

# SPECTRUM ASSOCIATION SERVICES

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## FINANCIAL REPORT SUMMARY

FOR

KARANDA VILLAGE IV COND

MARCH - 2025-CONSOLIDATED

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Operating Account Balance	\$ <u>134,502.60</u>
Special Operating- JW	\$ <u>57,012.06</u>
Security-Pet Deposits	\$ <u>16,250.00</u>
Reserve Funds	\$ <u>1,039,763.67</u>
<b>Total Funds</b>	<b>\$ <u>1,247,528.33</u></b>
Prepaid Assessments	\$ <u>24,647..81</u>
Total Delinquent Assessments	\$ <u>9,960.42</u>
Residents Not Paying (over 90 days)	<u>2</u>
# of Residents Not Paid	<u>24</u>
Income/(Expenses) (Over)/Under Budget YTD	\$ <u>31,997.71</u>

NET OPERATING INCOME- PAGE 2

NET OPERATING INCOME-CONSOLIDATED

Operating Funds	\$ 134,502.60
Less: Prepaids	<u>(24,647.81)</u>
<b>Net Operating Income 03/31</b>	<b>\$ 109,854.79</b>

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

## BALANCE SHEET

Consolidated

As of: 03/31/2025

### Assets

Account #	Account Name	Total
<b>Operating Funds</b>		
01013	Truist - Operating Funds	\$134,502.60
	OPERATING FUNDS TOTAL:	\$134,502.60
<b>Other Operating Funds</b>		
01019	Truist - Pet Security Account	\$16,250.00
01026	Jurist P Wealth	\$57,012.56
	OTHER OPERATING FUNDS TOTAL:	\$73,262.56
<b>JURIST- Money Market Funds</b>		
01224	Jurist P wealth	\$1,039,763.67
	JURIST- MONEY MARKET FUNDS TOTAL:	\$1,039,763.67
<b>Receivables</b>		
01310	Assessments Receivable	\$9,370.10
01330	Special Assmts. Receiv.	\$490.32
01380	Owner Admin. Fees Receiv.	\$100.00
	RECEIVABLES TOTAL:	\$9,960.42
<b>Other Assets</b>		
01610	Prepaid Insurance	\$194,407.90
01620	Prepaid Expenses	\$8,162.00
01639	Prepaid Condo Dues	\$426.01
02560	Utility Deposits	\$275.00
	OTHER ASSETS TOTAL:	\$203,270.91
	TOTAL ASSETS:	\$1,460,760.16

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03015	Insurance Payable	\$155,490.21
03020	Accrued CPA Fees	\$1,750.00
03022	Income Tax Payable	\$5,251.00
03310	Prepaid Owner Assessments	\$24,647.81
03340	Pet Security Deposits	\$16,250.00
	LIABILITY TOTAL:	\$203,389.02

Account #	Account Name	Total
	TOTAL LIABILITIES:	<u>\$203,389.02</u>

**Equity**

Account #	Account Name	Total
<b>Contract Liabilities</b>		
05020	Reserves - Pavement	\$161,585.76
05090	Reserves - Pool	\$31,562.17
05092	Reserve - Restoration	\$182,522.14
05094	Reserve -Deferred Maintenance	\$59,267.02
05210	Reserves - Roofs	\$390,472.99
05220	Reserves - Exterior Paint	\$118,180.19
	CONTRACT LIABILITIES TOTAL:	<u>\$943,590.27</u>
<b>Reserves</b>		
05492	Reserve - Interest Income	\$121,173.40
05496	Reserve-Major Repr/Repl	(\$25,000.00)
	RESERVES TOTAL:	<u>\$96,173.40</u>
<b>Members Equity</b>		
05510	Fund Balance	\$185,609.76
	MEMBERS EQUITY TOTAL:	<u>\$185,609.76</u>
	Current Year Net Income/(Loss)	\$31,997.71
	TOTAL EQUITY:	<u>\$1,257,371.14</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,460,760.16</u>

# Karanda Village IV Condo Association Inc

Run Date: 05/20/2025

Run Time: 02:20 AM

## INCOME STATEMENT

Consolidated

Start: 03/01/2025 | End: 03/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Assessment Income	(6,180.12)	17,417.50	(23,597.62)	52,252.50	52,252.50	0.00	209,010.00
06320 Common Area Income	45,395.42	45,395.42	0.00	136,186.26	136,186.26	0.00	544,745.00
06330 Special Assmt. Income	23,597.62	0.00	23,597.62	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	50.00	0.00	50.00	0.00
06410 Condo A Transfer	28,145.17	28,145.17	0.00	84,435.51	84,435.51	0.00	337,742.00
06411 Condo B Transfer	9,533.00	9,533.00	0.00	28,599.00	28,599.00	0.00	114,396.00
06412 Condo C Transfer	7,717.25	7,717.25	0.00	23,151.75	23,151.75	0.00	92,607.00
06490 Receivables Adjustments	(473.92)	0.00	(473.92)	(1,506.05)	0.00	(1,506.05)	0.00
06510 Transfer Fees	(75,000.00)	0.00	(75,000.00)	25,259.67	0.00	25,259.67	0.00
06550 Application Fees	(135.00)	0.00	(135.00)	65.00	0.00	65.00	0.00
06910 Interest Income	182.88	0.00	182.88	601.06	0.00	601.06	0.00
06920 Misc. Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
<b>Income Total</b>	<b>32,807.30</b>	<b>108,208.34</b>	<b>(75,401.04)</b>	<b>372,782.86</b>	<b>324,625.02</b>	<b>48,157.84</b>	<b>1,298,500.00</b>
<b>Total Income</b>	<b>32,807.30</b>	<b>108,208.34</b>	<b>(75,401.04)</b>	<b>372,782.86</b>	<b>324,625.02</b>	<b>48,157.84</b>	<b>1,298,500.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	2,556.00	2,556.00	0.00	7,668.00	7,668.00	0.00	30,672.00
07140 Audit Fees	375.00	416.67	41.67	375.00	1,250.01	875.01	5,000.00
07160 Legal Fees	0.00	416.67	416.67	435.00	1,250.01	815.01	5,000.00
07162 Professional Fees	0.00	583.33	583.33	2,300.00	1,749.99	(550.01)	7,000.00
07164 40 Yr Certification	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
07170 Annual Condo Dues	47.33	47.33	0.00	141.99	141.99	0.00	568.00
07172 License/Permits/Fees	0.00	50.00	50.00	0.00	150.00	150.00	600.00
07174 Corp Annual Report	0.00	5.17	5.17	0.00	15.51	15.51	62.00
07250 Bank Charges	12.00	0.00	(12.00)	48.00	0.00	(48.00)	0.00
07260 Postage & Mail	0.00	41.67	41.67	0.00	125.01	125.01	500.00
07262 Bulk Mailings	0.00	41.67	41.67	261.76	125.01	(136.75)	500.00
07320 Office Expenses	50.00	41.67	(8.33)	162.60	125.01	(37.59)	500.00
07430 Federal Income Tax	5,251.00	0.00	(5,251.00)	5,251.00	0.00	(5,251.00)	0.00
07460 Common Ares Distribution	45,395.42	45,395.42	0.00	136,186.26	136,186.26	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	750.03	750.03	3,000.00
<b>General &amp; Administrative Total</b>	<b>53,686.75</b>	<b>50,262.28</b>	<b>(3,424.47)</b>	<b>154,688.53</b>	<b>150,786.84</b>	<b>(3,901.69)</b>	<b>603,147.00</b>
<b>Insurance</b>							
08010 Insurance	19,440.79	21,200.00	1,759.21	63,879.37	63,600.00	(279.37)	254,400.00
<b>Insurance Total</b>	<b>19,440.79</b>	<b>21,200.00</b>	<b>1,759.21</b>	<b>63,879.37</b>	<b>63,600.00</b>	<b>(279.37)</b>	<b>254,400.00</b>
<b>Pool</b>							
08210 Pool Service	0.00	450.00	450.00	325.00	1,350.00	1,025.00	5,400.00
08220 Pool Repairs	0.00	166.67	166.67	2,385.00	500.01	(1,884.99)	2,000.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Pool Total</b>	<b>0.00</b>	<b>616.67</b>	<b>616.67</b>	<b>2,710.00</b>	<b>1,850.01</b>	<b>(859.99)</b>	<b>7,400.00</b>
<b>Utilities</b>							
08910 Electricity	1,326.19	1,312.50	(13.69)	4,587.77	3,937.50	(650.27)	15,750.00
08930 Water & Sewer	8,417.92	8,704.17	286.25	27,981.62	26,112.51	(1,869.11)	104,450.00
08940 Trash Removal	3,234.84	3,191.67	(43.17)	9,836.66	9,575.01	(261.65)	38,300.00
08997 Fire Inspections/Water Dept	0.00	85.42	85.42	0.00	256.26	256.26	1,025.00
<b>Utilities Total</b>	<b>12,978.95</b>	<b>13,293.76</b>	<b>314.81</b>	<b>42,406.05</b>	<b>39,881.28</b>	<b>(2,524.77)</b>	<b>159,525.00</b>
<b>Maintenance</b>							
09010 Tree Maintenance	0.00	1,166.67	1,166.67	0.00	3,500.01	3,500.01	14,000.00
09015 Landscape Extras	581.99	208.33	(373.66)	2,474.62	624.99	(1,849.63)	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	1,320.00	2,250.00	930.00	9,000.00
09023 Irrigation Project	3,240.00	0.00	(3,240.00)	10,040.00	0.00	(10,040.00)	0.00
09110 Gen. Maint. & Repair	1,045.84	1,531.92	486.08	2,051.26	4,595.76	2,544.50	18,383.00
09120 Asphalt Repair	2,433.50	0.00	(2,433.50)	2,433.50	0.00	(2,433.50)	0.00
09122 Gutter Cleaning/Replace	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
09124 Backflow Inspec/Repairs	0.00	168.33	168.33	0.00	504.99	504.99	2,020.00
09125 Fire Extinguisher Exp	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
09190 Electrical Repairs	0.00	0.00	0.00	773.50	0.00	(773.50)	0.00
09196 Deferred Maintenance	0.00	846.26	846.26	0.00	2,538.78	2,538.78	10,155.00
09585 Plumming/Tunnel/Project	0.00	0.00	0.00	599.00	0.00	(599.00)	0.00
09586 Dumpster Repair Project	0.00	0.00	0.00	825.00	0.00	(825.00)	0.00
<b>Maintenance Total</b>	<b>7,751.33</b>	<b>5,171.51</b>	<b>(2,579.82)</b>	<b>26,417.88</b>	<b>15,514.53</b>	<b>(10,903.35)</b>	<b>62,058.00</b>
<b>Contracts</b>							
09610 Lawn Maint. & Landscaping	5,000.00	5,000.00	0.00	15,030.00	15,000.00	(30.00)	60,000.00
09650 Security Services	499.70	500.00	0.30	1,499.10	1,500.00	0.90	6,000.00
09750 Pest Control/Lawn/Rodent/Trees	30.00	750.00	720.00	480.00	2,250.00	1,770.00	9,000.00
09752 Whitefly Treatmnt	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
09850 Janitorial Services	5,556.00	4,680.00	(876.00)	13,971.75	14,040.00	68.25	56,160.00
<b>Contracts Total</b>	<b>11,085.70</b>	<b>11,096.67</b>	<b>10.97</b>	<b>30,980.85</b>	<b>33,290.01</b>	<b>2,309.16</b>	<b>133,160.00</b>
<b>Contract Liabilities</b>							
09915 Reserves - Pavement	892.58	892.58	0.00	2,677.74	2,677.74	0.00	10,711.00
09960 Reserves - Roofs	4,330.66	4,330.66	0.00	12,991.98	12,991.98	0.00	51,968.00
09965 Reserves - Ext. Painting	28.58	28.58	0.00	85.74	85.74	0.00	343.00
09980 Reserves - Restoration	1,315.67	1,315.67	0.00	3,947.01	3,947.01	0.00	15,788.00
<b>Contract Liabilities Total</b>	<b>6,567.49</b>	<b>6,567.49</b>	<b>0.00</b>	<b>19,702.47</b>	<b>19,702.47</b>	<b>0.00</b>	<b>78,810.00</b>
<b>Total Expense</b>	<b>111,511.01</b>	<b>108,208.38</b>	<b>(3,302.63)</b>	<b>340,785.15</b>	<b>324,625.14</b>	<b>(16,160.01)</b>	<b>1,298,500.00</b>
<b>Net Income</b>	<b>(78,703.71)</b>	<b>(0.04)</b>	<b>(78,703.67)</b>	<b>31,997.71</b>	<b>(0.12)</b>	<b>31,997.83</b>	<b>0.00</b>

# Karanda Village IV Condo Association Inc

Run Date: 05/20/2025  
Run Time: 02:12 AM

## INCOME STATEMENT

Common Area

Start: 03/01/2025 | End: 03/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310-008 Assessment Income - Common Area...	(23,597.62)	0.00	(23,597.62)	0.00	0.00	0.00	0.00
06330-008 Special Assmt. Income - Common...	23,597.62	0.00	23,597.62	23,597.62	0.00	23,597.62	0.00
06410-008 Condo A Transfer CA	28,145.17	28,145.17	0.00	84,435.51	84,435.51	0.00	337,742.00
06411-008 Condo B Transfer-CA	9,533.00	9,533.00	0.00	28,599.00	28,599.00	0.00	114,396.00
06412-008 Condo C Transfer-CA	7,717.25	7,717.25	0.00	23,151.75	23,151.75	0.00	92,607.00
06510-008 Transfer Fees - Common Area	(75,000.00)	0.00	(75,000.00)	25,000.00	0.00	25,000.00	0.00
06550-008 Application Fees	(135.00)	0.00	(135.00)	65.00	0.00	65.00	0.00
06910-008 Interest Income - Common Area	182.88	0.00	182.88	601.06	0.00	601.06	0.00
06920-008 Misc. Income - Common Area	0.00	0.00	0.00	25.00	0.00	25.00	0.00
<b>Income Total</b>	<b>(29,556.70)</b>	<b>45,395.42</b>	<b>(74,952.12)</b>	<b>185,474.94</b>	<b>136,186.26</b>	<b>49,288.68</b>	<b>544,745.00</b>
<b>Total Income</b>	<b>(29,556.70)</b>	<b>45,395.42</b>	<b>(74,952.12)</b>	<b>185,474.94</b>	<b>136,186.26</b>	<b>49,288.68</b>	<b>544,745.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010-008 Management Fees - Common Area	2,556.00	2,556.00	0.00	7,668.00	7,668.00	0.00	30,672.00
07140-008 Audit Fees - Common Area	375.00	416.67	41.67	375.00	1,250.01	875.01	5,000.00
07160-008 Legal Fees - Common Area	0.00	416.67	416.67	435.00	1,250.01	815.01	5,000.00
07162-008 Professional Fees	0.00	500.00	500.00	2,300.00	1,500.00	(800.00)	6,000.00
07164-008 40 Yr Certification	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
07172-008 License/Permits/Fees	0.00	50.00	50.00	0.00	150.00	150.00	600.00
07174-008 Corp Annual Report	0.00	5.17	5.17	0.00	15.51	15.51	62.00
07250-008 Bank Charges - Common Area	12.00	0.00	(12.00)	48.00	0.00	(48.00)	0.00
07260-008 Postage & Mail - Common Area	0.00	41.67	41.67	0.00	125.01	125.01	500.00
07262-008 Bulk Mailings	0.00	41.67	41.67	261.76	125.01	(136.75)	500.00
07320-008 Office Expenses/Storage= CA	50.00	41.67	(8.33)	162.60	125.01	(37.59)	500.00
07430-008 Federal Income Tax - Common Ar...	5,251.00	0.00	(5,251.00)	5,251.00	0.00	(5,251.00)	0.00
07890-008 Misc. G & A - Common Area	0.00	0.00	0.00	1,858.92	0.00	(1,858.92)	0.00
<b>General &amp; Administrative Total</b>	<b>8,244.00</b>	<b>4,486.19</b>	<b>(3,757.81)</b>	<b>18,360.28</b>	<b>13,458.57</b>	<b>(4,901.71)</b>	<b>53,834.00</b>
<b>Insurance</b>							
08010-008 Insurance	19,440.79	21,200.00	1,759.21	63,879.37	63,600.00	(279.37)	254,400.00
<b>Insurance Total</b>	<b>19,440.79</b>	<b>21,200.00</b>	<b>1,759.21</b>	<b>63,879.37</b>	<b>63,600.00</b>	<b>(279.37)</b>	<b>254,400.00</b>
<b>Pool</b>							
08210-008 Pool Service. - Common Area	0.00	450.00	450.00	325.00	1,350.00	1,025.00	5,400.00
08220-008 Pool Repairs - Common Area	0.00	166.67	166.67	2,385.00	500.01	(1,884.99)	2,000.00
<b>Pool Total</b>	<b>0.00</b>	<b>616.67</b>	<b>616.67</b>	<b>2,710.00</b>	<b>1,850.01</b>	<b>(859.99)</b>	<b>7,400.00</b>
<b>Utilities</b>							
08910-008 Electricity - Common Area	736.68	683.33	(53.35)	2,775.91	2,049.99	(725.92)	8,200.00
08930-008 Water & Sewer - Common Area	156.62	252.08	95.46	517.60	756.24	238.64	3,025.00
08940-008 Trash Removal	3,234.84	3,191.67	(43.17)	9,836.66	9,575.01	(261.65)	38,300.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Utilities Total</b>	<b>4,128.14</b>	<b>4,127.08</b>	<b>(1.06)</b>	<b>13,130.17</b>	<b>12,381.24</b>	<b>(748.93)</b>	<b>49,525.00</b>
<b>Maintenance</b>							
09010-008 Tree Maintenance - Common Area	0.00	1,166.67	1,166.67	0.00	3,500.01	3,500.01	14,000.00
09015-008 Landscape Extras	581.99	208.33	(373.66)	2,474.62	624.99	(1,849.63)	2,500.00
09016-008 Landscape Project	0.00	0.00	0.00	5,901.00	0.00	(5,901.00)	0.00
09020-008 Grounds Maintenance - CA	450.00	750.00	300.00	1,320.00	2,250.00	930.00	9,000.00
09023-008 Irrigation Project	3,240.00	0.00	(3,240.00)	10,040.00	0.00	(10,040.00)	0.00
09110-008 Gen. Maint. & Repair - Common ...	1,045.84	1,000.00	(45.84)	1,759.68	3,000.00	1,240.32	12,000.00
09120-008 Asphalt Repair - Common Area	2,433.50	0.00	(2,433.50)	2,433.50	0.00	(2,433.50)	0.00
09122-008 Gutter Cleaning/Replace	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
09124-008 Backflow Inspec/Repairs	0.00	41.67	41.67	0.00	125.01	125.01	500.00
09125-008 Fire Extinguisher Exp	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
09190-008 Electrical Repairs - Common Ar...	0.00	0.00	0.00	773.50	0.00	(773.50)	0.00
09585-008 Plumbing/Tunnel/Project	0.00	0.00	0.00	599.00	0.00	(599.00)	0.00
09586-008 Dumpster Repair Project	0.00	0.00	0.00	825.00	0.00	(825.00)	0.00
<b>Maintenance Total</b>	<b>7,751.33</b>	<b>3,666.67</b>	<b>(4,084.66)</b>	<b>26,126.30</b>	<b>11,000.01</b>	<b>(15,126.29)</b>	<b>44,000.00</b>
<b>Contracts</b>							
09610-008 Lawn Maint. & Landscaping - Co...	5,000.00	5,000.00	0.00	15,030.00	15,000.00	(30.00)	60,000.00
09650-008 Security Services - Common Are...	499.70	500.00	0.30	1,499.10	1,500.00	0.90	6,000.00
09750-008 Pest Control /Lawn/Rodent/Tree...	30.00	750.00	720.00	480.00	2,250.00	1,770.00	9,000.00
09752-008 Whitefly Treatment	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
09850-008 Maintenance Services - Janitor...	5,556.00	4,680.00	(876.00)	13,971.75	14,040.00	68.25	56,160.00
<b>Contracts Total</b>	<b>11,085.70</b>	<b>11,096.67</b>	<b>10.97</b>	<b>30,980.85</b>	<b>33,290.01</b>	<b>2,309.16</b>	<b>133,160.00</b>
<b>Contract Liabilities</b>							
09915-008 Reserves - Pavement - Common A...	45.50	45.50	0.00	136.50	136.50	0.00	546.00
09980-008 Reserves - Restoration - Commo...	156.67	156.67	0.00	470.01	470.01	0.00	1,880.00
<b>Contract Liabilities Total</b>	<b>202.17</b>	<b>202.17</b>	<b>0.00</b>	<b>606.51</b>	<b>606.51</b>	<b>0.00</b>	<b>2,426.00</b>
<b>Total Expense</b>	<b>50,852.13</b>	<b>45,395.45</b>	<b>(5,456.68)</b>	<b>155,793.48</b>	<b>136,186.35</b>	<b>(19,607.13)</b>	<b>544,745.00</b>
<b>Net Income</b>	<b>(80,408.83)</b>	<b>(0.03)</b>	<b>(80,408.80)</b>	<b>29,681.46</b>	<b>(0.09)</b>	<b>29,681.55</b>	<b>0.00</b>

