

SPECTRUM ASSOCIATION SERVICES

FINANCIAL REPORT SUMMARY

FOR

KARANDA VILLAGE IV COND

JANUARY - 2025-CONSOLIDATED

Operating Account Balance	\$	<u>138,717.91</u>
Special Operating	\$	<u>56,623.46</u>
Security-Pet Deposits	\$	<u>16,250.00</u>
Reserve Funds	\$	<u>1,043,252.69</u>
Total Funds	\$	<u>1,254,844.06</u>
Prepaid Assessments	\$	<u>25,605.75</u>
Total Delinquent Assessments	\$	<u>11,334.08</u>
Residents Not Paying (over 90 days)		<u>11</u>
# of Residents Not Paid		<u>12</u>

Income/(Expenses)
(Over)/Under Budget YTD \$ (9,297.47)

NET OPERATING INCOME- PAGE 2

NET OPERATING INCOME-CONSOLIDATED

Operating Funds	\$ 138,717.91
Less: Prepays	<u>(25,605.75))</u>
Net Operating Income 01/31	\$ 113,112.16

NOTE:

FASB-ASC-606-NEW ACCOUNTING STANDARDS

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

Karanda Village IV Condo Association Inc

Run Date: 03/09/2025
Run Time: 02:49 PM

BALANCE SHEET Consolidated As of: 01/31/2025 Assets

Account #	Account Name	Total
Operating Funds		
01013	Truist - Operating Funds	\$138,717.91
	OPERATING FUNDS TOTAL:	\$138,717.91
 Other Operating Funds		
01019	Truist - Pet Security Account	\$16,250.00
01026	Jurist P Wealth	\$56,623.46
01080	Due To/From Operating	(\$13,591.65)
	OTHER OPERATING FUNDS TOTAL:	\$59,281.81
 JURIST- Money Market Funds		
01224	Jurist P wealth	\$1,029,661.04
01280	Due To/From Reserves	\$13,591.65
	JURIST- MONEY MARKET FUNDS TOTAL:	\$1,043,252.69
 Receivables		
01310	Assessments Receivable	\$8,788.76
01330	Special Assmts. Receiv.	\$2,470.32
01380	Owner Admin. Fees Receiv.	\$75.00
	RECEIVABLES TOTAL:	\$11,334.08
 Other Assets		
01620	Prepaid Expenses	\$10,522.00
02560	Utility Deposits	\$275.00
	OTHER ASSETS TOTAL:	\$10,797.00
	TOTAL ASSETS:	\$1,263,383.49

Liabilities

Account #	Account Name	Total
Liability		
03015	Insurance Payable	(\$11,163.24)
03020	Accrued CPA Fees	\$7,875.00
03022	Income Tax Payable	\$5,251.00
03310	Prepaid Owner Assessments	\$25,605.75
03340	Pet Security Deposits	\$16,250.00
	LIABILITY TOTAL:	\$43,818.51

Account #	Account Name	Total
	TOTAL LIABILITIES:	\$43,818.51

Equity

Account #	Account Name	Total
Contract		
Liabilities		
05020	Reserves - Pavement	\$159,800.60
05090	Reserves - Pool	\$31,562.17
05092	Reserve - Restoration	\$179,890.80
05094	Reserve -Deferred Maintenance	\$59,267.02
05210	Reserves - Roofs	\$381,811.67
05220	Reserves - Exterior Paint	\$118,123.03
	CONTRACT LIABILITIES TOTAL:	<u>\$930,455.29</u>
Reserves		
05492	Reserve - Interest Income	\$112,797.40
	RESERVES TOTAL:	<u>\$112,797.40</u>
Members		
Equity		
05510	Fund Balance	\$185,609.76
	MEMBERS EQUITY TOTAL:	<u>\$185,609.76</u>
	Current Year Net Income/(Loss)	<u>(\$9,297.47)</u>
	TOTAL EQUITY:	<u>\$1,219,564.98</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,263,383.49</u>

Karanda Village IV Condo Association Inc

Run Date: 03/09/2025

Run Time: 02:45 PM

INCOME STATEMENT

Consolidated

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	17,417.50	17,417.50	0.00	17,417.50	17,417.50	0.00	209,010.00
06320 Common Area Income	45,395.42	45,395.42	0.00	45,395.42	45,395.42	0.00	544,745.00
06380 Owner Admin. Fees Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
06410 Condo A Transfer	28,145.17	28,145.17	0.00	28,145.17	28,145.17	0.00	337,742.00
06411 Condo B Transfer	9,533.00	9,533.00	0.00	9,533.00	9,533.00	0.00	114,396.00
06412 Condo C Transfer	7,717.25	7,717.25	0.00	7,717.25	7,717.25	0.00	92,607.00
06550 Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
06910 Interest Income	212.98	0.00	212.98	212.98	0.00	212.98	0.00
Income Total	108,546.32	108,208.34	337.98	108,546.32	108,208.34	337.98	1,298,500.00
Total Income	108,546.32	108,208.34	337.98	108,546.32	108,208.34	337.98	1,298,500.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,556.00	2,556.00	0.00	2,556.00	2,556.00	0.00	30,672.00
07140 Audit Fees	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
07160 Legal Fees	240.00	416.67	176.67	240.00	416.67	176.67	5,000.00
07162 Professional Fees	0.00	583.33	583.33	0.00	583.33	583.33	7,000.00
07164 40 Yr Certification	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
07170 Annual Condo Dues	0.00	47.33	47.33	0.00	47.33	47.33	568.00
07172 License/Permits/Fees	0.00	50.00	50.00	0.00	50.00	50.00	600.00
07174 Corp Annual Report	0.00	5.17	5.17	0.00	5.17	5.17	62.00
07250 Bank Charges	36.00	0.00	(36.00)	36.00	0.00	(36.00)	0.00
07260 Postage & Mail	0.00	41.67	41.67	0.00	41.67	41.67	500.00
07262 Bulk Mailings	261.76	41.67	(220.09)	261.76	41.67	(220.09)	500.00
07320 Office Expenses	57.00	41.67	(15.33)	57.00	41.67	(15.33)	500.00
07460 Common Ares Distribution	45,395.42	45,395.42	0.00	45,395.42	45,395.42	0.00	544,745.00
07890 Misc. G & A	1,858.92	0.00	(1,858.92)	1,858.92	0.00	(1,858.92)	0.00
07990 Bad Debt Expense	0.00	250.01	250.01	0.00	250.01	250.01	3,000.00
General & Administrative Total	50,405.10	50,262.28	(142.82)	50,405.10	50,262.28	(142.82)	603,147.00
Insurance							
08010 Insurance	23,597.62	21,200.00	(2,397.62)	23,597.62	21,200.00	(2,397.62)	254,400.00
Insurance Total	23,597.62	21,200.00	(2,397.62)	23,597.62	21,200.00	(2,397.62)	254,400.00
Pool							
08210 Pool Service	0.00	450.00	450.00	0.00	450.00	450.00	5,400.00
08220 Pool Repairs	2,250.00	166.67	(2,083.33)	2,250.00	166.67	(2,083.33)	2,000.00
Pool Total	2,250.00	616.67	(1,633.33)	2,250.00	616.67	(1,633.33)	7,400.00
Utilities							
08910 Electricity	1,728.76	1,312.50	(416.26)	1,728.76	1,312.50	(416.26)	15,750.00
08930 Water & Sewer	10,597.38	8,704.17	(1,893.21)	10,597.38	8,704.17	(1,893.21)	104,450.00
08940 Trash Removal	3,300.91	3,191.67	(109.24)	3,300.91	3,191.67	(109.24)	38,300.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08997 Fire Inspections/Water Dept	0.00	85.42	85.42	0.00	85.42	85.42	1,025.00
Utilities Total	15,627.05	13,293.76	(2,333.29)	15,627.05	13,293.76	(2,333.29)	159,525.00
Maintenance							
09010 Tree Maintenance	0.00	1,166.67	1,166.67	0.00	1,166.67	1,166.67	14,000.00
09015 Landscape Extras	934.98	208.33	(726.65)	934.98	208.33	(726.65)	2,500.00
09016 Landscape Project	5,901.00	0.00	(5,901.00)	5,901.00	0.00	(5,901.00)	0.00
09020 Grounds Maintenance	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
09110 Gen. Maint. & Repair	432.10	1,531.92	1,099.82	432.10	1,531.92	1,099.82	18,383.00
09122 Gutter Cleaning/Replace	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
09124 Backflow Inspec/Repairs	0.00	168.33	168.33	0.00	168.33	168.33	2,020.00
09125 Fire Extinguisher Exp	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
09190 Electrical Repairs	598.00	0.00	(598.00)	598.00	0.00	(598.00)	0.00
09196 Deferred Maintenance	0.00	846.26	846.26	0.00	846.26	846.26	10,155.00
Maintenance Total	7,866.08	5,171.51	(2,694.57)	7,866.08	5,171.51	(2,694.57)	62,058.00
Contracts							
09610 Lawn Maint. & Landscaping	5,015.00	5,000.00	(15.00)	5,015.00	5,000.00	(15.00)	60,000.00
09650 Security Services	499.70	500.00	0.30	499.70	500.00	0.30	6,000.00
09750 Pest Control/Lawn/Rodent/Trees	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
09752 Whitefly Treatmnt	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
09850 Janitorial Services	6,015.75	4,680.00	(1,335.75)	6,015.75	4,680.00	(1,335.75)	56,160.00
Contracts Total	11,530.45	11,096.67	(433.78)	11,530.45	11,096.67	(433.78)	133,160.00
Contract Liabilities							
09915 Reserves - Pavement	892.58	892.58	0.00	892.58	892.58	0.00	10,711.00
09960 Reserves - Roofs	4,330.66	4,330.66	0.00	4,330.66	4,330.66	0.00	51,968.00
09965 Reserves - Ext. Painting	28.58	28.58	0.00	28.58	28.58	0.00	343.00
09980 Reserves - Restoration	1,315.67	1,315.67	0.00	1,315.67	1,315.67	0.00	15,788.00
Contract Liabilities Total	6,567.49	6,567.49	0.00	6,567.49	6,567.49	0.00	78,810.00
Total Expense	117,843.79	108,208.38	(9,635.41)	117,843.79	108,208.38	(9,635.41)	1,298,500.00
Net Income	(9,297.47)	(0.04)	(9,297.43)	(9,297.47)	(0.04)	(9,297.43)	0.00

Karanda Village IV Condo Association Inc

Run Date: 03/09/2025
Run Time: 02:05 PM

INCOME STATEMENT

Conda A

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-001 Assessment Income - Conda A	10,555.42	10,555.42	0.00	10,555.42	10,555.42	0.00	126,665.00
06320-001 Common Area Income - Conda A	28,145.17	28,145.17	0.00	28,145.17	28,145.17	0.00	337,742.00
Income Total	38,700.59	38,700.59	0.00	38,700.59	38,700.59	0.00	464,407.00
Total Income	38,700.59	38,700.59	0.00	38,700.59	38,700.59	0.00	464,407.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07162-001 Professional Fees	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
07170-001 Annual Condo Dues	0.00	29.33	29.33	0.00	29.33	29.33	352.00
07460-001 Common Area Distribution	28,145.17	28,145.17	0.00	28,145.17	28,145.17	0.00	337,742.00
07990-001 Bad Debt Expense - Conda A	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
General & Administrative Total	28,145.17	28,424.50	279.33	28,145.17	28,424.50	279.33	341,094.00
Utilities							
08910-001 Electricity - Conda A	402.06	416.67	14.61	402.06	416.67	14.61	5,000.00
08930-001 Water & Sewer - Conda A	6,732.16	5,166.67	(1,565.49)	6,732.16	5,166.67	(1,565.49)	62,000.00
08997-001 Fire Inspections/Water Dept	0.00	41.67	41.67	0.00	41.67	41.67	500.00
Utilities Total	7,134.22	5,625.01	(1,509.21)	7,134.22	5,625.01	(1,509.21)	67,500.00
Maintenance							
09110-001 Gen. Maint. & Repair - Conda A	0.00	311.08	311.08	0.00	311.08	311.08	3,733.00
09124-001 Backflow Inspec/Repairs	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
09196-001 Deferred Maintenance	0.00	519.67	519.67	0.00	519.67	519.67	6,236.00
Maintenance Total	0.00	914.08	914.08	0.00	914.08	914.08	10,969.00
Contract Liabilities							
09915-001 Reserves - Pavement - Conda A	241.58	241.58	0.00	241.58	241.58	0.00	2,899.00
09960-001 Reserves - Roofs - Conda A	2,573.83	2,573.83	0.00	2,573.83	2,573.83	0.00	30,886.00
09980-001 Reserves - Restoration- Conda ...	921.58	921.58	0.00	921.58	921.58	0.00	11,059.00
Contract Liabilities Total	3,736.99	3,736.99	0.00	3,736.99	3,736.99	0.00	44,844.00
Total Expense	39,016.38	38,700.58	(315.80)	39,016.38	38,700.58	(315.80)	464,407.00
Net Income	(315.79)	0.01	(315.80)	(315.79)	0.01	(315.80)	0.00

