



Jupiter Lakes Villas Condo Assn

Monthly Financial Statement

For the Period Ending
August 31, 2025

Prepared by:

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

Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 09/02/2025

Run Time: 01:36 PM

FUND BALANCE SHEET

As of: 08/31/2025

Assets

Account	Operating	Reserves	Special Assessment	Total
Assets				
1000 SouthState Op 7848	\$101,458.43	\$0.00	\$0.00	\$101,458.43
1010 SouthState SA 7857	\$0.00	\$0.00	\$2,370.99	\$2,370.99
1105 Valley Bank Op 1491	\$3,065.69	\$0.00	\$0.00	\$3,065.69
1125 SouthState Resv 7854	\$0.00	\$611,789.71	\$0.00	\$611,789.71
1150 Accounts Receivable	\$26,237.93	\$0.00	\$0.00	\$26,237.93
1151 Accounts Receivable SA	\$0.00	\$0.00	\$7,005.82	\$7,005.82
1155 Allowance for Bad Debt	(\$14,555.38)	\$0.00	\$0.00	(\$14,555.38)
1160 Prepaid Insurance	\$108,860.83	\$0.00	\$0.00	\$108,860.83
1165 Prepaid Expenses	\$2,407.60	\$0.00	\$0.00	\$2,407.60
1170 Unbilled S/A 2022-23	\$0.00	\$0.00	\$100,564.80	\$100,564.80
Assets Total	\$227,475.10	\$611,789.71	\$109,941.61	\$949,206.42
Total Assets:	\$227,475.10	\$611,789.71	\$109,941.61	\$949,206.42

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liabilities				
3056 Accrued Expenses	\$3,333.36	\$0.00	\$0.00	\$3,333.36
3059 SA Roof Expense	\$0.00	\$0.00	(\$599,643.14)	(\$599,643.14)
3065 Security Deposits	\$1,000.00	\$0.00	\$0.00	\$1,000.00
3070 Prepaid Owner Assessments	\$21,642.39	\$0.00	\$0.00	\$21,642.39
3075 Unearned Maintenance	\$50,365.34	\$0.00	\$0.00	\$50,365.34
3076 Roof SA 2021 Billed	\$0.00	\$0.00	\$689,359.64	\$689,359.64
3088 Valley LOC/Term Loan	\$0.00	\$0.00	\$20,225.11	\$20,225.11
Liabilities Total	\$76,341.09	\$0.00	\$109,941.61	\$186,282.70
Total Liabilities:	\$76,341.09	\$0.00	\$109,941.61	\$186,282.70

Equity

Account	Operating	Reserves	Special Assessment	Total
Reserves				
3502 Reserve - Interest	\$0.00	\$24,061.57	\$0.00	\$24,061.57
3503 Reserve - Roof	\$0.00	\$44,166.16	\$0.00	\$44,166.16
3504 Reserve - Painting	\$0.00	\$133,841.88	\$0.00	\$133,841.88
3505 Reserve - Road	\$0.00	\$152,604.16	\$0.00	\$152,604.16
3506 Reserve - Contingency	\$0.00	\$218,064.50	\$0.00	\$218,064.50
3507 Reserve - Lake	\$0.00	\$31,208.32	\$0.00	\$31,208.32
3509 Reserve - Parking Lot	\$0.00	\$7,843.12	\$0.00	\$7,843.12
Reserves Total	\$0.00	\$611,789.71	\$0.00	\$611,789.71

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)	(\$16,765.69)	\$0.00	\$0.00	(\$16,765.69)
Total Equity:	\$151,134.01	\$611,789.71	\$0.00	\$762,923.72
Total Liabilities & Equity	\$227,475.10	\$611,789.71	\$109,941.61	\$949,206.42

Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 09/02/2025

Run Time: 01:35 PM

INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

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)	233,167.30	233,167.36	(0.06)	349,751.00
4005 Reserve Member Assessments	21,219.42	21,219.42	0.00	169,755.36	169,755.36	0.00	254,633.00
4010 Interest Income	33.27	0.00	33.27	573.98	0.00	573.98	0.00
4025 Late Charge Interest	615.22	0.00	615.22	2,948.79	0.00	2,948.79	0.00
4040 Appliation Fees Income	150.00	0.00	150.00	1,950.00	0.00	1,950.00	0.00
Income Total	51,163.82	50,365.34	798.48	408,395.43	402,922.72	5,472.71	604,384.00
Total Income	51,163.82	50,365.34	798.48	408,395.43	402,922.72	5,472.71	604,384.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Expenses							
6020 Property Management	2,407.60	2,407.58	(0.02)	19,260.80	19,260.64	(0.16)	28,891.00
6030 Legal/Professional Fees	320.60	250.00	(70.60)	1,773.10	2,000.00	226.90	3,000.00
6040 Office Expense	0.00	333.33	333.33	1,804.05	2,666.64	862.59	4,000.00
6050 License/Taxes/Permits	0.00	54.17	54.17	544.00	433.36	(110.64)	650.00
6076 Audit/Taxes	416.67	416.67	0.00	4,133.36	3,333.36	(800.00)	5,000.00
6080 Property Insurance	18,143.47	18,333.33	189.86	158,050.27	146,666.64	(11,383.63)	220,000.00
6157 Landscape Contract	4,100.00	4,080.00	(20.00)	32,800.00	32,640.00	(160.00)	48,960.00
6170 Termite	0.00	295.83	295.83	0.00	2,366.64	2,366.64	3,550.00
6171 Landscape Extras	0.00	333.33	333.33	3,413.50	2,666.64	(746.86)	4,000.00
6172 Rust	350.00	333.33	(16.67)	2,800.00	2,666.64	(133.36)	4,000.00
6175 Pond Contract	0.00	150.00	150.00	0.00	1,200.00	1,200.00	1,800.00
6200 Building Repairs & Replace	4,750.00	625.00	(4,125.00)	19,999.75	5,000.00	(14,999.75)	7,500.00
6205 Common Area R&M	0.00	625.00	625.00	750.00	5,000.00	4,250.00	7,500.00
6210 Pressure Washing	3,100.00	250.00	(2,850.00)	6,000.00	2,000.00	(4,000.00)	3,000.00
6215 Pond R&M	0.00	125.00	125.00	0.00	1,000.00	1,000.00	1,500.00
6225 Irrigation R&M	0.00	208.33	208.33	1,151.00	1,666.64	515.64	2,500.00
6290 Electricity	453.94	325.00	(128.94)	2,926.01	2,600.00	(326.01)	3,900.00
Expenses Total	34,042.28	29,145.90	(4,896.38)	255,405.84	233,167.20	(22,238.64)	349,751.00
Reserves							
7005 Reserves- Roof	4,872.50	4,872.50	0.00	38,980.00	38,980.00	0.00	58,470.00
7010 Reserves -Painting	2,361.08	2,361.08	0.00	18,888.64	18,888.64	0.00	28,333.00
7015 Reserves - Road	1,111.08	1,111.08	0.00	8,888.64	8,888.64	0.00	13,333.00
7017 Reserves - Parking Lot	980.39	980.39	0.00	7,843.12	7,843.12	0.00	11,764.71
7020 Reserves - Lake	625.00	625.00	0.00	5,000.00	5,000.00	0.00	7,500.00
7030 Reserves - Contingency	11,269.36	11,269.36	0.00	90,154.88	90,154.88	0.00	135,232.29
Reserves Total	21,219.41	21,219.41	0.00	169,755.28	169,755.28	0.00	254,633.00
Total Expense	55,261.69	50,365.31	(4,896.38)	425,161.12	402,922.48	(22,238.64)	604,384.00
Net Income	(4,097.87)	0.03	(4,097.90)	(16,765.69)	0.24	(16,765.93)	0.00



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Statement Ending 08/29/2025

JUPITER LAKES VILLAS

Page 1 of 4

Account Number: XXXXXXXXXXXXXXX7848

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	\$102,583.97

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX7848

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$128,030.89
	19 Credit(s) This Period	\$23,065.58
	12 Debit(s) This Period	\$48,512.50
08/29/2025	Ending Balance	\$102,583.97

Deposits

Date	Description	Amount
08/05/2025	REMOTE CAPTURE DEPOSIT	\$600.00
08/07/2025	LOCKBOX DEPOSIT	\$2,370.22
08/15/2025	LOCKBOX DEPOSIT	\$1,347.15
08/18/2025	LOCKBOX DEPOSIT	\$1,332.72
08/22/2025	REMOTE CAPTURE DEPOSIT	\$1,000.00
08/29/2025	REMOTE CAPTURE DEPOSIT	\$150.00
08/29/2025	LOCKBOX DEPOSIT	\$1,089.84
08/29/2025	REMOTE CAPTURE DEPOSIT	\$5,703.37
		8 item(s) totaling \$13,593.30

Other Credits

Date	Description	Amount
08/01/2025	PROPAY TRANSFER XXXXX6967	\$1,111.00
08/05/2025	PROPAY TRANSFER XXXXX7388	\$350.00
08/05/2025	PROPAY TRANSFER XXXXX7804	\$371.00
08/05/2025	PROPAY TRANSFER XXXXX7810	\$1,111.00
08/08/2025	PROPAY TRANSFER XXXXX5409	\$2,381.55
08/12/2025	PROPAY TRANSFER XXXXX0220	\$420.33
08/12/2025	PROPAY TRANSFER XXXXX0843	\$1,111.00
08/13/2025	PROPAY TRANSFER XXXXX3707	\$370.75
08/14/2025	PROPAY TRANSFER XXXXX2846	\$1,115.52
08/25/2025	PROPAY TRANSFER XXXXX8455	\$5.00
08/28/2025	PROPAY TRANSFER XXXXX5250	\$1,125.13
		11 item(s) totaling \$9,472.28