# Karanda Village IV Condo Association Inc

Run Date: 05/20/2025

Run Time: 01:15 AM

## INCOME STATEMENT

Condo C

Start: 03/01/2025 | End: 03/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310-003 Assessment Income - Condo C	2,492.00	2,492.00	0.00	7,476.00	7,476.00	0.00	29,904.00
06320-003 Common Area Income - Condo C	7,717.25	7,717.25	0.00	23,151.75	23,151.75	0.00	92,607.00
06490-003 Receivables Adjustments - Cond...	(390.25)	0.00	(390.25)	(653.47)	0.00	(653.47)	0.00
06510-003 Transfer Fees - Condo C	0.00	0.00	0.00	259.67	0.00	259.67	0.00
<b>Income Total</b>	<b>9,819.00</b>	<b>10,209.25</b>	<b>(390.25)</b>	<b>30,233.95</b>	<b>30,627.75</b>	<b>(393.80)</b>	<b>122,511.00</b>
<b>Total Income</b>	<b>9,819.00</b>	<b>10,209.25</b>	<b>(390.25)</b>	<b>30,233.95</b>	<b>30,627.75</b>	<b>(393.80)</b>	<b>122,511.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07170-003 Annual Condo Dues	8.00	8.00	0.00	24.00	24.00	0.00	96.00
07460-003 Common Area Distribution	7,717.25	7,717.25	0.00	23,151.75	23,151.75	0.00	92,607.00
07990-003 Bad Debt Expense - Condo C	0.00	41.67	41.67	0.00	125.01	125.01	500.00
<b>General &amp; Administrative Total</b>	<b>7,725.25</b>	<b>7,766.92</b>	<b>41.67</b>	<b>23,175.75</b>	<b>23,300.76</b>	<b>125.01</b>	<b>93,203.00</b>
<b>Utilities</b>							
08910-003 Electricity - Condo C	107.21	116.67	9.46	330.76	350.01	19.25	1,400.00
08930-003 Water & Sewer - Condo C	984.67	1,322.92	338.25	3,266.26	3,968.76	702.50	15,875.00
08997-003 Fire Inspections/Water Dept	0.00	14.58	14.58	0.00	43.74	43.74	175.00
<b>Utilities Total</b>	<b>1,091.88</b>	<b>1,454.17</b>	<b>362.29</b>	<b>3,597.02</b>	<b>4,362.51</b>	<b>765.49</b>	<b>17,450.00</b>
<b>Maintenance</b>							
09110-003 Gen. Maint. & Repair - Condo C	0.00	54.17	54.17	291.58	162.51	(129.07)	650.00
09124-003 Backflow Inspec/Repairs	0.00	8.33	8.33	0.00	24.99	24.99	100.00
09196-003 Deferred Maintenance	0.00	36.42	36.42	0.00	109.26	109.26	437.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>98.92</b>	<b>98.92</b>	<b>291.58</b>	<b>296.76</b>	<b>5.18</b>	<b>1,187.00</b>
<b>Contract Liabilities</b>							
09915-003 Reserves - Pavement - Condo C	294.92	294.92	0.00	884.76	884.76	0.00	3,539.00
09960-003 Reserves - Roofs - Condo C	405.08	405.08	0.00	1,215.24	1,215.24	0.00	4,861.00
09980-003 Reserves - Restoration - Condo...	189.25	189.25	0.00	567.75	567.75	0.00	2,271.00
<b>Contract Liabilities Total</b>	<b>889.25</b>	<b>889.25</b>	<b>0.00</b>	<b>2,667.75</b>	<b>2,667.75</b>	<b>0.00</b>	<b>10,671.00</b>
<b>Total Expense</b>	<b>9,706.38</b>	<b>10,209.26</b>	<b>502.88</b>	<b>29,732.10</b>	<b>30,627.78</b>	<b>895.68</b>	<b>122,511.00</b>
<b>Net Income</b>	<b>112.62</b>	<b>(0.01)</b>	<b>112.63</b>	<b>501.85</b>	<b>(0.03)</b>	<b>501.88</b>	<b>0.00</b>

# Karanda Village IV Condo Association Inc

Run Date: 05/20/2025  
Run Time: 01:14 AM

## INCOME STATEMENT

Condo B

Start: 03/01/2025 | End: 03/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310-002 Assessment Income - Condo B	4,370.08	4,370.08	0.00	13,110.24	13,110.24	0.00	52,441.00
06320-002 Common Area. Income - Condo B	9,533.00	9,533.00	0.00	28,599.00	28,599.00	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)	(844.20)	0.00	(844.20)	0.00
<b>Income Total</b>	<b>13,800.00</b>	<b>13,903.08</b>	<b>(103.08)</b>	<b>40,955.58</b>	<b>41,709.24</b>	<b>(753.66)</b>	<b>166,837.00</b>

<b>Total Income</b>	<b>13,800.00</b>	<b>13,903.08</b>	<b>(103.08)</b>	<b>40,955.58</b>	<b>41,709.24</b>	<b>(753.66)</b>	<b>166,837.00</b>
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### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07170-002 Annual Condo Dues	10.00	10.00	0.00	30.00	30.00	0.00	120.00
07460-002 Common Area Distribution	9,533.00	9,533.00	0.00	28,599.00	28,599.00	0.00	114,396.00
07990-002 Bad Debt Expense - Condo B	0.00	41.67	41.67	0.00	125.01	125.01	500.00
<b>General &amp; Administrative Total</b>	<b>9,543.00</b>	<b>9,584.67</b>	<b>41.67</b>	<b>28,629.00</b>	<b>28,754.01</b>	<b>125.01</b>	<b>115,016.00</b>
<b>Utilities</b>							
08910-002 Electricity - Condo B	96.55	95.83	(0.72)	292.23	287.49	(4.74)	1,150.00
08930-002 Water & Sewer - Condo B	2,331.80	1,962.50	(369.30)	7,168.20	5,887.50	(1,280.70)	23,550.00
08997-002 Fire Inspections/Water Dept	0.00	29.17	29.17	0.00	87.51	87.51	350.00
<b>Utilities Total</b>	<b>2,428.35</b>	<b>2,087.50</b>	<b>(340.85)</b>	<b>7,460.43</b>	<b>6,262.50</b>	<b>(1,197.93)</b>	<b>25,050.00</b>

<b>Maintenance</b>							
09110-002 Gen. Maint. & Repair - Condo B	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
09124-002 Backflow Inspec/Repairs	0.00	35.00	35.00	0.00	105.00	105.00	420.00
09196-002 Deferred Maintenance	0.00	290.17	290.17	0.00	870.51	870.51	3,482.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>491.84</b>	<b>491.84</b>	<b>0.00</b>	<b>1,475.52</b>	<b>1,475.52</b>	<b>5,902.00</b>

<b>Contract Liabilities</b>							
09915-002 Reserves - Pavement - Condo B	310.58	310.58	0.00	931.74	931.74	0.00	3,727.00
09960-002 Reserves - Roofs - Condo B	1,351.75	1,351.75	0.00	4,055.25	4,055.25	0.00	16,221.00
09965-002 Reserves - Ext. Painting - Con...	28.58	28.58	0.00	85.74	85.74	0.00	343.00
09980-002 Reserves - Restoration - Cond...	48.17	48.17	0.00	144.51	144.51	0.00	578.00
<b>Contract Liabilities Total</b>	<b>1,739.08</b>	<b>1,739.08</b>	<b>0.00</b>	<b>5,217.24</b>	<b>5,217.24</b>	<b>0.00</b>	<b>20,869.00</b>

<b>Total Expense</b>	<b>13,710.43</b>	<b>13,903.09</b>	<b>192.66</b>	<b>41,306.67</b>	<b>41,709.27</b>	<b>402.60</b>	<b>166,837.00</b>
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<b>Net Income</b>	<b>89.57</b>	<b>(0.01)</b>	<b>89.58</b>	<b>(351.09)</b>	<b>(0.03)</b>	<b>(351.06)</b>	<b>0.00</b>
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# Karanda Village IV Condo Association Inc

Run Date: 05/20/2025  
Run Time: 01:32 AM

## INCOME STATEMENT

Conda A

Start: 03/01/2025 | End: 03/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310-001 Assessment Income - Conda A	10,555.42	10,555.42	0.00	31,666.26	31,666.26	0.00	126,665.00
06320-001 Common Area Income - Conda A	28,145.17	28,145.17	0.00	84,435.51	84,435.51	0.00	337,742.00
06380-001 Owner Admin. Fees Income - Con...	25.00	0.00	25.00	25.00	0.00	25.00	0.00
06490-001 Receivables Adjustments - Cond...	19.41	0.00	19.41	(8.38)	0.00	(8.38)	0.00
<b>Income Total</b>	<b>38,745.00</b>	<b>38,700.59</b>	<b>44.41</b>	<b>116,118.39</b>	<b>116,101.77</b>	<b>16.62</b>	<b>464,407.00</b>
<b>Total Income</b>	<b>38,745.00</b>	<b>38,700.59</b>	<b>44.41</b>	<b>116,118.39</b>	<b>116,101.77</b>	<b>16.62</b>	<b>464,407.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07162-001 Professional Fees	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
07170-001 Annual Condo Dues	29.33	29.33	0.00	87.99	87.99	0.00	352.00
07460-001 Common Area Distribution	28,145.17	28,145.17	0.00	84,435.51	84,435.51	0.00	337,742.00
07990-001 Bad Debt Expense - Conda A	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
<b>General &amp; Administrative Total</b>	<b>28,174.50</b>	<b>28,424.50</b>	<b>250.00</b>	<b>84,523.50</b>	<b>85,273.50</b>	<b>750.00</b>	<b>341,094.00</b>
<b>Utilities</b>							
08910-001 Electricity - Conda A	385.75	416.67	30.92	1,188.87	1,250.01	61.14	5,000.00
08930-001 Water & Sewer - Conda A	4,944.83	5,166.67	221.84	17,029.56	15,500.01	(1,529.55)	62,000.00
08997-001 Fire Inspections/Water Dept	0.00	41.67	41.67	0.00	125.01	125.01	500.00
<b>Utilities Total</b>	<b>5,330.58</b>	<b>5,625.01</b>	<b>294.43</b>	<b>18,218.43</b>	<b>16,875.03</b>	<b>(1,343.40)</b>	<b>67,500.00</b>
<b>Maintenance</b>							
09110-001 Gen. Maint. & Repair - Conda A	0.00	311.08	311.08	0.00	933.24	933.24	3,733.00
09124-001 Backflow Inspec/Repairs	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
09196-001 Deferred Maintenance	0.00	519.67	519.67	0.00	1,559.01	1,559.01	6,236.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>914.08</b>	<b>914.08</b>	<b>0.00</b>	<b>2,742.24</b>	<b>2,742.24</b>	<b>10,969.00</b>
<b>Contract Liabilities</b>							
09915-001 Reserves - Pavement - Conda A	241.58	241.58	0.00	724.74	724.74	0.00	2,899.00
09960-001 Reserves - Roofs - Conda A	2,573.83	2,573.83	0.00	7,721.49	7,721.49	0.00	30,886.00
09980-001 Reserves - Restoration- Conda ...	921.58	921.58	0.00	2,764.74	2,764.74	0.00	11,059.00
<b>Contract Liabilities Total</b>	<b>3,736.99</b>	<b>3,736.99</b>	<b>0.00</b>	<b>11,210.97</b>	<b>11,210.97</b>	<b>0.00</b>	<b>44,844.00</b>
<b>Total Expense</b>	<b>37,242.07</b>	<b>38,700.58</b>	<b>1,458.51</b>	<b>113,952.90</b>	<b>116,101.74</b>	<b>2,148.84</b>	<b>464,407.00</b>
<b>Net Income</b>	<b>1,502.93</b>	<b>0.01</b>	<b>1,502.92</b>	<b>2,165.49</b>	<b>0.03</b>	<b>2,165.46</b>	<b>0.00</b>

Karanda Village IV Condo Association Inc

Run Date: 05/19/2025  
Run Time: 12:42 PM

CHECK REGISTER - DETAILED  
START: 03/01/2025 | END: 03/31/2025

Date	Check	Vendor	Reference	Amount
<b>Truist (BB&amp;T) Karanda Village IV Condo Assoc Inc</b>				
03/01/2025	Auto Payment	FIRS - FIRST INSURANCE	Insurance Premium Payment: 1rst of 11	\$19,440.79
03/01/2025	Inv: Due By 03/01/2025-Acct 10	Acct: 03015 - 008 - Insurance Payable	Insurance Premium Payment: 1rst of 11	\$19,440.79
03/05/2025	10959	trail - Trail Services	Valve Box & Zone Repair	\$870.00
02/28/2025	Inv: 4119	Acct: 09020 - 008 - Grounds Maintenance	Valve Box & Zone Repair	\$870.00
03/05/2025	10960	Hixon - Hixon Pool Repair & Suppl...	Relieve Valve Repair (Parts & Labor)	\$135.00
02/28/2025	Inv: 10134	Acct: 08220 - 008 - Pool Repairs	Relieve Valve Repair (Parts & Labor)	\$135.00
03/05/2025	10961	Hixon - Hixon Pool Repair & Suppl...	February 2025 Pool Maintenance	\$325.00
02/28/2025	Inv: 10156	Acct: 08210 - 008 - Pool Service	February 2025 Pool Maintenance	\$325.00
03/05/2025	10962	Phoenix - Phoenix Golf Car	Yamaha G14-G16-36v 6 Gauge Batter...	\$211.86
02/28/2025	Inv: 178950	Acct: 09110 - 008 - Gen. Maint. & Repair	Yamaha G14-G16-36v 6 Gauge Battery Cab...	\$211.86
03/05/2025	10963	trail - Trail Services	February 2025 Monthly Lawn Mainte...	\$5,015.00
02/28/2025	Inv: 4126	Acct: 09610 - 008 - Lawn Maint. & Land...	February 2025 Monthly Lawn Maintenance...	\$5,015.00
03/05/2025	10964	Alida - Garing	Parking Enforcement Services:02/1...	\$249.85
02/28/2025	Inv: 76103	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:02/10/25-...	\$249.85
03/12/2025	10965	DETR - Department of the Treasury	Form 1120-H	\$5,251.00
03/12/2025	Inv: 12/31/2023 Taxes Due	Acct: 07430 - 008 - Federal Income Tax	Form 1120-H	\$5,251.00
03/17/2025	10966	GERS - GERSTLE, ROSEN & GOLDENBERG PA	2023-Audit & Tax Preparation	\$4,500.00
03/17/2025	Inv: 192831	Acct: 03020 - 008 - Accrued CPA Fees	2023-Audit & Tax Preparation	\$4,500.00