Karanda Village IV Condo Association Inc

Run Date: 03/09/2025
Run Time: 02:41 PM

INCOME STATEMENT

Condo B

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-002 Assessment Income - Condo B	4,370.08	4,370.08	0.00	4,370.08	4,370.08	0.00	52,441.00
06320-002 Common Area. Income - Condo B	9,533.00	9,533.00	0.00	9,533.00	9,533.00	0.00	114,396.00
06380-002 Owner Admin. Fees Income - Con...	25.00	0.00	25.00	25.00	0.00	25.00	0.00
Income Total	13,928.08	13,903.08	25.00	13,928.08	13,903.08	25.00	166,837.00
Total Income	13,928.08	13,903.08	25.00	13,928.08	13,903.08	25.00	166,837.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07170-002 Annual Condo Dues	0.00	10.00	10.00	0.00	10.00	10.00	120.00
07460-002 Common Area Distribution	9,533.00	9,533.00	0.00	9,533.00	9,533.00	0.00	114,396.00
07990-002 Bad Debt Expense - Condo B	0.00	41.67	41.67	0.00	41.67	41.67	500.00
General & Administrative Total	9,533.00	9,584.67	51.67	9,533.00	9,584.67	51.67	115,016.00
Utilities							
08910-002 Electricity - Condo B	97.57	95.83	(1.74)	97.57	95.83	(1.74)	1,150.00
08930-002 Water & Sewer - Condo B	2,491.89	1,962.50	(529.39)	2,491.89	1,962.50	(529.39)	23,550.00
08997-002 Fire Inspections/Water Dept	0.00	29.17	29.17	0.00	29.17	29.17	350.00
Utilities Total	2,589.46	2,087.50	(501.96)	2,589.46	2,087.50	(501.96)	25,050.00
Maintenance							
09110-002 Gen. Maint. & Repair - Condo B	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
09124-002 Backflow Inspec/Repairs	0.00	35.00	35.00	0.00	35.00	35.00	420.00
09196-002 Deferred Maintenance	0.00	290.17	290.17	0.00	290.17	290.17	3,482.00
Maintenance Total	0.00	491.84	491.84	0.00	491.84	491.84	5,902.00
Contract Liabilities							
09915-002 Reserves - Pavement - Condo B	310.58	310.58	0.00	310.58	310.58	0.00	3,727.00
09960-002 Reserves - Roofs - Condo B	1,351.75	1,351.75	0.00	1,351.75	1,351.75	0.00	16,221.00
09965-002 Reserves - Ext. Painting - Con...	28.58	28.58	0.00	28.58	28.58	0.00	343.00
09980-002 Reserves - Restorastion - Cond...	48.17	48.17	0.00	48.17	48.17	0.00	578.00
Contract Liabilities Total	1,739.08	1,739.08	0.00	1,739.08	1,739.08	0.00	20,869.00
Total Expense	13,861.54	13,903.09	41.55	13,861.54	13,903.09	41.55	166,837.00
Net Income	66.54	(0.01)	66.55	66.54	(0.01)	66.55	0.00

Karanda Village IV Condo Association Inc

Run Date: 03/09/2025
Run Time: 02:09 PM

INCOME STATEMENT

Condo C

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310-003 Assessment Income - Condo C	2,492.00	2,492.00	0.00	2,492.00	2,492.00	0.00	29,904.00
06320-003 Common Area Income - Condo C	7,717.25	7,717.25	0.00	7,717.25	7,717.25	0.00	92,607.00
Income Total	10,209.25	10,209.25	0.00	10,209.25	10,209.25	0.00	122,511.00
Total Income	10,209.25	10,209.25	0.00	10,209.25	10,209.25	0.00	122,511.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07170-003 Annual Condo Dues	0.00	8.00	8.00	0.00	8.00	8.00	96.00
07460-003 Common Area Distribution	7,717.25	7,717.25	0.00	7,717.25	7,717.25	0.00	92,607.00
07990-003 Bad Debt Expense - Condo C	0.00	41.67	41.67	0.00	41.67	41.67	500.00
General & Administrative Total	7,717.25	7,766.92	49.67	7,717.25	7,766.92	49.67	93,203.00
Utilities							
08910-003 Electricity - Condo C	111.91	116.67	4.76	111.91	116.67	4.76	1,400.00
08930-003 Water & Sewer - Condo C	1,192.84	1,322.92	130.08	1,192.84	1,322.92	130.08	15,875.00
08997-003 Fire Inspections/Water Dept	0.00	14.58	14.58	0.00	14.58	14.58	175.00
Utilities Total	1,304.75	1,454.17	149.42	1,304.75	1,454.17	149.42	17,450.00
Maintenance							
09110-003 Gen. Maint. & Repair - Condo C	0.00	54.17	54.17	0.00	54.17	54.17	650.00
09124-003 Backflow Inspec/Repairs	0.00	8.33	8.33	0.00	8.33	8.33	100.00
09196-003 Deferred Maintenance	0.00	36.42	36.42	0.00	36.42	36.42	437.00
Maintenance Total	0.00	98.92	98.92	0.00	98.92	98.92	1,187.00
Contract Liabilities							
09915-003 Reserves - Pavement - Condo C	294.92	294.92	0.00	294.92	294.92	0.00	3,539.00
09960-003 Reserves - Roofs - Condo C	405.08	405.08	0.00	405.08	405.08	0.00	4,861.00
09980-003 Reserves - Restoration - Condo...	189.25	189.25	0.00	189.25	189.25	0.00	2,271.00
Contract Liabilities Total	889.25	889.25	0.00	889.25	889.25	0.00	10,671.00
Total Expense	9,911.25	10,209.26	298.01	9,911.25	10,209.26	298.01	122,511.00
Net Income	298.00	(0.01)	298.01	298.00	(0.01)	298.01	0.00

Karanda Village IV Condo Association Inc

Run Date: 03/09/2025
Run Time: 02:10 PM

INCOME STATEMENT

Common Area

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06410-008 Condo A Transfer CA	28,145.17	28,145.17	0.00	28,145.17	28,145.17	0.00	337,742.00
06411-008 Condo B Transfer-CA	9,533.00	9,533.00	0.00	9,533.00	9,533.00	0.00	114,396.00
06412-008 Condo C Transfer-CA	7,717.25	7,717.25	0.00	7,717.25	7,717.25	0.00	92,607.00
06550-008 Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
06910-008 Interest Income - Common Area	212.98	0.00	212.98	212.98	0.00	212.98	0.00
Income Total	45,708.40	45,395.42	312.98	45,708.40	45,395.42	312.98	544,745.00
Total Income	45,708.40	45,395.42	312.98	45,708.40	45,395.42	312.98	544,745.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010-008 Management Fees - Common Area	2,556.00	2,556.00	0.00	2,556.00	2,556.00	0.00	30,672.00
07140-008 Audit Fees - Common Area	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
07160-008 Legal Fees - Common Area	240.00	416.67	176.67	240.00	416.67	176.67	5,000.00
07162-008 Professional Fees	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
07164-008 40 Yr Certification	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
07172-008 License/Permits/Fees	0.00	50.00	50.00	0.00	50.00	50.00	600.00
07174-008 Corp Annual Report	0.00	5.17	5.17	0.00	5.17	5.17	62.00
07250-008 Bank Charges - Common Area	36.00	0.00	(36.00)	36.00	0.00	(36.00)	0.00
07260-008 Postage & Mail - Common Area	0.00	41.67	41.67	0.00	41.67	41.67	500.00
07262-008 Bulk Mailings	261.76	41.67	(220.09)	261.76	41.67	(220.09)	500.00
07320-008 Office Expenses/Storage= CA	57.00	41.67	(15.33)	57.00	41.67	(15.33)	500.00
07890-008 Misc. G & A - Common Area	1,858.92	0.00	(1,858.92)	1,858.92	0.00	(1,858.92)	0.00
General & Administrative Total	5,009.68	4,486.19	(523.49)	5,009.68	4,486.19	(523.49)	53,834.00
Insurance							
08010-008 Insurance	23,597.62	21,200.00	(2,397.62)	23,597.62	21,200.00	(2,397.62)	254,400.00
Insurance Total	23,597.62	21,200.00	(2,397.62)	23,597.62	21,200.00	(2,397.62)	254,400.00
Pool							
08210-008 Pool Service - Common Area	0.00	450.00	450.00	0.00	450.00	450.00	5,400.00
08220-008 Pool Repairs - Common Area	2,250.00	166.67	(2,083.33)	2,250.00	166.67	(2,083.33)	2,000.00
Pool Total	2,250.00	616.67	(1,633.33)	2,250.00	616.67	(1,633.33)	7,400.00
Utilities							
08910-008 Electricity - Common Area	1,117.22	683.33	(433.89)	1,117.22	683.33	(433.89)	8,200.00
08930-008 Water & Sewer - Common Area	180.49	252.08	71.59	180.49	252.08	71.59	3,025.00
08940-008 Trash Removal	3,300.91	3,191.67	(109.24)	3,300.91	3,191.67	(109.24)	38,300.00
Utilities Total	4,598.62	4,127.08	(471.54)	4,598.62	4,127.08	(471.54)	49,525.00
Maintenance							
09010-008 Tree Maintenance - Common Area	0.00	1,166.67	1,166.67	0.00	1,166.67	1,166.67	14,000.00
09015-008 Landscape Extras	934.98	208.33	(726.65)	934.98	208.33	(726.65)	2,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09016-008 Landscape Project	5,901.00	0.00	(5,901.00)	5,901.00	0.00	(5,901.00)	0.00
09020-008 Grounds Maintenance - CA	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
09110-008 Gen. Maint. & Repair - Common ...	432.10	1,000.00	567.90	432.10	1,000.00	567.90	12,000.00
09122-008 Gutter Cleaning/Replace	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
09124-008 Backflow Inspec/Repairs	0.00	41.67	41.67	0.00	41.67	41.67	500.00
09125-008 Fire Extinguisher Exp	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
09190-008 Electrical Repairs - Common Ar...	598.00	0.00	(598.00)	598.00	0.00	(598.00)	0.00
Maintenance Total	7,866.08	3,666.67	(4,199.41)	7,866.08	3,666.67	(4,199.41)	44,000.00
Contracts							
09610-008 Lawn Maint. & Landscaping - Co...	5,015.00	5,000.00	(15.00)	5,015.00	5,000.00	(15.00)	60,000.00
09650-008 Security Services - Common Are...	499.70	500.00	0.30	499.70	500.00	0.30	6,000.00
09750-008 Pest Control /Lawn/Rodent/Tree...	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
09752-008 Whitefly Treatment	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
09850-008 Janitorial Services - Common A...	6,015.75	4,680.00	(1,335.75)	6,015.75	4,680.00	(1,335.75)	56,160.00
Contracts Total	11,530.45	11,096.67	(433.78)	11,530.45	11,096.67	(433.78)	133,160.00
Contract Liabilities							
09915-008 Reserves - Pavement - Common A...	45.50	45.50	0.00	45.50	45.50	0.00	546.00
09980-008 Reserves - Restoration - Commo...	156.67	156.67	0.00	156.67	156.67	0.00	1,880.00
Contract Liabilities Total	202.17	202.17	0.00	202.17	202.17	0.00	2,426.00
Total Expense	55,054.62	45,395.45	(9,659.17)	55,054.62	45,395.45	(9,659.17)	544,745.00
Net Income	(9,346.22)	(0.03)	(9,346.19)	(9,346.22)	(0.03)	(9,346.19)	0.00

Karanda Village IV Condo Association Inc

Run Date: 03/07/2025
Run Time: 08:27 PM

CHECK REGISTER - DETAILED

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

Date	Check	Vendor	Reference	Amount
Truist (BB&T) Karanda Village IV Condo Assoc Inc				
01/01/2025	Auto Payment	FIRS - FIRST INSURANCE	Insurance Premium Payment: 11 of 11	\$23,597.62
01/01/2025	Inv: Due By 01/01/2025- Acct 10	Acct: 03015 - 008 - Insurance Payable	Insurance Premium Payment: 11 of 11	\$23,597.62
01/06/2025	10931	SPECT - SPECTRUM ASSOCIATION SERVICES	2025 A/N Meeting 2nd Notice Expense	\$261.76
01/06/2025	Inv: 01/02/2025	Acct: 07262 - 008 - Bulk Mailings	2025 A/N Meeting 2nd Notice Expense	\$261.76
01/14/2025	10936	Dezulme - Milfort Dezulme	CP Allowance: January 2025	\$40.00
01/14/2025	Inv: 01/09/2025	Acct: 09850 - 008 - Janitorial Services	CP Allowance: January 2025	\$40.00
01/14/2025	10937	Alida - Garing	Parking Enforcement Services:12/3...	\$249.85
01/14/2025	Inv: 75880	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:12/30/24-...	\$249.85
01/14/2025	Auto Payment	repub - Republic Services	January 2025 Trash Removal	\$3,300.91
01/14/2025	Inv: 0695-008313762	Acct: 08940 - 008 - Trash Removal	January 2025 Trash Removal	\$3,300.91
01/19/2025	Check By Phone: Confirmat	BBT - TRUIST	Truist Credit Card Payment-5065	\$591.25
01/19/2025	Inv: Due By 01/19/2025- Acct 50	Acct: 09110 - 008 - Gen. Maint. & Repair	Truist Credit Card Payment-5065	\$182.00
01/19/2025	Inv: Due By 01/19/2025- Acct 50	Acct: 09015 - 008 - Landscape Extras	Truist Credit Card Payment-5065	\$409.25
01/27/2025	10938	Devine - Devine Electric & Data Inc	Lighting R&M: Job#1057817804	\$273.00
01/27/2025	Inv: 2645-REPLACEMENT CHECK	Acct: 09190 - 008 - Electrical Repairs	Lighting R&M: Job#1057817804	\$273.00
01/27/2025	10939	trail - Trail Services	Landscaping Project: Buildings 1-...	\$5,901.00
01/27/2025	Inv: 4120	Acct: 09016 - 008 - Landscape Project	Landscaping Project: Buildings 1-4 & 6-8	\$5,901.00
01/27/2025	10940	Martin - Martin & Martin, P.A.	Legal: General Matters: 2554-001	\$240.00

Date	Check	Vendor	Reference	Amount
01/27/2025	Inv: Reference No 39737	Acct: 07160 - 008 - Legal Fees	Legal: General Matters: 2554-001	\$240.00
01/27/2025	10941	Hixon - Hixon Pool Repair & Suppl...	Per Health Dept: Chlorine & PH Fe...	\$2,250.00
01/27/2025	Inv: 10092	Acct: 01650 - 008 - To Be Allocated	Per Health Dept: Chlorine & PH Feeders...	\$2,250.00
01/27/2025	10942	Devine - Devine Electric & Data Inc	3 New Round Ceiling Fixtures & LE...	\$325.00
01/27/2025	Inv: 2670	Acct: 09190 - 008 - Electrical Repairs	3 New Round Ceiling Fixtures & LED Lights	\$325.00
01/27/2025	10943	Alida - Garing	Parking Enforcement Services:01/1...	\$249.85
01/27/2025	Inv: 75953	Acct: 09650 - 008 - Security Services	Parking Enforcement Services:01/13/25-...	\$249.85
01/27/2025	10944	trail - Trail Services	January 2025 Monthly Lawn Mainten...	\$5,015.00
01/27/2025	Inv: 4076	Acct: 09610 - 008 - Lawn Maint. & Land...	January 2025 Monthly Lawn Maintenance/...	\$5,015.00
01/28/2025	Online Payment:6216048841	Hom - Home Depot	General & Landscaping Supplies	\$765.19
01/28/2025	Inv: Due By 01/31/2025- Acct 19	Acct: 09110 - 008 - Gen. Maint. & Repair	General & Landscaping Supplies	\$250.10
01/28/2025	Inv: Due By 01/31/2025- Acct 19	Acct: 09015 - 008 - Landscape Extras	General & Landscaping Supplies	\$515.09
01/28/2025	Online Payment:6316048876	Hom - Home Depot	Landscaping Supplies Purchased	\$10.64
01/28/2025	Inv: Due By 01/31/2025- Acct 19	Acct: 09015 - 008 - Landscape Extras	Landscaping Supplies Purchased	\$10.64
01/29/2025	10945	SPECT - SPECTRUM ASSOCIATION SERVICES	February 2025 Janitorial Payroll ...	\$7,916.00
01/28/2025	Inv: 2478	Acct: 01620 - 008 - Prepaid Expenses	February 2025 Janitorial Payroll Advance	\$7,916.00
01/29/2025	10946	SPECT - SPECTRUM ASSOCIATION SERVICES	February 2025 Monthly Management ...	\$2,606.00
01/28/2025	Inv: 2477	Acct: 01620 - 008 - Prepaid Expenses	February 2025 Monthly Management Fee/S...	\$2,606.00
01/30/2025	Auto Payment	FPL-K4 - Florida Power & Light	FPL: 45833-56102/For:12/17/24-01/...	\$1,728.76