Member FDIC
NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX7848 (continued)**Electronic Debits**

Date	Description	Amount
08/01/2025	JUPITER LAK7848 Mgmt Fee -SETT-A455TNAV	\$2,407.60
08/04/2025	696156 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417857 15:07	\$4,876.29
08/04/2025	697932 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417854 15:08	\$21,219.41
08/29/2025	JUPITER LAK7848 Mgmt Fee -SETT-A455TNAV	\$2,407.60
		4 item(s) totaling \$30,910.90

Other Debits

Date	Description	Amount
08/12/2025	Charge Back Item Check 1451	\$1,250.00
08/12/2025	Returned Item Fee	\$6.00
		2 item(s) totaling \$1,256.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
100087	08/08/2025	\$2,900.00	100091	08/22/2025	\$320.60
100089*	08/05/2025	\$825.00	100092	08/21/2025	\$4,750.00
100090	08/19/2025	\$4,450.00	100093	08/29/2025	\$3,100.00

* Indicates skipped check number

6 item(s) totaling \$16,345.60

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/01/2025	\$126,734.29	08/13/2025	\$104,743.44	08/22/2025	\$100,018.23
08/04/2025	\$100,638.59	08/14/2025	\$105,858.96	08/25/2025	\$100,023.23
08/05/2025	\$102,245.59	08/15/2025	\$107,206.11	08/28/2025	\$101,148.36
08/07/2025	\$104,615.81	08/18/2025	\$108,538.83	08/29/2025	\$102,583.97
08/08/2025	\$104,097.36	08/19/2025	\$104,088.83		
08/12/2025	\$104,372.69	08/21/2025	\$99,338.83		

Jupiter Lakes Villas Condominium Association, Inc.
9005 Independence Road #210
Jupiter, FL 33477

DATE: 07/28/2025

100087

PAY TO: Dan Ryan's Power Clean and Pressure Cleaning

THE ORDER OF: Three Thousand Nine Hundred Dollars and Zero Cents

Amount: \$ 3,900.00

MEMO: 100087

#100087

\$2,900.00

Jupiter Lakes Villas Condominium Association, Inc.
9005 Independence Road #210
Jupiter, FL 33477

DATE: 07/28/2025

100089

PAY TO: James Rydine

THE ORDER OF: Eight Hundred Twenty Five Dollars and Zero Cents

Amount: \$ 825.00

MEMO: 100089

#100089

\$825.00

Jupiter Lakes Villas Condominium Association, Inc.
9005 Independence Road #210
Jupiter, FL 33477

DATE: 08/07/2025

100090

PAY TO: Wilson Neelley Calls

THE ORDER OF: Four Thousand Four Hundred Fifty Dollars and Zero Cents

Amount: \$ 4,450.00

MEMO: 100090

#100090

\$4,450.00

Jupiter Lakes Villas Condominium Association, Inc.
9005 Independence Road #210
Jupiter, FL 33477

DATE: 08/12/2025

100091

PAY TO: Fidelity & Bachman, PLLC

THE ORDER OF: Three Hundred Twenty Dollars and Sixty Cents

Amount: \$ 320.60

MEMO: 100091

#100091

\$320.60

Jupiter Lakes Villas Condominium Association, Inc.
9005 Independence Road #210
Jupiter, FL 33477

DATE: 08/12/2025

100092

PAY TO: JCM Construction

THE ORDER OF: Four Thousand Seven Hundred Fifty Dollars and Zero Cents

Amount: \$ 4,750.00

MEMO: 100092

#100092

\$4,750.00

Jupiter Lakes Villas Condominium Association, Inc.
9005 Independence Road #210
Jupiter, FL 33477

DATE: 08/12/2025

100093

PAY TO: Dan Ryan's Power Clean and Pressure Cleaning

THE ORDER OF: Three Thousand One Hundred Dollars and Zero Cents

Amount: \$ 3,100.00

MEMO: 100093

#100093

\$3,100.00



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Statement Ending 08/29/2025

JUPITER LAKES VILLAS

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Account Number: XXXXXXXXXXXXX7857

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	\$1,699.39

ASSOCIATION MMA - XXXXXXXXXXXXXXX7857

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$16,789.83
	2 Credit(s) This Period	\$4,909.56
	1 Debit(s) This Period	\$20,000.00
08/29/2025	Ending Balance	\$1,699.39

Interest Summary

Description	Amount
Interest Earned From 08/01/2025 Through 08/29/2025	
Annual Percentage Yield Earned	3.30%
Interest Days	29
Interest Earned	\$33.27
Interest Paid This Period	\$33.27
Interest Paid Year-to-Date	\$245.32
Minimum Balance	\$1,666.12
Average Available Balance	\$12,885.81