Date	Check	Vendor	Reference	Amount
03/17/2025	10967	Alida - Garing	Parking Enforcement Services:02/2...	\$249.85
03/17/2025	Inv: 76188	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:02/24/25-...	\$249.85
03/17/2025	10968	trail - Trail Services	March 2025 Monthly Lawn Maintenance...	\$5,450.00
03/17/2025	Inv: 4177	Acct: 09610 - 008 - Lawn Maint. & Land...	March 2025 Monthly Lawn Maintenance/Ir...	\$5,000.00
03/17/2025	Inv: 4177	Acct: 09020 - 008 - Grounds Maintenance	March 2025 Monthly Lawn Maintenance/Ir...	\$450.00
03/17/2025	10969	trail - Trail Services	Main Line Break Under Tree by Pump	\$3,240.00
03/17/2025	Inv: 4173	Acct: 09023 - 008 - Irrigation Project	Main Line Break Under Tree by Pump	\$3,240.00
03/17/2025	10970	GERS - GERSTLE, ROSEN & GOLDENBERG PA	2024-Audit & Tax Preparation-Retainer	\$2,000.00
03/17/2025	Inv: 169367	Acct: 03020 - 008 - Accrued CPA Fees	2024-Audit & Tax Preparation-Retainer	\$2,000.00
03/17/2025	10971	Bug Off - Bug Off Exterminators, Inc.	Rebait Rodent Bait Stations-March...	\$30.00
03/17/2025	Inv: 1269479	Acct: 09750 - 008 - Pest Control/Lawn/...	Rebait Rodent Bait Stations-March 2025	\$30.00
03/17/2025	10972	Alida - Garing	Parking Enforcement Services:03/1...	\$249.85
03/17/2025	Inv: 76256	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:03/10/25-...	\$249.85
03/17/2025	10973	SPECT - SPECTRUM ASSOCIATION SERVICES	Background Screening Fees: 3819,3...	\$135.00
03/17/2025	Inv: 2494	Acct: 06550 - 008 - Application Fees	Background Screening Fees: 3819,3833,3921	\$135.00
03/17/2025	Auto Payment	repub - Republic Services	March 2025 Trash Removal	\$3,234.84
03/17/2025	Inv: 0695-008329435	Acct: 08940 - 008 - Trash Removal	March 2025 Trash Removal	\$3,234.84
03/20/2025	10974	five - Five Star Sealing and Paving	Paving Project: 10% Deposit	\$2,433.50
03/20/2025	Inv: 15574	Acct: 05496 - 008 - Reserve-Major Repr...	Paving Project: 10% Deposit	\$2,433.50
03/20/2025	10975	SPECT - SPECTRUM ASSOCIATION SERVICES	April 2025 Janitorial Payroll Advance	\$5,556.00
03/20/2025	Inv: 2505	Acct: 01620 - 008 - Prepaid Expenses	April 2025 Janitorial Payroll Advance	\$5,556.00
03/20/2025	10976	SPECT - SPECTRUM ASSOCIATION SERVICES	April 2025 Monthly Management Fee...	\$2,606.00

Date	Check	Vendor	Reference	Amount
03/20/2025	Inv: 2507	Acct: 01620 - 008 - Prepaid Expenses	April 2025 Monthly Management Fee/Stor...	\$2,606.00
03/22/2025	Auto Payment	BBT - TRUIST	Truist Credit Card Payment-5065	\$833.50
03/22/2025	Inv: Due By 03/22/2025-Acct 50	Acct: 09110 - 008 - Gen. Maint. & Repair	Truist Credit Card Payment-5065	\$833.50
03/29/2025	Online Payment: Confirmat	Hom - Home Depot	General & Landscaping Supplies	\$794.33
03/29/2025	Inv: Due By 03/31/2025-Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General & Landscaping Supplies	\$212.34
03/29/2025	Inv: Due By 03/31/2025-Acct 19	Acct: 09015 - 008 - Landscape Extras	General & Landscaping Supplies	\$581.99
03/30/2025	Auto Payment	FPL-K4 - Florida Power & Light	FPL: 25873-55187/For:02/18/25-03/...	\$1,326.19
03/30/2025	Inv: Due By 04/08/2025-25873- C	Acct: 08910 - 008 - Electricity	FPL: 25873-55187/For:02/18/25-03/18/25	\$70.36
03/30/2025	Inv: Due By 04/08/2025-25703- C	Acct: 08910 - 008 - Electricity	FPL: 25703-59139/For:02/18/25-03/18/25	\$666.32
03/30/2025	Inv: Due By 04/08/2025-15333- C	Acct: 08910 - 003 - Electricity	FPL: 15333-51100/For:02/18/25-03/18/25	\$35.29
03/30/2025	Inv: Due By 04/08/2025-15453- C	Acct: 08910 - 003 - Electricity	FPL: 15453-59117/For:02/18/25-03/18/25	\$33.42
03/30/2025	Inv: Due By 04/08/2025-15763- C	Acct: 08910 - 003 - Electricity	FPL: 15763-57121/For:02/18/25-03/18/25	\$38.50
03/30/2025	Inv: Due By 04/08/2025-25283- B	Acct: 08910 - 002 - Electricity	FPL: 25283-51147/For:02/18/25-03/18/25	\$32.48
03/30/2025	Inv: Due By 04/08/2025-25103- B	Acct: 08910 - 002 - Electricity	FPL: 25103-59173/For:02/18/25-03/18/25	\$32.32
03/30/2025	Inv: Due By 04/08/2025-15853- B	Acct: 08910 - 002 - Electricity	FPL: 15853-54168/For:02/18/25-03/18/25	\$31.75
03/30/2025	Inv: Due By 04/08/2025-45833- A	Acct: 08910 - 001 - Electricity	FPL: 45833-56102/For:02/18/25-03/18/25	\$34.58
03/30/2025	Inv: Due By 04/08/2025-45473- A	Acct: 08910 - 001 - Electricity	FPL: 45473-53179/For:02/18/25-03/18/25	\$34.54
03/30/2025	Inv: Due By 04/08/2025-45243-	Acct: 08910 - 001 - Electricity	FPL: 45243-54174/For:02/18/25-03/18/25	\$35.29

Date	Check	Vendor	Reference	Amount
03/30/2025	A Inv: Due By 04/08/2025-35983-	Acct: 08910 - 001 - Electricity	FPL: 35983-51132/For:02/18/25-03/18/25	\$34.92
03/30/2025	A Inv: Due By 04/08/2025-35453-	Acct: 08910 - 001 - Electricity	FPL: 35453-52159/For:02/18/25-03/18/25	\$34.58
03/30/2025	A Inv: Due By 04/08/2025-35223-	Acct: 08910 - 001 - Electricity	FPL: 35223-53154/For:02/18/25-03/18/25	\$35.82
03/30/2025	A Inv: Due By 04/08/2025-25933-	Acct: 08910 - 001 - Electricity	FPL: 25933-58134/For:02/18/25-03/18/25	\$34.71
03/30/2025	A Inv: Due By 04/08/2025-25713-	Acct: 08910 - 001 - Electricity	FPL: 25713-57165/For:02/18/25-03/18/25	\$34.92
03/30/2025	A Inv: Due By 04/08/2025-25563	Acct: 08910 - 001 - Electricity	FPL: 25563-57172/For:02/18/25-03/18/25	\$33.96
03/30/2025	A Inv: Due By 04/08/2025-35733-	Acct: 08910 - 001 - Electricity	FPL: 35733-58185/For:02/18/25-03/18/25	\$35.03
03/30/2025	A Inv: Due By 04/08/2025-35903-	Acct: 08910 - 001 - Electricity	FPL: 35903-52120/For:02/18/25-03/18/25	\$37.40
03/30/2025	Online Payment	COCO - City of Coconut Creek	W&S-Common Area:03/11-04/03/2025-Mar	\$8,417.92
03/30/2025	Inv: Due By 05/05/2025- Common	Acct: 08930 - 008 - Water & Sewer	W&S-Common Area:03/11-04/03/2025-Mar	\$156.62
03/30/2025	Inv: Due By 05/05/2025-Assoc C	Acct: 08930 - 003 - Water & Sewer	W&S-Association C-3 Accounts-03/11/25-...	\$984.67
03/30/2025	Inv: Due By 05/05/2025-Assoc B	Acct: 08930 - 002 - Water & Sewer	W&S-Association B-7 Accounts-03/11/25-...	\$2,331.80
03/30/2025	Inv: Due By 05/05/2025-Assoc A	Acct: 08930 - 001 - Water & Sewer	W&S-Association A-11 Accounts-03/11/25...	\$4,944.83
<b>Sub-Total:</b>				<b>\$72,555.48</b>
<b>Total:</b>				<b>\$72,555.48</b>

**Karanda Village IV Condo Association Inc**

Run Date: 05/19/2025  
Run Time: 05:06 PM

**BANK RECONCILIATION**

Statement Date: 3/31/2025

Reconciliation Summary: Truist		GL Account: 01013 - Truist - Operating Funds	
Bank Statement Balance	\$152,320.03	Account Balance	\$134,502.60
GL Account Balance	\$134,502.60	+ Uncleared Payments	\$18,710.43
Difference	\$17,817.43	- Uncleared Deposits	\$893.00
		Reconciling Balance	\$152,320.03
		- Statement Balance	\$152,320.03
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	3/31/2025	AR 57980	Cash Receipts - Direct Debit	453.00	0.00
Auto Payment	3/30/2025	AP 57763	FPL-K4 - Florida Power & Light	0.00	37.40
Auto Payment	3/30/2025	AP 57764	FPL-K4 - Florida Power & Light	0.00	35.03
Auto Payment	3/30/2025	AP 57765	FPL-K4 - Florida Power & Light	0.00	33.96
Auto Payment	3/30/2025	AP 57766	FPL-K4 - Florida Power & Light	0.00	34.92
Auto Payment	3/30/2025	AP 57767	FPL-K4 - Florida Power & Light	0.00	34.71
Auto Payment	3/30/2025	AP 57768	FPL-K4 - Florida Power & Light	0.00	35.82
Auto Payment	3/30/2025	AP 57769	FPL-K4 - Florida Power & Light	0.00	34.58
Auto Payment	3/30/2025	AP 57770	FPL-K4 - Florida Power & Light	0.00	34.92
Auto Payment	3/30/2025	AP 57771	FPL-K4 - Florida Power & Light	0.00	35.29
Auto Payment	3/30/2025	AP 57772	FPL-K4 - Florida Power & Light	0.00	34.54
Auto Payment	3/30/2025	AP 57773	FPL-K4 - Florida Power & Light	0.00	34.58
Auto Payment	3/30/2025	AP 57774	FPL-K4 - Florida Power & Light	0.00	31.75
Auto Payment	3/30/2025	AP 57775	FPL-K4 - Florida Power & Light	0.00	32.32
Auto Payment	3/30/2025	AP 57776	FPL-K4 - Florida Power & Light	0.00	32.48
Auto Payment	3/30/2025	AP 57777	FPL-K4 - Florida Power & Light	0.00	38.50
Auto Payment	3/30/2025	AP 57778	FPL-K4 - Florida Power & Light	0.00	33.42
Auto Payment	3/30/2025	AP 57779	FPL-K4 - Florida Power & Light	0.00	35.29

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Auto Payment	3/30/2025	AP 57780	FPL-K4 - Florida Power & Light Uncleared	0.00	666.32
Auto Payment	3/30/2025	AP 57781	FPL-K4 - Florida Power & Light Uncleared	0.00	70.36
Online Payment	3/30/2025	AR 57971	Cash Receipts - Direct Debit Uncleared	440.00	0.00
Online Payment	3/30/2025	AP 58848	COCO - City of Coconut Creek Uncleared	0.00	4,944.83
Online Payment	3/30/2025	AP 58849	COCO - City of Coconut Creek Uncleared	0.00	2,331.80
Online Payment	3/30/2025	AP 58850	COCO - City of Coconut Creek Uncleared	0.00	984.67
Online Payment	3/30/2025	AP 58851	COCO - City of Coconut Creek Uncleared	0.00	156.62
Online Payment	2/28/2025	AP 57750	COCO - City of Coconut Creek Uncleared	0.00	5,352.57
Online Payment	2/28/2025	AP 57751	COCO - City of Coconut Creek Uncleared	0.00	2,344.51
Online Payment	2/28/2025	AP 57752	COCO - City of Coconut Creek Uncleared	0.00	1,088.75
Online Payment	2/28/2025	AP 57753	COCO - City of Coconut Creek Uncleared	0.00	180.49
<b>Totals</b>				<b>\$893.00</b>	<b>\$18,710.43</b>



999-99-99-99 41142 19 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 03/31/2025

## Contact us



Truist.com



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

### ■ ASSOC SVCS REGULAR CHECKING 1100005002808

#### Account summary

Your previous balance as of 02/28/2025	\$257,595.20
Checks	- 38,547.91
Other withdrawals, debits and service charges	- 132,045.31
Deposits, credits and interest	+ 65,318.05
<b>Your new balance as of 03/31/2025</b>	<b>= \$152,320.03</b>

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
03/10	10958	40.00	03/18	10965	5,251.00	03/27	10971	30.00
03/12	10959	870.00	03/24	10966	4,500.00	03/24	10972	249.85
03/10	10960	135.00	03/24	10967	249.85	03/18	10973	135.00
03/10	10961	325.00	03/26	10968	5,450.00	03/25	10974	2,433.50
03/11	10962	211.86	03/26	10969	3,240.00	03/20	10975	5,556.00
03/12	10963	5,015.00	03/24	10970	2,000.00	03/20	10976	2,606.00
03/10	10964	249.85						

**Total checks = \$38,547.91**

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
03/04	ACH CORP DEBIT INSURANCE FIRST INSURANCE Karanda Village IV Con 900-103206116	19,440.79
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	180.49
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	228.43
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	288.50
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	293.58
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	305.67
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	317.61
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	317.61
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	373.74
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	373.74
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	373.74
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	445.36
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	505.05
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	516.98
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	528.92
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	552.79

*continued*

■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	588.61
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	588.61
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	600.54
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	600.54
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	740.49
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	779.60
03/05	INTERNET PAYMENT BILLPAY CITY OF COCONUT CITY OF COCONUT	1,096.78
03/05	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 0103999A	452.00
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.21
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.75
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	33.15
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.05
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.10
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.72
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.82
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.90
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.03
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.24
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.36
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.54
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.77
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	36.82
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	37.28
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	39.30
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	40.77
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	129.79
03/11	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	792.22
03/13	DEBIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	13,591.65
03/13	DEBIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	75,000.00
03/18	INTERNET PAYMENT RSIBILLPAY REPUBLICSERVICES 306952064331	3,234.84
03/24	TRUIST ONLINE CREDIT CARD PMT CLIENT ASSISTED TO ****5065 -	833.50
03/25	DEBIT WF ADVISORS 1911 KARANDA VILLAGE IV INC	6,568.00
03/31	INTERNET PAYMENT ONLINE PMT HOME DEPOT COMM 631656801003480	794.33
<b>Total other withdrawals, debits and service charges</b>		<b>= \$132,045.31</b>

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
03/03	CONSOLIDATED COUPON PAYMENT 1	426.00
03/03	CONSOL ELEC DEPOSIT 1	440.00
03/03	CONSOL ELEC BILL PAY DEPOSIT 8	3,544.00
03/03	CONSOL ELEC DEPOSIT 47	20,782.00
03/04	CONSOLIDATED COUPON PAYMENT 2	1,278.00
03/04	CONSOL ELEC DEPOSIT 4	1,780.00
03/04	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023342360334	2,190.00
03/04	CONSOL ELEC BILL PAY DEPOSIT 6	2,646.00
03/05	CONSOL ELEC BILL PAY DEPOSIT 2	755.00
03/05	CONSOLIDATED COUPON PAYMENT 2	880.00
03/06	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
03/06	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023385716418	460.00
03/07	CONSOLIDATED COUPON PAYMENT 1	440.00
03/07	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023393456986	880.00
03/07	CONSOL ELEC BILL PAY DEPOSIT 2	886.00
03/07	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 415762845	2,170.00
03/10	CONSOL ELEC DEPOSIT 1	428.00
03/10	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023407671422	460.00
03/10	CONSOLIDATED COUPON PAYMENT 5	2,170.00
03/11	CONSOL ELEC DEPOSIT 1	440.00
03/11	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 416154564	460.00
03/11	CONSOL ELEC BILL PAY DEPOSIT 1	460.00
03/11	CONSOLIDATED COUPON PAYMENT 2	886.00
03/11	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023414895510	3,068.00
03/12	CONSOL ELEC DEPOSIT 1	460.00

continued

## ■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
03/12	CONSOLIDATED COUPON PAYMENT 2	880.00
03/13	CONSOLIDATED COUPON PAYMENT 1	440.00
03/13	DEPOSIT	440.00
03/13	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023438529542	440.00
03/13	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 416335077	1,800.00
03/14	CONSOLIDATED COUPON PAYMENT 2	866.00
03/17	CONSOL ELEC DEPOSIT 1	460.00
03/17	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023450781714	500.00
03/18	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023463047542	866.00
03/19	CONSOL ELEC BILL PAY DEPOSIT 1	453.00
03/20	CONSOLIDATED COUPON PAYMENT 1	426.00
03/20	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023482287874	880.00
03/24	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023496445562	440.00
03/24	DEPOSIT	1,946.00
03/25	CONSOL ELEC DEPOSIT 1	404.05
03/26	CONSOL ELEC DEPOSIT 1	436.00
03/26	CONSOLIDATED COUPON PAYMENT 1	440.00
03/26	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023518457258	440.00
03/26	CONSOL ELEC BILL PAY DEPOSIT 1	440.00
03/27	CONSOL ELEC BILL PAY DEPOSIT 3	1,320.00
03/28	CONSOLIDATED COUPON PAYMENT 1	440.00
03/28	CONSOL ELEC BILL PAY DEPOSIT 1	460.00
03/31	CONSOL ELEC BILL PAY DEPOSIT 3	1,272.00
Total deposits, credits and interest		= \$65,318.05

**Effective May 19, 2025**, changes to the Commercial Bank Services Agreement ("CBSA") that governs your account will take effect. These changes, which are found under Section J (Availability of Funds) of the CBSA, adjust certain dollar amounts relating to client funds availability. Continued use of your account constitutes your acceptance of the changes. The current version of the BSA can be obtained at any Truist branch or online at [www.truist.com/CBSA](http://www.truist.com/CBSA). All future transactions on your account will be governed by the amended BSA. If you have questions about these changes, contact your local Truist Branch or call 844-4TRUIST (844-487-8478).

