



Jupiter Lakes Villas Condo Assn

Monthly Financial Statement

For the Period Ending
February 28, 2026

Prepared by:

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

Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 03/01/2026

Run Time: 10:24 AM

FUND BALANCE SHEET

As of: 02/28/2026

Assets

Account	Operating	Reserves	Special Assessment	Total
Assets				
1000 SouthState Op 7848	\$195,018.42	\$0.00	\$0.00	\$195,018.42
1010 SouthState SA 7857	\$0.00	\$0.00	\$3,914.52	\$3,914.52
1125 SouthState Resv 7854	\$0.00	\$672,979.26	\$0.00	\$672,979.26
1150 Accounts Receivable	\$21,902.95	\$0.00	\$0.00	\$21,902.95
1151 Accounts Receivable SA	\$0.00	\$0.00	\$6,438.77	\$6,438.77
1155 Allowance for Bad Debt	(\$17,000.00)	\$0.00	\$0.00	(\$17,000.00)
1165 Prepaid Expenses	\$2,407.60	\$0.00	\$0.00	\$2,407.60
1170 Unbilled S/A 2022-23	\$0.00	\$0.00	\$79,716.00	\$79,716.00
Assets Total	\$202,328.97	\$672,979.26	\$90,069.29	\$965,377.52
Total Assets:	\$202,328.97	\$672,979.26	\$90,069.29	\$965,377.52

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Liabilities				
3056 Accrued Expenses	\$983.34	\$0.00	\$0.00	\$983.34
3065 Security Deposits	\$1,000.00	\$0.00	\$0.00	\$1,000.00
3070 Prepaid Owner Assessments	\$25,108.93	\$0.00	\$0.00	\$25,108.93
3072 Prepaid Special Assessments	\$0.00	\$0.00	\$410.32	\$410.32
3075 Unearned Maintenance	\$48,238.29	\$0.00	\$0.00	\$48,238.29
3076 Roof SA 2021 Billed	\$0.00	\$0.00	\$89,658.97	\$89,658.97
Liabilities Total	\$75,330.56	\$0.00	\$90,069.29	\$165,399.85
Total Liabilities:	\$75,330.56	\$0.00	\$90,069.29	\$165,399.85

Equity

Account	Operating	Reserves	Special Assessment	Total
Reserves				
3502 Reserve - Interest	\$0.00	\$32,744.59	\$0.00	\$32,744.59
3503 Reserve - Roof	\$0.00	\$73,401.16	\$0.00	\$73,401.16
3504 Reserve - Painting	\$0.00	\$150,786.24	\$0.00	\$150,786.24
3505 Reserve - Road	\$0.00	\$138,722.68	\$0.00	\$138,722.68
3506 Reserve - Contingency	\$0.00	\$235,507.72	\$0.00	\$235,507.72
3507 Reserve - Lake	\$0.00	\$28,091.32	\$0.00	\$28,091.32
3509 Reserve - Parking Lot	\$0.00	\$13,725.55	\$0.00	\$13,725.55
Reserves Total	\$0.00	\$672,979.26	\$0.00	\$672,979.26
Members Equity				
3600 Operating Fund Balance	\$123,122.72	\$0.00	\$0.00	\$123,122.72

Account	Operating	Reserves	Special Assessment	Total
Members Equity Total	\$123,122.72	\$0.00	\$0.00	\$123,122.72
Current Year Net Income/(Loss)	\$3,875.69	\$0.00	\$0.00	\$3,875.69
Total Equity:	\$126,998.41	\$672,979.26	\$0.00	\$799,977.67
Total Liabilities & Equity	\$202,328.97	\$672,979.26	\$90,069.29	\$965,377.52

Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 03/01/2026

Run Time: 10:23 AM

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
4000 Member Assessments	31,340.96	31,340.91	0.05	62,681.93	62,681.82	0.11	376,090.93
4005 Reserve Member Assessments	16,897.33	16,897.33	0.00	33,794.66	33,794.66	0.00	202,768.00
4025 Late Charge Interest	27.93	0.00	27.93	739.92	0.00	739.92	0.00
4040 Application Fees Income	304.45	0.00	304.45	857.35	0.00	857.35	0.00
4090 Prior Year Surplus	6,666.67	6,666.67	0.00	13,333.34	13,333.34	0.00	80,000.00
Income Total	55,237.34	54,904.91	332.43	111,407.20	109,809.82	1,597.38	658,858.93
Total Income	55,237.34	54,904.91	332.43	111,407.20	109,809.82	1,597.38	658,858.93