Deposits

Date	Description	Amount
08/04/2025	696156 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 15:07	\$4,876.29
		1 item(s) totaling \$4,876.29

Other Credits

Date	Description	Amount
08/29/2025	INTEREST	\$33.27
		1 item(s) totaling \$33.27

Checks Cleared

Check Nbr	Date	Amount
100001	08/18/2025	\$20,000.00

* Indicates skipped check number

1 item(s) totaling \$20,000.00

Daily Balances

Date	Amount	Date	Amount
08/04/2025	\$21,666.12	08/18/2025	\$1,666.12
		08/29/2025	\$1,699.39

Member FDIC
NMLS# 403455



JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC. 300 E. Highway 90A, #210 JUPITER, FL 33417		Check No. 100001 100 First Street East JUPITER, FL 33417
DATE: 08/27/2025		
PAY TO THE ORDER OF: Jupiter Lakes Villas Twenty Thousand Dollars and Zero Cents		\$ 20,000.00 DOLLARS
MEMO: for 08/20/2025 08		

#100001

\$20,000.00



P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

July 31, 2025
August 31, 2025
1 of 2

9138 M0656DDA083025085225 03 000000000 42569 002



JUPITER LAKES VILLAS CONDOMINIUM
ASSOC. INC - OPERATING
C/O TRITON PROPERTY MANAGEMENT LLC
900 E INDIANTOWN RD SUITE 210
JUPITER FL 33477



Email: contactus@valley.com



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Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

HOA BUSINESS CHECKING - XXXXXX1491

SUMMARY FOR THE PERIOD: 08/01/25 - 08/31/25

JUPITER LAKES VILLAS CONDOMINIUM

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$3,609.53		\$20,000.00		\$20,543.84		\$3,065.69

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$3,609.53
08/08	AUTOMATIC LN PAYMT AUTOMATIC LOAN PAY	-\$543.84		\$3,065.69
08/15	LOCK BOX DEPOSIT		\$20,000.00	\$23,065.69
08/19	DEBIT MEMO DP PAYDOWN 4100101972	-\$20,000.00		\$3,065.69
Ending Balance				\$3,065.69

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00





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Statement Ending 08/29/2025

JUPITER LAKES VILLAS

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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	\$611,789.71

ASSOCIATION MMA - XXXXXXXXXXXXXXX7854

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$589,000.26
	2 Credit(s) This Period	\$22,789.45
	0 Debit(s) This Period	\$0.00
08/29/2025	Ending Balance	\$611,789.71

Interest Summary

Description	Amount
Interest Earned From 08/01/2025 Through 08/29/2025	
Annual Percentage Yield Earned	3.30%
Interest Days	29
Interest Earned	\$1,570.04
Interest Paid This Period	\$1,570.04
Interest Paid Year-to-Date	\$10,400.41
Minimum Balance	\$589,000.26
Average Available Balance	\$608,024.55

Deposits

Date	Description	Amount
08/04/2025	697932 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 15:08	\$21,219.41
		1 item(s) totaling \$21,219.41

Other Credits

Date	Description	Amount
08/29/2025	INTEREST	\$1,570.04
		1 item(s) totaling \$1,570.04