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

Date: 2/28/2025

Pay To The Order of: **Pay** **Exactly:** \*\* FORTY DOLLARS AND 00/100 CENTS \*\* \*\* \$40.00 \*\*

Milton Dezziane  
3833 Crystal Lake  
Pompano Beach FL 33064

10958

⑆010958⑆ ⑆253494387⑆ ⑆100005002808⑆

CHECK# 10958 \$40.00

⑆010958⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010958⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010958⑆ ⑆253494387⑆ ⑆100005002808⑆

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

Date: 3/7/2025

Pay To The Order of: **Pay** **Exactly:** \*\* EIGHT HUNDRED SEVENTY DOLLARS AND 00/100 CENTS \*\* \*\* \$870.00 \*\*

Mail Services  
PO Box 33-4337  
Margate FL 33303

10959

⑆010959⑆ ⑆253494387⑆ ⑆100005002808⑆

CHECK# 10959 \$870.00

⑆010959⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010959⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010959⑆ ⑆253494387⑆ ⑆100005002808⑆

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

Date: 6/5/2024

Pay To The Order of: **Pay** **Exactly:** \*\* ONE HUNDRED THIRTY FIVE DOLLARS AND 00/100 CENTS \*\* \*\* \$135.00 \*\*

Mison Pool Repair & Supply Inc.  
3327 W. Broward Blvd. PMB4223  
Plantation FL 33317

10960

⑆010960⑆ ⑆253494387⑆ ⑆100005002808⑆

CHECK# 10960 \$135.00

⑆010960⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010960⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010960⑆ ⑆253494387⑆ ⑆100005002808⑆

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

Date: 6/19/2024

Pay To The Order of: **Pay** **Exactly:** \*\* THREE HUNDRED TWENTY FIVE DOLLARS AND 00/100 CENTS \*\* \*\* \$325.00 \*\*

Mison Pool Repair & Supply Inc.  
3327 W. Broward Blvd. PMB4223  
Plantation FL 33317

10961

⑆010961⑆ ⑆253494387⑆ ⑆100005002808⑆

CHECK# 10961 \$325.00

⑆010961⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010961⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010961⑆ ⑆253494387⑆ ⑆100005002808⑆

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

Date: 3/3/2025

Pay To The Order of: **Pay** **Exactly:** \*\* TWO HUNDRED TWENTY DOLLARS AND 00/100 CENTS \*\* \*\* \$211.86 \*\*

Milton Dezziane  
3833 Crystal Lake  
Pompano Beach FL 33064

10962

⑆010962⑆ ⑆253494387⑆ ⑆100005002808⑆

CHECK# 10962 \$211.86

⑆010962⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010962⑆ ⑆253494387⑆ ⑆100005002808⑆

⑆010962⑆ ⑆253494387⑆ ⑆100005002808⑆

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8527 Hypolito Rd STE A4 #218  
Lake Worth FL 33467

10963

Date: 2/4/2025

Pay To: Trail Service  
PO Box 95-8227  
Morgans FL 33053

Pay: **\*\* FIVE THOUSAND FIFTEEN DOLLARS AND 00/100 CENTS \*\***

Amount: **\*\* 5515.00 \*\***

⑆010963⑆ 4263191387⑆ 1100005002806⑆

CHECK# 10963 \$5,015.00

⑆010963⑆ 4263191387⑆ 1100005002806⑆

⑆010963⑆ 4263191387⑆ 1100005002806⑆

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8527 Hypolito Rd STE A4 #218  
Lake Worth FL 33467

10964

Date: 2/19/2025

Pay To: Being  
5397 NW 15th Street #20  
Morgans FL 33053

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

Amount: **\*\* 249.85 \*\***

⑆010964⑆ 4263191387⑆ 1100005002806⑆

CHECK# 10964 \$249.85

⑆010964⑆ 4263191387⑆ 1100005002806⑆

⑆010964⑆ 4263191387⑆ 1100005002806⑆

**VOID VOID VOID**

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8527 Hypolito Rd STE A4 #218  
Lake Worth FL 33467

10965

Date: 3/13/2025

Pay To: Being  
5397 NW 15th Street #20  
Morgans FL 33053

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

Amount: **\*\* 5251.00 \*\***

⑆010965⑆ 4263191387⑆ 1100005002806⑆

CHECK# 10965 \$5,251.00

FRE CLEVELAND  
> 041036033 <  
US Treas DG - OTCNET  
03/18/2025

⑆010965⑆ 4263191387⑆ 1100005002806⑆

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8527 Hypolito Rd STE A4 #218  
Lake Worth FL 33467

10966

Date: 3/13/2025

Pay To: GERTIE, ROSEN & GOLDENBERG PA  
3033 NW 84th Avenue Blvd 100  
BOCA RATON FL 33493

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

Amount: **\*\* 4500.00 \*\***

Ref Invoice 192321

⑆010966⑆ 4263191387⑆ 1100005002806⑆

CHECK# 10966 \$4,500.00

⑆010966⑆ 4263191387⑆ 1100005002806⑆

⑆010966⑆ 4263191387⑆ 1100005002806⑆

Karanda Village IV Condo Association Inc  
Spectrum Assoc. Services  
8527 Hypolito Rd STE A4 #218  
Lake Worth FL 33467

10967

Date: 3/13/2025

Pay To: Being  
5397 NW 15th Street #20  
Morgans FL 33053

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

Amount: **\*\* 249.85 \*\***

Ref Invoice 76182

⑆010967⑆ 4263191387⑆ 1100005002806⑆

CHECK# 10967 \$249.85

⑆010967⑆ 4263191387⑆ 1100005002806⑆

⑆010967⑆ 4263191387⑆ 1100005002806⑆

Kariville Village IV Condo Association Inc  
Spectrum Assoc Services  
8227 Hypoluxo Rd STE 44 4218  
Lake Worth FL 33467

Date: 5/17/2015

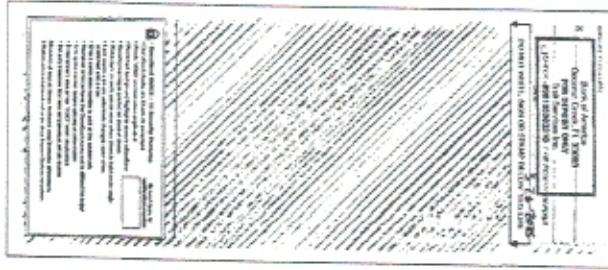
Pay to the Order of: **Trail Services**  
PO Box 33-4227  
Margate FL 33053

Pay Amount: **\*\* \$5,450.00 \*\***

Ref Invoice 4177

PO 40968 4223 19 188 74 1000000002808

CHECK# 10968 \$5,450.00



Kariville Village IV Condo Association Inc  
Spectrum Assoc Services  
8227 Hypoluxo Rd STE 44 4218  
Lake Worth FL 33467

Date: 6/17/2015

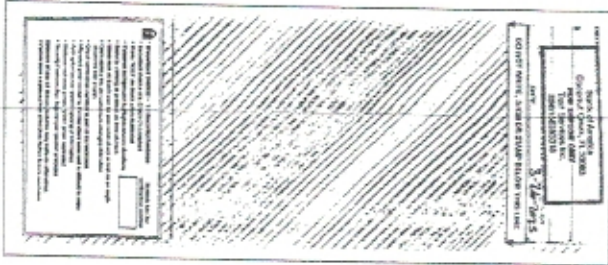
Pay to the Order of: **Trail Services**  
PO Box 33-4227  
Margate FL 33053

Pay Amount: **\*\* \$3,240.00 \*\***

Ref Invoice 4178

PO 40969 4223 19 188 74 1000000002808

CHECK# 10969 \$3,240.00



Kariville Village IV Condo Association Inc  
Spectrum Assoc Services  
8227 Hypoluxo Rd STE 44 4218  
Lake Worth FL 33467

Date: 3/17/2015

Pay to the Order of: **GENESE, ROSEY S. GOLDENBERG PA**  
2833 NW Boca Raton Blvd 100  
BOCA RATON FL 33485

Pay Amount: **\*\* \$2,000.00 \*\***

Ref Invoice 169567

PO 40970 4223 19 188 74 1000000002808

CHECK# 10970 \$2,000.00



Kariville Village IV Condo Association Inc  
Spectrum Assoc Services  
8227 Hypoluxo Rd STE 44 4218  
Lake Worth FL 33467

Date: 3/17/2015

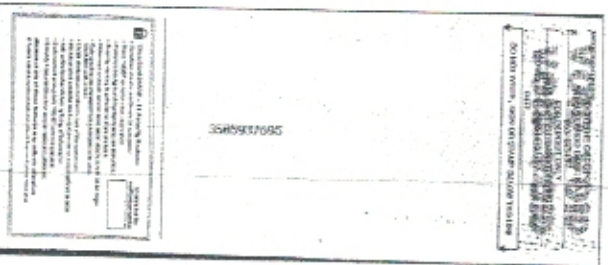
Pay to the Order of: **Big Off Enterprises, Inc**  
2104 N.W. 36th Street  
Fort Lauderdale FL 33309-4517

Pay Amount: **\*\* \$30.00 \*\***

Ref Invoice 1669419

PO 40971 4223 19 188 74 1000000002808

CHECK# 10971 \$30.00



Kariville Village IV Condo Association Inc  
Spectrum Assoc Services  
8227 Hypoluxo Rd STE 44 4218  
Lake Worth FL 33467

Date: 2/12/2015

Pay to the Order of: **Gering**  
5197 N.W. 25th Street #120  
Margate FL 33053

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

Ref Invoice 76256

PO 40972 4223 19 188 74 1000000002808

CHECK# 10972 \$249.85



Karanda Village IV Condo Association Inc  
 Spectrum Assoc Services  
 8027 Hypoluxo Rd STE AA #218  
 Lake Worth FL 33467

Check # 10973      Date: 5/20/2020

Pay to the Order of: SPECTRUM ASSOCIATION SERVICES  
 8042 Bellshire Way  
 Boynton Beach FL 33472

\*\* ONE HUNDRED THIRTY FIVE DOLLARS AND 00/100 CENTS \*\*  
 \*\* \$135.00 \*\*

MICR LINE: ⑆010973⑆ ⑆263191387⑆ ⑆100005001806⑆



CHECK# 10973      \$135.00

Karanda Village IV Condo Association Inc  
 Spectrum Assoc Services  
 8027 Hypoluxo Rd STE AA #218  
 Lake Worth FL 33467

Check # 10974      Date: 5/20/2020

Pay to the Order of: Five Star Sealing and Poling  
 18055 Kiper Drive  
 North Springs FL 32835

\*\* TWO THOUSAND FOUR HUNDRED THIRTY THREE DOLLARS AND 00/100 CENTS \*\*  
 \*\* \$2,433.00 \*\*

MICR LINE: ⑆010974⑆ ⑆263191387⑆ ⑆100005001806⑆



CHECK# 10974      \$2,433.00

Karanda Village IV Condo Association Inc  
 Spectrum Assoc Services  
 8027 Hypoluxo Rd STE AA #218  
 Lake Worth FL 33467

Check # 10975      Date: 5/20/2020

Pay to the Order of: SPECTRUM ASSOCIATION SERVICES  
 8042 Bellshire Way  
 Boynton Beach FL 33472

\*\* FIVE THOUSAND FIVE HUNDRED FIFTY DOLLARS AND 00/100 CENTS \*\*  
 \*\* \$5,556.00 \*\*

MICR LINE: ⑆010975⑆ ⑆263191387⑆ ⑆100005001806⑆



CHECK# 10975      \$5,556.00

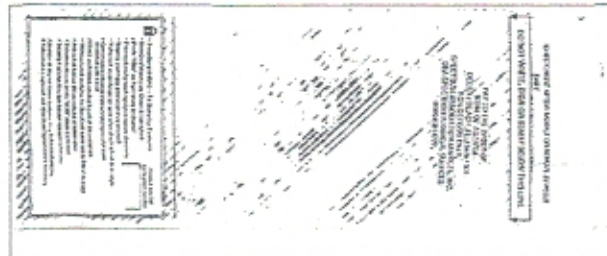
Karanda Village IV Condo Association Inc  
 Spectrum Assoc Services  
 8027 Hypoluxo Rd STE AA #218  
 Lake Worth FL 33467

Check # 10976      Date: 5/20/2020

Pay to the Order of: SPECTRUM ASSOCIATION SERVICES  
 8042 Bellshire Way  
 Boynton Beach FL 33472

\*\* TWO THOUSAND SIX HUNDRED SIX DOLLARS AND 00/100 CENTS \*\*  
 \*\* \$2,606.00 \*\*

MICR LINE: ⑆010976⑆ ⑆263191387⑆ ⑆100005001806⑆



CHECK# 10976      \$2,606.00

**Karanda Village IV Condo Association Inc**  
**BANK RECONCILIATION**  
Statement Date: 3/31/2025

Run Date: 05/19/2025  
Run Time: 12:38 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
<b>Totals</b>				<b>\$0.00</b>	<b>\$16,250.00</b>

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 03/31/2025

## Contact us



Truist.com



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

### ■ ASSOC SVCS REGULAR CHECKING 1100005905581

#### Account summary

Your previous balance as of 02/28/2025	\$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 03/31/2025	= \$16,250.00

**Effective May 19, 2025**, changes to the Commercial Bank Services Agreement ("CBSA") that governs your account will take effect. These changes, which are found under Section J (Availability of Funds) of the CBSA, adjust certain dollar amounts relating to client funds availability. Continued use of your account constitutes your acceptance of the changes. The current version of the BSA can be obtained at any Truist branch or online at [www.truist.com/CBSA](http://www.truist.com/CBSA). All future transactions on your account will be governed by the amended BSA. If you have questions about these changes, contact your local Truist Branch or call 844-4TRUIST (844-487-8478).

	KARANDA VILLAGE IV CONDOMINIUM ASSOC.											
	PREPAID INSURANCE											2025-2026
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<b>ACENTRIA-BRIAN STANTON</b>												
			MONTHLY PAYMENT									
<b>CITIXANS -HERITAGE PROPERTY</b>	183,976.00		15,331.33									
<b>2/1/25-2/1/26</b>												
<b>UNIVERSAL FIRE &amp; CASUALTY GENERAL LIABILITY</b>	28,454.25		2,371.19									
<b>2/1/25-2/1/26</b>												
<b>CUMIS-SPECIALTY MOLD/POLLUTION</b>	4,698.76		391.56									
<b>2/1/24-2/1/25</b>												
<b>MIDVALE INDEMNITY UMBRELLA</b>	3,995.42		332.95									
<b>2/1/25-2/1/26</b>												
<b>PHILADELPHIA INDEMNITY CRIME</b>	792.85		66.07									
<b>2/1/24-2/1/25</b>												
<b>PHILADELPHIA INDEMNITY D &amp; O</b>	3,073.43		256.12									
<b>2/1/25-2/1/26</b>												
<b>ZENITH INSURANCE WORKERS COMP</b>	503.00		41.92									
<b>2/1/25-2/1/26</b>												
<b>TOTAL INSURANCE</b>	<b>225,493.71</b>		<b>18,791.14</b>									
<b>FINANCE CHARGES</b>	<b>7,795.77</b>		<b>649.65</b>									
<b>TOTAL INSURANCE</b>	<b>233,289.48</b>		<b>19,440.79</b>									
<b>BALANCE FWD 2023</b>	17,783.66	233,289.48	21,384.86	19,440.79	17,496.71	15,526.32	13,608.53	11,664.47	9,720.39	7,763.16	5,832.37	3,881.58
<b>MO PAYMENT</b>	(17,783.66)	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79
<b>PPI -EOM</b>	<b>0</b>	<b>21,384.86</b>	<b>19,440.79</b>	<b>17,496.71</b>	<b>15,526.32</b>	<b>13,608.53</b>	<b>11,664.47</b>	<b>9,720.39</b>	<b>7,763.16</b>	<b>5,832.37</b>	<b>3,881.58</b>	<b>1,944.79</b>

# Karanda Village IV Condo Association Inc

## AGED OWNER BALANCE

Run Date: 05/19/2025  
Run Time: 12:44 PM

As of: 03/31/2025

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
			\$35.95	\$0.00	\$0.00	\$0.00	\$35.95
			\$0.00	\$0.00	\$0.00	\$107.00	\$107.00
			\$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
			\$151.91	\$0.00	\$0.00	\$0.00	\$151.91
			\$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
			\$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
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$426.00	\$19.00	\$0.00	\$0.00	\$445.00
			\$460.00	\$0.00	\$25.00	\$0.00	\$485.00
			\$606.00	\$0.00	\$0.00	\$0.00	\$606.00
			\$440.00	\$440.00	\$422.00	\$0.00	\$1,302.00
			\$460.00	\$460.00	\$460.00	\$759.00	\$2,139.00
<b>Community Total</b>			<b>\$6,835.10</b>	<b>\$919.00</b>	<b>\$907.00</b>	<b>\$1,299.32</b>	<b>\$9,960.42</b>

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Homeowner Assmnt	01310	\$6,810.10	\$919.00	\$882.00	\$759.00	\$9,370.10
C1 - Spec Assment--24	01330	\$0.00	\$0.00	\$0.00	\$490.32	\$490.32
O2 - NSF charges	01380	\$25.00	\$0.00	\$25.00	\$50.00	\$100.00
<b>Grand Total:</b>		<b>\$6,835.10</b>	<b>\$919.00</b>	<b>\$907.00</b>	<b>\$1,299.32</b>	<b>\$9,960.42</b>

Account#	Account Description	Delinquency Amount
01310 - 000	Assessments Receivable - Cost Center 000	\$9,370.10
01330 - 000	Special Assmts. Receiv. - Cost Center 000	\$490.32
01380 - 000	Owner Admin. Fees Receiv. - Cost Center 000	\$100.00
Total:		\$9,960.42

