



Jupiter Lakes Villas Condo Assn

Monthly Financial Statement

For the Period Ending
April 30, 2026

Prepared by:

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

Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 05/03/2026

Run Time: 12:33 PM

FUND BALANCE SHEET

As of: 04/30/2026

Assets

Account	Operating	Reserves	Special Assessment	Total
Assets				
1000 SouthState Op 7848	\$66,917.31	\$0.00	\$0.00	\$66,917.31
1010 SouthState SA 7857	\$0.00	\$0.00	\$12,945.65	\$12,945.65
1125 SouthState Resv 7854	\$0.00	\$709,348.98	\$0.00	\$709,348.98
1150 Accounts Receivable	\$12,679.22	\$0.00	\$0.00	\$12,679.22
1151 Accounts Receivable SA	\$0.00	\$0.00	\$5,197.70	\$5,197.70
1155 Allowance for Bad Debt	(\$17,000.00)	\$0.00	\$0.00	(\$17,000.00)
1160 Prepaid Insurance	\$178,141.88	\$0.00	\$0.00	\$178,141.88
1170 Unbilled S/A 2022-23	\$0.00	\$0.00	\$71,744.40	\$71,744.40
Assets Total	\$240,738.41	\$709,348.98	\$89,887.75	\$1,039,975.14
Total Assets:	\$240,738.41	\$709,348.98	\$89,887.75	\$1,039,975.14

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liabilities				
3056 Accrued Expenses	\$1,966.68	\$0.00	\$0.00	\$1,966.68
3065 Security Deposits	\$1,250.00	\$0.00	\$0.00	\$1,250.00
3070 Prepaid Owner Assessments	\$19,979.42	\$0.00	\$0.00	\$19,979.42
3072 Prepaid Special Assessments	\$0.00	\$0.00	\$204.40	\$204.40
3075 Unearned Maintenance	\$96,476.58	\$0.00	\$0.00	\$96,476.58
3076 Roof SA 2021 Billed	\$0.00	\$0.00	\$89,683.35	\$89,683.35
Liabilities Total	\$119,672.68	\$0.00	\$89,887.75	\$209,560.43
Total Liabilities:	\$119,672.68	\$0.00	\$89,887.75	\$209,560.43

Equity

Account	Operating	Reserves	Special Assessment	Total
Reserves				
3502 Reserve - Interest	\$0.00	\$35,319.65	\$0.00	\$35,319.65
3503 Reserve - Roof	\$0.00	\$83,146.16	\$0.00	\$83,146.16
3504 Reserve - Painting	\$0.00	\$158,286.24	\$0.00	\$158,286.24
3505 Reserve - Road	\$0.00	\$140,944.84	\$0.00	\$140,944.84
3506 Reserve - Contingency	\$0.00	\$246,624.38	\$0.00	\$246,624.38
3507 Reserve - Lake	\$0.00	\$29,341.32	\$0.00	\$29,341.32
3509 Reserve - Parking Lot	\$0.00	\$15,686.39	\$0.00	\$15,686.39
Reserves Total	\$0.00	\$709,348.98	\$0.00	\$709,348.98
Members Equity				
3600 Operating Fund Balance	\$109,789.38	\$0.00	\$0.00	\$109,789.38

Account	Operating	Reserves	Special Assessment	Total
Members Equity Total	\$109,789.38	\$0.00	\$0.00	\$109,789.38
Current Year Net Income/(Loss)	\$11,276.35	\$0.00	\$0.00	\$11,276.35
Total Equity:	\$121,065.73	\$709,348.98	\$0.00	\$830,414.71
Total Liabilities & Equity	\$240,738.41	\$709,348.98	\$89,887.75	\$1,039,975.14

Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 05/03/2026

Run Time: 12:32 PM

INCOME STATEMENT

Start: 04/01/2026 | End: 04/30/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
4000 Member Assessments	31,340.97	31,340.91	0.06	125,363.86	125,363.64	0.22	376,090.93
4005 Reserve Member Assessments	16,897.33	16,897.33	0.00	67,589.32	67,589.32	0.00	202,768.00
4020 Attorney Fees- Owner Exp.	0.00	0.00	0.00	789.80	0.00	789.80	0.00
4025 Late Charge Interest	178.69	0.00	178.69	978.53	0.00	978.53	0.00
4040 Application Fees Income	304.45	0.00	304.45	1,259.95	0.00	1,259.95	0.00
4090 Prior Year Surplus	6,666.67	6,666.67	0.00	26,666.68	26,666.68	0.00	80,000.00
Income Total	55,388.11	54,904.91	483.20	222,648.14	219,619.64	3,028.50	658,858.93