Date	Check	Vendor	Reference	Amount
01/30/2025	Inv: Due By 02/06/2025-45833-A	Acct: 08910 - 001 - Electricity	FPL: 45833-56102/For:12/17/24-01/16/25	\$35.48
01/30/2025	Inv: Due By 02/06/2025-25873-C	Acct: 08910 - 008 - Electricity	FPL: 25873-55187/For:12/17/24-01/16/25	\$143.34
01/30/2025	Inv: Due By 02/06/2025-25703-C	Acct: 08910 - 008 - Electricity	FPL: 25703-59139/For:12/17/24-01/16/25	\$973.88
01/30/2025	Inv: Due By 02/06/2025-15333-A	Acct: 08910 - 003 - Electricity	FPL: 15333-51100/For:12/17/24-01/16/25	\$36.53
01/30/2025	Inv: Due By 02/06/2025-15453-A	Acct: 08910 - 003 - Electricity	FPL: 15453-59117/For:12/17/24-01/16/25	\$35.21
01/30/2025	Inv: Due By 02/06/2025-15763-A	Acct: 08910 - 003 - Electricity	FPL: 15763-57121/For:12/17/24-01/16/25	\$40.17
01/30/2025	Inv: Due By 02/06/2025-25283-A	Acct: 08910 - 002 - Electricity	FPL: 25283-51147/For:12/17/24-01/16/25	\$32.94
01/30/2025	Inv: Due By 02/06/2025-25103-A	Acct: 08910 - 002 - Electricity	FPL: 25103-59173/For:12/17/24-01/16/25	\$32.50
01/30/2025	Inv: Due By 02/06/2025-15853-A	Acct: 08910 - 002 - Electricity	FPL: 15853-54168/For:12/17/24-01/16/25	\$32.13
01/30/2025	Inv: Due By 02/06/2025-45473-A	Acct: 08910 - 001 - Electricity	FPL: 45473-53179/For:12/17/24-01/16/25	\$35.76
01/30/2025	Inv: Due By 02/06/2025-45243-A	Acct: 08910 - 001 - Electricity	FPL: 45243-54174/For:12/17/24-01/16/25	\$36.53
01/30/2025	Inv: Due By 02/06/2025-35983-A	Acct: 08910 - 001 - Electricity	FPL: 35983-51132/For:12/17/24-01/16/25	\$35.85
01/30/2025	Inv: Due By 01/07/2025-35453-A	Acct: 08910 - 001 - Electricity	FPL: 35453-52159/For:12/17/24-01/16/25	\$35.38
01/30/2025	Inv: Due By 02/06/2025-35223-A	Acct: 08910 - 001 - Electricity	FPL: 35223-53154/For:12/17/24-01/16/25	\$36.59
01/30/2025	Inv: Due By 02/06/2025-25933-A	Acct: 08910 - 001 - Electricity	FPL: 25933-58134/For:12/17/24-01/16/25	\$35.60
01/30/2025	Inv: Due By 02/06/2025-25713-A	Acct: 08910 - 001 - Electricity	FPL: 25713-57165/For:12/17/24-01/16/25	\$36.02
01/30/2025	Inv: Due By 02/06/2025-25563-A	Acct: 08910 - 001 - Electricity	FPL: 25563-57172/For:12/17/24-01/16/25	\$34.74
01/30/2025	Inv: Due By 02/06/2025-35733-A	Acct: 08910 - 001 - Electricity	FPL: 35733-58185/For: 12/17/24-01/16/25	\$36.07
01/30/2025	Inv: Due By 02/06/2025-35903-A	Acct: 08910 - 001 - Electricity	FPL: 35903-52120/For:12/17/24-01/16/25	\$44.04
01/31/2025	Online Payment	COCO - City of Coconut Creek	W&S-Common Area: 01/07-02/11/2025-Jan	\$10,597.38
01/31/2025	Inv: Due By 03/05/2025- Common	Acct: 08930 - 008 - Water & Sewer	W&S-Common Area: 01/07-02/11/2025-Jan	\$180.49
01/31/2025	Inv: Due By 03/05/2025- Assoc C	Acct: 08930 - 003 - Water & Sewer	W&S-Assoc C: 01/07-02/11/2025-Jan	\$1,192.84
01/31/2025	Inv: Due By 03/05/2025- Assoc B	Acct: 08930 - 002 - Water & Sewer	W&S-Assoc B: 01/07-02/11/2025-Jan	\$2,491.89
01/31/2025	Inv: Due By 03/05/2025- Assoc A	Acct: 08930 - 001 - Water & Sewer	W&S-Assoc A: 01/07-02/11/2025-Jan	\$6,732.16

Date	Check	Vendor	Reference	Amount
				Sub-Total: \$65,919.21

Total: \$65,919.21

Karanda Village IV Condo Association Inc
BANK RECONCILIATION
Statement Date: 1/31/2025

Run Date: 03/09/2025
Run Time: 01:11 AM

Reconciliation Summary: Truist		GL Account: 01013 - Truist - Operating Funds	
Bank Statement Balance	\$174,849.53	Account Balance	\$138,717.91
GL Account Balance	\$138,717.91	+ Uncleared Payments	\$36,131.62
Difference	\$36,131.62	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$174,849.53
		- Statement Balance	\$174,849.53
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Online Payment	1/31/2025	AP 57136 COCO - City of Coconut Creek	Uncleared	0.00	6,732.16
Online Payment	1/31/2025	AP 57137 COCO - City of Coconut Creek	Uncleared	0.00	2,491.89
Online Payment	1/31/2025	AP 57138 COCO - City of Coconut Creek	Uncleared	0.00	1,192.84
Online Payment	1/31/2025	AP 57139 COCO - City of Coconut Creek	Uncleared	0.00	180.49
Auto Payment	1/30/2025	AP 56469 FPL-K4 - Florida Power & Light	Uncleared	0.00	44.04
Auto Payment	1/30/2025	AP 56470 FPL-K4 - Florida Power & Light	Uncleared	0.00	36.07
Auto Payment	1/30/2025	AP 56471 FPL-K4 - Florida Power & Light	Uncleared	0.00	34.74
Auto Payment	1/30/2025	AP 56474 FPL-K4 - Florida Power & Light	Uncleared	0.00	36.02
Auto Payment	1/30/2025	AP 56476 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.60
Auto Payment	1/30/2025	AP 56478 FPL-K4 - Florida Power & Light	Uncleared	0.00	36.59
Auto Payment	1/30/2025	AP 56479 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.38
Auto Payment	1/30/2025	AP 56480 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.85
Auto Payment	1/30/2025	AP 56481 FPL-K4 - Florida Power & Light	Uncleared	0.00	36.53
Auto Payment	1/30/2025	AP 56482 FPL-K4 - Florida Power & Light	Uncleared	0.00	35.76
Auto Payment	1/30/2025	AP 56530 FPL-K4 - Florida Power & Light	Uncleared	0.00	32.13
Auto Payment	1/30/2025	AP 56531 FPL-K4 - Florida Power & Light	Uncleared	0.00	32.50
Auto Payment	1/30/2025	AP 56532 FPL-K4 - Florida Power & Light	Uncleared	0.00	32.94
Auto Payment	1/30/2025	AP 56533 FPL-K4 - Florida Power & Light	Uncleared	0.00	40.17

Check #	Date	Source / Batch Reference	Status	Deposits	Payments	
Payment						
Auto	1/30/2025	AP 56534	FPL-K4 - Florida Power & LightUncleared	0.00	35.21	
Payment						
Auto	1/30/2025	AP 56536	FPL-K4 - Florida Power & LightUncleared	0.00	36.53	
Payment						
Auto	1/30/2025	AP 56538	FPL-K4 - Florida Power & LightUncleared	0.00	973.88	
Payment						
Auto	1/30/2025	AP 56544	FPL-K4 - Florida Power & LightUncleared	0.00	143.34	
Payment						
Auto	1/30/2025	AP 56550	FPL-K4 - Florida Power & LightUncleared	0.00	35.48	
Payment						
10938	1/27/2025	AP 54927	Devine Electric & Data Inc	Uncleared	0.00	273.00
10942	1/27/2025	AP 54927	Devine Electric & Data Inc	Uncleared	0.00	325.00
10943	1/27/2025	AP 54927	Garing Parking Enforcement	Uncleared	0.00	249.85
10941	1/27/2025	AP 54927	Hixon - Hixon Pool Repair & Su...	Uncleared	0.00	2,250.00
10940	1/27/2025	AP 54927	Martin & Martin, P.A.	Uncleared	0.00	240.00
10939	1/27/2025	AP 54927	trail - Trail Services	Uncleared	0.00	5,901.00
10944	1/27/2025	AP 54927	trail - Trail Services	Uncleared	0.00	5,015.00
Online	12/31/2024	AP 56112	COCO - City of Coconut Creek	Uncleared	0.00	6,009.12
Payment						
Online	12/31/2024	AP 56113	COCO - City of Coconut Creek	Uncleared	0.00	2,145.31
Payment						
Online	12/31/2024	AP 56114	COCO - City of Coconut Creek	Uncleared	0.00	1,228.64
Payment						
Online	12/31/2024	AP 56215	COCO - City of Coconut Creek	Uncleared	0.00	168.56
Payment						
Totals				\$0.00	\$36,131.62	

999-99-99-99 41142 10 C 001 29 55 004
 KARANDA VILLAGE IV CONDOMINIUM ASSN INC
 OPERATING ACCT
 C/O SPECTRUM ASSOCIATION SERVICES INC
 8042 BELLAFIORD WAY
 BOYNTON BEACH FL 33472-7154

Your account statement

For 01/31/2025

Contact us



Truist.com



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

■ ASSOC SVCS REGULAR CHECKING 1100005002808

Account summary

Your previous balance as of 12/31/2024	\$150,826.98
Checks	- 12,410.96
Other withdrawals, debits and service charges	- 32,452.82
Deposits, credits and interest	+ 68,886.33
Your new balance as of 01/31/2025	= \$174,849.53

Checks

DATE	CHECK #	AMOUNT(\$)
01/03	10926 ✓	249.85
01/02	10927 ✓	205.00
01/06	*10931 ✓	261.76
01/21	10932 ✓	250.00

DATE	CHECK #	AMOUNT(\$)
01/21	*10934 ✓	460.00
01/27	10935 ✓	172.50
01/23	10936 ✓	40.00

DATE	CHECK #	AMOUNT(\$)
01/21	10937 ✓	249.85
01/29	*10945 ✓	7,916.00
01/29	10946 ✓	2,606.00

* indicates a skip in sequential check numbers above this item

Total checks = \$12,410.96

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
01/02	INTERNET PAYMENT ONLINE PMT HOME DEPOT COMM 611580149035301	1,083.04 ✓
01/03	ACH CORP DEBIT INSURANCE FIRST INSURANCE Karanda Village IV ConCUSTOMER ID 900-100510320	23,597.62 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	31.62 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	31.97 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	32.27 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	33.47 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.00 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.02 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.20 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.29 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.39 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.50 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.50 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.65 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	34.78 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.06 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	35.10 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	37.37 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	50.97 ✓

continued

DATE	DESCRIPTION	AMOUNT(\$)
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	193.21 ✓
01/07	ELEC PYMT FPL DIRECT DEBIT PPDA KARANDA VILLAGE IV CON	910.80 ✓
01/07	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 0103963A	452.00 ✓
01/08	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 0203907B	472.00 ✓
01/10	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 0203921B	472.00 ✓
01/15	INTERNET PAYMENT RSIBILLPAY REPUBLICSERVICES 306952064331	3,300.91 ✓
01/15	COUPON STOP FEE 0000000000000000000000000000203921B	7.00 ✓
01/21	TRUIST ONLINE CREDIT CARD PMT TELEPHONE TO ****5065 - CONFIRM 251JG0129OUB5C60 -	591.25 ✓
01/29	INTERNET PAYMENT ONLINE PMT HOME DEPOT COMM 631604887650014	10.64 ✓
01/29	INTERNET PAYMENT ONLINE PMT HOME DEPOT COMM 621604884114120	765.19 ✓
Total other withdrawals, debits and service charges		= \$32,452.82