Total Number of Homes: 24

# Karanda Village IV Condo Association Inc

Run Date: 05/19/2025

Run Time: 12:45 PM

## PREPAID OWNERS

As of: 03/31/2025

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$473.08
				<b>Total \$473.08</b>
				PP - General \$154.00
				<b>Total \$154.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$327.00
				<b>Total \$327.00</b>
				PP - General \$1,290.00
				<b>Total \$1,290.00</b>
				PP - General \$140.00
				<b>Total \$140.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$461.31
				<b>Total \$461.31</b>
				PP - General \$420.00
				<b>Total \$420.00</b>
				PP - General \$719.00
				<b>Total \$719.00</b>
				PP - General \$1,262.00
				<b>Total \$1,262.00</b>
				PP - General \$245.46
				<b>Total \$245.46</b>
				PP - General \$25.00
				<b>Total \$25.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$114.00
				<b>Total \$114.00</b>
				PP - General \$31.00
				<b>Total \$31.00</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$18.00
				<b>Total \$18.00</b>
				PP - General \$0.86
				<b>Total \$0.86</b>
				PP - General \$1.55
				<b>Total \$1.55</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$33.00
				<b>Total \$33.00</b>
				PP - General \$129.00
				<b>Total \$129.00</b>
				PP - General \$141.00
				<b>Total \$141.00</b>

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$430.00
				<b>Total \$430.00</b>
				PP - General \$0.55
				<b>Total \$0.55</b>
				PP - General \$440.00
				<b>Total \$440.00</b>
				PP - General \$1,740.00
				<b>Total \$1,740.00</b>
				PP - General \$1,516.00
				<b>Total \$1,516.00</b>
				PP - General \$595.00
				<b>Total \$595.00</b>
				PP - General \$430.00
				<b>Total \$430.00</b>
				PP - General \$146.50
				<b>Total \$146.50</b>
				PP - General \$444.00
				<b>Total \$444.00</b>
				PP - General \$3.00
				<b>Total \$3.00</b>
				PP - General \$460.00
				<b>Total \$460.00</b>
				PP - General \$448.00
				<b>Total \$448.00</b>
				PP - General \$493.00
				<b>Total \$493.00</b>
				PP - General \$25.00
				<b>Total \$25.00</b>
				PP - General \$463.00
				<b>Total \$463.00</b>
				PP - General \$280.00
				<b>Total \$280.00</b>
				PP - General \$3,834.00
				<b>Total \$3,834.00</b>
				PP - General \$436.00
				<b>Total \$436.00</b>
				PP - General \$415.00
				<b>Total \$415.00</b>
				PP - General \$10.00
				<b>Total \$10.00</b>
				PP - General \$955.00
				<b>Total \$955.00</b>
				PP - General \$278.50
				<b>Total \$278.50</b>
				PP - General \$436.00
				<b>Total \$436.00</b>
				PP - General \$10.00
				<b>Total \$10.00</b>
				PP - General \$10.00
				<b>Total \$10.00</b>
				PP - General \$426.00
				<b>Total \$426.00</b>
				PP - General \$408.00
				<b>Total \$408.00</b>
				PP - General \$10.00
				<b>Total \$10.00</b>
				PP - General \$24,647.81
				<b>Total \$24,647.81</b>

# Karanda Village IV Condo Association Inc

## GENERAL LEDGER DETAIL

Run Date: 05/20/2025  
Run Time: 03:09 AM

As of: Start: 03/01/2025 | End: 03/31/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01013-000 Truist - Operating Funds				(\$25,671.56)	\$25,671.56	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 59491 Journal Entry		March OPS	March OPS	\$25,671.56	\$0.00	
01013-001 Truist - Operating Funds - Conda A				\$0.00	\$28,145.17	\$28,145.17	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57174 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$28,145.17	
3/31/2025	GL 59463 Journal Entry		March JE OPS	March JE OPS	\$27,251.92	\$0.00	
3/31/2025	GL 59465 Journal Entry		March Clearing Acct	March Cleari...	\$893.25	\$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	
3/3/2025	GL 57174 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$9,533.00	
3/31/2025	GL 59463 Journal Entry		March JE OPS	March JE OPS	\$9,230.50	\$0.00	
3/31/2025	GL 59465 Journal Entry		March Clearing Acct	March Cleari...	\$302.50	\$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	
3/3/2025	GL 57174 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$7,717.25	
3/31/2025	GL 59463 Journal Entry		March JE OPS	March JE OPS	\$7,472.33	\$0.00	
3/31/2025	GL 59465 Journal Entry		March Clearing Acct	March Cleari...	\$244.92	\$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	
3/3/2025	GL 57184 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$45,395.42	\$0.00	
3/31/2025	GL 59463 Journal Entry		March JE OPS	March JE OPS	\$0.00	\$45,395.42	
01013-099 Truist - Operating Funds				\$262,130.24	\$189,481.15	\$317,108.79	\$134,502.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AR 57141 Cash Receipts...	4673755...		One Time Pay...	\$440.00	\$0.00	
3/1/2025	AR 57148 Cash Receipts...	4674296...		One Time Pay...	\$440.00	\$0.00	
3/1/2025	AP 58124 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Insurance Pr...	\$0.00	\$19,440.79	
3/3/2025	AR 57195 Cash Receipts...	4680551...		One Time Pay...	\$440.00	\$0.00	
3/3/2025	AR 57197 Cash Receipts...	4680721...		One Time Pay...	\$870.00	\$0.00	
3/3/2025	AR 57298 Cash Receipts...	0000000...			\$25,192.00	\$0.00	
3/4/2025	AR 57226 Cash Receipts...	4688814...		One Time Pay...	\$2,170.00	\$0.00	
3/4/2025	AR 57300 Cash Receipts...	0000000...			\$5,704.00	\$0.00	
3/5/2025	AR 57306 Cash Receipts...	4691653...		One Time Pay...	\$460.00	\$0.00	
3/5/2025	AP 57317 Print Check	10959	trail - Trail Servic...	Valve Box & ...	\$0.00	\$870.00	
3/5/2025	AP 57317 Print Check	10963	trail - Trail Servic...	February 202...	\$0.00	\$5,015.00	
3/5/2025	AP 57317 Print Check	10964	Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
3/5/2025	AP 57317 Print Check	10960	Hixon - Hlxon Pool R...	Relieve Valv...	\$0.00	\$135.00	
3/5/2025	AP 57317 Print Check	10961	Hixon - Hlxon Pool R...	February 202...	\$0.00	\$325.00	
3/5/2025	AP 57317 Print Check	10962	Phoenix - Phoenix Go...	Yamaha G14-G...	\$0.00	\$211.86	
3/5/2025	AR 57440 Cash Receipts...	0000000...			\$1,635.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
3/5/2025	GL 59450 Misc Payment			Return ACH F...	\$0.00	\$12.00	
3/6/2025	AR 57326 Cash Receipts...	4695111...		One Time Pay...	\$440.00	\$0.00	
3/6/2025	AR 57327 Cash Receipts...	4695112...		One Time Pay...	\$440.00	\$0.00	
3/6/2025	AR 57332 Cash Receipts...	4695754...		One Time Pay...	\$460.00	\$0.00	
3/6/2025	AR 57431 Backout Payme...	0000000...			\$0.00	\$440.00	
3/6/2025	AR 57443 Cash Receipts...	0000000...			\$440.00	\$0.00	
3/7/2025	AR 57364 Cash Receipts...	4698350...		One Time Pay...	\$460.00	\$0.00	
3/7/2025	AR 57445 Cash Receipts...	0000000...			\$1,326.00	\$0.00	
3/8/2025	AR 57290 Cash Receipts...	4698800...		Automated Pa...	\$3,086.00	\$0.00	
3/8/2025	AR 57376 Cash Receipts...	4698882...		One Time Pay...	\$440.00	\$0.00	
3/8/2025	AR 57377 Cash Receipts...	4698885...		One Time Pay...	\$440.00	\$0.00	
3/9/2025	AR 57395 Cash Receipts...	1870			\$440.00	\$0.00	
3/10/2025	AR 57401 Cash Receipts...	4699888...		One Time Pay...	\$460.00	\$0.00	
3/10/2025	AR 57402 Cash Receipts...	4700082...		One Time Pay...	\$440.00	\$0.00	
3/10/2025	AR 57405 Cash Receipts...	4700173...		One Time Pay...	\$2.00	\$0.00	
3/10/2025	AR 57447 Cash Receipts...	0000000...			\$2,598.00	\$0.00	
3/11/2025	AR 57449 Cash Receipts...	0000000...			\$1,786.00	\$0.00	
3/12/2025	AP 57434 Print Check	10965	DETR - Department of...	Form 1120-H	\$0.00	\$5,251.00	
3/12/2025	AR 57437 Cash Receipts...	4702584...		One Time Pay...	\$440.00	\$0.00	
3/12/2025	AR 57619 Cash Receipts...	0000000...			\$1,340.00	\$0.00	
3/13/2025	AR 57623 Cash Receipts...	0000001...			\$440.00	\$0.00	
3/14/2025	AR 57476 Cash Receipts...	4704154...		One Time Pay...	\$500.00	\$0.00	
3/14/2025	AR 57711 Cash Receipts...	0000000...			\$866.00	\$0.00	
3/16/2025	AR 57626 Cash Receipts...	4705478...		One Time Pay...	\$426.00	\$0.00	
3/17/2025	AR 57636 Cash Receipts...	4705787...		One Time Pay...	\$440.00	\$0.00	
3/17/2025	AP 57661 Print Check	10966	GERS - GERSTLE, ROSE...	2023-Audit &...	\$0.00	\$4,500.00	
3/17/2025	AP 57661 Print Check	10970	GERS - GERSTLE, ROSE...	2024-Audit &...	\$0.00	\$2,000.00	
3/17/2025	AP 57661 Print Check	10968	trail - Trail Servic...	March 2025 M...	\$0.00	\$5,450.00	
3/17/2025	AP 57661 Print Check	10969	trail - Trail Servic...	Main Line Br...	\$0.00	\$3,240.00	
3/17/2025	AP 57661 Print Check	10967	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
3/17/2025	AP 57661 Print Check	10972	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
3/17/2025	AP 57661 Print Check	10971	Bug Off - Bug Off Ex...	Rebait Roden...	\$0.00	\$30.00	
3/17/2025	AP 57670 Print Check	10973	SPECT - SPECTRUM ASS...	Background S...	\$0.00	\$135.00	
3/17/2025	AR 57714 Cash Receipts...	0000000...			\$460.00	\$0.00	
3/17/2025	AP 58713 Hand Written ...	Auto Pa...	repub - Republic Ser...	March 2025 T...	\$0.00	\$3,234.84	
3/19/2025	AR 57678 Cash Receipts...	4707191...		One Time Pay...	\$440.00	\$0.00	
3/19/2025	AR 57679 Cash Receipts...	4707233...		One Time Pay...	\$440.00	\$0.00	
3/19/2025	AR 57705 Cash Receipts...	8951187...			\$1,946.00	\$0.00	
3/19/2025	AR 58182 Cash Receipts...	0000000...			\$453.00	\$0.00	
3/20/2025	AP 57731 Print Check	10975	SPECT - SPECTRUM ASS...	April 2025 J...	\$0.00	\$5,556.00	
3/20/2025	AP 57731 Print Check	10976	SPECT - SPECTRUM ASS...	April 2025 M...	\$0.00	\$2,606.00	
3/20/2025	AP 57731 Print Check	10974	five - Five Star Sea...	Paving Proje...	\$0.00	\$2,433.50	
3/20/2025	AR 57928 Cash Receipts...	0053714...			\$426.00	\$0.00	
3/21/2025	AR 57736 Cash Receipts...	4708653...		One Time Pay...	\$440.00	\$0.00	
3/22/2025	AP 57982 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$0.00	\$833.50	

Account				Balance Forward	Debits	Credits	Ending Balance
3/25/2025	AR 57872 Cash Receipts...	4710799...		One Time Pay...	\$440.00	\$0.00	
3/25/2025	AR 57934 Cash Receipts...	0000000...			\$404.05	\$0.00	
3/26/2025	AR 58000 Cash Receipts...	0000000...			\$1,316.00	\$0.00	
3/27/2025	AR 58004 Cash Receipts...	0000000...			\$1,320.00	\$0.00	
3/28/2025	AR 58007 Cash Receipts...	0000000...			\$900.00	\$0.00	
3/29/2025	AP 57974 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$0.00	\$794.33	
3/30/2025	AP 57763 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$0.00	\$37.40	
3/30/2025	AP 57764 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$0.00	\$35.03	
3/30/2025	AP 57765 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$0.00	\$33.96	
3/30/2025	AP 57766 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$0.00	\$34.92	
3/30/2025	AP 57767 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$0.00	\$34.71	
3/30/2025	AP 57768 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$0.00	\$35.82	
3/30/2025	AP 57769 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$0.00	\$34.58	
3/30/2025	AP 57770 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$0.00	\$34.92	
3/30/2025	AP 57771 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$0.00	\$35.29	
3/30/2025	AP 57772 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$0.00	\$34.54	
3/30/2025	AP 57773 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$0.00	\$34.58	
3/30/2025	AP 57774 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$0.00	\$31.75	
3/30/2025	AP 57775 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$0.00	\$32.32	
3/30/2025	AP 57776 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$0.00	\$32.48	
3/30/2025	AP 57777 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$0.00	\$38.50	
3/30/2025	AP 57778 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$0.00	\$33.42	
3/30/2025	AP 57779 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$0.00	\$35.29	
3/30/2025	AP 57780 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$0.00	\$666.32	
3/30/2025	AP 57781 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$0.00	\$70.36	
3/30/2025	AR 57971 Cash Receipts...	4716823...		One Time Pay...	\$440.00	\$0.00	
3/30/2025	AP 58848 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Associat...	\$0.00	\$4,944.83	
3/30/2025	AP 58849 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Associat...	\$0.00	\$2,331.80	
3/30/2025	AP 58850 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Associat...	\$0.00	\$984.67	
3/30/2025	AP 58851 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$0.00	\$156.62	
3/31/2025	AR 57980 Cash Receipts...	4719305...		One Time Pay...	\$453.00	\$0.00	
3/31/2025	AR 58010 Cash Receipts...	0000000...			\$1,272.00	\$0.00	
3/31/2025	GL 59449 Journal Entry		March JE Jurist	March JE Jur...	\$0.00	\$95,159.65	
3/31/2025	GL 59460 Misc Payment			AR	\$0.00	\$460.00	
3/31/2025	GL 59461 Misc Deposit				\$460.00	\$0.00	
3/31/2025	GL 59463 Journal Entry		March JE OPS	March JE OPS	\$70,026.31	\$43,954.75	
3/31/2025	GL 59464 Misc Payment				\$0.00	\$26,071.56	
3/31/2025	GL 59465 Journal Entry		March Clearing Acct	March Cleari...	\$27,112.23	\$0.00	
3/31/2025	GL 59466 Journal Entry		March CB	March CB	\$0.00	\$1,440.67	
3/31/2025	GL 59467 Misc Payment			CLEARING	\$0.00	\$25,671.56	
3/31/2025	GL 59471 Misc Payment				\$0.00	\$25,671.56	
3/31/2025	GL 59472 Journal Entry		March JE	March JE OPS	\$25,671.56	\$0.00	
3/31/2025	GL 59491 Journal Entry		March OPS	March OPS	\$0.00	\$25,671.56	
01019-008 Truist - Pet Security Account - Com...				\$16,250.00	\$0.00	\$0.00	\$16,250.00

Account				Balance Forward	Debits	Credits	Ending Balance
01026-009 Jurist - Spec Operatingw- MM				\$56,829.17	\$183.39	\$0.00	\$57,012.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 59487 Journal Entry		March WF INT	mARCH wf INT	\$183.39	\$0.00	
01080-009 Due To/From Operating				(\$13,591.65)	\$13,591.65	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$13,591.65	\$0.00	
01224-009 Jurist -Money Market Funds				\$941,851.38	\$97,912.29	\$0.00	\$1,039,763.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 59449 Journal Entry		March JE Jurist	March JE Jur...	\$95,159.65	\$0.00	
3/31/2025	GL 59487 Journal Entry		March WF INT	mARCH wf INT	\$2,752.64	\$0.00	
01280-009 Due To/From Reserves				\$13,591.65	\$0.00	\$13,591.65	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$0.00	\$13,591.65	
01310-001 Assessments Receivable - Conda A				\$18,329.72	\$39,160.00	\$52,215.85	\$5,273.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2025	AR 57148 Cash Receipts...	4674296...		One Time Pay...	\$0.00	\$439.45	
3/1/2025	AR 57288 Apply Charges				\$38,720.00	\$0.00	
3/1/2025	AR 57289 Apply PrePaid...				\$0.00	\$19,847.08	
3/3/2025	AR 57298 Cash Receipts...	0000000...			\$0.00	\$13,683.00	
3/4/2025	AR 57226 Cash Receipts...	4688814...		One Time Pay...	\$0.00	\$2,170.00	
3/4/2025	AR 57300 Cash Receipts...	0000000...			\$0.00	\$2,518.69	
3/5/2025	AR 57440 Cash Receipts...	0000001...			\$0.00	\$880.00	
3/6/2025	AR 57326 Cash Receipts...	4695111...		One Time Pay...	\$0.00	\$440.00	
3/6/2025	AR 57327 Cash Receipts...	4695112...		One Time Pay...	\$0.00	\$438.45	
3/6/2025	AR 57431 Backout Payme...	0000000...			\$440.00	\$0.00	
3/7/2025	AR 57445 Cash Receipts...	0000000...			\$0.00	\$440.00	
3/8/2025	AR 57290 Cash Receipts...	4698800...		Automated Pa...	\$0.00	\$1,320.00	
3/8/2025	AR 57376 Cash Receipts...	4698882...		One Time Pay...	\$0.00	\$440.00	
3/8/2025	AR 57377 Cash Receipts...	4698885...		One Time Pay...	\$0.00	\$440.00	
3/9/2025	AR 57395 Cash Receipts...	1870			\$0.00	\$440.00	
3/10/2025	AR 57402 Cash Receipts...	4700082...		One Time Pay...	\$0.00	\$440.00	
3/10/2025	AR 57405 Cash Receipts...	4700173...		One Time Pay...	\$0.00	\$2.00	
3/10/2025	AR 57447 Cash Receipts...	0000002...			\$0.00	\$1,300.00	
3/11/2025	AR 57449 Cash Receipts...	0000000...			\$0.00	\$440.00	
3/12/2025	AR 57437 Cash Receipts...	4702584...		One Time Pay...	\$0.00	\$415.00	
3/12/2025	AR 57619 Cash Receipts...	0000008...			\$0.00	\$849.00	
3/13/2025	AR 57623 Cash Receipts...	0000001...			\$0.00	\$407.00	
3/14/2025	AR 57711 Cash Receipts...	0000000...			\$0.00	\$440.00	
3/17/2025	AR 57636 Cash Receipts...	4705787...		One Time Pay...	\$0.00	\$440.00	
3/19/2025	AR 57678 Cash Receipts...	4707191...		One Time Pay...	\$0.00	\$440.00	
3/19/2025	AR 57679 Cash Receipts...	4707233...		One Time Pay...	\$0.00	\$440.00	
3/19/2025	AR 57705 Cash Receipts...	8951187...			\$0.00	\$753.00	
3/21/2025	AR 57736 Cash Receipts...	4708653...		One Time Pay...	\$0.00	\$439.14	
3/25/2025	AR 57872 Cash Receipts...	4710799...		One Time Pay...	\$0.00	\$439.45	