Total Income	55,388.11	54,904.91	483.20	222,648.14	219,619.64	3,028.50	658,858.93
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Expenses							
6020 Property Management	2,407.60	2,479.81	72.21	9,630.40	9,919.24	288.84	29,757.73
6030 Legal/Professional Fees	0.00	833.33	833.33	1,815.00	3,333.32	1,518.32	10,000.00
6040 Office Expense	20.13	250.00	229.87	996.95	1,000.00	3.05	3,000.00
6050 License/Taxes/Permits	0.00	45.33	45.33	0.00	181.32	181.32	544.00
6051 Reserve Study	0.00	266.67	266.67	0.00	1,066.68	1,066.68	3,200.00
6076 Audit/Taxes	491.67	483.33	(8.34)	1,966.68	1,933.32	(33.36)	5,800.00
6080 Property Insurance	17,814.19	18,333.33	519.14	73,778.72	73,333.32	(445.40)	220,000.00
6157 Landscape Contract	4,100.00	4,161.60	61.60	16,400.00	16,646.40	246.40	49,939.20
6170 Termite	0.00	0.00	0.00	0.00	0.00	0.00	3,550.00
6171 Landscape Extras	0.00	416.67	416.67	617.50	1,666.68	1,049.18	5,000.00
6172 Rust	350.00	350.00	0.00	1,400.00	1,400.00	0.00	4,200.00
6175 Pond Contract	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
6200 Building Repairs & Replace	0.00	1,250.00	1,250.00	1,450.00	5,000.00	3,550.00	15,000.00
6205 Common Area R&M	0.00	250.00	250.00	855.00	1,000.00	145.00	3,000.00
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	150.00	150.00	0.00	600.00	600.00	1,800.00
6225 Irrigation R&M	0.00	166.67	166.67	1,364.00	666.68	(697.32)	2,000.00
6280 Internet TV Services	7,833.82	7,500.00	(333.82)	31,355.27	30,000.00	(1,355.27)	90,000.00
6290 Electricity	487.23	375.00	(112.23)	2,152.95	1,500.00	(652.95)	4,500.00
Expenses Total	33,504.64	37,711.74	4,207.10	143,782.47	150,846.96	7,064.49	456,090.93

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	3,750.00	3,750.00	0.00	15,000.00	15,000.00	0.00	45,000.00
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	980.42	980.42	0.00	3,921.68	3,921.68	0.00	11,765.00
7020 Reserves - Lake	625.00	625.00	0.00	2,500.00	2,500.00	0.00	7,500.00
7030 Reserves - Contingency	5,558.33	5,558.33	0.00	22,233.32	22,233.32	0.00	66,700.00
Reserves Total	16,897.33	16,897.33	0.00	67,589.32	67,589.32	0.00	202,768.00

Total Expense	50,401.97	54,609.07	4,207.10	211,371.79	218,436.28	7,064.49	658,858.93
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Net Income	4,986.14	295.84	4,690.30	11,276.35	1,183.36	10,092.99	0.00
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Statement Ending 04/30/2026

JUPITER LAKES VILLAS

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Account Number: XXXXXXXXXXXXX7848

JUPITER LAKES VILLAS CONDOMINIUM
ASSOCIATION INC
OPERATING
C/O TRITON PROPERTY MANAGEMENT
900 E INDIANTOWN RD STE 210
JUPITER FL 33477-5153

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX7848	\$71,365.79

ASSOCIATION CHECKING - XXXXXXXXXXXXX7848

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$112,144.82
	41 Credit(s) This Period	\$97,648.27
	17 Debit(s) This Period	\$138,427.30
04/30/2026	Ending Balance	\$71,365.79

Deposits

Date	Description	Amount
04/02/2026	LOCKBOX DEPOSIT	\$3,647.96
04/03/2026	LOCKBOX DEPOSIT	\$2,346.01
04/07/2026	LOCKBOX DEPOSIT	\$5,430.96
04/08/2026	LOCKBOX DEPOSIT	\$3,302.80
04/09/2026	LOCKBOX DEPOSIT	\$1,064.08
04/10/2026	REMOTE CAPTURE DEPOSIT	\$600.00
04/10/2026	LOCKBOX DEPOSIT	\$2,379.48
04/13/2026	LOCKBOX DEPOSIT	\$1,268.48
04/15/2026	LOCKBOX DEPOSIT	\$2,034.32
04/16/2026	LOCKBOX DEPOSIT	\$1,064.08
04/20/2026	LOCKBOX DEPOSIT	\$1,064.08
04/20/2026	REMOTE CAPTURE DEPOSIT	\$1,268.48
04/20/2026	REMOTE CAPTURE DEPOSIT	\$4,166.13
04/21/2026	LOCKBOX DEPOSIT	\$927.08
04/22/2026	LOCKBOX DEPOSIT	\$1,268.48
04/23/2026	LOCKBOX DEPOSIT	\$1,017.16
04/24/2026	LOCKBOX DEPOSIT	\$1,064.00
04/29/2026	REMOTE CAPTURE DEPOSIT	\$250.00
04/29/2026	LOCKBOX DEPOSIT	\$1,064.08
19 item(s) totaling		\$35,227.66

Other Credits

Date	Description	Amount
04/01/2026	PROPAY TRANSFER XXXXX3690	\$2,378.16
04/02/2026	PROPAY TRANSFER XXXXX0313	\$3,694.88
04/02/2026	PROPAY TRANSFER XXXXX0312	\$28,535.36

Member FDIC
NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX7848 (continued)**Other Credits (continued)**