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
01/02	CONSOL ELEC DEPOSIT 1	430.00 ✓
01/02	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022809038182	440.00 ✓
01/02	DEPOSIT	537.50 ✓
01/02	CONSOLIDATED COUPON PAYMENT 2	866.00 ✓
01/02	CONSOL ELEC BILL PAY DEPOSIT 5	2,211.00 ✓
01/03	CONSOLIDATED COUPON PAYMENT 1	450.00 ✓
01/03	CONSOL ELEC DEPOSIT 2	880.00 ✓
01/03	CONSOL ELEC BILL PAY DEPOSIT 4	1,790.00 ✓
01/03	CONSOL ELEC DEPOSIT 49	21,682.00 ✓
01/06	CONSOLIDATED COUPON PAYMENT 1	426.00 ✓
01/06	CONSOL ELEC DEPOSIT 1	440.00 ✓
01/06	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022857406734	890.00 ✓
01/06	CONSOL ELEC BILL PAY DEPOSIT 3	890.00 ✓
01/07	CONSOL ELEC DEPOSIT 1	440.00 ✓
01/07	CONSOLIDATED COUPON PAYMENT 2	880.00 ✓
01/07	CONSOL ELEC BILL PAY DEPOSIT 3	1,346.00 ✓
01/07	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022879190362	8,688.00 ✓
01/08	CONSOL ELEC BILL PAY DEPOSIT 1	11.00 ✓
01/08	CONSOLIDATED COUPON PAYMENT 1	426.00 ✓
01/08	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022896522646	460.00 ✓
01/09	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022905699718	440.00 ✓
01/09	CONSOL ELEC DEPOSIT 1	440.00 ✓
01/09	CONSOLIDATED COUPON PAYMENT 2	880.00 ✓
01/09	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 406763225	900.00 ✓
01/10	CONSOL ELEC DEPOSIT 1	460.00 ✓
01/13	CONSOL ELEC DEPOSIT 1	428.00 ✓
01/13	CONSOLIDATED COUPON PAYMENT 1	460.00 ✓
01/13	CONSOL ELEC BILL PAY DEPOSIT 1	460.00 ✓
01/13	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022918650682	460.00 ✓
01/14	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022939597158	880.00 ✓
01/14	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 407198967	440.00 ✓
01/14	CONSOLIDATED COUPON PAYMENT 8	1,502.05 ✓
01/15	CONSOLIDATED COUPON PAYMENT 1	3,478.00 ✓
01/16	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022954054414	426.00 ✓
01/16	CONSOLIDATED COUPON PAYMENT 1	866.00 ✓
01/21	DEPOSIT	880.00 ✓
01/21	DEPOSIT	415.00 ✓
01/22	CREDIT PAYLEASE.COM Spectrum Association S CUSTOMER ID 407677200	1,519.00 ✓
01/22	CONSOL ELEC DEPOSIT 1	7.00 ✓
01/22	CONSOL ELEC BILL PAY DEPOSIT 1	440.00 ✓
01/22	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000022982430946	453.00 ✓
01/23	CONSOLIDATED COUPON PAYMENT 1	880.00 ✓
01/24	DEPOSIT	1,352.78 ✓
01/24	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023006018846	100.00 ✓
01/27	CONSOL ELEC BILL PAY DEPOSIT 1	875.00 ✓
01/28	CONSOL ELEC DEPOSIT 1	440.00 ✓
01/28	Settlement PayLease.com Spectrum Association S CUSTOMER ID 000023026474366	436.00 ✓
01/28	CONSOL ELEC BILL PAY DEPOSIT 1	440.00 ✓
		453.00 ✓

continued

■ ASSOC SVCS REGULAR CHECKING 1100005002808 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
01/29	CONSOLIDATED COUPON PAYMENT 2	880.00 ✓
01/29	CONSOL ELEC BILL PAY DEPOSIT 5	2,210.00 ✓
01/30	CONSOLIDATED COUPON PAYMENT 1	426.00 ✓
01/30	CONSOL ELEC BILL PAY DEPOSIT 1	426.00 ✓
Total deposits, credits and interest		= \$68,886.33

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

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

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocrite Rd STE AA #228
Lake Worth FL 33467

Pay To: Ortig
The Order of: 3327 N.W. 15th Street #220
Margate FL 33060

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

Date: 12/01/2024

Ref Invoice 10920

⑆010926⑆ 42631913870 ⑆100005002808⑆

CHECK# 10926 \$249.85

Microprint area with security features and a large diagonal security watermark.

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocrite Rd STE AA #228
Lake Worth FL 33467

Pay To: Martin & Martin, P.A.
The Order of: Fort Lauderdale FL 33315-3829

Pay Exactly: **** TWO HUNDRED FIVE DOLLARS AND 00/100 CENTS ****

Date: 12/02/2024

Ref No. 39636

⑆010927⑆ 42631913870 ⑆100005002808⑆

CHECK# 10927 \$205.00

Microprint area with security features and a large diagonal security watermark.

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocrite Rd STE AA #228
Lake Worth FL 33467

Pay To: SPECTRUM ASSOCIATION SERVICES
The Order of: 5642 Belfiore Way
Boynton Beach FL 33472

Pay Exactly: **** TWO HUNDRED SIXTY ONE DOLLARS AND 26/100 CENTS ****

Date: 1/15/2025

⑆010928⑆ 42631913870 ⑆100005002808⑆

CHECK# 10931 \$261.78

Microprint area with security features and a large diagonal security watermark.

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocrite Rd STE AA #228
Lake Worth FL 33467

Pay To: Waco Pool Repair & Supply Inc.
The Order of: 7027 W. Broward Blvd. PMB#189
Pompano Beach FL 33067

Pay Exactly: **** TWO HUNDRED FIFTY DOLLARS AND 00/100 CENTS ****

Date: 12/01/2024

Ref Invoice 10932

⑆010932⑆ 42631913870 ⑆100005002808⑆

CHECK# 10932 \$250.00

Microprint area with security features and a large diagonal security watermark.

Karanda Village IV Condo Association Inc
Spectrum Assoc Services
8927 Hypocrite Rd STE AA #228
Lake Worth FL 33467

Pay To: Waco Pool Repair & Supply Inc.
The Order of: 7027 W. Broward Blvd. PMB#189
Pompano Beach FL 33067

Pay Exactly: **** FOUR HUNDRED SIXTY DOLLARS AND 00/100 CENTS ****

Date: 12/01/2024

Ref Invoice 10945

⑆010934⑆ 42631913870 ⑆100005002808⑆

CHECK# 10934 \$460.00

Microprint area with security features and a large diagonal security watermark.

Karanda Village IV Condo Association Inc
BANK RECONCILIATION
 Statement Date: 1/31/2025

Run Date: 02/15/2025
 Run Time: 06:13 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
	9/30/2024	GL 51363 Sept JE Cash	Uncleared	0.00	16,250.00
Totals				\$0.00	\$16,250.00

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

Your account statement

For 01/31/2025

Contact us



Truist.com



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

■ ASSOC SVCS REGULAR CHECKING 1100005905581

Account summary

Your previous balance as of 12/31/2024	\$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 01/31/2025	= \$16,250.00 ✓

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

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

KARANDA VILLAGE IV CONDOMINIUM ASSOC.												
PREPAID INSURANCE											2025-2026	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
ACENTRIA-BRIAN STANTON												
			MONTHLY PAYMENT									
CITIXANS -HERITAGE			15,331.33									
PROPERTY	183,976.00											
2/1/25-2/1/26												
UNIVERSAL FIRE & CASUALTY			2,371.19									
GENERAL LIABILITY	28,454.25											
2/1/25-2/1/26												
CUMIS-SPECIALTY			391.56									
MOLD/POLLUTION	4,698.76											
2/1/24-2/1/25												
MIDVALE INDEMNITY			332.95									
UMBRELLA	3,995.42											
2/1/25-2/1/26												
PHILADELPHIA INDEMNITY			66.07									
CRIME	792.85											
2/1/24-2/1/25												
PHILADELPHIA INDEMNITY			256.12									
D & O	3,073.43											
2/1/25-2/1/26												
ZENITH INSURANCE			41.92									
WORKERS COMP	503.00											
2/1/25-2/1/26												
TOTAL INSURANCE	225,493.71		18,791.14									
FINANCE CHARGES	7,795.77		649.65									
TOTAL INSURANCE	233,289.48		19,440.79									
BALANCE FWD 2023	17,783.66	233,289.48	21,384.69	19,440.79	17,496.71	15,526.32	13,608.53	11,664.74	9,720.95	7,763.16	5,832.37	3,881.58
MO PAYMENT	(17,783.66)	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79	-19,440.79
PPI-EOM	0	213,848.69	19,440.79	17,496.71	15,526.32	13,608.53	11,664.74	9,720.95	7,763.16	5,832.37	3,881.58	19,440.79

Karanda Village IV Condo Association Inc

Run Date: 03/07/2025
Run Time: 08:28 PM

AGED OWNER BALANCE

As of: 01/31/2025

Account #	Lot	Name/Address	Current	Over 31	Over 61	Over 91	Total
			\$400.12	\$0.00	\$0.00	\$0.00	\$400.12
			\$141.00	\$0.00	\$0.00	\$0.00	\$141.00
			\$0.00	\$0.00	\$0.00	\$283.00	\$283.00
			\$485.00	\$0.00	\$0.00	\$0.00	\$485.00
			(\$10.00)	\$0.00	\$0.00	\$0.00	(\$10.00)
			\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
			\$460.00	\$453.00	\$306.00	\$0.00	\$1,219.00
			\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$42.00	\$0.00	\$0.00	\$280.00	\$322.00
			\$440.00	\$430.00	\$430.00	\$430.00	\$1,730.00
			\$141.91	\$0.00	\$0.00	\$0.00	\$141.91
			\$436.76	\$0.00	\$0.00	\$0.00	\$436.76
			\$0.00	\$0.00	\$0.00	\$282.00	\$282.00
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$215.98	\$0.00	\$0.00	\$141.00	\$356.98
			\$440.00	\$430.00	\$52.00	\$0.00	\$922.00
			\$178.04	\$0.00	\$0.00	\$280.00	\$458.04
			\$121.00	\$0.00	\$0.00	\$282.00	\$403.00
			\$0.00	\$0.00	\$0.00	\$250.82	\$250.82
			\$440.00	\$69.45	\$0.00	\$112.00	\$621.45
			\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
			\$0.00	\$0.00	\$0.00	\$282.00	\$282.00
			\$405.00	\$0.00	\$0.00	\$136.50	\$541.50
			\$430.00	\$0.00	\$0.00	\$0.00	\$430.00
			(\$10.00)	\$0.00	\$0.00	\$0.00	(\$10.00)
			\$136.50	\$0.00	\$0.00	\$0.00	\$136.50

Account #	Lot	Name/Address	Current	Over 31	Over 61	Over 91	Total
			\$0.00	\$0.00	\$0.00	\$141.00	\$141.00
Community Total			\$6,213.31	\$1,382.45	\$788.00	\$2,950.32	\$11,334.08

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Homeowner Assmnt	01310	\$6,188.31	\$1,382.45	\$788.00	\$430.00	\$8,788.76
C1 - Spec Assmnt--24	01330	\$0.00	\$0.00	\$0.00	\$2,470.32	\$2,470.32
O2 - NSF charges	01380	\$25.00	\$0.00	\$0.00	\$50.00	\$75.00
Grand Total:		\$6,213.31	\$1,382.45	\$788.00	\$2,950.32	\$11,334.08

Account#	Account Description	Delinquency Amount
01310 - 000	Assessments Receivable - Cost Center 000	\$8,788.76
01330 - 000	Special Assmts. Receiv. - Cost Center 000	\$2,470.32
01380 - 000	Owner Admin. Fees Receiv. - Cost Center 000	\$75.00
Total:		\$11,334.08

Total Number of Homes: 28

Karanda Village IV Condo Association Inc

Run Date: 03/07/2025

Run Time: 08:33 PM

PREPAID OWNERS

As of: 01/31/2025

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$473.08
				Total \$473.08
				PP - General \$154.00
				Total \$154.00
				PP - General \$849.00
				Total \$849.00
				PP - General \$327.00
				Total \$327.00
				PP - General \$1,290.00
				Total \$1,290.00
				PP - General \$140.00
				Total \$140.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$40.90
				Total \$40.90
				PP - General \$430.00
				Total \$430.00
				PP - General \$421.31
				Total \$421.31
				PP - General \$420.00
				Total \$420.00
				PP - General \$1,159.00
				Total \$1,159.00
				PP - General \$1,262.00
				Total \$1,262.00
				PP - General \$253.46
				Total \$253.46
				PP - General \$10.00
				Total \$10.00
				PP - General \$25.00
				Total \$25.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$114.00
				Total \$114.00
				PP - General \$2.00
				Total \$2.00
				PP - General \$31.00
				Total \$31.00
				PP - General \$440.00
				Total \$440.00
				PP - General \$18.00
				Total \$18.00
				PP - General \$0.86
				Total \$0.86
				PP - General \$1.55
				Total \$1.55
				PP - General \$440.00
				Total \$440.00
				PP - General \$33.00
				Total \$33.00
				PP - General \$129.00
				Total \$129.00

Owner	Address	Account #	Lot #	Prepaid Balance
				PP - General \$440.00
				Total \$440.00
				PP - General \$141.00
				Total \$141.00
				PP - General \$430.00
				Total \$430.00
				PP - General \$0.55
				Total \$0.55
				PP - General \$430.00
				Total \$430.00
				PP - General \$1,310.00
				Total \$1,310.00
				PP - General \$1,516.00
				Total \$1,516.00
				PP - General \$609.00
				Total \$609.00
				PP - General \$430.00
				Total \$430.00
				PP - General \$146.50
				Total \$146.50
				PP - General \$458.00
				Total \$458.00
				PP - General \$3.00
				Total \$3.00
				PP - General \$1,380.00
				Total \$1,380.00
				PP - General \$448.00
				Total \$448.00
				PP - General \$25.00
				Total \$25.00
				PP - General \$463.00
				Total \$463.00
				PP - General \$460.00
				Total \$460.00
				PP - General \$4,686.00
				Total \$4,686.00
				PP - General \$436.00
				Total \$436.00
				PP - General \$415.00
				Total \$415.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$0.04
				Total \$0.04
				PP - General \$278.50
				Total \$278.50
				PP - General \$436.00
				Total \$436.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$872.00
				Total \$872.00
				PP - General \$408.00
				Total \$408.00
				PP - General \$10.00
				Total \$10.00
				PP - General \$25,605.75