Daily Balances

Date	Amount	Date	Amount
08/04/2025	\$610,219.67	08/29/2025	\$611,789.71

Member FDIC
NMLS# 403455



Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 09/02/2025

Run Time: 01:35 PM

GENERAL LEDGER DETAIL

As of: Start: 08/01/2025 | End: 08/31/2025

Account				Balance Forward	Debits	Credits	Ending Balance
1000 SouthState Op 7848				\$119,429.60	\$23,065.58	\$41,036.75	\$101,458.43
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 696999 Cash Receipt...	0132865...			\$1,111.00	\$0.00	
8/1/2025	AP 698354 External Che...	300138	Triton Property Mana...		\$0.00	\$2,407.60	
8/4/2025	GL 697347 Journal Entr...		Reserve Transfer	Reserve Tran...	\$0.00	\$21,219.41	
8/5/2025	AR 697784 Cash Receipt...	1614			\$600.00	\$0.00	
8/5/2025	AR 698241 Cash Receipt...	0133170...			\$1,832.00	\$0.00	
8/7/2025	AR 699455 Cash Receipt...	0000000...			\$2,370.22	\$0.00	
8/7/2025	AP 700557 External Che...	100090	WNC - When Nature Ca...		\$0.00	\$4,450.00	
8/8/2025	AR 701254 Cash Receipt...	0133581...			\$2,381.55	\$0.00	
8/12/2025	AP 702661 External Che...	100091	Fields & B - Fields ...		\$0.00	\$320.60	
8/12/2025	AP 702662 External Che...	100092	JGM Enterp - JGM Ent...		\$0.00	\$4,750.00	
8/12/2025	AP 702663 External Che...	100093	Dan Ryan's - Dan Rya...		\$0.00	\$3,100.00	
8/12/2025	AR 702773 Cash Receipt...	0133667...			\$1,531.33	\$0.00	
8/12/2025	AR 703025 Backout Paym...	0000001...			\$0.00	\$1,250.00	
8/12/2025	AR 703026 Apply NSF	0000001...			\$0.00	\$6.00	
8/13/2025	AR 703087 Cash Receipt...	0133728...			\$370.75	\$0.00	
8/14/2025	AR 703886 Cash Receipt...	0133772...			\$1,115.52	\$0.00	
8/15/2025	AR 706981 Cash Receipt...	0000000...			\$1,347.15	\$0.00	
8/18/2025	AR 708486 Cash Receipt...	0000000...			\$1,332.72	\$0.00	
8/22/2025	AR 710210 Cash Receipt...	1315			\$1,000.00	\$0.00	
8/25/2025	AR 711997 Cash Receipt...	0134082...			\$5.00	\$0.00	
8/28/2025	AR 715270 Cash Receipt...	1342017...			\$1,125.13	\$0.00	
8/29/2025	AP 709562 External Che...	300139	FPL*		\$0.00	\$96.56	
8/29/2025	AP 709563 External Che...	300140	FPL*		\$0.00	\$32.57	
8/29/2025	AP 709564 External Che...	300141	FPL*		\$0.00	\$87.39	
8/29/2025	AP 709565 External Che...	300142	FPL*		\$0.00	\$124.95	
8/29/2025	AP 709566 External Che...	300143	FPL*		\$0.00	\$31.30	
8/29/2025	AP 709567 External Che...	300144	FPL*		\$0.00	\$81.17	
8/29/2025	AR 714174 Cash Receipt...	1333			\$5,703.37	\$0.00	
8/29/2025	AR 714223 Cash Receipt...	0000000...			\$1,089.84	\$0.00	
8/29/2025	GL 714862 Journal Entr...		Triton September Inv...	Triton Septe...	\$0.00	\$2,407.60	
8/29/2025	GL 714877 Journal Entr...		Misc Deposit	Misc Deposit	\$150.00	\$0.00	
8/31/2025	GL 714872 Journal Entr...		Bank Transfer	Bank Transfe...	\$0.00	\$671.60	
1010 SouthState SA 7857				\$21,666.12	\$704.87	\$20,000.00	\$2,370.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/7/2025	AP 700556 External Che...	100001	Jupiter La - Jupiter...		\$0.00	\$20,000.00	
8/31/2025	GL 714861 Journal Entr...		Interest SS 7857	Interest SS ...	\$33.27	\$0.00	
8/31/2025	GL 714872 Journal Entr...		Bank Transfer	Bank Transfe...	\$671.60	\$0.00	
1105 Valley Bank Op 1491				\$3,609.53	\$20,000.00	\$20,543.84	\$3,065.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/5/2025	AP 698938 Enter Bill		Jupiter La - Jupiter...		\$20,000.00	\$0.00	
8/8/2025	AP 709036 External Che...	300010	VNB - VALLEY NATIONA...		\$0.00	\$543.84	