Date	Description	Amount
04/03/2026	PROPAY TRANSFER XXXXX9301	\$662.44
04/03/2026	PROPAY TRANSFER XXXXX9300	\$1,064.08
04/06/2026	PROPAY TRANSFER XXXXX1827	\$1,229.68
04/06/2026	PROPAY TRANSFER XXXXX1826	\$3,286.08
04/07/2026	PROPAY TRANSFER XXXXX8036	\$614.08
04/07/2026	PROPAY TRANSFER XXXXX8652	\$1,017.16
04/07/2026	PROPAY TRANSFER XXXXX7317	\$1,125.13
04/07/2026	PROPAY TRANSFER XXXXX7316	\$4,275.20
04/08/2026	PROPAY TRANSFER XXXXX7157	\$1,268.48
04/09/2026	PROPAY TRANSFER XXXXX9784	\$360.00
04/13/2026	PROPAY TRANSFER XXXXX3043	\$2,264.08
04/13/2026	PROPAY TRANSFER XXXXX3042	\$3,639.08
04/14/2026	PROPAY TRANSFER XXXXX3196	\$1,767.67
04/16/2026	PROPAY TRANSFER XXXXX3469	\$370.75
04/16/2026	PROPAY TRANSFER XXXXX3468	\$1,017.16
04/20/2026	PROPAY TRANSFER XXXXX7176	\$1,200.00
04/24/2026	TENANT EVALUATIO CREDITS PID8401	\$304.45
04/24/2026	PROPAY TRANSFER XXXXX7891	\$1,078.21
04/28/2026	PROPAY TRANSFER XXXXX1816	\$1,268.48

22 item(s) totaling \$62,420.61

Electronic Debits

Date	Description	Amount
04/01/2026	JUPITER LAK7848 Mgmt Fee -SETT-A455TNAV	\$2,407.60
04/02/2026	709280 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417857 15:55	\$2,301.27
04/03/2026	SUNSHINECOMMUNIC WEBPAYMENT	\$7,833.82
04/06/2026	PROPAY TRANSFER XXXXX1825	\$1,111.00
04/09/2026	PROPAY TRANSFER XXXXX9783	\$46.92
04/24/2026	726579 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417857 14:27	\$6,707.00
04/24/2026	722861 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417854 14:23	\$16,897.33
04/24/2026	724148 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417854 14:24	\$100,000.00
04/28/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100135* 260427* Triton Property Management\2081	\$20.13
04/28/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX8263 PPDA	\$37.37
04/28/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX0234 PPDA	\$37.75
04/28/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX8211 PPDA	\$54.24
04/28/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX4298 PPDA	\$73.99
04/28/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX5236 PPDA	\$135.71
04/28/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX2237 PPDA	\$148.17

15 item(s) totaling \$137,812.30

Checks Cleared

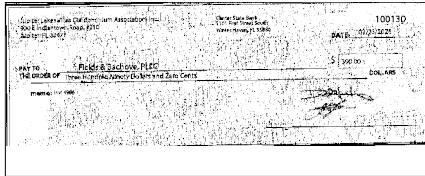
Check Nbr	Date	Amount	Check Nbr	Date	Amount
100130	04/06/2026	\$390.00	100132*	04/06/2026	\$225.00

* Indicates skipped check number

2 item(s) totaling \$615.00

Daily Balances

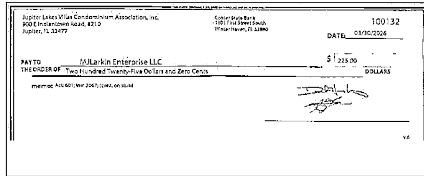
Date	Amount	Date	Amount	Date	Amount
04/01/2026	\$112,115.38	04/10/2026	\$166,111.23	04/22/2026	\$189,431.10
04/02/2026	\$145,692.31	04/13/2026	\$173,282.87	04/23/2026	\$190,448.26
04/03/2026	\$141,931.02	04/14/2026	\$175,050.54	04/24/2026	\$69,290.59
04/06/2026	\$144,720.78	04/15/2026	\$177,084.86	04/28/2026	\$70,051.71
04/07/2026	\$157,183.31	04/16/2026	\$179,536.85	04/29/2026	\$71,365.79
04/08/2026	\$161,754.59	04/20/2026	\$187,235.54		
04/09/2026	\$163,131.75	04/21/2026	\$188,162.62		



Check #100130
Jupiter Lakes Villas Condominium Association, Inc.
1001 Lakeside Blvd, #101
Jupiter, FL 33457
DATE: 04/30/2026
PAY TO: Prudential Bank
THE ORDER OF: Prudential Bank
\$ 390.00 DOLLARS
THREE HUNDRED AND NINETY DOLLARS
Signature: [Signature]

#100130

\$390.00



Check #100132
Jupiter Lakes Villas Condominium Association, Inc.
1001 Lakeside Blvd, #101
Jupiter, FL 33457
DATE: 04/30/2026
PAY TO: Blackton Enterprises LLC
THE ORDER OF: Blackton Enterprises LLC
\$ 225.00 DOLLARS
TWO HUNDRED AND TWENTY FIVE DOLLARS
Signature: [Signature]

#100132

\$225.00



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Statement Ending 04/30/2026

JUPITER LAKES VILLAS

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Account Number: XXXXXXXXXXXXXXX7857

JUPITER LAKES VILLAS CONDOMINIUM
ASSOCIATION INC
SPECIAL ASSESSMENT
C/O TRITON PROPERTY MANAGEMENT
900 E INDIANTOWN RD STE 210
JUPITER FL 33477-5153