Owner	Address	Account #	Lot #	Prepaid Balance
Total				\$25,605.75

Karanda Village IV Condo Association Inc

Run Date: 03/09/2025

Run Time: 02:51 PM

GENERAL LEDGER DETAIL

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

Account					Balance Forward	Debits	Credits	Ending Balance
01013-000 Truist - Operating Funds					(\$25,671.56)	\$51,343.12	\$51,343.12	(\$25,671.56)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/31/2025	GL 57384 Journal Entry		Jan Cash	Jan Cash	\$25,671.56	\$0.00		
1/31/2025	GL 57385 Journal Entry		Jan cash	Jan cash	\$0.00	\$25,671.56		
1/31/2025	GL 57387 Journal Entry		Jan cash	Jan Cash	\$25,671.56	\$0.00		
1/31/2025	GL 57392 Journal Entry		Jan JE Reclass Equit...	Jan JE Recla...	\$0.00	\$25,671.56		
01013-001 Truist - Operating Funds - Conda A					\$74,078.14	\$16,493.19	\$90,571.33	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53853 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$27,251.92		
1/31/2025	GL 57383 Journal Entry		Jan Correct Cash	January Stat...	\$0.00	\$63,319.41		
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$16,493.19	\$0.00		
01013-002 Truist - Operating Funds - Condo B					\$28,281.70	\$0.00	\$28,281.70	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53853 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$9,230.50		
1/31/2025	GL 57383 Journal Entry		Jan Correct Cash	January Stat...	\$0.00	\$19,051.20		
01013-003 Truist - Operating Funds - Condo C					\$35,771.45	\$0.00	\$35,771.45	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53853 Journal Entry		Maintenance Fees	Common Area ...	\$0.00	\$7,472.33		
1/31/2025	GL 57383 Journal Entry		Jan Correct Cash	January Stat...	\$0.00	\$28,299.12		
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		
1/1/2025	GL 57379 Journal Entry		JAN TRANS TO CA	jAN tTRANSFER...	\$45,395.42	\$0.00		
1/31/2025	GL 57384 Journal Entry		Jan Cash	Jan Cash	\$0.00	\$25,671.56		
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$0.00	\$19,723.86		
01013-099 Truist - Operating Funds					\$25,671.56	\$257,383.24	\$118,665.33	\$164,389.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	AP 53994 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Insurance Pr...	\$0.00	\$23,597.62		
1/2/2025	AR 53939 Cash Receipts...	0000000...			\$3,507.00	\$0.00		
1/3/2025	AR 53905 Cash Receipts...	4577985...		One Time Pay...	\$440.00	\$0.00		
1/3/2025	AR 53907 Cash Receipts...	4578298...		One Time Pay...	\$440.00	\$0.00		
1/3/2025	AR 53940 Cash Receipts...	4580308...		One Time Pay...	\$10.00	\$0.00		
1/3/2025	AR 54089 Cash Receipts...	0000000...			\$24,812.00	\$0.00		
1/3/2025	AR 54092 Cash Receipts...	0000000...			\$1,790.00	\$0.00		
1/4/2025	AR 53959 Cash Receipts...	4582143...		One Time Pay...	\$5,112.00	\$0.00		
1/5/2025	AR 53980 Cash Receipts...	4585187...		One Time Pay...	\$500.00	\$0.00		
1/6/2025	AR 53934 Cash Receipts...	4590542...		Automated Pa...	\$3,096.00	\$0.00		
1/6/2025	AR 53999 Cash Receipts...	4586833...		One Time Pay...	\$440.00	\$0.00		
1/6/2025	AR 54009 Cash Receipts...	4587951...		One Time Pay...	\$440.00	\$0.00		
1/6/2025	AP 54023 Print Check	10931	SPECT - SPECTRUM ASS...	2025 A/N Mee...	\$0.00	\$261.76		
1/6/2025	AR 54097 Cash Receipts...	0000000...			\$1,756.00	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
1/7/2025	AR 54052 Cash Receipts...	4591295...		One Time Pay...	\$460.00	\$0.00	
1/7/2025	AR 54256 Cash Receipts...	0000000...			\$2,666.00	\$0.00	
1/8/2025	AR 54102 Cash Receipts...	4593130...		One Time Pay...	\$440.00	\$0.00	
1/8/2025	AR 54225 Backout Payme...	0000000...			\$0.00	\$460.00	
1/8/2025	AR 54260 Cash Receipts...	0000000...			\$437.00	\$0.00	
1/9/2025	AR 54110 Cash Receipts...	4595215...		One Time Pay...	\$1,042.05	\$0.00	
1/9/2025	AR 54121 Cash Receipts...	4595769...		One Time Pay...	\$460.00	\$0.00	
1/9/2025	AR 54265 Cash Receipts...	0000000...			\$1,320.00	\$0.00	
1/10/2025	AR 54129 Cash Receipts...	4596260...		One Time Pay...	\$581.00	\$0.00	
1/10/2025	AR 54131 Cash Receipts...	4596261...		One Time Pay...	\$299.00	\$0.00	
1/10/2025	AR 54146 Cash Receipts...	8066974...			\$1,519.00	\$0.00	
1/10/2025	AR 54151 Cash Receipts...	12010			\$415.00	\$0.00	
1/10/2025	AR 54269 Cash Receipts...	0000000...			\$460.00	\$0.00	
1/10/2025	GL 56557 Misc Payment			3 Return AC...	\$0.00	\$36.00	
1/11/2025	AR 54157 Backout Payme...	0000000...			\$0.00	\$440.00	
1/13/2025	AR 54200 Cash Receipts...	4599342...		One Time Pay...	\$440.00	\$0.00	
1/13/2025	AR 54273 Cash Receipts...	0000000...			\$1,348.00	\$0.00	
1/14/2025	AP 54243 Print Check	10937	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
1/14/2025	AP 54243 Print Check	10936	Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
1/14/2025	AR 54276 Cash Receipts...	0000001...			\$3,478.00	\$0.00	
1/14/2025	AP 56426 Hand Written ...	Auto Pa...	repub - Republic Ser...	January 2025...	\$0.00	\$3,300.91	
1/15/2025	AR 54247 Cash Receipts...	4601195...		One Time Pay...	\$440.00	\$0.00	
1/15/2025	AR 54249 Cash Receipts...	4601427...		One Time Pay...	\$426.00	\$0.00	
1/15/2025	AR 54279 Backout Payme...	0000000...			\$0.00	\$460.00	
1/15/2025	GL 56558 Misc Payment			Coupon	\$0.00	\$7.00	
1/15/2025	AR 56561 Cash Receipts...	0053110...			\$426.00	\$0.00	
1/16/2025	AR 54347 Cash Receipts...	4602589...		One Time Pay...	\$7.00	\$0.00	
1/16/2025	AR 56111 Cash Receipts...	0000000...			\$880.00	\$0.00	
1/18/2025	AR 54367 Cash Receipts...	4604100...		One Time Pay...	\$440.00	\$0.00	
1/18/2025	AR 54369 Cash Receipts...	4604256...		One Time Pay...	\$440.00	\$0.00	
1/19/2025	AP 54378 Hand Written ...	Check B...	BBT - TRUIST	Truist Credi...	\$0.00	\$591.25	
1/22/2025	AR 56565 Cash Receipts...	0000000...			\$893.00	\$0.00	
1/23/2025	AR 54834 Cash Receipts...	4606809...		One Time Pay...	\$435.00	\$0.00	
1/23/2025	AR 54835 Cash Receipts...	4606827...		One Time Pay...	\$440.00	\$0.00	
1/23/2025	AR 56569 Cash Receipts...	0053013...			\$1,352.78	\$0.00	
1/24/2025	GL 56570 Misc Deposit			Deposit 1/24...	\$100.00	\$0.00	
1/27/2025	AR 54904 Cash Receipts...	4609508...		One Time Pay...	\$440.00	\$0.00	
1/27/2025	AP 54927 Print Check	10939	trall - Trail Servic...	Landscaping ...	\$0.00	\$5,901.00	
1/27/2025	AP 54927 Print Check	10944	trall - Trail Servic...	January 2025...	\$0.00	\$5,015.00	
1/27/2025	AP 54927 Print Check	10943	Garing Parking Enfor...	Parking Info...	\$0.00	\$249.85	
1/27/2025	AP 54927 Print Check	10938	Devine Electric & Da...	Lighting R&M...	\$0.00	\$273.00	
1/27/2025	AP 54927 Print Check	10942	Devine Electric & Da...	3 New Round ...	\$0.00	\$325.00	
1/27/2025	AP 54927 Print Check	10940	Martin & Martin, P.A...	Legal: Gener...	\$0.00	\$240.00	
1/27/2025	AP 54927 Print Check	10941	Hixon - Hixon Pool R...	Per Health D...	\$0.00	\$2,250.00	

Account			Balance Forward		Debits	Credits	Ending Balance
1/27/2025	AR 56023 Cash Receipts...	0000000...			\$440.00	\$0.00	
1/28/2025	AR 56025 Cash Receipts...	0000000...			\$889.00	\$0.00	
1/28/2025	AP 56335 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$0.00	\$765.19	
1/28/2025	AP 56431 Hand Written ...	Online ...	Hom - Home Depot	Landscaping ...	\$0.00	\$10.64	
1/29/2025	AP 55995 Print Check	10945	SPECT - SPECTRUM ASS...	February 202...	\$0.00	\$7,916.00	
1/29/2025	AP 55995 Print Check	10946	SPECT - SPECTRUM ASS...	February 202...	\$0.00	\$2,606.00	
1/29/2025	AR 56026 Cash Receipts...	0000000...			\$3,090.00	\$0.00	
1/30/2025	AR 56029 Cash Receipts...	0000000...			\$852.00	\$0.00	
1/30/2025	AP 56469 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$0.00	\$44.04	
1/30/2025	AP 56470 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$0.00	\$36.07	
1/30/2025	AP 56471 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$0.00	\$34.74	
1/30/2025	AP 56474 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$0.00	\$36.02	
1/30/2025	AP 56476 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$0.00	\$35.60	
1/30/2025	AP 56478 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$0.00	\$36.59	
1/30/2025	AP 56479 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$0.00	\$35.38	
1/30/2025	AP 56480 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$0.00	\$35.85	
1/30/2025	AP 56481 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$0.00	\$36.53	
1/30/2025	AP 56482 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$0.00	\$35.76	
1/30/2025	AP 56530 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$0.00	\$32.13	
1/30/2025	AP 56531 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$0.00	\$32.50	
1/30/2025	AP 56532 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$0.00	\$32.94	
1/30/2025	AP 56533 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$0.00	\$40.17	
1/30/2025	AP 56534 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$0.00	\$35.21	
1/30/2025	AP 56536 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$0.00	\$36.53	
1/30/2025	AP 56538 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$0.00	\$973.88	
1/30/2025	AP 56544 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$0.00	\$143.34	
1/30/2025	AP 56550 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$0.00	\$35.48	
1/31/2025	AP 57136 Hand Written ...	Online ...	COCO - City of Cocon...	W&S Assoc A...	\$0.00	\$6,732.16	
1/31/2025	AP 57137 Hand Written ...	Online ...	COCO - City of Cocon...	W&S Assoc B...	\$0.00	\$2,491.89	
1/31/2025	AP 57138 Hand Written ...	Online ...	COCO - City of Cocon...	W&S Assoc C...	\$0.00	\$1,192.84	
1/31/2025	AP 57139 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$0.00	\$180.49	
1/31/2025	GL 57383 Journal Entry		Jan Correct Cash	January Sta...	\$110,669.73	\$0.00	
1/31/2025	GL 57385 Journal Entry		Jan cash	Jan cash	\$25,671.56	\$0.00	
1/31/2025	GL 57387 Journal Entry		Jan cash	Jan Cash	\$0.00	\$25,671.56	
1/31/2025	GL 57392 Journal Entry		Jan JE Reclass Equit...	Jan JE Recla...	\$25,671.56	\$0.00	
01019-008 Truist - Pet Security Account - Com...				\$16,250.00	\$0.00	\$0.00	\$16,250.00
01026-009 Jurist - Spec Operatingw- MM				\$56,410.48	\$212.98	\$0.00	\$56,623.46
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57391 Journal Entry		Jan Reserves	Jan Reserves	\$212.98	\$0.00	
01080-009 Due To/From Operating				(\$7,024.16)	\$0.00	\$6,567.49	(\$13,591.65)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57391 Journal Entry		Jan Reserves	Jan Reserves	\$0.00	\$6,567.49	
01224-009 Jurist -Money Market Funds				\$1,025,511.58	\$4,149.46	\$0.00	\$1,029,661.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account			Balance Forward	Debits	Credits	Ending Balance
1/8/2025	AR 54225 Backout Payme...	0000000...		\$460.00	\$0.00	
1/9/2025	AR 54121 Cash Receipts...	4595769...	One Time Pay...	\$0.00	\$460.00	
1/10/2025	AR 54146 Cash Receipts...	7521-Ca...		\$0.00	\$453.00	
1/10/2025	AR 54269 Cash Receipts...	0000000...		\$0.00	\$460.00	
1/13/2025	AR 54273 Cash Receipts...	0000002...		\$0.00	\$920.00	
1/16/2025	AR 54347 Cash Receipts...	4602589...	One Time Pay...	\$0.00	\$7.00	
1/28/2025	AR 56025 Cash Receipts...	0000000...		\$0.00	\$453.00	
01310-003 Assessments Receivable - Condo C			\$2,072.47	\$10,224.00	\$11,136.24	\$1,160.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
1/2/2025	AR 53932 Apply Charges				\$10,224.00	\$0.00
1/2/2025	AR 53933 Apply PrePaid...				\$0.00	\$1,867.00
1/2/2025	AR 53939 Cash Receipts...	0000000...			\$0.00	\$821.00
1/3/2025	AR 54089 Cash Receipts...	0000000...			\$0.00	\$2,952.00
1/4/2025	AR 53959 Cash Receipts...	4582143...		One Time Pay...	\$0.00	\$426.00
1/6/2025	AR 53934 Cash Receipts...	4590542...		Automated Pa...	\$0.00	\$426.00
1/6/2025	AR 54097 Cash Receipts...	0000000...			\$0.00	\$18.00
1/7/2025	AR 54256 Cash Receipts...	0000000...			\$0.00	\$426.00
1/8/2025	AR 54260 Cash Receipts...	0000000...			\$0.00	\$437.00
1/10/2025	AR 54146 Cash Receipts...	995150			\$0.00	\$426.00
1/10/2025	AR 54151 Cash Receipts...	12010			\$0.00	\$415.00
1/13/2025	AR 54273 Cash Receipts...	0000000...			\$0.00	\$426.00
1/14/2025	AR 54276 Cash Receipts...	0000001...			\$0.00	\$574.50
1/15/2025	AR 54249 Cash Receipts...	4601427...		One Time Pay...	\$0.00	\$426.00
1/15/2025	AR 56561 Cash Receipts...	0053110...			\$0.00	\$426.00
1/23/2025	AR 56569 Cash Receipts...	0053013...			\$0.00	\$1,069.74
01330-001 Special Assmts. Receiv. - Conda A			\$1,380.00	\$0.00	\$423.00	\$957.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
1/9/2025	AR 54110 Cash Receipts...	4595215...		One Time Pay...	\$0.00	\$282.00
1/10/2025	AR 54129 Cash Receipts...	4596260...		One Time Pay...	\$0.00	\$141.00
01330-002 Special Assmts. Receiv. - Condo B			\$560.00	\$0.00	\$0.00	\$560.00
01330-003 Special Assmts. Receiv. - Condo C			\$1,238.32	\$0.00	\$285.00	\$953.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
1/13/2025	AR 54273 Cash Receipts...	0000000...			\$0.00	\$2.00
1/23/2025	AR 56569 Cash Receipts...	0053013...			\$0.00	\$283.00
01340-000 Late Fees Receivable - Cost Center ...			(\$65.54)	\$0.00	\$0.00	(\$65.54)
01340-001 Late Fees Receivable - Conda A			\$47.20	\$0.00	\$0.00	\$47.20
01340-003 Late Fees Receivable - Condo C			\$18.34	\$0.00	\$0.00	\$18.34
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
1/8/2025	AR 54226 Apply NSF	0000000...			\$25.00	\$0.00
1/31/2025	GL 57393 Journal Entry		Jan JE AR	Jan JE AR	\$0.00	\$25.00
01380-001 Owner Admin. Fees Receiv. - Conda A			\$50.00	\$0.00	\$0.00	\$50.00
01380-002 Owner Admin. Fees Receiv. - Condo B			\$0.00	\$25.00	\$0.00	\$25.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits

Account				Balance Forward	Debits	Credits	Ending Balance
1/31/2025	GL 57393 Journal Entry		Jan JE AR	Jan JE AR	\$25.00	\$0.00	
01610-008 Prepaid Insurance - Common Area				\$23,597.62	\$0.00	\$23,597.62	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57366 Journal Entry		Jan JE	Jan JE	\$0.00	\$23,597.62	
01620-008 Prepaid Expenses - Common Area				\$8,581.75	\$10,522.00	\$8,581.75	\$10,522.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/28/2025	AP 54939 Enter Bills -...		SPECT - SPECTRUM ASS...	February 202...	\$2,606.00	\$0.00	
1/28/2025	AP 54940 Enter Bills -...		SPECT - SPECTRUM ASS...	February 202...	\$7,916.00	\$0.00	
1/31/2025	GL 57366 Journal Entry		Jan JE	Jan JE	\$0.00	\$8,581.75	
01650-008 To Be Allocated - Common Area				\$0.00	\$2,250.00	\$2,250.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/27/2025	AP 54922 Enter Bills -...		Hixon - Hixon Pool R...	Per Health D...	\$2,250.00	\$0.00	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$0.00	\$2,250.00	
02560-008 Utility Deposits - Common Area				\$275.00	\$0.00	\$0.00	\$275.00
03010-000 Accounts Payable - Cost Center 000				\$0.00	\$25,327.46	\$25,327.46	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/6/2025	AP 53989 Enter Bills -...		SPECT - SPECTRUM ASS...	2025 A/N Mee...	\$0.00	\$261.76	
1/6/2025	AP 54023 Print Check	10931	SPECT - SPECTRUM ASS...	2025 A/N Mee...	\$261.76	\$0.00	
1/14/2025	AP 54235 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
1/14/2025	AP 54236 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$0.00	\$40.00	
1/14/2025	AP 54243 Print Check	10937	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
1/14/2025	AP 54243 Print Check	10936	Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	
1/27/2025	AP 54920 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$0.00	\$249.85	
1/27/2025	AP 54921 Enter Bills -...		Devine Electric & Da...	3 New Round ...	\$0.00	\$325.00	
1/27/2025	AP 54922 Enter Bills -...		Hixon - Hixon Pool R...	Per Health D...	\$0.00	\$2,250.00	
1/27/2025	AP 54923 Enter Bills -...		Martin & Martin, P.A...	Legal: Gener...	\$0.00	\$240.00	
1/27/2025	AP 54924 Enter Bills -...		trail - Trail Servic...	Landscaping ...	\$0.00	\$5,901.00	
1/27/2025	AP 54925 Enter Bills -...		trail - Trail Servic...	January 2025...	\$0.00	\$5,015.00	
1/27/2025	AP 54926 Enter Bills -...		Devine Electric & Da...	Lighting R&M...	\$0.00	\$273.00	
1/27/2025	AP 54927 Print Check	10939	trail - Trail Servic...	Landscaping ...	\$5,901.00	\$0.00	
1/27/2025	AP 54927 Print Check	10944	trail - Trail Servic...	January 2025...	\$5,015.00	\$0.00	
1/27/2025	AP 54927 Print Check	10943	Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
1/27/2025	AP 54927 Print Check	10938	Devine Electric & Da...	Lighting R&M...	\$273.00	\$0.00	
1/27/2025	AP 54927 Print Check	10942	Devine Electric & Da...	3 New Round ...	\$325.00	\$0.00	
1/27/2025	AP 54927 Print Check	10940	Martin & Martin, P.A...	Legal: Gener...	\$240.00	\$0.00	
1/27/2025	AP 54927 Print Check	10941	Hixon - Hixon Pool R...	Per Health D...	\$2,250.00	\$0.00	
1/28/2025	AP 54939 Enter Bills -...		SPECT - SPECTRUM ASS...	February 202...	\$0.00	\$2,606.00	
1/28/2025	AP 54940 Enter Bills -...		SPECT - SPECTRUM ASS...	February 202...	\$0.00	\$7,916.00	
1/29/2025	AP 55995 Print Check	10945	SPECT - SPECTRUM ASS...	February 202...	\$7,916.00	\$0.00	
1/29/2025	AP 55995 Print Check	10946	SPECT - SPECTRUM ASS...	February 202...	\$2,606.00	\$0.00	
03015-008 Insurance Payable - Common Area				(\$12,434.38)	\$23,597.62	\$0.00	\$11,163.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	AP 53994 Hand Written ...	Auto Pa...	FIRS - FIRST INSURAN...	Insurance Pr...	\$23,597.62	\$0.00	
03020-008 Accrued CPA Fees - Common Area				(\$7,875.00)	\$0.00	\$0.00	(\$7,875.00)

Account				Balance Forward	Debits	Credits	Ending Balance
03022-099 Income Tax Payable				(\$5,251.00)	\$0.00	\$0.00	(\$5,251.00)
03310-001 Prepaid Owner Assessments - Conda A				(\$13,687.83)	\$8,831.63	\$9,581.63	(\$14,437.83)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/2/2025	AR 53933 Apply PrePaid...				\$8,391.63	\$0.00	
1/2/2025	AR 53939 Cash Receipts...	0000000...			\$0.00	\$114.00	
1/3/2025	AR 53905 Cash Receipts...	4577985...		One Time Pay...	\$0.00	\$440.00	
1/3/2025	AR 53907 Cash Receipts...	4578298...		One Time Pay...	\$0.00	\$440.00	
1/3/2025	AR 54089 Cash Receipts...	0000000...			\$0.00	\$2,013.00	
1/3/2025	AR 54092 Cash Receipts...	0000000...			\$0.00	\$870.00	
1/6/2025	AR 53934 Cash Receipts...	4590542...		Automated Pa...	\$0.00	\$870.00	
1/6/2025	AR 54097 Cash Receipts...	0000000...			\$0.00	\$630.90	
1/7/2025	AR 54256 Cash Receipts...	0000001...			\$0.00	\$31.00	
1/8/2025	AR 54102 Cash Receipts...	4593130...		One Time Pay...	\$0.00	\$1.55	
1/10/2025	AR 54146 Cash Receipts...	8066974...			\$0.00	\$327.00	
1/11/2025	AR 54157 Backout Payme...	0000000...			\$440.00	\$0.00	
1/13/2025	AR 54200 Cash Receipts...	4599342...		One Time Pay...	\$0.00	\$25.00	
1/14/2025	AR 54276 Cash Receipts...	0000012...			\$0.00	\$53.00	
1/16/2025	AR 56111 Cash Receipts...	0000000...			\$0.00	\$10.00	
1/22/2025	AR 56565 Cash Receipts...	0000000...			\$0.00	\$421.31	
1/23/2025	AR 54834 Cash Receipts...	4606809...		One Time Pay...	\$0.00	\$0.86	
1/27/2025	AR 54904 Cash Receipts...	4609508...		One Time Pay...	\$0.00	\$0.55	
1/27/2025	AR 56023 Cash Receipts...	0000000...			\$0.00	\$440.00	
1/28/2025	AR 56025 Cash Receipts...	0000000...			\$0.00	\$253.46	
1/29/2025	AR 56026 Cash Receipts...	0000000...			\$0.00	\$2,640.00	
03310-002 Prepaid Owner Assessments - Condo B				(\$1,817.38)	\$3,241.50	\$3,687.50	(\$2,263.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/2/2025	AR 53933 Apply PrePaid...				\$2,781.50	\$0.00	
1/2/2025	AR 53939 Cash Receipts...	0000000...			\$0.00	\$453.00	
1/3/2025	AR 54089 Cash Receipts...	0000000...			\$0.00	\$1,836.50	
1/3/2025	AR 54092 Cash Receipts...	0000000...			\$0.00	\$920.00	
1/7/2025	AR 54256 Cash Receipts...	0000000...			\$0.00	\$25.00	
1/15/2025	AR 54279 Backout Payme...	0000000...			\$460.00	\$0.00	
1/22/2025	AR 56565 Cash Receipts...	0000000...			\$0.00	\$453.00	
03310-003 Prepaid Owner Assessments - Condo C				(\$4,082.00)	\$1,867.00	\$6,689.54	(\$8,904.54)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/2/2025	AR 53933 Apply PrePaid...				\$1,867.00	\$0.00	
1/2/2025	AR 53939 Cash Receipts...	0000000...			\$0.00	\$10.00	
1/3/2025	AR 54089 Cash Receipts...	0000000...			\$0.00	\$30.00	
1/4/2025	AR 53959 Cash Receipts...	4582143...		One Time Pay...	\$0.00	\$4,686.00	
1/6/2025	AR 54097 Cash Receipts...	0000000...			\$0.00	\$408.00	
1/14/2025	AR 54276 Cash Receipts...	0000001...			\$0.00	\$703.50	
1/23/2025	AR 56569 Cash Receipts...	0053013...			\$0.00	\$0.04	
1/30/2025	AR 56029 Cash Receipts...	0000000...			\$0.00	\$852.00	
03340-008 Pet Security Deposits - Common Area				(\$16,250.00)	\$0.00	\$0.00	(\$16,250.00)

Account					Balance Forward	Debits	Credits	Ending Balance
05020-001 Reserves - Pavement - Conda A					(\$78,796.77)	\$0.09	\$241.67	(\$79,038.35)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves Pav...	\$0.00	\$241.67		
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$0.09	\$0.00		
05020-002 Reserves - Pavement - Condo B					(\$37,447.24)	\$0.00	\$310.58	(\$37,757.82)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves Pav...	\$0.00	\$310.58		
05020-003 Reserves - Pavement - Condo C					(\$38,766.09)	\$0.00	\$294.92	(\$39,061.01)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves Pav...	\$0.00	\$294.92		
05020-008 Reserves - Pavement - Common Area					(\$3,725.00)	\$0.00	\$218.42	(\$3,943.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves Pav...	\$0.00	\$218.42		
05090-008 Reserves - Pool - Common Area					(\$31,735.09)	\$172.92	\$0.00	(\$31,562.17)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$172.92	\$0.00		
05092-001 Reserve - Restoration - Conda A					(\$97,541.58)	\$0.00	\$921.58	(\$98,463.16)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$0.00	\$921.58		
05092-002 Reserve - Restoration - Condo B					(\$12,868.70)	\$88.08	\$136.25	(\$12,916.87)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$0.00	\$136.25		
1/31/2025	GL 57389 Journal Entry		Jan JE	9980	\$88.08	\$0.00		
05092-003 Reserve - Restoration - Condo C					(\$39,857.22)	\$0.00	\$189.25	(\$40,046.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$0.00	\$189.25		
05092-008 Reserve - Restoration - Common Area					(\$28,307.63)	\$195.58	\$352.25	(\$28,464.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$0.00	\$352.25		
1/31/2025	GL 57389 Journal Entry		Jan JE	9980	\$195.58	\$0.00		
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					(\$96,830.89)	\$0.00	\$2,573.83	(\$99,404.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$0.00	\$2,573.83		
05210-002 Reserves - Roofs - Condo B					(\$185,114.86)	\$0.00	\$1,351.75	(\$186,466.61)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$0.00	\$1,351.75		
05210-003 Reserves - Roofs - Condo C					(\$76,011.26)	\$0.00	\$405.08	(\$76,416.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
1/1/2025	GL 53852 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				(\$24,303.55)	\$0.00	\$28.58	(\$24,332.13)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$0.00	\$28.58	
05220-003 Reserves - Exterior Paint - Condo C				(\$17,297.15)	\$0.00	\$0.00	(\$17,297.15)
05220-008 Reserves - Exterior Paint - Common ...				(\$2,950.00)	\$0.00	\$0.00	(\$2,950.00)
05492-001 Reserve - Interest Income - Conda A				(\$4,304.66)	\$0.00	\$0.00	(\$4,304.66)
05492-002 Reserve - Interest Income - Condo B				(\$1,461.87)	\$0.00	\$0.00	(\$1,461.87)
05492-003 Reserve - Interest Income - Condo C				(\$1,172.54)	\$0.00	\$0.00	(\$1,172.54)
05492-008 Reserve - Interest Income - Common ...				(\$107.72)	\$0.00	\$0.00	(\$107.72)
05492-009 Reserve - Interest Income - UBS				(\$101,601.15)	\$0.00	\$4,149.46	(\$105,750.61)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57391 Journal Entry		Jan Reserves	Jan Reserves	\$0.00	\$4,149.46	
05510-000 Prior Year Net Inc./Loss - Cost Cen...				\$39,620.71	\$0.00	\$39,620.71	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57392 Journal Entry		Jan JE Reclass Equit...	Jan JE Recla...	\$0.00	\$39,620.71	
05510-001 Fund Balance - Conda A				(\$146,019.92)	\$30,941.86	\$0.00	(\$115,078.06)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57392 Journal Entry		Jan JE Reclass Equit...	Jan JE Recla...	\$30,941.86	\$0.00	
05510-002 Fund Balance - Condo B				(\$49,458.36)	\$10,476.31	\$0.00	(\$38,982.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57392 Journal Entry		Jan JE Reclass Equit...	Jan JE Recla...	\$10,476.31	\$0.00	
05510-003 Fund Balance - Condo C				(\$40,037.72)	\$8,488.07	\$0.00	(\$31,549.65)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57392 Journal Entry		Jan JE Reclass Equit...	Jan JE Recla...	\$8,488.07	\$0.00	
05530-008 Enumerate-Cash- Beg Bal				\$10,285.53	\$0.00	\$10,285.53	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57392 Journal Entry		Jan JE Reclass Equit...	Jan JE Recla...	\$0.00	\$10,285.53	
06310-001 Assessment Income - Conda A				\$0.00	\$28,164.58	\$38,720.00	(\$10,555.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53851 Journal Entry			Common Area ...	\$28,045.17	\$0.00	
1/2/2025	AR 53932 Apply Charges				\$0.00	\$38,720.00	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$119.41	\$0.00	
06310-002 Assessment Income - Condo B				\$0.00	\$9,533.00	\$13,903.08	(\$4,370.08)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53851 Journal Entry		Common Area Income	Common Area ...	\$9,533.00	\$0.00	
1/2/2025	AR 53932 Apply Charges				\$0.00	\$13,800.00	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$0.00	\$103.08	
06310-003 Assessment Income - Condo C				\$0.00	\$7,732.00	\$10,224.00	(\$2,492.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53851 Journal Entry		Common Area Income	Common Area ...	\$7,717.25	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
1/2/2025	AR 53932 Apply Charges				\$0.00	\$10,224.00	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$14.75	\$0.00	
06320-001 Common Area Income - Condo A				\$0.00	\$794.25	\$28,939.42	(\$28,145.17)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53851 Journal Entry			Common Area ...	\$0.00	\$28,045.17	
1/31/2025	GL 57374 Journal Entry		JAN JE	JAN Je	\$0.00	\$894.25	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$794.25	\$0.00	
06320-002 Common Area. Income - Condo B				\$0.00	\$302.50	\$9,835.50	(\$9,533.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53851 Journal Entry		Common Area Income	Common Area ...	\$0.00	\$9,533.00	
1/31/2025	GL 57374 Journal Entry		JAN JE	JAN Je	\$0.00	\$302.50	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$302.50	\$0.00	
06320-003 Common Area Income - Condo C				\$0.00	\$245.92	\$7,963.17	(\$7,717.25)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53851 Journal Entry			Common Area ...	\$0.00	\$7,717.25	
1/31/2025	GL 57374 Journal Entry		JAN JE	JAN Je	\$0.00	\$245.92	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$245.92	\$0.00	
06380-000 Owner Admin. Fees Income - Cost Cen...				\$0.00	\$25.00	\$25.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/8/2025	AR 54226 Apply NSF	0000000...			\$0.00	\$25.00	
1/31/2025	GL 57394 Journal Entry		Jan JE Reclass	Jan Je Recl...	\$25.00	\$0.00	
06380-002 Owner Admin. Fees Income - Condo B				\$0.00	\$0.00	\$25.00	(\$25.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57394 Journal Entry		Jan JE Reclass	Jan Je Recl...	\$0.00	\$25.00	
06410-008 Condo A Transfer CA				\$0.00	\$0.00	\$28,145.17	(\$28,145.17)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 57379 Journal Entry		JAN TRANS TO CA	JAN tTRANSFER...	\$0.00	\$28,145.17	
06411-008 Condo B Transfer-CA				\$0.00	\$0.00	\$9,533.00	(\$9,533.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 57379 Journal Entry		JAN TRANS TO CA	JAN tTRANSFER...	\$0.00	\$9,533.00	
06412-008 Condo C Transfer-CA				\$0.00	\$0.00	\$7,717.25	(\$7,717.25)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 57379 Journal Entry		JAN TRANS TO CA	JAN tTRANSFER...	\$0.00	\$7,717.25	
06490-001 Receivables Adjustments - Condo A				\$0.00	\$795.25	\$795.25	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$0.00	\$795.25	
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$795.25	\$0.00	
06490-002 Receivables Adjustments - Condo B				\$0.00	\$302.50	\$302.50	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$0.00	\$302.50	
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$302.50	\$0.00	
06490-003 Receivables Adjustments - Condo C				\$0.00	\$246.92	\$246.92	\$0.00

