired Net Tax Lots S nc		99.42	56,885	1.00	56,885.00	1.0000	56,885.00	0.00		2,435	4.28
Total Open End Mutual Funds		99.42			\$56,885.00			\$0.00		\$2,435	4.28
Total Mutual Funds		99.42			\$56,885.00			\$0.00		\$2,435	4.28

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

Activity detail

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
04/01	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 033125 56,882.62000 AS OF 3/31/25		202.38
04/30	Cash	INTEREST		EXPANDED BANK DEPOSIT 043025 329		0.02
Total Income and distributions:						\$202.40



Advisors

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

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

Bank Deposits Through Teller continued

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
04/30		ENDING BALANCE		\$0.00

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

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

Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$1,039,763.67	\$1,025,511.58
Cash deposited	6,568.00	108,295.65
Securities deposited	0.00	0.00
Cash withdrawn	-936.97	-101,840.05
Securities withdrawn	0.00	0.00
Change in value	4,059.45	17,486.97

Closing value **\$1,049,454.15** **\$1,049,454.15**

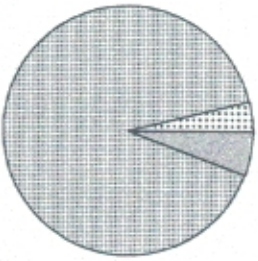
Estimated accrued interest ^a 11,816.98

Total value (incl. accruals) \$1,061,271.13

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

Portfolio summary

CURRENT



ASSETS	ASSET TYPE	VALUE ON MAR 31	PREVIOUS	%	VALUE ON APR 30	CURRENT	%	ESTIMATED ANN. INCOME
Cash and sweep balances		50,620.16	50,620.16	4.87	59,913.25	59,913.25	5.71	1,941
Stocks, options & ETFs		0.00	0.00	0.00	0.00	0.00	0.00	0
Fixed income securities		948,803.75	948,803.75	91.25	949,043.90	949,043.90	90.43	44,820
Mutual funds		40,339.76	40,339.76	3.88	40,497.00	40,497.00	3.86	1,733
Asset value		\$1,039,763.67	\$1,039,763.67	100%	\$1,049,454.15	\$1,049,454.15	100%	\$48,494

Value over time





Advisors

SNAPSHOT

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

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

Your Financial Advisor

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

19 CENTER ST
CHATHAM, NJ 07928

Client service information

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

Account profile

Full account name:

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

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	

*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.

Available funds

Cash	0.00
Money market and sweep funds	59,913.25
Available for loan	0.00
Your total available funds	\$59,913.25

Total Bank Deposits

\$59,913.25

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	10.97	115,000	100.09	115,113.94	100.1000	115,115.00	1.06	1,358.08	5,463	4.74
			100.24	115,285.20						
US TREASURY										
NOTES										
CPN 4.000% DUE 12/15/25										
DTD 12/15/22 FC 06/15/23										
Moody AAA										
CUSIP 91282CGA3										
Acquired 03/28/25 S	9.53	100,000	99.94	99,941.41	99.9800	99,980.00	38.59	1,505.50	4,000	4.00
US TREASURY										
NOTES										
CPN 4.625% DUE 03/15/26										
DTD 03/15/23 FC 09/15/23										
Moody AAA										
CUSIP 91282CGR6										
Acquired 12/05/24 S	11.02	115,000	100.33	115,382.80	100.5660	115,650.90	268.10	679.29	5,319	4.59
			100.47	115,546.25						
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	12.03	125,000	100.71	125,889.97	101.0310	126,288.75	398.78	2,544.64	6,094	4.82
			100.86	126,085.00						

Fixed Income Securities

Certificates of Deposit continued

DESCRIPTION	ACCT	% OF	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 HAPOALIM BM NY CD NEW YORK NY ACT/365 FDIC INSD CPN 4.900% DUE 01/20/26 DTD 07/19/24 FC 01/19/25 CUSIP 06251FAG4											
Acquired Net Tax Lots S nc		11.98	125,000	N/A##	N/A&	100.8150	125,768.75	N/A	1,711.64	6,125	4.87
Total Certificates of Deposit		37.29	390,000		\$0.00		\$391,322.25	\$0.00	\$4,641.76	\$19,570	5.00
Total Fixed Income Securities		90.43			\$556,760.96		\$949,043.90	\$960.69	\$11,816.98	\$44,820	4.72

^a 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.

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

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

Activity detail by date continued

DATE	ACCOUNT TYPE	TRANSACTION/ CHECK NUMBER	QUANTITY	DESCRIPTION	PRICE	AMOUNT	CASH AND SWEET BALANCE:
04/11	Cash	FEE/CREDIT		PIM QUARTERLY FEE*		-919.88	49,683.13
04/24	Cash	AUTO ACTIVITY		ACH PERIODIC WITHDRAWAL MONTHLY DEPOSIT TRACE # 121000240007516 TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXX2808 MORGAN STANLEY PVT BK CD PURCHASE NY ACT/365 FDIC INSD CPN 5.050% DUE 10/24/25 DTD 04/24/24 FC 10/24/24 042425 140,000 CUSIP 61768E2E2		6,568.00	
04/24	Cash	INTEREST		MORGAN STANLEY PVT BK CD PURCHASE NY ACT/365 FDIC INSD CPN 5.050% DUE 10/24/25 DTD 04/24/24 FC 10/24/24 042425 140,000 CUSIP 61768E2E2		3,525.31	59,776.50
04/30	Cash	INTEREST		EXPANDED BANK DEPOSIT 043025 59,776		136.75	59,913.25

*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
04/01	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 033125 40,339.76000 AS OF 3/31/25		157.24
04/24	Cash	INTEREST		MORGAN STANLEY PVT BK CD PURCHASE NY ACT/365 FDIC INSD CPN 5.050% DUE 10/24/25 DTD 04/24/24 FC 10/24/24 042425 140,000 CUSIP 61768E2E2		3,525.31



Advisors

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

Activity detail by type continued

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
04/11	Cash	FEE/CREDIT		PIM QUARTERLY FEE		-919.84
Total Advisory, manager and platform fees:						-936.97

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
04/01		BEGINNING BALANCE	50,620.16	04/25	TRANSFER TO	EXPANDED BANK DEPOSIT	10,093.31
04/10	TRANSFER TO	EXPANDED BANK DEPOSIT	1.86	04/30	REINVEST INT	EXPANDED BANK DEPOSIT	136.74
04/14	TRANSFER FROM	EXPANDED BANK DEPOSIT	-938.83	04/30		ENDING BALANCE	59,913.24

Bank Deposits Through Teller

April 1 - April 30

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
04/01		BEGINNING BALANCE		\$0.00