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXX7857	\$12,947.17

ASSOCIATION MMA - XXXXXXXXXXXXXXX7857

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$3,923.05
	3 Credit(s) This Period	\$9,024.12
	0 Debit(s) This Period	\$0.00
04/30/2026	Ending Balance	\$12,947.17

Interest Summary

Description	Amount
Interest Earned From 04/01/2026 Through 04/30/2026	
Annual Percentage Yield Earned	2.53%
Interest Days	30
Interest Earned	\$15.85
Interest Paid This Period	\$15.85
Interest Paid Year-to-Date	\$91.73
Minimum Balance	\$3,923.05
Average Available Balance	\$7,712.57

Deposits

Date	Description	Amount
04/02/2026	709280 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 15:55	\$2,301.27
04/24/2026	726579 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 14:27	\$6,707.00
		2 item(s) totaling \$9,008.27

Other Credits

Date	Description	Amount
04/30/2026	INTEREST	\$15.85
		1 item(s) totaling \$15.85

Daily Balances

Date	Amount	Date	Amount
04/02/2026	\$6,224.32	04/24/2026	\$12,931.32
		04/30/2026	\$12,947.17





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Statement Ending 04/30/2026

JUPITER LAKES VILLAS

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX7854

JUPITER LAKES VILLAS CONDOMINIUM
ASSOCIATION INC
RESERVE
C/O TRITON PROPERTY MANAGEMENT
900 E INDIANTOWN RD STE 210
JUPITER FL 33477-5153

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APsupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXX7854	\$709,348.98

ASSOCIATION MMA - XXXXXXXXXXXXXXX7854

Account Summary

Date	Description	Amount
04/01/2026	Beginning Balance	\$591,180.85
	3 Credit(s) This Period	\$118,168.13
	0 Debit(s) This Period	\$0.00
04/30/2026	Ending Balance	\$709,348.98

Interest Summary

Description	Amount
Interest Earned From 04/01/2026 Through 04/30/2026	
Annual Percentage Yield Earned	2.53%
Interest Days	30
Interest Earned	\$1,270.80
Interest Paid This Period	\$1,270.80
Interest Paid Year-to-Date	\$5,175.55
Minimum Balance	\$591,180.85
Average Available Balance	\$618,456.89

Deposits

Date	Description	Amount
04/24/2026	722861 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 14:23	\$16,897.33
04/24/2026	724148 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 14:24	\$100,000.00
		2 item(s) totaling \$116,897.33

Other Credits

Date	Description	Amount
04/30/2026	INTEREST	\$1,270.80
		1 item(s) totaling \$1,270.80