Account					Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$0.00	\$246.92		
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$246.92	\$0.00		
06490-008 Receivables Adjustments - Common Ar...					\$0.00	\$134.16	\$134.16	\$0.00
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$103.08	\$134.16		
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$31.08	\$0.00		
06550-008 Application Fees					\$0.00	\$0.00	\$100.00	(\$100.00)
1/24/2025	GL 56570 Misc Deposit			Deposit 1/24...	\$0.00	\$100.00		
06910-008 Interest Income - Common Area					\$0.00	\$0.00	\$212.98	(\$212.98)
1/31/2025	GL 57391 Journal Entry		Jan Reserves	Jan Reserves	\$0.00	\$212.98		
06920-008 Misc. Income - Common Area					\$0.00	\$19,727.86	\$19,727.86	\$0.00
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$19,723.86	\$16,493.19		
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$4.00	\$1,375.75		
1/31/2025	GL 57390 Journal Entry		Jan JE	Jan JE	\$0.00	\$1,858.92		
07010-008 Management Fees - Common Area					\$0.00	\$2,556.00	\$0.00	\$2,556.00
1/31/2025	GL 57366 Journal Entry		Jan JE	Jan JE	\$2,556.00	\$0.00		
07160-008 Legal Fees - Common Area					\$0.00	\$240.00	\$0.00	\$240.00
1/27/2025	AP 54923 Enter Bills - ...		Martin & Martin, P.A...	Legal: Gener...	\$240.00	\$0.00		
07250-008 Bank Charges - Common Area					\$0.00	\$36.00	\$0.00	\$36.00
1/10/2025	GL 56557 Misc Payment			3 Return AC...	\$36.00	\$0.00		
07262-008 Bulk Mailings					\$0.00	\$261.76	\$0.00	\$261.76
1/6/2025	AP 53989 Enter Bills - ...		SPECT - SPECTRUM ASS...	2025 A/N Mee...	\$261.76	\$0.00		
07320-008 Office ,expenses/storage= CA					\$0.00	\$57.00	\$0.00	\$57.00
1/15/2025	GL 56558 Misc Payment			Coupon	\$7.00	\$0.00		
1/31/2025	GL 57366 Journal Entry		Jan JE	Jan JE	\$50.00	\$0.00		
07460-001 Common Area Distribution					\$0.00	\$28,147.17	\$2.00	\$28,145.17
1/1/2025	GL 53853 Journal Entry		Maintenance Fees	Common Area ...	\$27,251.92	\$0.00		
1/31/2025	GL 57374 Journal Entry		JAN JE	JAN JE	\$894.25	\$0.00		
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$1.00	\$0.00		
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$0.00	\$2.00		
07460-002 Common Area Distribution					\$0.00	\$9,533.00	\$0.00	\$9,533.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
1/1/2025	GL 53853 Journal Entry		Maintenance Fees	Common Area ...	\$9,230.50	\$0.00	
1/31/2025	GL 57374 Journal Entry		JAN JE	002	\$302.50	\$0.00	
07460-003 Common Area Distribution				\$0.00	\$7,719.25	\$2.00	\$7,717.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53853 Journal Entry		Maintenance Fees	Common Area ...	\$7,472.33	\$0.00	
1/31/2025	GL 57374 Journal Entry		JAN JE	002	\$245.92	\$0.00	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$1.00	\$0.00	
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$0.00	\$2.00	
07890-008 Misc. G & A - Common Area				\$0.00	\$1,858.92	\$0.00	\$1,858.92
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57390 Journal Entry		Jan JE	Jan JE	\$1,858.92	\$0.00	
08010-008 Insurance				\$0.00	\$23,597.62	\$0.00	\$23,597.62
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57366 Journal Entry		Jan JE	Jan JE	\$23,597.62	\$0.00	
08220-008 Pool Repairs - Common Area				\$0.00	\$2,250.00	\$0.00	\$2,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 57388 Journal Entry		Jan JE	Jan JE	\$2,250.00	\$0.00	
08910-001 Electricity - Conda A				\$0.00	\$402.06	\$0.00	\$402.06
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/30/2025	AP 56469 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35903-5...	\$44.04	\$0.00	
1/30/2025	AP 56470 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35733-5...	\$36.07	\$0.00	
1/30/2025	AP 56471 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25563-5...	\$34.74	\$0.00	
1/30/2025	AP 56474 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25713-5...	\$36.02	\$0.00	
1/30/2025	AP 56476 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25933-5...	\$35.60	\$0.00	
1/30/2025	AP 56478 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35223-5...	\$36.59	\$0.00	
1/30/2025	AP 56479 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35453-5...	\$35.38	\$0.00	
1/30/2025	AP 56480 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 35983-5...	\$35.85	\$0.00	
1/30/2025	AP 56481 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45243-5...	\$36.53	\$0.00	
1/30/2025	AP 56482 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45473-5...	\$35.76	\$0.00	
1/30/2025	AP 56550 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 45833-5...	\$35.48	\$0.00	
08910-002 Electricity - Condo B				\$0.00	\$97.57	\$0.00	\$97.57
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/30/2025	AP 56530 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15853-5...	\$32.13	\$0.00	
1/30/2025	AP 56531 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25103-5...	\$32.50	\$0.00	
1/30/2025	AP 56532 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25283-5...	\$32.94	\$0.00	
08910-003 Electricity - Condo C				\$0.00	\$111.91	\$0.00	\$111.91
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/30/2025	AP 56533 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15763-5...	\$40.17	\$0.00	
1/30/2025	AP 56534 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15453-5...	\$35.21	\$0.00	
1/30/2025	AP 56536 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 15333-5...	\$36.53	\$0.00	
08910-008 Electricity - Common Area				\$0.00	\$1,117.22	\$0.00	\$1,117.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/30/2025	AP 56538 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25703-5...	\$973.88	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
1/30/2025	AP 56544 Hand Written ...	Auto Pa...	FPL-K4 - Florida Pow...	FPL: 25873-5...	\$143.34	\$0.00	
08930-001 Water & Sewer - Conda A				\$0.00	\$6,732.16	\$0.00	\$6,732.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	AP 57136 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc A:...	\$6,732.16	\$0.00	
08930-002 Water & Sewer - Condo B				\$0.00	\$2,491.89	\$0.00	\$2,491.89
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	AP 57137 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc B:...	\$2,491.89	\$0.00	
08930-003 Water & Sewer - Condo C				\$0.00	\$1,192.84	\$0.00	\$1,192.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	AP 57138 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Assoc C:...	\$1,192.84	\$0.00	
08930-008 Water & Sewer - Common Area				\$0.00	\$180.49	\$0.00	\$180.49
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	AP 57139 Hand Written ...	Online ...	COCO - City of Cocon...	W&S-Common A...	\$180.49	\$0.00	
08940-008 Trash Removal				\$0.00	\$3,300.91	\$0.00	\$3,300.91
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/14/2025	AP 56426 Hand Written ...	Auto Pa...	repub - Republic Ser...	January 2025...	\$3,300.91	\$0.00	
09015-008 Landscape Extras				\$0.00	\$934.98	\$0.00	\$934.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/19/2025	AP 54378 Hand Written ...	Check B...	BBT - TRUIST	Truist Credi...	\$409.25	\$0.00	
1/28/2025	AP 56335 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$515.09	\$0.00	
1/28/2025	AP 56431 Hand Written ...	Online ...	Hom - Home Depot	Landscaping ...	\$10.64	\$0.00	
09016-008 Landscape Project				\$0.00	\$5,901.00	\$0.00	\$5,901.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/27/2025	AP 54924 Enter Bills -...		trail - Trail Servic...	Landscaping ...	\$5,901.00	\$0.00	
09110-008 Gen. Maint. & Repair - Common Area				\$0.00	\$432.10	\$0.00	\$432.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/19/2025	AP 54378 Hand Written ...	Check B...	BBT - TRUIST	Truist Credi...	\$182.00	\$0.00	
1/28/2025	AP 56335 Hand Written ...	Online ...	Hom - Home Depot	General & La...	\$250.10	\$0.00	
09190-008 Electrical Repairs - Common Area				\$0.00	\$598.00	\$0.00	\$598.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/27/2025	AP 54921 Enter Bills -...		Devine Electric & Da...	3 New Round ...	\$325.00	\$0.00	
1/27/2025	AP 54926 Enter Bills -...		Devine Electric & Da...	Lighting R&M...	\$273.00	\$0.00	
09610-008 Lawn Maint. & Landscaping - Common ...				\$0.00	\$5,015.00	\$0.00	\$5,015.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/27/2025	AP 54925 Enter Bills -...		trail - Trail Servic...	January 2025...	\$5,015.00	\$0.00	
09650-008 Security Services - Common Area				\$0.00	\$499.70	\$0.00	\$499.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/14/2025	AP 54235 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
1/27/2025	AP 54920 Enter Bills -...		Garing Parking Enfor...	Parking Enfo...	\$249.85	\$0.00	
09850-008 Janitorial Services - Common Area				\$0.00	\$6,015.75	\$0.00	\$6,015.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/14/2025	AP 54236 Enter Bills -...		Dezulme - Milfort De...	CP Allowance...	\$40.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
1/31/2025	GL 57366 Journal Entry		Jan JE	Jan JE	\$5,975.75	\$0.00	
09915-001 Reserves - Pavement - Conda A				\$0.00	\$241.67	\$0.09	\$241.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves Pav...	\$241.67	\$0.00	
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$0.00	\$0.09	
09915-002 Reserves - Pavement - Condo B				\$0.00	\$310.58	\$0.00	\$310.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves Pav...	\$310.58	\$0.00	
09915-003 Reserves - Pavement - Condo C				\$0.00	\$294.92	\$0.00	\$294.92
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves Pav...	\$294.92	\$0.00	
09915-008 Reserves - Pavement - Common Area				\$0.00	\$218.42	\$172.92	\$45.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves Pav...	\$218.42	\$0.00	
1/31/2025	GL 57389 Journal Entry		Jan JE	Jan JE	\$0.00	\$172.92	
09960-001 Reserves - Roofs - Conda A				\$0.00	\$2,573.83	\$0.00	\$2,573.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$2,573.83	\$0.00	
09960-002 Reserves - Roofs - Condo B				\$0.00	\$1,351.75	\$0.00	\$1,351.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$1,351.75	\$0.00	
09960-003 Reserves - Roofs - Condo C				\$0.00	\$405.08	\$0.00	\$405.08
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$405.08	\$0.00	
09965-002 Reserves - Ext. Painting - Condo B				\$0.00	\$28.58	\$0.00	\$28.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$28.58	\$0.00	
09980-001 Reserves - Restoration- Conda A				\$0.00	\$921.58	\$0.00	\$921.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$921.58	\$0.00	
09980-002 Reserves - Restoration - Condo B				\$0.00	\$136.25	\$88.08	\$48.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$136.25	\$0.00	
1/31/2025	GL 57389 Journal Entry		Jan JE	9980	\$0.00	\$88.08	
09980-003 Reserves - Restoration - Condo C				\$0.00	\$189.25	\$0.00	\$189.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$189.25	\$0.00	
09980-008 Reserves - Restoration - Common Are...				\$0.00	\$352.25	\$195.58	\$156.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 53852 Journal Entry		Reserves	Reserves	\$352.25	\$0.00	
1/31/2025	GL 57389 Journal Entry		Jan JE	9980	\$0.00	\$195.58	

Account	Balance Forward	Debits	Credits	Ending Balance
Total:	\$0.00	\$757,107.42	\$757,107.42	\$0.00



Advisors

COMBINED SNAPSHOT

KARANDA VILLAGE IV CONDO ASSOC

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

Your Financial Advisor

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

19 CENTER ST
CHATHAM, NJ 07928

Please visit us at: www.wellsfargoadvisors.com

What's inside your Combined Snapshot ...