Account			Balance Forward	Debits	Credits	Ending Balance
3/25/2025	AR 57934 Cash Receipts...	0000000...		\$0.00	\$404.05	
3/26/2025	AR 58000 Cash Receipts...	0000000...		\$0.00	\$630.54	
3/30/2025	AR 57971 Cash Receipts...	4716823...	One Time Pay...	\$0.00	\$440.00	
01310-002 Assessments Receivable - Condo B			\$7,021.50	\$13,800.00	\$17,804.50	\$3,017.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/1/2025	AR 57288 Apply Charges				\$13,800.00	\$0.00
3/1/2025	AR 57289 Apply PrePaid...				\$0.00	\$7,236.00
3/3/2025	AR 57298 Cash Receipts...	0000000...			\$0.00	\$4,931.50
3/4/2025	AR 57300 Cash Receipts...	0000000...			\$0.00	\$460.00
3/5/2025	AR 57306 Cash Receipts...	4691653...		One Time Pay...	\$0.00	\$435.00
3/5/2025	AR 57440 Cash Receipts...	0000000...			\$0.00	\$315.00
3/6/2025	AR 57332 Cash Receipts...	4695754...		One Time Pay...	\$0.00	\$460.00
3/7/2025	AR 57364 Cash Receipts...	4698350...		One Time Pay...	\$0.00	\$460.00
3/7/2025	AR 57445 Cash Receipts...	0000000...			\$0.00	\$460.00
3/8/2025	AR 57290 Cash Receipts...	4698800...		Automated Pa...	\$0.00	\$460.00
3/10/2025	AR 57401 Cash Receipts...	4699888...		One Time Pay...	\$0.00	\$460.00
3/11/2025	AR 57449 Cash Receipts...	0000000...			\$0.00	\$920.00
3/12/2025	AR 57619 Cash Receipts...	0000000...			\$0.00	\$460.00
3/14/2025	AR 57476 Cash Receipts...	4704154...		One Time Pay...	\$0.00	\$460.00
3/28/2025	AR 58007 Cash Receipts...	0000000...			\$0.00	\$287.00
01310-003 Assessments Receivable - Condo C			\$4,878.73	\$10,224.00	\$14,023.50	\$1,079.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/1/2025	AR 57288 Apply Charges				\$10,224.00	\$0.00
3/1/2025	AR 57289 Apply PrePaid...				\$0.00	\$5,429.00
3/3/2025	AR 57298 Cash Receipts...	0000000...			\$0.00	\$4,189.00
3/4/2025	AR 57300 Cash Receipts...	0000000...			\$0.00	\$881.00
3/7/2025	AR 57445 Cash Receipts...	0000000...			\$0.00	\$426.00
3/8/2025	AR 57290 Cash Receipts...	4698800...		Automated Pa...	\$0.00	\$426.00
3/10/2025	AR 57447 Cash Receipts...	0000000...			\$0.00	\$999.50
3/11/2025	AR 57449 Cash Receipts...	0049000...			\$0.00	\$416.00
3/16/2025	AR 57626 Cash Receipts...	4705478...		One Time Pay...	\$0.00	\$426.00
3/19/2025	AR 57705 Cash Receipts...	995159			\$0.00	\$426.00
3/19/2025	AR 57706 Adjustment				\$0.00	\$405.00
01330-001 Special Assmts. Receiv. - Conda A			(\$1.00)	\$0.00	\$0.00	(\$1.00)
01330-002 Special Assmts. Receiv. - Condo B			\$280.00	\$0.00	\$173.00	\$107.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/28/2025	AR 58007 Cash Receipts...	0000000...			\$0.00	\$173.00
01330-003 Special Assmts. Receiv. - Condo C			\$386.32	\$0.00	\$2.00	\$384.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/10/2025	AR 57447 Cash Receipts...	0000000...			\$0.00	\$2.00
01380-000 Owner Admin. Fees Receiv. - Cost Ce...			\$0.00	\$25.00	\$25.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/6/2025	AR 57432 Apply NSF	0000000...			\$25.00	\$0.00
3/31/2025	GL 59486 Journal Entry		March JE	1610	\$0.00	\$25.00

Account					Balance Forward	Debits	Credits	Ending Balance
01380-001 Owner Admin. Fees Receiv. - Conda A					\$50.00	\$25.00	\$0.00	\$75.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59486 Journal Entry		March JE	1610	\$25.00	\$0.00		
01380-002 Owner Admin. Fees Receiv. - Condo B					\$25.00	\$0.00	\$0.00	\$25.00
01610-008 Prepaid Insurance - Common Area					\$237,446.31	\$0.00	\$43,038.41	\$194,407.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57183 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$0.00	\$21,200.00		
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$0.00	\$21,778.41		
3/31/2025	GL 59486 Journal Entry		March JE	1610	\$0.00	\$60.00		
01620-008 Prepaid Expenses - Common Area					\$8,162.00	\$8,162.00	\$8,162.00	\$8,162.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/20/2025	AP 57721 Enter Bills -...		SPECT - SPECTRUM ASS...	April 2025 M...	\$2,606.00	\$0.00		
3/20/2025	AP 57722 Enter Bills -...		SPECT - SPECTRUM ASS...	April 2025 J...	\$5,556.00	\$0.00		
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$0.00	\$8,162.00		
01639-001 Prepaid Condo Dues - Conda A					\$293.34	\$0.00	\$29.33	\$264.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57182 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$29.33		
01639-002 Prepaid Condo Dues - Condo B					\$100.00	\$0.00	\$10.00	\$90.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57182 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$10.00		
01639-003 Prepaid Condo Dues - Condo C					\$80.00	\$0.00	\$8.00	\$72.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57182 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$0.00	\$8.00		
01652-000 TBA-Enumerate-BB--Clearing Acct					\$0.00	\$26,071.56	\$26,071.56	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59464 Misc Payment				\$26,071.56	\$0.00		
3/31/2025	GL 59465 Journal Entry		March Clearing Acct	March Cleari...	\$0.00	\$26,071.56		
01652-008 TBA-Enumerate-BB--Clearing Acct					\$0.00	\$53,183.79	\$53,183.79	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59463 Journal Entry		March JE OPS	March JE OPS	\$0.00	\$24,630.89		
3/31/2025	GL 59465 Journal Entry		March Clearing Acct	March Cleari...	\$26,071.56	\$28,552.90		
3/31/2025	GL 59466 Journal Entry		March CB	March CB	\$1,440.67	\$0.00		
3/31/2025	GL 59467 Misc Payment			CLEARING	\$25,671.56	\$0.00		
02560-008 Utility Deposits - Common Area					\$275.00	\$0.00	\$0.00	\$275.00
03010-000 Accounts Payable - Cost Center 000					\$0.00	\$38,507.91	\$38,507.91	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/5/2025	AP 57317 Print Check	10959	trail - Trail Servic...	Valve Box & ...	\$870.00	\$0.00		
3/5/2025	AP 57317 Print Check	10963	trail - Trail Servic...	February 202...	\$5,015.00	\$0.00		
3/5/2025	AP 57317 Print Check	10964	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
3/5/2025	AP 57317 Print Check	10960	Hixon - Hixon Pool R...	Relieve Valv...	\$135.00	\$0.00		
3/5/2025	AP 57317 Print Check	10961	Hixon - Hixon Pool R...	February 202...	\$325.00	\$0.00		
3/5/2025	AP 57317 Print Check	10962	Phoenix - Phoenix Go...	Yamaha G14-G...	\$211.86	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
3/12/2025	AP 57433 Enter Bill		DETR - Department of...	Form 1120-H	\$0.00	\$5,251.00	
3/12/2025	AP 57434 Print Check	10965	DETR - Department of...	Form 1120-H	\$5,251.00	\$0.00	
3/17/2025	AP 57628 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
3/17/2025	AP 57629 Enter Bills -...		Bug Off - Bug Off Ex...	Rebait Roden...	\$0.00	\$30.00	
3/17/2025	AP 57630 Enter Bills -...		GERS - GERSTLE, ROSE...	2023-Audit &...	\$0.00	\$4,500.00	
3/17/2025	AP 57631 Enter Bills -...		GERS - GERSTLE, ROSE...	2024-Audit &...	\$0.00	\$2,000.00	
3/17/2025	AP 57632 Enter Bills -...		SPECT - SPECTRUM ASS...	Background S...	\$0.00	\$135.00	
3/17/2025	AP 57633 Enter Bills -...		trail - Trail Servic...	Main Line Br...	\$0.00	\$3,240.00	
3/17/2025	AP 57634 Enter Bills -...		trail - Trail Servic...	March 2025 M...	\$0.00	\$5,450.00	
3/17/2025	AP 57660 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
3/17/2025	AP 57661 Print Check	10966	GERS - GERSTLE, ROSE...	2023-Audit &...	\$4,500.00	\$0.00	
3/17/2025	AP 57661 Print Check	10970	GERS - GERSTLE, ROSE...	2024-Audit &...	\$2,000.00	\$0.00	
3/17/2025	AP 57661 Print Check	10968	trail - Trail Servic...	March 2025 M...	\$5,450.00	\$0.00	
3/17/2025	AP 57661 Print Check	10969	trail - Trail Servic...	Main Line Br...	\$3,240.00	\$0.00	
3/17/2025	AP 57661 Print Check	10967	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
3/17/2025	AP 57661 Print Check	10972	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
3/17/2025	AP 57661 Print Check	10971	Bug Off - Bug Off Ex...	Rebait Roden...	\$30.00	\$0.00	
3/17/2025	AP 57670 Print Check	10973	SPECT - SPECTRUM ASS...	Background S...	\$135.00	\$0.00	
3/20/2025	AP 57721 Enter Bills -...		SPECT - SPECTRUM ASS...	April 2025 M...	\$0.00	\$2,606.00	
3/20/2025	AP 57722 Enter Bills -...		SPECT - SPECTRUM ASS...	April 2025 J...	\$0.00	\$5,556.00	
3/20/2025	AP 57723 Enter Bills -...		five - Five Star Sea...	Paving Proje...	\$0.00	\$2,433.50	
3/20/2025	AP 57731 Print Check	10975	SPECT - SPECTRUM ASS...	April 2025 J...	\$5,556.00	\$0.00	
3/20/2025	AP 57731 Print Check	10976	SPECT - SPECTRUM ASS...	April 2025 M...	\$2,606.00	\$0.00	
3/20/2025	AP 57731 Print Check	10974	five - Five Star Sea...	Paving Proje...	\$2,433.50	\$0.00	
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$0.00	\$6,806.71	
<b>03010-008 Accounts Payable - Common Area</b>				<b>(\$6,806.71)</b>	<b>\$6,806.71</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
3/31/2025	GL 59486 Journal Entry		March JE	3010	\$6,806.71	\$0.00	
<b>03015-008 Insurance Payable - Common Area</b>				<b>(\$198,528.62)</b>	<b>\$43,038.41</b>	<b>\$0.00</b>	<b>(\$155,490.21)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
3/1/2025	AP 58124 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Insurance Pr...	\$19,440.79	\$0.00	
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$21,778.41	\$0.00	
3/31/2025	GL 59488 Journal Entry		Mar Ins Corr	008	\$1,819.21	\$0.00	
<b>03020-008 Accrued CPA Fees - Common Area</b>				<b>(\$7,875.00)</b>	<b>\$6,500.00</b>	<b>\$375.00</b>	<b>(\$1,750.00)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
3/3/2025	GL 57181 Journal Entry		Accrued CPA Fees	Accrued CPA ...	\$0.00	\$375.00	
3/17/2025	AP 57630 Enter Bills -...		GERS - GERSTLE, ROSE...	2023-Audit &...	\$4,500.00	\$0.00	
3/17/2025	AP 57631 Enter Bills -...		GERS - GERSTLE, ROSE...	2024-Audit &...	\$2,000.00	\$0.00	
<b>03022-099 Income Tax Payable</b>				<b>(\$5,251.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$5,251.00)</b>
<b>03310-001 Prepaid Owner Assessments - Conda A</b>				<b>(\$24,713.73)</b>	<b>\$19,847.08</b>	<b>\$9,591.28</b>	<b>(\$14,457.93)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
3/1/2025	AR 57141 Cash Receipts...	4673755...		One Time Pay...	\$0.00	\$440.00	
3/1/2025	AR 57148 Cash Receipts...	4674296...		One Time Pay...	\$0.00	\$0.55	
3/1/2025	AR 57289 Apply PrePaid...				\$19,847.08	\$0.00	

Account			Balance Forward	Debits	Credits	Ending Balance
3/3/2025	AR 57195 Cash Receipts...	4680551...	One Time Pay...	\$0.00	\$440.00	
3/3/2025	AR 57197 Cash Receipts...	4680721...	One Time Pay...	\$0.00	\$870.00	
3/3/2025	AR 57298 Cash Receipts...	0000000...		\$0.00	\$837.00	
3/4/2025	AR 57300 Cash Receipts...	0000000...		\$0.00	\$1,021.31	
3/5/2025	AR 57440 Cash Receipts...	0000000...		\$0.00	\$440.00	
3/6/2025	AR 57327 Cash Receipts...	4695112...	One Time Pay...	\$0.00	\$1.55	
3/6/2025	AR 57443 Cash Receipts...	0000000...		\$0.00	\$440.00	
3/8/2025	AR 57290 Cash Receipts...	4698800...	Automated Pa...	\$0.00	\$880.00	
3/10/2025	AR 57447 Cash Receipts...	0000000...		\$0.00	\$18.00	
3/12/2025	AR 57437 Cash Receipts...	4702584...	One Time Pay...	\$0.00	\$25.00	
3/12/2025	AR 57619 Cash Receipts...	0000001...		\$0.00	\$31.00	
3/13/2025	AR 57623 Cash Receipts...	0000001...		\$0.00	\$33.00	
3/17/2025	AR 57714 Cash Receipts...	0000000...		\$0.00	\$460.00	
3/19/2025	AR 57705 Cash Receipts...	8951187...		\$0.00	\$767.00	
3/21/2025	AR 57736 Cash Receipts...	4708653...	One Time Pay...	\$0.00	\$0.86	
3/25/2025	AR 57872 Cash Receipts...	4710799...	One Time Pay...	\$0.00	\$0.55	
3/26/2025	AR 58000 Cash Receipts...	0000000...		\$0.00	\$685.46	
3/27/2025	AR 58004 Cash Receipts...	0000000...		\$0.00	\$1,320.00	
3/28/2025	AR 58007 Cash Receipts...	0000004...		\$0.00	\$440.00	
3/31/2025	AR 58010 Cash Receipts...	0000000...		\$0.00	\$440.00	
<b>03310-002 Prepaid Owner Assessments - Condo B</b>			<b>(\$6,391.88)</b>	<b>\$7,236.00</b>	<b>\$2,472.50</b>	<b>(\$1,628.38)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>
3/1/2025	AR 57289 Apply PrePaid...				\$7,236.00	\$0.00
3/3/2025	AR 57298 Cash Receipts...	0000000...			\$0.00	\$1,501.50
3/5/2025	AR 57306 Cash Receipts...	4691653...		One Time Pay...	\$0.00	\$25.00
3/14/2025	AR 57476 Cash Receipts...	4704154...		One Time Pay...	\$0.00	\$40.00
3/19/2025	AR 58182 Cash Receipts...	0000000...			\$0.00	\$453.00
3/31/2025	AR 57980 Cash Receipts...	4719305...		One Time Pay...	\$0.00	\$453.00
<b>03310-003 Prepaid Owner Assessments - Condo C</b>			<b>(\$11,145.00)</b>	<b>\$5,429.00</b>	<b>\$2,845.50</b>	<b>(\$8,561.50)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>
3/1/2025	AR 57289 Apply PrePaid...				\$5,429.00	\$0.00
3/3/2025	AR 57298 Cash Receipts...	0000000...			\$0.00	\$50.00
3/4/2025	AR 57300 Cash Receipts...	0000001...			\$0.00	\$823.00
3/10/2025	AR 57447 Cash Receipts...	0000002...			\$0.00	\$278.50
3/11/2025	AR 57449 Cash Receipts...	0049000...			\$0.00	\$10.00
3/14/2025	AR 57711 Cash Receipts...	0000000...			\$0.00	\$426.00
3/20/2025	AR 57928 Cash Receipts...	0053714...			\$0.00	\$426.00
3/31/2025	AR 58010 Cash Receipts...	0000000...			\$0.00	\$832.00
<b>03340-008 Pet Security Deposits - Common Area</b>			<b>(\$16,250.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$16,250.00)</b>
<b>05020-001 Reserves - Pavement - Condo A</b>			<b>(\$79,279.93)</b>	<b>\$0.00</b>	<b>\$241.58</b>	<b>(\$79,521.51)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$241.58
<b>05020-002 Reserves - Pavement - Condo B</b>			<b>(\$38,068.40)</b>	<b>\$0.00</b>	<b>\$310.58</b>	<b>(\$38,378.98)</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>