Daily Balances

Date	Amount	Date	Amount
04/24/2026	\$708,078.18	04/30/2026	\$709,348.98

Member FDIC
NMLS# 403455



Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 05/03/2026

Run Time: 12:32 PM

GENERAL LEDGER DETAIL

As of: Start: 04/01/2026 | End: 04/30/2026

Account				Balance Forward	Debits	Credits	Ending Balance
1000 SouthState Op 7848				\$109,228.55	\$97,796.99	\$140,108.23	\$66,917.31
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AP 869604 External Che...	300194	BroadStar - BroadSta...	Svc for 0401...	\$0.00	\$7,833.82	
4/1/2026	AR 877072 Cash Receipt...	0144826...			\$2,378.16	\$0.00	
4/1/2026	AP 878881 External Che...	300201	Triton Property Mana...		\$0.00	\$2,407.60	
4/2/2026	AR 878388 Cash Receipt...	0144897...			\$35,878.20	\$0.00	
4/3/2026	AR 878572 Adjustment				\$0.00	\$1,111.00	
4/3/2026	AR 879165 Cash Receipt...	0000000...			\$4,072.53	\$0.00	
4/6/2026	AR 879784 Cash Receipt...	0145222...			\$4,515.76	\$0.00	
4/7/2026	AR 880734 Cash Receipt...	0145432...			\$12,462.53	\$0.00	
4/8/2026	AP 873981 External Che...	300195	FPL*	Svc for 0217...	\$0.00	\$147.20	
4/8/2026	GL 878003 Journal Entr...		FPL Auto Payment	FPL Auto Pay...	\$147.20	\$0.00	
4/8/2026	AR 881048 Adjustment				\$0.00	\$46.92	
4/8/2026	AR 881278 Cash Receipt...	0000985...			\$4,571.28	\$0.00	
4/9/2026	AR 882418 Cash Receipt...	0000985...			\$1,424.08	\$0.00	
4/10/2026	AR 883007 Cash Receipt...	1620			\$600.00	\$0.00	
4/10/2026	AR 883032 Cash Receipt...	0055680...			\$2,379.48	\$0.00	
4/13/2026	AP 884213 External Che...	100134	WNC - When Nature Ca...	April 2026	\$0.00	\$4,450.00	
4/13/2026	AR 884483 Cash Receipt...	0000001...			\$7,171.64	\$0.00	
4/14/2026	AR 885141 Cash Receipt...	0145754...			\$1,767.67	\$0.00	
4/15/2026	AR 885741 Cash Receipt...	0071031...			\$2,034.32	\$0.00	
4/16/2026	AR 886811 Cash Receipt...	0145838...			\$2,451.99	\$0.00	
4/20/2026	AR 887530 Cash Receipt...	7747548...			\$1,268.48	\$0.00	
4/20/2026	AR 887560 Cash Receipt...	1754			\$4,166.13	\$0.00	
4/20/2026	AR 887947 Cash Receipt...	0145925...			\$2,264.08	\$0.00	
4/21/2026	AR 888340 Cash Receipt...	0056265...			\$927.08	\$0.00	
4/22/2026	AR 889026 Cash Receipt...	0000005...			\$1,268.48	\$0.00	
4/23/2026	AR 889369 Cash Receipt...	0000000...			\$1,017.16	\$0.00	
4/24/2026	GL 889640 Journal Entr...		Reserve Transfer	Reserve Tran...	\$0.00	\$16,897.33	
4/24/2026	GL 889641 Journal Entr...		Bank Transfer	Bank Transfe...	\$0.00	\$100,000.00	
4/24/2026	GL 889644 Journal Entr...		Bank Transfer	Bank Transfe...	\$0.00	\$6,707.00	
4/24/2026	AR 889922 Cash Receipt...	0000007...			\$2,142.21	\$0.00	
4/24/2026	GL 893613 Journal Entr...		Tenant Evaluation Cr...	Tenant Evalu...	\$304.45	\$0.00	
4/27/2026	AP 888831 External Che...	300202	FPL*		\$0.00	\$37.75	
4/27/2026	AP 888832 External Che...	300203	FPL*		\$0.00	\$148.17	
4/27/2026	AP 888833 External Che...	300204	FPL*		\$0.00	\$73.99	
4/27/2026	AP 888834 External Che...	300205	FPL*		\$0.00	\$135.71	
4/27/2026	AP 888835 External Che...	300206	FPL*		\$0.00	\$54.24	
4/27/2026	AP 888836 External Che...	300207	FPL*		\$0.00	\$37.37	
4/27/2026	AP 890356 External Che...	100135	Triton Property Mana...	Avid - Feb	\$0.00	\$20.13	
4/28/2026	AR 891148 Cash Receipt...	0146198...			\$1,268.48	\$0.00	
4/29/2026	AR 891870 Cash Receipt...	0000003...			\$1,064.08	\$0.00	
4/29/2026	GL 891910 Journal Entr...		Misc Deposit	Misc Deposit	\$250.00	\$0.00	
4/30/2026	GL 893615 Journal Entr...		bank Transfer	bank Transfe...	\$1.52	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
1010 SouthState SA 7857				\$6,224.32	\$6,722.85	\$1.52	\$12,945.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	GL 889644 Journal Entr...		Bank Transfer	Bank Transfe...	\$6,707.00	\$0.00	
4/30/2026	GL 893612 Journal Entr...		Interest SS 7857	Interest SS ...	\$15.85	\$0.00	
4/30/2026	GL 893615 Journal Entr...		bank Transfer	bank Transfe...	\$0.00	\$1.52	
1115 Due To from Operating				(\$100,000.00)	\$100,000.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	GL 889641 Journal Entr...		Bank Transfer	Bank Transfe...	\$100,000.00	\$0.00	
1125 SouthState Resv 7854				\$591,180.85	\$118,168.13	\$0.00	\$709,348.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	GL 889640 Journal Entr...		Reserve Transfer	Reserve Tran...	\$16,897.33	\$0.00	