ACCOUNT NAME	STATEMENT ENCLOSED	ACCOUNT NUMBER	TAX STATUS	PREVIOUS VALUE ON DEC 31	NET CHANGE	CURRENT VALUE ON JAN 31
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (E/O ACCOUNT)	Yes	6745-2769	Non-Profit	56,410.48	212.98 ✓	56,623.46 ✓
KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)	Yes	8607-7191	Non-Profit	1,025,511.58	9,442.19	1,034,953.77 ✓
Total				\$1,081,922.06	\$9,655.17	\$1,091,577.23

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

COMBINED SNAPSHOT

KARANDA VILLAGE IV CONDO ASSOC

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

Combined progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$1,081,922.06	\$1,081,922.06
Cash deposited	0.00	0.00
Securities deposited	0.00	0.00
Cash withdrawn	-907.38	-907.38
Securities withdrawn	0.00	0.00
Change in value	10,562.55	10,562.55

Value over time

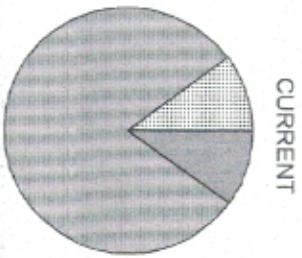


Estimated accrued interest ^a 8,621.40

Total value (incl. accruals) \$1,100,198.63

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

Combined portfolio summary



ASSET TYPE	PREVIOUS VALUE ON DEC 31	%	CURRENT VALUE ON JAN 31	%	ESTIMATED ANN. INCOME
Cash and sweep balances	103,886.87	9.60	107,760.43	9.87	4,427
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed income securities	868,105.50	80.24	873,498.85	80.02	42,570
Mutual funds	109,929.69	10.16	110,317.95	10.11	4,982
Asset value	\$1,081,922.06	100%	\$1,091,577.23	100%	\$51,989

Specific instructions and disclosures

Available funds

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

Income on non-reportable accounts

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

Callable Securities

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

PRIMARY ACCOUNT NUMBER: 8607-7191

PRIMARY ACCOUNT NAME: KARANDA VILLAGE IV CONDO ASSOC

Manager Fee

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

Effective Fee Rate

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

Investment Selection Discretion

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

SNAPSHOT

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

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

Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$56,410.48	\$56,410.48
Cash deposited	0.00	0.00
Securities deposited	0.00	0.00
Cash withdrawn	0.00	0.00
Securities withdrawn	0.00	0.00
Change in value	212.98	212.98

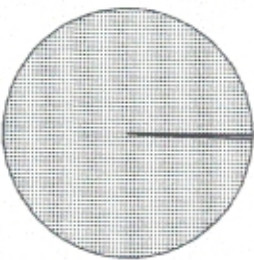
Closing value **\$56,623.46** **\$56,623.46**

Value over time

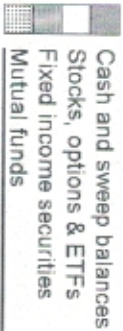


Portfolio summary

CURRENT



ASSETS



ASSET TYPE	PREVIOUS VALUE ON DEC 31	%	CURRENT VALUE ON JAN 31	%	ESTIMATED ANN. INCOME
Cash and sweep balances	290.08	0.51	290.09	0.51	0
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed income securities	0.00	0.00	0.00	0.00	0
Mutual funds	56,120.40	99.49	56,333.37	99.49	2,563
Asset value	\$56,410.48	100%	\$56,623.46	100%	\$2,563



Advisors

SNAPSHOT

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

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

Your Financial Advisor

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

19 CENTER ST
CHATHAM, NJ 07928

Client service information

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

Account profile

Full account name:

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

Account type:

Brokerage Cash Services

Brokerage account number:

6745-2769

Brokerage Cash Services number:

6048235326

Tax status:

Non-Profit

Investment objective/Risk tolerance:*

CONSERVATIVE INCOME

Time horizon:*

LONG TERM (10+ YEARS)

Liquidity needs:*

NONE

Cost Basis Election:

First in, First out

Sweep option:

EXPANDED BANK DEPOSIT

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

For your consideration

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

Document delivery status

	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	290.09
Available for loan	0.00
Your total available funds	\$290.09



Advisors

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

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

Mutual Funds

Open End Mutual Funds

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

DESCRIPTION	ACCOUNT	% OF 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 PRM GOFXX										
On Reinvestment										
Acquired Net Tax Lots 5 nc		99.49	56,333.37000	N/A#	N/A	1.0000	56,333.37	N/A	2,563	4.55
Total Open End Mutual Funds		99.49			\$0.00		\$56,333.37	\$0.00	\$2,563	4.55
Total Mutual Funds					\$0.00		\$56,333.37	\$0.00	\$2,563	4.55

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.

Activity detail

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/02	Cash	DIVIDEND		FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL PRM # 123124 56,120.40000 AS OF 12/31/24		212.97
01/31	Cash	INTEREST		EXPANDED BANK DEPOSIT 01/31/25 290	0.01	0.01

Prior year Income and distributions: **\$212.97**
 Current year Income and distributions: **\$0.01**
Total Income and distributions: \$212.98

Distribution made in the current year but reported as prior year income according to IRS regulations. This may cause a difference between Cash flow and Income summary totals.



Advisors

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

Bank Deposits Through Teller continued

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

SNAPSHOT

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

Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$1,025,511.58	\$1,025,511.58
Cash deposited	0.00	0.00
Securities deposited	0.00	0.00
Cash withdrawn	-907.38	-907.38
Securities withdrawn	0.00	0.00
Change in value	10,349.57	10,349.57

Value over time



Closing value **\$1,034,953.77** / **\$1,034,953.77**

Estimated accrued interest ^a 8,621.40

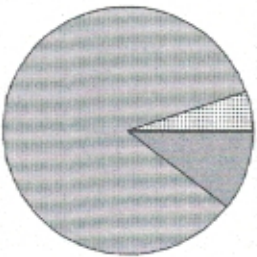
Total value (incl. accruals) **\$1,043,575.17**

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

Portfolio summary

CURRENT

ASSET TYPE	PREVIOUS VALUE ON DEC 31	%	CURRENT VALUE ON JAN 31	%	ESTIMATED ANN. INCOME
ASSETS					
Cash and sweep balances	103,596.79	10.10	107,470.34	10.38	4.427
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed income securities	868,105.50	84.65	873,498.85	84.40	42,570
Mutual funds	53,809.29	5.25	53,984.58	5.22	2,429
Asset value	\$1,025,511.58	100%	\$1,034,953.77	100%	\$49,426





WELLS FARGO
Advisors

SNAPSHOT

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

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

Your Financial Advisor

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

19 CENTER ST
CHATHAM, NJ 07928

Client service information

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

Account profile

Full account name:

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

Account type:

Brokerage Cash Services

Brokerage account number:

8607-7191

Brokerage Cash Services number:

9093920162

Tax status:

Non-Profit

Investment objective/Risk tolerance:

CONSERVATIVE INCOME
LONG TERM (10+ YEARS)

Time horizon:

NONE

Liquidity needs:

First in, First out

Cost Basis Election:

EXPANDED BANK DEPOSIT

Sweep option:

PIM

Your advisory program:

PIM

Your Effective Fee Rate:

0.35%

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

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

Available funds

Cash	2,731.25
Money market and sweep funds	104,739.09
Available for loan	0.00
Your total available funds	\$107,470.34

For your consideration

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

Document delivery status

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



WELLS FARGO Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

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

Bank Deposit Allocation

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

DESCRIPTION	FDIC CERT NUMBER	CURRENT VALUE	AS OF VALUE DATE
U.S. BANK N.A.	6548	104,739.09	01/31
Total Bank Deposits		\$104,739.09	

Fixed Income Securities

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

Government Bonds

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ACCRUED INTEREST	ESTIMATED ANNUAL INCOME	ANNUAL YIELD (%)
US TREASURY NOTES CPN 4.750% DUE 07/31/25 DTD 07/31/23 FC 01/31/24 Moody AAA CUSIP 91282CHN4 Acquired 12/05/24 S	11.14	115,000	100.19 100.24	115,224.16 115,285.20	100.2220	115,255.30	31.14	14.84	5,463	4.73
US TREASURY NOTES CPN 4.625% DUE 03/15/26 DTD 03/15/23 FC 09/15/23 Moody AAA CUSIP 91282CGR6 Acquired 12/05/24 S	11.16	115,000	100.42 100.47	115,484.36 115,546.25	100.4100	115,471.50	-12.86	2,042.28	5,319	4.60



WELLS FARGO Advisors

KARANDA VILLAGE IV CONDOMINIUM ASSOCIATION INC (RESERVE ACCOUNT)

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

Fixed Income Securities

Certificates of Deposit continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADU PRICE/ ORIG PRICE	ADU COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ACCRUED INTEREST	ESTIMATED	
									ANNUAL INCOME	ANNUAL YIELD (%)
MORGAN STANLEY PVT BK CD PURCHASE NY ACT/365 FDIC INSD CPN 5.050% DUE 10/24/25 DTD 04/24/24 FC 10/24/24 CUSIP 61768E2E2	13.60	140,000	N/A##	N/A&	100.5470	140,765.80	N/A	1,936.99	7,070	5.02
BANK HAPOLIM BM NY CD NEW YORK NY ACT/365 FDIC INSD CPN 4.900% DUE 01/20/26 DTD 07/19/24 FC 01/19/25 CUSIP 06251FAG4	12.16	125,000	N/A##	N/A&	100.6570	125,821.25	N/A	218.15	6,125	4.86
Total Certificates of Deposit	49.93	515,000		\$0.00		\$516,757.05	\$0.00	\$5,509.59	\$25,695	4.97
Total Fixed Income Securities	84.40			\$356,789.23		\$873,498.85	-\$47.43	\$8,621.40	\$42,570	4.87
				\$356,916.45						

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

Activity detail by date continued

DATE	ACCOUNT TYPE	TRANSACTION/ CHECK NUMBER	QUANTITY	DESCRIPTION	PRICE	AMOUNT	CASH AND SWEEP BALANCES
01/10	Cash	FEE/CREDIT		PIM QUARTERLY FEE*		-909.44	
01/10	Cash	FEE/CREDIT		MUTUAL FUND 128-1 REBATE*		2.06	102,702.79
01/21	Cash	INTEREST		BANK HAPOLIM BM NY CD NEW YORK NY ACT/365 FDIC INSD CPN 4.900% DUE 01/20/26 DTD 07/19/24 FC 01/19/25 011925 125,000 AS OF 1/19/25 CUSIP 06251FAG4		3,087.67	105,790.46
01/28	Cash	INTEREST		FLAGSTAR BANK NA CD TROY MI ACT/365 FDIC INSD CPN 5.150% DUE 01/28/25 DTD 02/28/24 FC 01/28/25 012825 120,000 CUSIP 33847GEA6		5,672.05	
01/28	Cash	REDEMPTION		FLAGSTAR BANK NA CD TROY MI ACT/365 FDIC INSD CPN 5.150% DUE 01/28/25 DTD 02/28/24 FC 01/28/25 CUSIP 33847GEA6		-120,000.00	120,000.00
01/28	Cash	PURCHASE ACCRUED INT	125,000.00000	US TREASURY NOTES CPN 4.875% DUE 05/31/26 DTD 05/31/24 FC 11/30/24 CUSIP 91282CKS9		100,868.00	-126,085.00
01/31	Cash	INTEREST		US TREASURY NOTES CPN 4.750% DUE 07/31/25 DTD 07/31/23 FC 01/31/24 013125 115,000 CUSIP 91282CHN4		-1,004.46	104,373.05
01/31	Cash	INTEREST		EXPANDED BANK DEPOSIT 013125 104,373		366.04	107,470.34

*For more information about fees and credits associated with the advisory program in which this account has been enrolled, please review the advisory program's Form ADV Part 2 disclosure document.
Distribution made in the current year but reported as prior year income according to IRS regulations. This may cause a difference between Cash flow and Income summary totals.



Advisors

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

Activity detail by type continued

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/31	Cash	INTEREST		EXPANDED BANK DEPOSIT 01/31/25 104,373		366.04

Prior year Income and distributions:

\$188.67

Current year Income and distributions:

\$11857.01

Total Income and distributions:

\$12,045.68

Distribution made in the current year but reported as prior year Income according to IRS regulations. This may cause a difference between Cash flow and Income summary totals.

Securities sold and redeemed

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/28	Cash	REDEMPTION	-120,000.00000	FLAGSTAR BANK NA CD TROY MI ACT/365 FDIC INSD CPN 5.150% DUE 01/28/25 DTD 02/28/24 FC 01/28/25 CUSIP 33847GEA6		-120,000.00

Total Securities sold and redeemed:

\$120,000.00

Securities purchased

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/02	Cash	REINVEST DIV	175.29000	FEDERATED HERMES GOVERNMENT OBLIGATIONS FUND CL IS REINVEST AT 1.000		-175.29
01/28	Cash	PURCHASE ACCRUED INT	125,000.00000	US TREASURY NOTES CPN 4.875% DUE 05/31/28 DTD 05/31/24 FC 11/30/24 CUSIP 91282CKS9	100.8680	-126,085.00

Total Securities purchased:

-\$127,264.75



Advisors

KARANDA VILLAGE IV CONDOMINIUM
ASSOCIATION INC
(RESERVE ACCOUNT)

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

Bank Deposits Through Teller

January 1 - January 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
01/01		BEGINNING BALANCE		\$0.00
01/31		ENDING BALANCE		\$0.00