Account				Balance Forward	Debits	Credits	Ending Balance
8/19/2025	GL 709178	Journal Entr...	Loan Paydown	Loan Paydown	\$0.00	\$20,000.00	
1125 SouthState Resv 7854				\$589,000.26	\$22,789.45	\$0.00	\$611,789.71
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2025	GL 697347	Journal Entr...	Reserve Transfer	Reserve Tran...	\$21,219.41	\$0.00	
8/31/2025	GL 714860	Journal Entr...	Interest SS 7854	Interest SS ...	\$1,570.04	\$0.00	
1150 Accounts Receivable				\$42,358.89	\$1,776.59	\$17,897.55	\$26,237.93
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 696999	Cash Receipt...	0132865...		\$0.00	\$1,111.00	
8/1/2025	AR 701302	Adjustment			\$0.00	\$14.13	
8/1/2025	AR 709273	Adjustment			\$0.00	\$15.94	
8/4/2025	AR 697261	Adjustment			\$100.00	\$0.00	
8/4/2025	AR 697265	Adjustment			\$100.00	\$0.00	
8/4/2025	AR 697273	Adjustment			\$5.00	\$0.00	
8/4/2025	AR 697274	Adjustment			\$5.00	\$0.00	
8/5/2025	AR 697784	Cash Receipt...	1614		\$0.00	\$600.00	
8/7/2025	AR 699455	Cash Receipt...	0000000...		\$0.00	\$2,245.52	
8/8/2025	AR 701254	Cash Receipt...	0133581...		\$0.00	\$2,381.55	
8/12/2025	AR 702773	Cash Receipt...	0133652...		\$0.00	\$1,111.00	
8/12/2025	AR 703025	Backout Paym...	0000001...		\$1,125.30	\$0.00	
8/12/2025	AR 703026	Apply NSF	0000001...		\$6.00	\$0.00	
8/13/2025	AR 703087	Cash Receipt...	0133728...		\$0.00	\$89.46	
8/14/2025	AR 703886	Cash Receipt...	0133772...		\$0.00	\$1,115.52	
8/15/2025	AR 706981	Cash Receipt...	0000000...		\$0.00	\$1,111.00	
8/18/2025	AR 708486	Cash Receipt...	0000000...		\$0.00	\$1,126.82	
8/22/2025	AR 710210	Cash Receipt...	1315		\$0.00	\$1,000.00	
8/27/2025	AR 712992	Adjustment			\$103.67	\$0.00	
8/29/2025	AR 714143	Adjustment			\$100.00	\$0.00	
8/29/2025	AR 714174	Cash Receipt...	1333		\$0.00	\$4,885.77	
8/29/2025	AR 714223	Cash Receipt...	0000000...		\$0.00	\$1,089.84	
8/31/2025	AR 714980	Apply Intere...			\$231.62	\$0.00	
1151 Accounts Receivable SA				\$8,254.53	\$124.70	\$1,373.41	\$7,005.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/7/2025	AR 699455	Cash Receipt...	0000001...		\$0.00	\$124.70	
8/12/2025	AR 703025	Backout Paym...	0000001...		\$124.70	\$0.00	
8/15/2025	AR 706981	Cash Receipt...	0000000...		\$0.00	\$220.21	
8/18/2025	AR 708486	Cash Receipt...	0000000...		\$0.00	\$205.90	
8/25/2025	AR 711997	Cash Receipt...	0134082...		\$0.00	\$5.00	
8/29/2025	AR 714174	Cash Receipt...	1333		\$0.00	\$817.60	
1155 Allowance for Bad Debt				(\$14,555.38)	\$0.00	\$0.00	(\$14,555.38)
1160 Prepaid Insurance				\$127,004.30	\$0.00	\$18,143.47	\$108,860.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 695843	Journal Entr...	Insurance Allocation	Insurance Al...	\$0.00	\$18,143.47	
1165 Prepaid Expenses				\$0.00	\$2,407.60	\$0.00	\$2,407.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/29/2025	GL 714862	Journal Entr...	Triton September Inv...	Triton Septe...	\$2,407.60	\$0.00	
1170 Unbilled S/A 2022-23				\$100,564.80	\$0.00	\$0.00	\$100,564.80