4/24/2026	GL 889641 Journal Entr...		Bank Transfer	Bank Transfe...	\$100,000.00	\$0.00	
4/30/2026	GL 893611 Journal Entr...		Interest SS 7854	Interest SS ...	\$1,270.80	\$0.00	
1130 Due To from Reserve				\$100,000.00	\$0.00	\$100,000.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	GL 889641 Journal Entr...		Bank Transfer	Bank Transfe...	\$0.00	\$100,000.00	
1150 Accounts Receivable				\$4,950.97	\$144,893.57	\$137,165.32	\$12,679.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AR 876126 Apply Charge...				\$144,714.88	\$0.00	
4/1/2026	AR 876127 Apply PrePai...				\$0.00	\$52,447.43	
4/1/2026	AR 877072 Cash Receipt...	0144826...			\$0.00	\$2,378.16	
4/2/2026	AR 878388 Cash Receipt...	0144897...			\$0.00	\$30,389.54	
4/3/2026	AR 879165 Cash Receipt...	0000000...			\$0.00	\$3,524.85	
4/6/2026	AR 879784 Cash Receipt...	0145222...			\$0.00	\$4,162.48	
4/7/2026	AR 880734 Cash Receipt...	0145430...			\$0.00	\$10,773.71	
4/8/2026	AR 881278 Cash Receipt...	0000985...			\$0.00	\$4,162.48	
4/9/2026	AR 882418 Cash Receipt...	0000985...			\$0.00	\$1,352.57	
4/10/2026	AR 883007 Cash Receipt...	1620			\$0.00	\$600.00	
4/10/2026	AR 883032 Cash Receipt...	0055680...			\$0.00	\$2,081.24	
4/13/2026	AR 884483 Cash Receipt...	0000001...			\$0.00	\$6,337.48	
4/14/2026	AR 885141 Cash Receipt...	0145754...			\$0.00	\$1,767.67	
4/15/2026	AR 885741 Cash Receipt...	0071031...			\$0.00	\$2,034.32	
4/16/2026	AR 886273 Adjustment				\$76.49	\$0.00	
4/16/2026	AR 886811 Cash Receipt...	0145838...			\$0.00	\$2,443.86	
4/20/2026	AR 887530 Cash Receipt...	7747548...			\$0.00	\$1,064.08	
4/20/2026	AR 887560 Cash Receipt...	1754			\$0.00	\$3,497.13	
4/20/2026	AR 887947 Cash Receipt...	0145925...			\$0.00	\$1,947.84	
4/21/2026	AR 888340 Cash Receipt...	0056265...			\$0.00	\$927.08	
4/22/2026	AR 889026 Cash Receipt...	0000005...			\$0.00	\$1,064.08	
4/23/2026	AR 889369 Cash Receipt...	0000000...			\$0.00	\$1,017.16	
4/24/2026	AR 889922 Cash Receipt...	0000007...			\$0.00	\$2,128.08	
4/28/2026	AR 891148 Cash Receipt...	0146198...			\$0.00	\$1,064.08	
4/30/2026	AR 892251 Collection F...				\$35.00	\$0.00	
4/30/2026	AR 892250 Apply Intere...				\$62.20	\$0.00	
4/30/2026	AR 892271 Adjustment				\$5.00	\$0.00	
1151 Accounts Receivable SA				\$4,137.50	\$7,971.60	\$6,911.40	\$5,197.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account					Balance Forward	Debits	Credits	Ending Balance
4/1/2026	AR 876126	Apply Charge...				\$7,971.60	\$0.00	
4/1/2026	AR 876127	Apply PrePai...				\$0.00	\$1,035.28	
4/2/2026	AR 878388	Cash Receipt...	0144926...			\$0.00	\$2,657.20	
4/3/2026	AR 879165	Cash Receipt...	0000000...			\$0.00	\$204.40	
4/6/2026	AR 879784	Cash Receipt...	0145258...			\$0.00	\$165.60	
4/7/2026	AR 880734	Cash Receipt...	0145432...			\$0.00	\$408.80	
4/8/2026	AR 881278	Cash Receipt...	0918559...			\$0.00	\$408.80	
4/10/2026	AR 883032	Cash Receipt...	0055680...			\$0.00	\$204.40	
4/13/2026	AR 884483	Cash Receipt...	0000001...			\$0.00	\$340.32	
4/20/2026	AR 887530	Cash Receipt...	7747548...			\$0.00	\$204.40	
4/20/2026	AR 887560	Cash Receipt...	1754			\$0.00	\$669.00	
4/20/2026	AR 887947	Cash Receipt...	0145925...			\$0.00	\$204.40	
4/22/2026	AR 889026	Cash Receipt...	0000005...			\$0.00	\$204.40	
4/28/2026	AR 891148	Cash Receipt...	0146198...			\$0.00	\$204.40	
1155 Allowance for Bad Debt					(\$17,000.00)	\$0.00	\$0.00	(\$17,000.00)
1160 Prepaid Insurance					\$195,956.07	\$0.00	\$17,814.19	\$178,141.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
4/1/2026	GL 878016	Journal Entr...	Insurance Allocation	Insurance Al...		\$0.00	\$17,814.19	
1170 Unbilled S/A 2022-23					\$79,716.00	\$0.00	\$7,971.60	\$71,744.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
4/1/2026	AR 876126	Apply Charge...				\$0.00	\$7,971.60	
3050 Accounts Payable					\$0.00	\$15,345.98	\$15,345.98	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
4/1/2026	AP 869603	Enter Bill	BroadStar - BroadSta...	Svc for 0401...		\$0.00	\$7,833.82	
4/1/2026	AP 869604	External Che...	300194 BroadStar - BroadSta...	Svc for 0401...		\$7,833.82	\$0.00	
4/1/2026	AP 878881	External Che...	300201 Triton Property Mana...			\$2,407.60	\$0.00	
4/2/2026	AP 878880	Enter Bill	Triton Property Mana...			\$0.00	\$2,407.60	