Account					Balance Forward	Debits	Credits	Ending Balance
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$310.58		
05020-003 Reserves - Pavement - Condo C					(\$39,355.93)	\$0.00	\$294.92	(\$39,650.85)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$294.92		
05020-008 Reserves - Pavement - Common Area					(\$3,988.92)	\$0.00	\$45.50	(\$4,034.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 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					(\$99,384.74)	\$0.00	\$921.58	(\$100,306.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$921.58		
05092-002 Reserve - Restoration - Condo B					(\$12,965.04)	\$0.00	\$48.17	(\$13,013.21)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$48.17		
05092-003 Reserve - Restoration - Condo C					(\$40,235.72)	\$0.00	\$189.25	(\$40,424.97)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$189.25		
05092-008 Reserve - Restoration - Common Area					(\$28,620.97)	\$0.00	\$156.67	(\$28,777.64)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 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					(\$101,978.55)	\$0.00	\$2,573.83	(\$104,552.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$2,573.83		
05210-002 Reserves - Roofs - Condo B					(\$187,818.36)	\$0.00	\$1,351.75	(\$189,170.11)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$1,351.75		
05210-003 Reserves - Roofs - Condo C					(\$76,821.42)	\$0.00	\$405.08	(\$77,226.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 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					(\$24,360.71)	\$0.00	\$28.58	(\$24,389.29)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$0.00	\$28.58		
05220-003 Reserves - Exterior Paint - Condo C					(\$17,297.15)	\$0.00	\$0.00	(\$17,297.15)
05220-008 Reserves - Exterior Paint - Common ...					(\$2,950.00)	\$0.00	\$0.00	(\$2,950.00)
05492-001 Reserve - Interest Income - Conda A					(\$4,304.66)	\$0.00	\$0.00	(\$4,304.66)
05492-002 Reserve - Interest Income - Condo B					(\$1,461.87)	\$0.00	\$0.00	(\$1,461.87)
05492-003 Reserve - Interest Income - Condo C					(\$1,172.54)	\$0.00	\$0.00	(\$1,172.54)

Account					Balance Forward	Debits	Credits	Ending Balance
05492-008 Reserve - Interest Income - Common ...					(\$107.72)	\$0.00	\$0.00	(\$107.72)
05492-009 Reserve - Interest Income - JURIST					(\$111,373.46)	\$0.00	\$2,753.15	(\$114,126.61)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59487 Journal Entry		March WF INT	mARCH wf INT	\$0.00	\$2,752.64		
3/31/2025	GL 59490 Journal Entry		Mar JE	mar JE	\$0.00	\$0.51		
05496-008 Reserve-Major Repr/Repl - Common Ar...					\$100,000.00	\$0.00	\$75,000.00	\$25,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$0.00	\$75,000.00		
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)
05530-008 Enumerate-Cash- Beg Bal					\$0.00	\$25,671.56	\$25,671.56	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59471 Misc Payment				\$25,671.56	\$0.00		
3/31/2025	GL 59472 Journal Entry		March JE	March JE OPS	\$0.00	\$25,671.56		
06310-001 Assessment Income - Conda A					(\$21,110.84)	\$28,164.58	\$38,720.00	(\$31,666.26)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/1/2025	AR 57288 Apply Charges				\$0.00	\$38,720.00		
3/3/2025	GL 57172 Journal Entry		Common Area Income	Common Area ...	\$28,145.17	\$0.00		
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$19.41	\$0.00		
06310-002 Assessment Income - Condo B					(\$8,740.16)	\$9,533.00	\$13,903.08	(\$13,110.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/1/2025	AR 57288 Apply Charges				\$0.00	\$13,800.00		
3/3/2025	GL 57172 Journal Entry		Common Area Income	Common Area ...	\$9,533.00	\$0.00		
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$0.00	\$103.08		
06310-003 Assessment Income - Condo C					(\$4,984.00)	\$8,122.25	\$10,614.25	(\$7,476.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/1/2025	AR 57288 Apply Charges				\$0.00	\$10,224.00		
3/3/2025	GL 57172 Journal Entry		Common Area Income	Common Area ...	\$7,717.25	\$0.00		
3/19/2025	AR 57706 Adjustment				\$405.00	\$0.00		
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$0.00	\$390.25		
06310-008 Assessment Income - Common Area					(\$23,597.62)	\$23,597.62	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$23,597.62	\$0.00		
06320-001 Common Area Income - Conda A					(\$56,290.34)	\$0.00	\$28,145.17	(\$84,435.51)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57172 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$28,145.17		
06320-002 Common Area. Income - Condo B					(\$19,066.00)	\$0.00	\$9,533.00	(\$28,599.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57172 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$9,533.00		
06320-003 Common Area Income - Condo C					(\$15,434.50)	\$0.00	\$7,717.25	(\$23,151.75)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57172 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$7,717.25		

Account					Balance Forward	Debits	Credits	Ending Balance
06330-008 Special Assmt. Income - Common Area					\$0.00	\$0.00	\$23,597.62	(\$23,597.62)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$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		
3/6/2025	AR 57432 Apply NSF	0000000...			\$0.00	\$25.00		
3/31/2025	GL 59489 Journal Entry		Mar JE	Mar JE	\$25.00	\$0.00		
06380-001 Owner Admin. Fees Income - Conda A					\$0.00	\$0.00	\$25.00	(\$25.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59489 Journal Entry		Mar JE	Mar 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					(\$56,290.34)	\$0.00	\$28,145.17	(\$84,435.51)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57184 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$28,145.17		
06411-008 Condo B Transfer-CA					(\$19,066.00)	\$0.00	\$9,533.00	(\$28,599.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57184 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$9,533.00		
06412-008 Condo C Transfer-CA					(\$15,434.50)	\$0.00	\$7,717.25	(\$23,151.75)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57184 Journal Entry		Condo A-B C Transfer...	Condo A-B- C...	\$0.00	\$7,717.25		
06490-000 Receivables Adjustments - Cost Cent...					\$0.00	\$460.00	\$460.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59460 Misc Payment			AR	\$460.00	\$0.00		
3/31/2025	GL 59461 Misc Deposit				\$0.00	\$460.00		
06490-001 Receivables Adjustments - Conda A					\$27.79	\$0.00	\$19.41	\$8.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$0.00	\$19.41		
06490-002 Receivables Adjustments - Condo B					\$741.12	\$103.08	\$0.00	\$844.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$103.08	\$0.00		
06490-003 Receivables Adjustments - Condo C					\$263.22	\$390.25	\$0.00	\$653.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59486 Journal Entry		March JE	March JE	\$390.25	\$0.00		
06510-003 Transfer Fees - Condo C					(\$259.67)	\$0.00	\$0.00	(\$259.67)
06510-008 Transfer Fees - Common Area					(\$100,000.00)	\$75,000.00	\$0.00	(\$25,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$75,000.00	\$0.00		
06550-008 Application Fees					(\$200.00)	\$135.00	\$0.00	(\$65.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/17/2025	AP 57632 Enter Bills -...		SPECT - SPECTRUM ASS...	Background S...	\$135.00	\$0.00		
06910-008 Interest Income - Common Area					(\$418.18)	\$0.51	\$183.39	(\$601.06)

Account					Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59487 Journal Entry		March WF INT	mARCH wf INT	\$0.00	\$183.39		
3/31/2025	GL 59490 Journal Entry		Mar JE	mar JE	\$0.51	\$0.00		
06920-008 Misc. Income - Common Area					(\$25.00)	\$0.00	\$0.00	(\$25.00)
07010-008 Management Fees - Common Area					\$5,112.00	\$2,556.00	\$0.00	\$7,668.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$2,556.00	\$0.00		
07140-008 Audit Fees - Common Area					\$0.00	\$375.00	\$0.00	\$375.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57181 Journal Entry		Accrued CPA Fees	Accrued CPA ...	\$375.00	\$0.00		
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					\$58.66	\$29.33	\$0.00	\$87.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57182 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$29.33	\$0.00		
07170-002 Annual Condo Dues					\$20.00	\$10.00	\$0.00	\$30.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57182 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$10.00	\$0.00		
07170-003 Annual Condo Dues					\$16.00	\$8.00	\$0.00	\$24.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57182 Journal Entry		Prepaid Condo Dues	Prepaid Cond...	\$8.00	\$0.00		
07250-008 Bank Charges - Common Area					\$36.00	\$12.00	\$0.00	\$48.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/5/2025	GL 59450 Misc Payment			Return ACH F...	\$12.00	\$0.00		
07262-008 Bulk Mailings					\$261.76	\$0.00	\$0.00	\$261.76
07320-008 Office ,Expenses/Storage= CA					\$112.60	\$50.00	\$0.00	\$162.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$50.00	\$0.00		
07430-008 Federal Income Tax - Common Area					\$0.00	\$5,251.00	\$0.00	\$5,251.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/12/2025	AP 57433 Enter Bill		DETR - Department of...	Form 1120-H	\$5,251.00	\$0.00		
07460-001 Common Area Distribution					\$56,290.34	\$28,145.17	\$0.00	\$84,435.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57174 Journal Entry		Maintenance Fees	Common Area ...	\$28,145.17	\$0.00		
07460-002 Common Area Distribution					\$19,066.00	\$9,533.00	\$0.00	\$28,599.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57174 Journal Entry		Maintenance Fees	Common Area ...	\$9,533.00	\$0.00		
07460-003 Common Area Distribution					\$15,434.50	\$7,717.25	\$0.00	\$23,151.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/3/2025	GL 57174 Journal Entry		Maintenance Fees	Common Area ...	\$7,717.25	\$0.00		
07890-008 Misc. G & A - Common Area					\$1,858.92	\$0.00	\$0.00	\$1,858.92
08010-008 Insurance					\$44,438.58	\$21,260.00	\$1,819.21	\$63,879.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
3/3/2025	GL 57183 Journal Entry		Prepaid Insurance	Prepaid Insu...	\$21,200.00	\$0.00	
3/31/2025	GL 59486 Journal Entry		March JE	1610	\$60.00	\$0.00	
3/31/2025	GL 59488 Journal Entry		Mar Ins Corr	Mar -Ins cor...	\$0.00	\$1,819.21	
08210-008 Pool Service. - Common Area				\$325.00	\$0.00	\$0.00	\$325.00
08220-008 Pool Repairs - Common Area				\$2,385.00	\$0.00	\$0.00	\$2,385.00
08910-001 Electricity - Conda A				\$803.12	\$385.75	\$0.00	\$1,188.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/30/2025	AP 57763 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$37.40	\$0.00	
3/30/2025	AP 57764 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$35.03	\$0.00	
3/30/2025	AP 57765 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$33.96	\$0.00	
3/30/2025	AP 57766 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$34.92	\$0.00	
3/30/2025	AP 57767 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$34.71	\$0.00	
3/30/2025	AP 57768 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$35.82	\$0.00	
3/30/2025	AP 57769 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$34.58	\$0.00	
3/30/2025	AP 57770 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$34.92	\$0.00	
3/30/2025	AP 57771 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$35.29	\$0.00	
3/30/2025	AP 57772 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$34.54	\$0.00	
3/30/2025	AP 57773 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$34.58	\$0.00	
08910-002 Electricity - Condo B				\$195.68	\$96.55	\$0.00	\$292.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/30/2025	AP 57774 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$31.75	\$0.00	
3/30/2025	AP 57775 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$32.32	\$0.00	
3/30/2025	AP 57776 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$32.48	\$0.00	
08910-003 Electricity - Condo C				\$223.55	\$107.21	\$0.00	\$330.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/30/2025	AP 57777 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$38.50	\$0.00	
3/30/2025	AP 57778 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$33.42	\$0.00	
3/30/2025	AP 57779 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$35.29	\$0.00	
08910-008 Electricity - Common Area				\$2,039.23	\$736.68	\$0.00	\$2,775.91
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/30/2025	AP 57780 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$666.32	\$0.00	
3/30/2025	AP 57781 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$70.36	\$0.00	
08930-001 Water & Sewer - Conda A				\$12,084.73	\$4,944.83	\$0.00	\$17,029.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/30/2025	AP 58848 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Associat...	\$4,944.83	\$0.00	
08930-002 Water & Sewer - Condo B				\$4,836.40	\$2,331.80	\$0.00	\$7,168.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/30/2025	AP 58849 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Associat...	\$2,331.80	\$0.00	
08930-003 Water & Sewer - Condo C				\$2,281.59	\$984.67	\$0.00	\$3,266.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/30/2025	AP 58850 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Associat...	\$984.67	\$0.00	
08930-008 Water & Sewer - Common Area				\$360.98	\$156.62	\$0.00	\$517.60

Account					Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/30/2025	AP 58851 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$156.62	\$0.00		
08940-008 Trash Removal					\$6,601.82	\$3,234.84	\$0.00	\$9,836.66
3/17/2025	AP 58713 Hand Written ...	Auto Pa...	repub - Republic Ser...	March 2025 T...	\$3,234.84	\$0.00		
09015-008 Landscape Extras					\$1,892.63	\$581.99	\$0.00	\$2,474.62
3/29/2025	AP 57974 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$581.99	\$0.00		
09016-008 Landscape Project					\$5,901.00	\$0.00	\$0.00	\$5,901.00
09020-008 Grounds Maintenance - CA					\$870.00	\$450.00	\$0.00	\$1,320.00
3/17/2025	AP 57634 Enter Bills -...		trail - Trail Servic...	March 2025 M...	\$450.00	\$0.00		
09023-008 Irrigation Project					\$6,800.00	\$3,240.00	\$0.00	\$10,040.00
3/17/2025	AP 57633 Enter Bills -...		trail - Trail Servic...	Main Line Br...	\$3,240.00	\$0.00		
09110-003 Gen. Maint. & Repair - Condo C					\$291.58	\$0.00	\$0.00	\$291.58
09110-008 Gen. Maint. & Repair - Common Area					\$713.84	\$1,045.84	\$0.00	\$1,759.68
3/22/2025	AP 57982 Hand Written ...	Auto Pa...	BBT - TRUIST	Truist Credi...	\$833.50	\$0.00		
3/29/2025	AP 57974 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$212.34	\$0.00		
09120-008 Asphalt Repair - Common Area					\$0.00	\$2,433.50	\$0.00	\$2,433.50
3/20/2025	AP 57723 Enter Bills -...		five - Five Star Sea...	Paving Proje...	\$2,433.50	\$0.00		
09190-008 Electrical Repairs - Common Area					\$773.50	\$0.00	\$0.00	\$773.50
09585-008 Plumbing/Tunnel/Project					\$599.00	\$0.00	\$0.00	\$599.00
09586-008 Dumpster Repair Project					\$825.00	\$0.00	\$0.00	\$825.00
09610-008 Lawn Maint. & Landscaping - Common ...					\$10,030.00	\$5,000.00	\$0.00	\$15,030.00
3/17/2025	AP 57634 Enter Bills -...		trail - Trail Servic...	March 2025 M...	\$5,000.00	\$0.00		
09650-008 Security Services - Common Area					\$999.40	\$499.70	\$0.00	\$1,499.10
3/17/2025	AP 57628 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
3/17/2025	AP 57660 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00		
09750-008 Pest Control /Lawn/Rodent/Trees- Co...					\$450.00	\$30.00	\$0.00	\$480.00
3/17/2025	AP 57629 Enter Bills -...		Bug Off - Bug Off Ex...	Rebait Roden...	\$30.00	\$0.00		
09850-008 Maintenance Services - Janitorial					\$8,415.75	\$5,556.00	\$0.00	\$13,971.75
3/31/2025	GL 59473 Journal Entry		March JE	Maarch JE	\$5,556.00	\$0.00		
09915-001 Reserves - Pavement - Conda A					\$483.16	\$241.58	\$0.00	\$724.74
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$241.58	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
09915-002 Reserves - Pavement - Condo B				\$621.16	\$310.58	\$0.00	\$931.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$310.58	\$0.00	
09915-003 Reserves - Pavement - Condo C				\$589.84	\$294.92	\$0.00	\$884.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$294.92	\$0.00	
09915-008 Reserves - Pavement - Common Area				\$91.00	\$45.50	\$0.00	\$136.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$45.50	\$0.00	
09960-001 Reserves - Roofs - Conda A				\$5,147.66	\$2,573.83	\$0.00	\$7,721.49
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$2,573.83	\$0.00	
09960-002 Reserves - Roofs - Condo B				\$2,703.50	\$1,351.75	\$0.00	\$4,055.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$1,351.75	\$0.00	
09960-003 Reserves - Roofs - Condo C				\$810.16	\$405.08	\$0.00	\$1,215.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$405.08	\$0.00	
09965-002 Reserves - Ext. Painting - Condo B				\$57.16	\$28.58	\$0.00	\$85.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$28.58	\$0.00	
09980-001 Reserves - Restoration- Conda A				\$1,843.16	\$921.58	\$0.00	\$2,764.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$921.58	\$0.00	
09980-002 Reserves - Restorastion - Condo B				\$96.34	\$48.17	\$0.00	\$144.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$48.17	\$0.00	
09980-003 Reserves - Restoration - Condo C				\$378.50	\$189.25	\$0.00	\$567.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$189.25	\$0.00	
09980-008 Reserves - Restoration - Common Are...				\$313.34	\$156.67	\$0.00	\$470.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2025	GL 57173 Journal Entry		Reserves	Reserves	\$156.67	\$0.00	
<b>Total:</b>				<b>\$0.00</b>	<b>\$980,180.41</b>	<b>\$980,180.41</b>	<b>\$0.00</b>




Advisors

# COMBINED SNAPSHOT Current period ending March 31, 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

0028337 06 AT 2.50 \*\*AUTO TS 03813 33467-524914 -C07-P28365-11234  
  
KARANDA VILLAGE IV CONDO ASSOC  
8927 HYPOLUXO RD  
SUITE A4 #218  
LAKE WORTH FL 33467-5262



## Message from Our Firm

BEWARE SCAMMERS IMPERSONATING THE INTERNAL REVENUE SERVICE. THE IRS ONLY INITIATES CONTACT BY MAIL AND WON'T THREATEN ARREST OR REQUEST PAYMENT BY PREPAID CARD OR CRYPTO. IF YOU GET AN UNEXPECTED IRS CALL, HANG UP RIGHT AWAY, EVEN IF THEY HAVE YOUR SSN.

## News

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

### Investment and Insurance Products are:

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

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

## News from Wells Fargo Advisors

### Variable Transfer Update for Automated Clearing House (ACH) Instructions

ACH instructions for variable transfers exceeding \$100,000 will no longer be processed as wires. These transactions will be processed via ACH regardless of dollar amount.