Account				Balance Forward	Debits	Credits	Ending Balance
3050 Accounts Payable				\$0.00	\$36,025.98	\$36,025.98	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 698353 Enter Bill		Triton Property Mana...		\$0.00	\$2,407.60	
8/1/2025	AP 698354 External Che...	300138	Triton Property Mana...		\$2,407.60	\$0.00	
8/1/2025	AP 698937 Enter Bill		WNC - When Nature Ca...		\$0.00	\$4,450.00	
8/1/2025	AP 702659 Enter Bill		Fields & B - Fields ...		\$0.00	\$320.60	
8/1/2025	AP 702660 Enter Bill		Dan Ryan's - Dan Rya...		\$0.00	\$3,100.00	
8/5/2025	AP 698938 Enter Bill		Jupiter La - Jupiter...		\$0.00	\$20,000.00	
8/5/2025	AP 702658 Enter Bill		JGM Enterp - JGM Ent...		\$0.00	\$4,750.00	
8/7/2025	AP 700556 External Che...	100001	Jupiter La - Jupiter...		\$20,000.00	\$0.00	
8/7/2025	AP 700557 External Che...	100090	WNC - When Nature Ca...		\$4,450.00	\$0.00	
8/8/2025	AP 709035 Enter Bill		VNB - VALLEY NATIONA...		\$0.00	\$543.84	
8/8/2025	AP 709036 External Che...	300010	VNB - VALLEY NATIONA...		\$543.84	\$0.00	
8/12/2025	AP 702661 External Che...	100091	Fields & B - Fields ...		\$320.60	\$0.00	
8/12/2025	AP 702662 External Che...	100092	JGM Enterp - JGM Ent...		\$4,750.00	\$0.00	
8/12/2025	AP 702663 External Che...	100093	Dan Ryan's - Dan Rya...		\$3,100.00	\$0.00	
8/29/2025	AP 709556 Enter Bill		FPL*		\$0.00	\$31.30	
8/29/2025	AP 709557 Enter Bill		FPL*		\$0.00	\$96.56	
8/29/2025	AP 709558 Enter Bill		FPL*		\$0.00	\$81.17	
8/29/2025	AP 709559 Enter Bill		FPL*		\$0.00	\$124.95	
8/29/2025	AP 709560 Enter Bill		FPL*		\$0.00	\$87.39	
8/29/2025	AP 709561 Enter Bill		FPL*		\$0.00	\$32.57	
8/29/2025	AP 709562 External Che...	300139	FPL*		\$96.56	\$0.00	
8/29/2025	AP 709563 External Che...	300140	FPL*		\$32.57	\$0.00	
8/29/2025	AP 709564 External Che...	300141	FPL*		\$87.39	\$0.00	
8/29/2025	AP 709565 External Che...	300142	FPL*		\$124.95	\$0.00	
8/29/2025	AP 709566 External Che...	300143	FPL*		\$31.30	\$0.00	
8/29/2025	AP 709567 External Che...	300144	FPL*		\$81.17	\$0.00	
3056 Accrued Expenses				(\$2,916.69)	\$0.00	\$416.67	(\$3,333.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696693 Journal Entr...		Accrued Audit Fee	Accrued Audi...	\$0.00	\$416.67	
3059 SA Roof Expense				\$599,504.94	\$138.20	\$0.00	\$599,643.14
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/8/2025	GL 709175 Journal Entr...		Recl Interest on Loa...	Recl Interes...	\$138.20	\$0.00	
3065 Security Deposits				(\$1,000.00)	\$0.00	\$0.00	(\$1,000.00)
3070 Prepaid Owner Assessments				(\$17,967.70)	\$0.00	\$3,674.69	(\$21,642.39)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/5/2025	AR 698241 Cash Receipt...	0133170...			\$0.00	\$1,832.00	
8/12/2025	AR 702773 Cash Receipt...	0133667...			\$0.00	\$420.33	
8/13/2025	AR 703087 Cash Receipt...	0133728...			\$0.00	\$281.29	
8/15/2025	AR 706981 Cash Receipt...	0000000...			\$0.00	\$15.94	
8/28/2025	AR 715270 Cash Receipt...	1342017...			\$0.00	\$1,125.13	
3075 Unearned Maintenance				(\$100,730.67)	\$50,365.33	\$0.00	(\$50,365.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 697336 Journal Entr...		Deferred Maintenance	Deferred Mai...	\$50,365.33	\$0.00	
3076 Roof SA 2021 Billed				(\$689,359.64)	\$0.00	\$0.00	(\$689,359.64)
3088 Valley LOC/Term Loan				(\$40,630.75)	\$20,543.84	\$138.20	(\$20,225.11)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/8/2025	AP 709035 Enter Bill		VNB - VALLEY NATIONAL		\$543.84	\$0.00	
8/8/2025	GL 709175 Journal Entr...		Recl Interest on Loa...	Recl Interes...	\$0.00	\$138.20	
8/19/2025	GL 709178 Journal Entr...		Loan Paydown	Loan Paydown	\$20,000.00	\$0.00	
3502 Reserve - Interest				(\$22,491.53)	\$0.00	\$1,570.04	(\$24,061.57)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 714860 Journal Entr...		Interest SS 7854	Interest SS ...	\$0.00	\$1,570.04	
3503 Reserve - Roof				(\$39,293.66)	\$0.00	\$4,872.50	(\$44,166.16)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$4,872.50	
3504 Reserve - Painting				(\$131,480.80)	\$0.00	\$2,361.08	(\$133,841.88)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$2,361.08	
3505 Reserve - Road				(\$151,493.08)	\$0.00	\$1,111.08	(\$152,604.16)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$1,111.08	
3506 Reserve - Contingency				(\$206,795.14)	\$0.00	\$11,269.36	(\$218,064.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$11,269.36	
3507 Reserve - Lake				(\$30,583.32)	\$0.00	\$625.00	(\$31,208.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$625.00	
3509 Reserve - Parking Lot				(\$6,862.73)	\$0.00	\$980.39	(\$7,843.12)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$980.39	
3600 Operating Fund Balance				(\$167,899.70)	\$0.00	\$0.00	(\$167,899.70)
4000 Member Assessments				(\$204,021.39)	\$21,219.42	\$50,365.33	(\$233,167.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696728 Journal Entr...		Recl Reserve Assessm...	Recl Reserve...	\$21,219.42	\$0.00	
8/1/2025	GL 697336 Journal Entr...		Deferred Maintenance	Deferred Mai...	\$0.00	\$50,365.33	
4005 Reserve Member Assessments				(\$148,535.94)	\$0.00	\$21,219.42	(\$169,755.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696728 Journal Entr...		Recl Reserve Assessm...	Recl Reserve...	\$0.00	\$21,219.42	
4010 Interest Income				(\$540.71)	\$0.00	\$33.27	(\$573.98)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2025	GL 714861 Journal Entr...		Interest SS 7857	Interest SS ...	\$0.00	\$33.27	
4025 Late Charge Interest				(\$2,333.57)	\$30.07	\$645.29	(\$2,948.79)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AR 701302 Adjustment				\$14.13	\$0.00	
8/1/2025	AR 709273 Adjustment				\$15.94	\$0.00	
8/4/2025	AR 697261 Adjustment				\$0.00	\$100.00	
8/4/2025	AR 697265 Adjustment				\$0.00	\$100.00	
8/4/2025	AR 697273 Adjustment				\$0.00	\$5.00	
8/4/2025	AR 697274 Adjustment				\$0.00	\$5.00	
8/27/2025	AR 712992 Adjustment				\$0.00	\$103.67	