4/2/2026	AP 884212	Enter Bill	WNC - When Nature Ca...	April 2026		\$0.00	\$4,450.00	
4/8/2026	AP 873981	External Che...	300195 FPL*	Svc for 0217...		\$147.20	\$0.00	
4/8/2026	GL 878003	Journal Entr...	FPL Auto Payment	FPL Auto Pay...		\$0.00	\$147.20	
4/13/2026	AP 884213	External Che...	100134 WNC - When Nature Ca...	April 2026		\$4,450.00	\$0.00	
4/20/2026	AP 888825	Enter Bill	FPL*			\$0.00	\$37.37	
4/20/2026	AP 888826	Enter Bill	FPL*			\$0.00	\$148.17	
4/20/2026	AP 888827	Enter Bill	FPL*			\$0.00	\$73.99	
4/20/2026	AP 888828	Enter Bill	FPL*			\$0.00	\$135.71	
4/20/2026	AP 888829	Enter Bill	FPL*			\$0.00	\$54.24	
4/20/2026	AP 888830	Enter Bill	FPL*			\$0.00	\$37.75	
4/21/2026	AP 890355	Enter Bill	Triton Property Mana...	Avid - Feb		\$0.00	\$20.13	
4/27/2026	AP 888831	External Che...	300202 FPL*			\$37.75	\$0.00	
4/27/2026	AP 888832	External Che...	300203 FPL*			\$148.17	\$0.00	
4/27/2026	AP 888833	External Che...	300204 FPL*			\$73.99	\$0.00	
4/27/2026	AP 888834	External Che...	300205 FPL*			\$135.71	\$0.00	
4/27/2026	AP 888835	External Che...	300206 FPL*			\$54.24	\$0.00	
4/27/2026	AP 888836	External Che...	300207 FPL*			\$37.37	\$0.00	
4/27/2026	AP 890356	External Che...	100135 Triton Property Mana...	Avid - Feb		\$20.13	\$0.00	
3056 Accrued Expenses					(\$1,475.01)	\$0.00	\$491.67	(\$1,966.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
4/1/2026	GL 876704	Journal Entr...	Accrued Audit Fee	Accrued Audi...	\$0.00	\$491.67	
3065 Security Deposits				(\$1,000.00)	\$0.00	\$250.00	(\$1,250.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/29/2026	GL 891910	Journal Entr...	Crumbly - 2119B	Misc Deposit	\$0.00	\$250.00	
3070 Prepaid Owner Assessments				(\$67,914.32)	\$54,640.63	\$6,705.73	(\$19,979.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AR 876127	Apply PrePai...			\$53,482.71	\$0.00	
4/2/2026	AR 878388	Cash Receipt...	0144897...		\$0.00	\$2,831.46	
4/3/2026	AR 878572	Adjustment			\$1,111.00	\$0.00	
4/3/2026	AR 879165	Cash Receipt...	0145060...		\$0.00	\$343.28	
4/6/2026	AR 879784	Cash Receipt...	0145222...		\$0.00	\$187.68	
4/7/2026	AR 880734	Cash Receipt...	0145432...		\$0.00	\$1,280.02	
4/8/2026	AR 881048	Adjustment			\$46.92	\$0.00	
4/9/2026	AR 882418	Cash Receipt...	0145590...		\$0.00	\$71.51	
4/10/2026	AR 883032	Cash Receipt...	0055680...		\$0.00	\$93.84	
4/13/2026	AR 884483	Cash Receipt...	0145674...		\$0.00	\$493.84	
4/16/2026	AR 886811	Cash Receipt...	0145838...		\$0.00	\$8.13	
4/20/2026	AR 887947	Cash Receipt...	0145925...		\$0.00	\$111.84	
4/24/2026	AR 889922	Cash Receipt...	0146127...		\$0.00	\$14.13	
4/29/2026	AR 891870	Cash Receipt...	0000003...		\$0.00	\$1,064.08	
4/30/2026	GL 893614	Journal Entr...		Adjust Prepa...	\$0.00	\$205.92	
3072 Prepaid Special Assessments				(\$410.32)	\$205.92	\$0.00	(\$204.40)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2026	GL 893614	Journal Entr...		Adjust Prepa...	\$205.92	\$0.00	
3075 Unearned Maintenance				\$0.00	\$0.00	\$96,476.58	(\$96,476.58)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 893616	Journal Entr...	Deferred Maintenance	Deferred Mai...	\$0.00	\$96,476.58	
3076 Roof SA 2021 Billed				(\$89,667.50)	\$0.00	\$15.85	(\$89,683.35)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2026	GL 893612	Journal Entr...	Interest SS 7857	Interest SS ...	\$0.00	\$15.85	
3502 Reserve - Interest				(\$34,048.85)	\$0.00	\$1,270.80	(\$35,319.65)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2026	GL 893611	Journal Entr...	Interest SS 7854	Interest SS ...	\$0.00	\$1,270.80	
3503 Reserve - Roof				(\$78,273.66)	\$0.00	\$4,872.50	(\$83,146.16)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706	Journal Entr...	Reserve Accrual	Reserve Accr...	\$0.00	\$4,872.50	
3504 Reserve - Painting				(\$154,536.24)	\$0.00	\$3,750.00	(\$158,286.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706	Journal Entr...	Reserve Accrual	Reserve Accr...	\$0.00	\$3,750.00	
3505 Reserve - Road				(\$139,833.76)	\$0.00	\$1,111.08	(\$140,944.84)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706	Journal Entr...	Reserve Accrual	Reserve Accr...	\$0.00	\$1,111.08	
3506 Reserve - Contingency				(\$241,066.05)	\$0.00	\$5,558.33	(\$246,624.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706	Journal Entr...	Reserve Accrual	Reserve Accr...	\$0.00	\$5,558.33	

