



Jupiter Lakes Villas Condo Assn

Monthly Financial Statement

For the Period Ending
April 30, 2025

Prepared by:

Triton Property Management
900 E. Indiantown Road, Suite 210
Jupiter, FL 33477

Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 05/03/2025

Run Time: 02:47 PM

FUND BALANCE SHEET

As of: 04/30/2025

Assets

Account	Operating	Reserves	Special Assessment	Total
Assets				
1000 SouthState Op 7848	\$68,330.40	\$0.00	\$0.00	\$68,330.40
1010 SouthState SA 7857	\$0.00	\$0.00	\$15,351.44	\$15,351.44
1105 Valley Bank Op 1491	\$5,241.05	\$0.00	\$0.00	\$5,241.05
1125 SouthState Resv 7854	\$0.00	\$520,849.95	\$0.00	\$520,849.95
1150 Accounts Receivable	\$33,263.85	\$0.00	\$0.00	\$33,263.85
1151 Accounts Receivable SA	\$0.00	\$0.00	\$7,820.33	\$7,820.33
1155 Allowance for Bad Debt	(\$14,555.38)	\$0.00	\$0.00	(\$14,555.38)
1160 Prepaid Insurance	\$181,434.72	\$0.00	\$0.00	\$181,434.72
1170 Unbilled S/A 2022-23	\$0.00	\$0.00	\$108,945.20	\$108,945.20
Assets Total	\$273,714.64	\$520,849.95	\$132,116.97	\$926,681.56
Total Assets:	\$273,714.64	\$520,849.95	\$132,116.97	\$926,681.56

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liabilities				
3056 Accrued Expenses	\$1,666.68	\$0.00	\$0.00	\$1,666.68
3059 SA Roof Expense	\$0.00	\$0.00	(\$599,091.14)	(\$599,091.14)
3065 Security Deposits	\$750.00	\$0.00	\$0.00	\$750.00
3070 Prepaid Owner Assessments	\$17,326.26	\$0.00	\$0.00	\$17,326.26
3075 Unearned Maintenance	\$100,730.67	\$0.00	\$0.00	\$100,730.67
3076 Roof SA 2021 Billed	\$0.00	\$0.00	\$689,359.64	\$689,359.64
3088 Valley LOC/Term Loan	\$0.00	\$0.00	\$41,848.47	\$41,848.47
Liabilities Total	\$120,473.61	\$0.00	\$132,116.97	\$252,590.58
Total Liabilities:	\$120,473.61	\$0.00	\$132,116.97	\$252,590.58

Equity

Account	Operating	Reserves	Special Assessment	Total
Reserves				
3502 Reserve - Interest	\$0.00	\$17,999.45	\$0.00	\$17,999.45
3503 Reserve - Roof	\$0.00	\$24,676.16	\$0.00	\$24,676.16
3504 Reserve - Painting	\$0.00	\$124,397.56	\$0.00	\$124,397.56
3505 Reserve - Road	\$0.00	\$148,159.84	\$0.00	\$148,159.84
3506 Reserve - Contingency	\$0.00	\$172,987.06	\$0.00	\$172,987.06
3507 Reserve - Lake	\$0.00	\$28,708.32	\$0.00	\$28,708.32
3509 Reserve - Parking Lot	\$0.00	\$3,921.56	\$0.00	\$3,921.56
Reserves Total	\$0.00	\$520,849.95	\$0.00	\$520,849.95

Account	Operating	Reserves	Special Assessment	Total
Members Equity				
3600 Operating Fund Balance	\$167,899.70	\$0.00	\$0.00	\$167,899.70
Members Equity Total	\$167,899.70	\$0.00	\$0.00	\$167,899.70
Current Year Net Income/(Loss)	(\$14,658.67)	\$0.00	\$0.00	(\$14,658.67)
Total Equity:	\$153,241.03	\$520,849.95	\$0.00	\$674,090.98
Total Liabilities & Equity	\$273,714.64	\$520,849.95	\$132,116.97	\$926,681.56

Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 05/03/2025

Run Time: 02:46 PM

INCOME STATEMENT

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
4000 Member Assessments	29,145.91	29,145.92	(0.01)	116,583.65	116,583.68	(0.03)	349,751.00
4005 Reserve Member Assessments	21,219.42	21,219.42	0.00	84,877.68	84,877.68	0.00	254,633.00
4010 Interest Income	24.55	0.00	24.55	412.00	0.00	412.00	0.00
4025 Late Charge Interest	280.42	0.00	280.42	1,188.31	0.00	1,188.31	0.00
4040 Appliation Fees Income	150.00	0.00	150.00	1,200.00	0.00	1,200.00	0.00
Income Total	50,820.30	50,365.34	454.96	204,261.64	201,461.36	2,800.28	604,384.00
Total Income	50,820.30	50,365.34	454.96	204,261.64	201,461.36	2,800.28	604,384.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Expenses							
6020 Property Management	2,685.40	2,407.58	(277.82)	9,630.40	9,630.32	(0.08)	28,891.00
6030 Legal/Professional Fees	0.00	250.00	250.00	1,042.50	1,000.00	(42.50)	3,000.00
6040 Office Expense	0.00	333.33	333.33	1,224.00	1,333.32	109.32	4,000.00
6050 License/Taxes/Permits	0.00	54.17	54.17	544.00	216.68	(327.32)	650.00
6076 Audit/Taxes	416.67	416.67	0.00	2,466.68	1,666.68	(800.00)	5,000.00
6080 Property Insurance	18,143.47	18,333.33	189.86	85,476.38	73,333.32	(12,143.06)	220,000.00
6157 Landscape Contract	4,100.00	4,080.00	(20.00)	16,400.00	16,320.00	(80.00)	48,960.00
6170 Termite	0.00	295.83	295.83	0.00	1,183.32	1,183.32	3,550.00
6171 Landscape Extras	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
6172 Rust	350.00	333.33	(16.67)	1,400.00	1,333.32	(66.68)	4,000.00
6175 Pond Contract	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
6200 Building Repairs & Replace	11,000.00	625.00	(10,375.00)	12,624.75	2,500.00	(10,124.75)	7,500.00
6205 Common Area R&M	0.00	625.00	625.00	750.00	2,500.00	1,750.00	7,500.00
6210 Pressure Washing	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
6215 Pond R&M	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
6225 Irrigation R&M	0.00	208.33	208.33	1,151.00	833.32	(317.68)	2,500.00
6290 Electricity	330.43	325.00	(5.43)	1,332.96	1,300.00	(32.96)	3,900.00
Expenses Total	37,025.97	29,145.90	(7,880.07)	134,042.67	116,583.60	(17,459.07)	349,751.00
Reserves							
7005 Reserves- Roof	4,872.50	4,872.50	0.00	19,490.00	19,490.00	0.00	58,470.00
7010 Reserves -Painting	2,361.08	2,361.08	0.00	9,444.32	9,444.32	0.00	28,333.00
7015 Reserves - Road	1,111.08	1,111.08	0.00	4,444.32	4,444.32	0.00	13,333.00
7017 Reserves - Parking Lot	980.39	980.39	0.00	3,921.56	3,921.56	0.00	11,764.71
7020 Reserves - Lake	625.00	625.00	0.00	2,500.00	2,500.00	0.00	7,500.00
7030 Reserves - Contingency	11,269.36	11,269.36	0.00	45,077.44	45,077.44	0.00	135,232.29
Reserves Total	21,219.41	21,219.41	0.00	84,877.64	84,877.64	0.00	254,633.00
Total Expense	58,245.38	50,365.31	(7,880.07)	218,920.31	201,461.24	(17,459.07)	604,384.00
Net Income	(7,425.08)	0.03	(7,425.11)	(14,658.67)	0.12	(14,658.79)	0.00