### Important information from Wells Fargo Advisors

#### Notification of Financial Disclosure Statement

Pursuant to Securities and Exchange Commission (SEC) Rule 17a-5, broker-dealers are required to provide certain statements, including a Statement of Financial Condition, to their customers. This Financial Disclosure Statement is being provided by Wells Fargo Clearing Services, LLC (the Company) pursuant to this rule.

The SEC permits a broker-dealer to publish its Statement of Financial Condition on a website in lieu of providing a paper copy. You can access this information at no cost at [wellsfargoclearingservicesllc.com](http://wellsfargoclearingservicesllc.com). If you wish to receive a paper copy of the Company's Statement of Financial Condition, at no cost, Wells Fargo Advisors Financial Network LLC clients please call 1-866-258-4606 and Wells Fargo Advisor Solution clients please call 1-866-636-8339. In addition, the Company's audited Statement of Financial Condition as of December 31, 2024, is available for inspection at the principal office of the Company located at One North Jefferson Avenue, St. Louis, MO 63103.

The Company is subject to the SEC's Uniform Net Capital Rule (Rule 15c3-1), which requires the maintenance of minimum net capital, as defined. The Company has elected to use the alternative method, permitted by Rule 15c3-1, which requires that the Company maintain minimum net capital, as defined, equal to the greater of \$1,500,000 or 2% of aggregate debit balances arising from customer transactions, as defined.

At December 31, 2024, the Company had net capital of \$10,137,543,000, which was 237.25% of aggregate debit balances and \$10,052,083,000 in excess of required minimum net capital of \$85,460,000.

The most recent audited Statement of Financial Condition of the Company as of December 31, 2024, and the Report of Independent Registered Public Accounting Firm are available for inspection at the principal office of the Company located at One North Jefferson Avenue, St. Louis, MO 63103, at the regional office of the SEC located at 175 W. Jackson Boulevard, Suite 900, Chicago, IL 60604, and at the office of the SEC located at 100 F. Street NE, Washington, DC 20549.

WELLS  
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Advisors

## COMBINED SNAPSHOT

KARANDA VILLAGE IV CONDO ASSOC

March 1, 2025 - March 31, 2025  
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

Please visit us at: [www.wellsfargoadvisors.com](http://www.wellsfargoadvisors.com)

### What's inside your Combined Snapshot ...

ACCOUNT NAME	STATEMENT ENCLOSED	ACCOUNT NUMBER	TAX STATUS	PREVIOUS VALUE ON FEB 28	NET CHANGE	CURRENT VALUE ON MAR 31
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (E/O ACCOUNT)	Yes	6745-2769	Non-Profit	56,829.17	183.39	57,012.56
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)	Yes	8607-7191	Non-Profit	941,851.38	97,912.29	1,039,763.67
<b>Total</b>				<b>\$998,680.55</b>	<b>\$98,095.68</b>	<b>\$1,096,776.23</b>

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.

March 1, 2025 - March 31, 2025  
 PRIMARY ACCOUNT NUMBER: 8607-7191

**Combined progress summary**

	THIS PERIOD	THIS YEAR
<b>Opening value</b>	<b>\$998,680.55</b>	<b>\$1,081,922.06</b>
Cash deposited	95,159.65	101,727.65
Securities deposited	0.00	0.00
Cash withdrawn	2.01	-100,903.08
Securities withdrawn	0.00	0.00
Change in value	2,934.02	14,029.60
<b>Closing value</b>	<b>\$1,096,776.23</b>	<b>\$1,096,776.23</b>

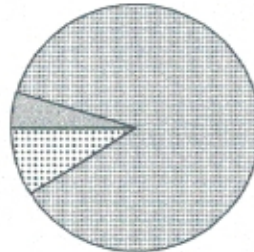
Estimated accrued interest <sup>^</sup> 11,653.05

**Total value (incl. accruals) \$1,108,429.28**

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

**Combined portfolio summary**

CURRENT



ASSETS

- Cash and sweep balances
- Stocks, options & ETFs
- Fixed income securities
- Mutual funds

**Value over time**



	PREVIOUS VALUE ON FEB 28	%	CURRENT VALUE ON MAR 31	%	ESTIMATED ANN. INCOME
	19,075.05	1.91	50,950.10	4.65	2,103
	0.00	0.00	0.00	0.00	0
	873,396.80	87.46	948,803.75	86.51	44,820
	106,208.70	10.63	97,022.38	8.85	3,764
<b>Asset value</b>	<b>\$998,680.55</b>	<b>100%</b>	<b>\$1,096,776.23</b>	<b>100%</b>	<b>\$50,687</b>

## Specific instructions and disclosures

### Available funds

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

### Income on non-reportable accounts

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

### Callable Securities

This statement presents estimated unrealized or realized gains or losses for your information only. If acquisition or your securities being selected for redemption is proportional to the holdings of all shareholders of such securities held in street name, if a security is called prior to maturity it may affect the yield you receive. Additional information is available at [www.wellsfargoadvisors.com](http://www.wellsfargoadvisors.com) under Legal Disclosures or the written procedures are available upon request.

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

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

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

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

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

### Estimated accrued interest on Fixed Income securities

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

### Advisory Fee

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

### Manager Fee

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

### Effective Fee Rate

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

### Investment Selection Discretion

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



Advisors

# SNAPSHOT

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

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

## Progress summary

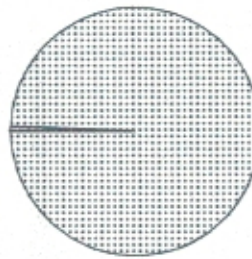
	THIS PERIOD	THIS YEAR
<b>Opening value</b>	<b>\$56,829.17</b>	<b>\$56,410.48</b>
Cash deposited	0.00	0.00
Securities deposited	0.00	0.00
Cash withdrawn	0.00	0.00
Securities withdrawn	0.00	0.00
Change in value	183.39	602.08
<b>Closing value</b>	<b>\$57,012.56</b>	<b>\$57,012.56</b>

## Value over time



## Portfolio summary

CURRENT



ASSETS	ASSET TYPE	PREVIOUS VALUE ON FEB 28	%	CURRENT VALUE ON MAR 31	%	ESTIMATED ANN. INCOME
Cash and sweep balances		290.10	0.51	329.94	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		56,539.07	99.49	56,682.62	99.42	2,199
<b>Asset value</b>		<b>\$56,829.17</b>	<b>100%</b>	<b>\$57,012.56</b>	<b>100%</b>	<b>\$2,199</b>

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

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

**Your Financial Advisor**

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

19 CENTER ST  
CHATHAM, NJ 07928

**Client service information**

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

**Account profile**

Full account name:

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

Account type:  
Brokerage account number:  
Brokerage Cash Services number:  
Tax status:  
Investment objective/Risk tolerance:\*  
Time horizon:\*  
Liquidity needs:\*  
Cost Basis Election:  
Sweep option:

Brokerage Cash Services  
6745-2769  
6048235326  
Non-Profit  
CONSERVATIVE INCOME  
LONG TERM (10+ YEARS)  
NONE  
First in, First out  
EXPANDED BANK DEPOSIT

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

**Available funds**

Cash 0.00  
Money market and sweep funds 329.94  
Available for loan 0.00  
**Your total available funds \$329.94**

**For your consideration**

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

**Document delivery status**

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

**Paper Electronic**



**Advisors**

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

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

**Total Bank Deposits**

**\$329.94**

**Mutual Funds**

**Open End Mutual Funds**

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

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED	
								ANNUAL INCOME	ANNUAL YIELD (%)
FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS GOIXX								2,199	3.88
On Reinvestment Acquired Net Tax Lots S nc	99.42	56,682.62000	1.00	56,682.62	1.0000	56,682.62	0.00		
<b>Total Open End Mutual Funds</b>	<b>99.42</b>			<b>\$56,682.62</b>		<b>\$56,682.62</b>	<b>\$0.00</b>	<b>\$2,199</b>	<b>3.88</b>
<b>Total Mutual Funds</b>	<b>99.42</b>			<b>\$56,682.62</b>		<b>\$56,682.62</b>	<b>\$0.00</b>	<b>\$2,199</b>	<b>3.88</b>

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

**Activity detail**

**Income and distributions**

DATE	ACCOUNT TYPE	TRANSACTION	DESCRIPTION	QUANTITY	PRICE	AMOUNT
03/03	Cash	DIVIDEND	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL PRM 022825 56,539.07000 AS OF 2/28/25			39.83
03/03	Cash	DIVIDEND	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS 022825 56,539.07000 AS OF 2/28/25			143.55



Advisors

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

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

**Bank Deposits Through Teller**

**March 1 - March 31**

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

**Account number 6048235326**

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

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

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
03/01		BEGINNING BALANCE		\$0.00
03/31		ENDING BALANCE		\$0.00



Advisors

# SNAPSHOT

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

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

## Progress summary

	THIS PERIOD	THIS YEAR
<b>Opening value</b>	<b>\$941,851.38</b>	<b>\$1,025,511.58</b>
Cash deposited	95,159.65	101,727.65
Securities deposited	0.00	0.00
Cash withdrawn	2.01	-100,903.08
Securities withdrawn	0.00	0.00
Change in value	2,750.63	13,427.52
<b>Closing value</b>	<b>\$1,039,763.67</b>	<b>\$1,039,763.67</b>

Estimated accrued interest <sup>^</sup> 11,653.05

**Total value (incl. accruals) \$1,051,416.72**

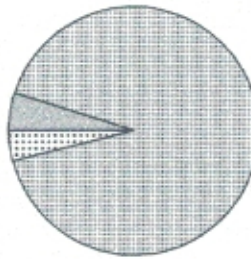
<sup>^</sup> Estimated accrued interest is included for your convenience. The value represents the estimated portion of the interest that would be received upon the sale of your Fixed Income positions. For more information, see the Specific instructions and disclosures page.

## Value over time



## Portfolio summary

CURRENT



## ASSETS

- Cash and sweep balances
- Stocks, options & ETFs
- Fixed income securities
- Mutual funds

PREVIOUS VALUE ON FEB 28	%	CURRENT VALUE ON MAR 31	%	ESTIMATED ANN. INCOME
18,784.95	1.99	50,620.16	4.87	2,103
0.00	0.00	0.00	0.00	0
873,396.80	92.73	948,803.75	91.25	44,820
49,669.63	5.27	40,339.76	3.88	1,565
<b>\$941,851.38</b>	<b>100%</b>	<b>\$1,039,763.67</b>	<b>100%</b>	<b>\$48,488</b>



## Advisors

## SNAPSHOT

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

MARCH 1, 2025 - MARCH 31, 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)

Account type:  
Brokerage account number:  
Brokerage Cash Services number:  
Tax status:  
Investment objective/Risk tolerance:  
Time horizon:  
Liquidity needs:  
Cost Basis Election:  
Sweep option:  
Your advisory program:  
Your Effective Fee Rate:\*\*

Brokerage Cash Services  
8607-7191  
9093920162  
Non-Profit  
CONSERVATIVE INCOME  
LONG TERM (10+ YEARS)  
NONE  
First in, First out  
EXPANDED BANK DEPOSIT  
PIM  
0.35%

\*For more information, please visit us at: [www.wellsfargoadvisors.com/disclosures](http://www.wellsfargoadvisors.com/disclosures)  
\*\*For more information, please review the Specific instructions and disclosures section of this statement.

### For your consideration

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

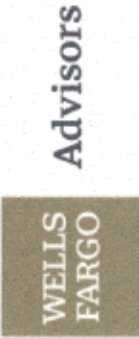
### Document delivery status

Statements:  
Trade confirmations:  
Tax documents:  
Shareholder communications:  
Other documents:

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

### Available funds

Cash 0.00  
Money market and sweep funds 50,620.16  
Available for loan 0.00  
**Your total available funds \$50,620.16**



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

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

**\$50,620.16**

**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 (%)
<b>US TREASURY NOTES</b>										
CPN 4.750% DUE 07/31/25										
DTD 07/31/23 FC 01/31/24										
Moody AAA										
CUSIP 91282CHN4										
Acquired 12/05/24 S	11.08	115,000	100.13 100.24	115,151.09 115,285.20	100.1400	115,161.00	9.91	905.39	5,463	4.74
<b>US TREASURY NOTES</b>										
CPN 4.000% DUE 12/15/25										
DTD 12/15/22 FC 06/15/23										
Moody AAA										
CUSIP 91282CGA3										
Acquired 03/28/25 S	9.61	100,000	99.94	99,941.41	99.9250	99,925.00	-16.41	1,175.83	4,000	4.00
<b>US TREASURY NOTES</b>										
CPN 4.625% DUE 03/15/26										
DTD 03/15/23 FC 09/15/23										
Moody AAA										
CUSIP 91282CGR6										
Acquired 12/05/24 S	11.12	115,000	100.36 100.47	115,418.04 115,546.25	100.5120	115,588.80	170.76	245.70	5,319	4.60
<b>US TREASURY NOTES</b>										
CPN 4.875% DUE 05/31/26										
DTD 05/31/24 FC 11/30/24										
Moody AAA										
CUSIP 91282CKS9										
Acquired 01/28/25 S	12.14	125,000	100.76 100.86	125,954.26 126,085.00	100.9410	126,176.25	221.99	2,042.41	6,094	4.82

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

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

**Fixed Income Securities**

**Certificates of Deposit continued**

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 (%)
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	12.10	125,000	N/A##	N/A&	100.6200	125,775.00	N/A	1,208.22	6,125	4.86
<b>Total Certificates of Deposit</b>	<b>37.65</b>	<b>390,000</b>		<b>\$0.00</b>		<b>\$391,452.70</b>	<b>\$0.00</b>	<b>\$6,558.58</b>	<b>\$19,570</b>	<b>5.00</b>
<b>Total Fixed Income Securities</b>	<b>91.25</b>			<b>\$556,924.97</b> <b>\$557,334.42</b>		<b>\$948,803.75</b>	<b>\$426.08</b>	<b>\$11,653.05</b>	<b>\$44,820</b>	<b>4.72</b>

\* Denotes Certificate of Deposit with a maturity date in the next 60 days. Please contact us for further investment opportunities or any assistance.

& Insufficient data available for accurate cost or other basis adjustment.

## Cost information for one or more securities is not available. If you have cost information and would like to see it on future statements, contact Your Financial Advisor.

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



Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

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

Activity detail by date continued

DATE	ACCOUNT TYPE	TRANSACTION/ CHECK NUMBER	QUANTITY	DESCRIPTION	PRICE	AMOUNT	CASH AND SWEET BALANCES
03/12	Cash	AUTO ACTIVITY		KARANDA VILLAGE IV INC TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXX2808		13,591.65	
03/12	Cash	SALE	-9,500.00000	ACH DIRECT WITHDRAWAL TRACE # 121000240007268 KARANDA VILLAGE IV INC TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXX2808	1.0000	9,500.00	
03/12	Cash	PURCHASE ACCRUED INT	100,000.00000	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS US TREASURY NOTES CPN 4.375% DUE 07/31/26 DTD 07/31/24 FC 01/31/25 CUSIP 91282CLB5	100.4765	-100,476.56 -495.51	15,906.54
03/17	Cash	INTEREST		US TREASURY NOTES CPN 4.625% DUE 03/15/26 DTD 03/15/23 FC 09/15/23 031525 115,000 AS OF 3/15/25 CUSIP 91282CGR6		2,659.38	18,565.92
03/24	Cash	AUTO ACTIVITY		ACH PERIODIC WITHDRAWAL MONTHLY DEPOSIT TRACE # 121000240011204 TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXX2808		6,568.00	25,133.92
03/28	Cash	INTEREST		FLAGSTAR BANK NA CD TROY MI ACT/365 FDIC INSD CPN 4.900% DUE 03/28/25 DTD 12/28/23 FC 06/28/24 032825 125,000 CUSIP 33847GBR2		1,510.27	



Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

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

Activity detail by type continued

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	DESCRIPTION	QUANTITY	PRICE	AMOUNT
03/31	Cash	INTEREST	EXPANDED BANK DEPOSIT 033125 50,537			82.22

Total Income and distributions:

\$4,422.00

Securities sold and redeemed

DATE	ACCOUNT TYPE	TRANSACTION	DESCRIPTION	QUANTITY	PRICE	AMOUNT
03/12	Cash	SALE	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS	-9,500.00000	1.0000	9,500.00
03/28	Cash	REDEMPTION	FLAGSTAR BANK NA CD TROY MI ACT/365 FDIC INSD CPN 4.900% DUE 03/28/25 DTD 12/28/23 FC 06/28/24 CUSIP 33847GBR2	-125,000.00000		125,000.00

Total Securities sold and redeemed:

\$134,500.00

Electronic funds transfer

DATE	ACCOUNT TYPE	TRANSACTION	DESCRIPTION	AMOUNT
03/12	Cash	AUTO ACTIVITY	ACH DIRECT WITHDRAWAL TRACE # 121000240007267 KARANDA VILLAGE IV INC TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXXXX2808	75,000.00
03/12	Cash	AUTO ACTIVITY	ACH DIRECT WITHDRAWAL TRACE # 121000240007268 KARANDA VILLAGE IV INC TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXXXX2808	13,591.65
03/24	Cash	AUTO ACTIVITY	ACH PERIODIC WITHDRAWAL MONTHLY DEPOSIT TRACE # 121000240011204 TRANSFER FROM TRUIST BANK CHK XXXXXXXXXXXXXXX2808	6,568.00

Total Electronic funds transfer:

\$95,159.65



Advisors

KARANDA VILLAGE IV CONDOMINIUM  
ASSOCIATION INC  
(RESERVE ACCOUNT)

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

**Cash sweep activity continued**

DATE	TRANSACTION	DESCRIPTION	AMOUNT	DATE	TRANSACTION	DESCRIPTION	AMOUNT
03/31	REINVEST INT	EXPANDED BANK DEPOSIT	82.22	03/31		ENDING BALANCE	50,620.16
03/31	TRANSFER TO	EXPANDED BANK DEPOSIT	23,893.75				

**Bank Deposits Through Teller**

March 1 - March 31

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

Account number 9093920162

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

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

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
03/01		BEGINNING BALANCE		\$0.00
03/31		ENDING BALANCE		\$0.00