Account				Balance Forward	Debits	Credits	Ending Balance
3507 Reserve - Lake				(\$28,716.32)	\$0.00	\$625.00	(\$29,341.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$625.00	
3509 Reserve - Parking Lot				(\$14,705.97)	\$0.00	\$980.42	(\$15,686.39)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$980.42	
3600 Operating Fund Balance				(\$116,456.05)	\$6,666.67	\$0.00	(\$109,789.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876244 Journal Entr...		Prior Year Surplus	Prior Year S...	\$6,666.67	\$0.00	
4000 Member Assessments				(\$94,022.89)	\$113,373.91	\$144,714.88	(\$125,363.86)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AR 876126 Apply Charge...				\$0.00	\$144,714.88	
4/1/2026	GL 876239 Journal Entr...		Recl Reserve Assessm...	Recl Reserve...	\$16,897.33	\$0.00	
4/1/2026	GL 893616 Journal Entr...		Deferred Maintenance	Deferred Mai...	\$96,476.58	\$0.00	
4005 Reserve Member Assessments				(\$50,691.99)	\$0.00	\$16,897.33	(\$67,589.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876239 Journal Entr...		Recl Reserve Assessm...	Recl Reserve...	\$0.00	\$16,897.33	
4020 Attorney Fees- Owner Exp.				(\$789.80)	\$0.00	\$0.00	(\$789.80)
4025 Late Charge Interest				(\$799.84)	\$0.00	\$178.69	(\$978.53)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/16/2026	AR 886273 Adjustment				\$0.00	\$76.49	
4/30/2026	AR 892251 Collection F...				\$0.00	\$35.00	
4/30/2026	AR 892250 Apply Intere...				\$0.00	\$62.20	
4/30/2026	AR 892271 Adjustment				\$0.00	\$5.00	
4040 Application Fees Income				(\$955.50)	\$0.00	\$304.45	(\$1,259.95)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	GL 893613 Journal Entr...		Tenant Evaluation Cr...	Tenant Evalu...	\$0.00	\$304.45	
4090 Prior Year Surplus				(\$20,000.01)	\$0.00	\$6,666.67	(\$26,666.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876244 Journal Entr...		Prior Year Surplus	Prior Year S...	\$0.00	\$6,666.67	
6020 Property Management				\$7,222.80	\$2,407.60	\$0.00	\$9,630.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2026	AP 878880 Enter Bill		Triton Property Mana...		\$2,407.60	\$0.00	
6030 Legal/Professional Fees				\$1,815.00	\$0.00	\$0.00	\$1,815.00
6040 Office Expense				\$976.82	\$20.13	\$0.00	\$996.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/21/2026	AP 890355 Enter Bill		Triton Property Mana...	Avid - Feb	\$20.13	\$0.00	
6076 Audit/Taxes				\$1,475.01	\$491.67	\$0.00	\$1,966.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876704 Journal Entr...		Accrued Audit Fee	Accrued Audi...	\$491.67	\$0.00	
6080 Property Insurance				\$55,964.53	\$17,814.19	\$0.00	\$73,778.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 878016 Journal Entr...		Insurance Allocation	Insurance Al...	\$17,814.19	\$0.00	
6157 Landscape Contract				\$12,300.00	\$4,100.00	\$0.00	\$16,400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
4/2/2026	AP 884212 Enter Bill		WNC - When Nature Ca...	April 2026	\$4,100.00	\$0.00	
6171 Landscape Extras				\$617.50	\$0.00	\$0.00	\$617.50
6172 Rust				\$1,050.00	\$350.00	\$0.00	\$1,400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2026	AP 884212 Enter Bill		WNC - When Nature Ca...	April 2026	\$350.00	\$0.00	
6200 Building Repairs & Replace				\$1,450.00	\$0.00	\$0.00	\$1,450.00
6205 Common Area R&M				\$855.00	\$0.00	\$0.00	\$855.00
6225 Irrigation R&M				\$1,364.00	\$0.00	\$0.00	\$1,364.00
6280 Internet TV Services				\$23,521.45	\$7,833.82	\$0.00	\$31,355.27
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AP 869603 Enter Bill		BroadStar - BroadSta...	Svc for 0401...	\$7,833.82	\$0.00	
6290 Electricity				\$1,665.72	\$487.23	\$0.00	\$2,152.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/20/2026	AP 888825 Enter Bill		FPL*		\$37.37	\$0.00	
4/20/2026	AP 888826 Enter Bill		FPL*		\$148.17	\$0.00	
4/20/2026	AP 888827 Enter Bill		FPL*		\$73.99	\$0.00	
4/20/2026	AP 888828 Enter Bill		FPL*		\$135.71	\$0.00	
4/20/2026	AP 888829 Enter Bill		FPL*		\$54.24	\$0.00	
4/20/2026	AP 888830 Enter Bill		FPL*		\$37.75	\$0.00	
7005 Reserves- Roof				\$14,617.50	\$4,872.50	\$0.00	\$19,490.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706 Journal Entr...		Reserve Accrual	Reserve Accr...	\$4,872.50	\$0.00	
7010 Reserves -Painting				\$11,250.00	\$3,750.00	\$0.00	\$15,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706 Journal Entr...		Reserve Accrual	Reserve Accr...	\$3,750.00	\$0.00	
7015 Reserves - Road				\$3,333.24	\$1,111.08	\$0.00	\$4,444.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706 Journal Entr...		Reserve Accrual	Reserve Accr...	\$1,111.08	\$0.00	
7017 Reserves - Parking Lot				\$2,941.26	\$980.42	\$0.00	\$3,921.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706 Journal Entr...		Reserve Accrual	Reserve Accr...	\$980.42	\$0.00	
7020 Reserves - Lake				\$1,875.00	\$625.00	\$0.00	\$2,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706 Journal Entr...		Reserve Accrual	Reserve Accr...	\$625.00	\$0.00	
7030 Reserves - Contingency				\$16,674.99	\$5,558.33	\$0.00	\$22,233.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	GL 876706 Journal Entr...		Reserve Accrual	Reserve Accr...	\$5,558.33	\$0.00	
Total:				\$0.00	\$716,188.22	\$716,188.22	\$0.00