Account				Balance Forward	Debits	Credits	Ending Balance
8/29/2025 AR 714143 Adjustment					\$0.00	\$100.00	
8/31/2025 AR 714980 Apply Intere...					\$0.00	\$231.62	
4040 Appliation Fees Income				(\$1,800.00)	\$0.00	\$150.00	(\$1,950.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/29/2025	GL 714877 Journal Entr...		London - 2132C sale	Misc Deposit	\$0.00	\$150.00	
6020 Property Management				\$16,853.20	\$2,407.60	\$0.00	\$19,260.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 698353 Enter Bill		Triton Property Mana...		\$2,407.60	\$0.00	
6030 Legal/Professional Fees				\$1,452.50	\$320.60	\$0.00	\$1,773.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 702659 Enter Bill		Fields & B - Fields ...		\$320.60	\$0.00	
6040 Office Expense				\$1,804.05	\$0.00	\$0.00	\$1,804.05
6050 License/Taxes/Permits				\$544.00	\$0.00	\$0.00	\$544.00
6076 Audit/Taxes				\$3,716.69	\$416.67	\$0.00	\$4,133.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696693 Journal Entr...		Accrued Audit Fee	Accrued Audi...	\$416.67	\$0.00	
6080 Property Insurance				\$139,906.80	\$18,143.47	\$0.00	\$158,050.27
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 695843 Journal Entr...		Insurance Allocation	Insurance Al...	\$18,143.47	\$0.00	
6157 Landscape Contract				\$28,700.00	\$4,100.00	\$0.00	\$32,800.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 698937 Enter Bill		WNC - When Nature Ca...		\$4,100.00	\$0.00	
6171 Landscape Extras				\$3,413.50	\$0.00	\$0.00	\$3,413.50
6172 Rust				\$2,450.00	\$350.00	\$0.00	\$2,800.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 698937 Enter Bill		WNC - When Nature Ca...		\$350.00	\$0.00	
6200 Building Repairs & Replace				\$15,249.75	\$4,750.00	\$0.00	\$19,999.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/5/2025	AP 702658 Enter Bill		JGM Enterp - JGM Ent...		\$4,750.00	\$0.00	
6205 Common Area R&M				\$750.00	\$0.00	\$0.00	\$750.00
6210 Pressure Washing				\$2,900.00	\$3,100.00	\$0.00	\$6,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	AP 702660 Enter Bill		Dan Ryan's - Dan Rya...		\$3,100.00	\$0.00	
6225 Irrigation R&M				\$1,151.00	\$0.00	\$0.00	\$1,151.00
6290 Electricity				\$2,472.07	\$453.94	\$0.00	\$2,926.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/29/2025	AP 709556 Enter Bill		FPL*		\$31.30	\$0.00	
8/29/2025	AP 709557 Enter Bill		FPL*		\$96.56	\$0.00	
8/29/2025	AP 709558 Enter Bill		FPL*		\$81.17	\$0.00	
8/29/2025	AP 709559 Enter Bill		FPL*		\$124.95	\$0.00	
8/29/2025	AP 709560 Enter Bill		FPL*		\$87.39	\$0.00	
8/29/2025	AP 709561 Enter Bill		FPL*		\$32.57	\$0.00	
7005 Reserves- Roof				\$34,107.50	\$4,872.50	\$0.00	\$38,980.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$4,872.50	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
7010 Reserves -Painting				\$16,527.56	\$2,361.08	\$0.00	\$18,888.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$2,361.08	\$0.00	
7015 Reserves - Road				\$7,777.56	\$1,111.08	\$0.00	\$8,888.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$1,111.08	\$0.00	
7017 Reserves - Parking Lot				\$6,862.73	\$980.39	\$0.00	\$7,843.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$980.39	\$0.00	
7020 Reserves - Lake				\$4,375.00	\$625.00	\$0.00	\$5,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$625.00	\$0.00	
7030 Reserves - Contingency				\$78,885.52	\$11,269.36	\$0.00	\$90,154.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2025	GL 696696 Journal Entr...		Reserve Accrual	Reserve Accr...	\$11,269.36	\$0.00	
Total:				\$0.00	\$254,453.32	\$254,453.32	\$0.00