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	4,815.20	4,959.62	144.42	29,757.73
6030 Legal/Professional Fees	1,425.00	833.33	(591.67)	1,425.00	1,666.66	241.66	10,000.00
6040 Office Expense	235.05	250.00	14.95	235.05	500.00	264.95	3,000.00
6050 License/Taxes/Permits	0.00	45.33	45.33	0.00	90.66	90.66	544.00
6051 Reserve Study	0.00	266.67	266.67	0.00	533.34	533.34	3,200.00
6076 Audit/Taxes	491.67	483.33	(8.34)	983.34	966.66	(16.68)	5,800.00
6080 Property Insurance	20,006.87	18,333.33	(1,673.54)	38,150.34	36,666.66	(1,483.68)	220,000.00
6157 Landscape Contract	4,100.00	4,161.60	61.60	8,200.00	8,323.20	123.20	49,939.20
6170 Termite	0.00	0.00	0.00	0.00	0.00	0.00	3,550.00
6171 Landscape Extras	407.50	416.67	9.17	407.50	833.34	425.84	5,000.00
6172 Rust	350.00	350.00	0.00	700.00	700.00	0.00	4,200.00
6175 Pond Contract	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
6200 Building Repairs & Replace	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00
6205 Common Area R&M	0.00	250.00	250.00	855.00	500.00	(355.00)	3,000.00
6210 Pressure Washing	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
6215 Pond R&M	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
6225 Irrigation R&M	1,139.00	166.67	(972.33)	1,139.00	333.34	(805.66)	2,000.00
6280 Internet TV Services	7,833.82	7,500.00	(333.82)	15,687.63	15,000.00	(687.63)	90,000.00
6290 Electricity	603.92	375.00	(228.92)	1,138.79	750.00	(388.79)	4,500.00
Expenses Total	39,000.43	37,711.74	(1,288.69)	73,736.85	75,423.48	1,686.63	456,090.93
Reserves							
7005 Reserves- Roof	4,872.50	4,872.50	0.00	9,745.00	9,745.00	0.00	58,470.00
7010 Reserves -Painting	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000.00
7015 Reserves - Road	1,111.08	1,111.08	0.00	2,222.16	2,222.16	0.00	13,333.00
7017 Reserves - Parking Lot	980.42	980.42	0.00	1,960.84	1,960.84	0.00	11,765.00
7020 Reserves - Lake	625.00	625.00	0.00	1,250.00	1,250.00	0.00	7,500.00
7030 Reserves - Contingency	5,558.33	5,558.33	0.00	11,116.66	11,116.66	0.00	66,700.00
Reserves Total	16,897.33	16,897.33	0.00	33,794.66	33,794.66	0.00	202,768.00
Total Expense	55,897.76	54,609.07	(1,288.69)	107,531.51	109,218.14	1,686.63	658,858.93
Net Income	(660.42)	295.84	(956.26)	3,875.69	591.68	3,284.01	0.00



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Statement Ending 02/27/2026

JUPITER LAKES VILLAS

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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	\$197,384.08

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX7848

Account Summary

Date	Description	Amount
01/31/2026	Beginning Balance	\$231,649.30
	15 Credit(s) This Period	\$28,558.16
	11 Debit(s) This Period	\$62,823.38
02/27/2026	Ending Balance	\$197,384.08

Deposits

Date	Description	Amount
02/02/2026	LOCKBOX DEPOSIT	\$3,262.42
02/04/2026	REMOTE CAPTURE DEPOSIT	\$600.00
02/04/2026	REMOTE CAPTURE DEPOSIT	\$1,111.00
02/17/2026	REMOTE CAPTURE DEPOSIT	\$1,500.00
02/24/2026	REMOTE CAPTURE DEPOSIT	\$7.72
02/24/2026	REMOTE CAPTURE DEPOSIT	\$14.00
02/25/2026	706825 ACCOUNT TRANSFER FROM ASSOCIATION MMA 485417857 8:31	\$18,880.80
		7 item(s) totaling \$25,375.94

Other Credits

Date	Description	Amount
02/03/2026	PROPAY TRANSFER XXXXX0919	\$70.00
02/03/2026	PROPAY TRANSFER XXXXX0857	\$355.00
02/03/2026	PROPAY TRANSFER XXXXX0856	\$1,111.00
02/09/2026	PROPAY TRANSFER XXXXX4344	\$211.02
02/10/2026	PROPAY TRANSFER XXXXX6132	\$360.00
02/11/2026	PROPAY TRANSFER XXXXX9020	\$400.00
02/17/2026	PROPAY TRANSFER XXXXX4891	\$370.75
02/26/2026	TENANT EVALUATIO CREDITS PID8401	\$304.45
		8 item(s) totaling \$3,182.22

Electronic Debits

Date	Description	Amount
02/02/2026	334674 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417857 11:29	\$3,854.84
02/03/2026	SUNSHINECOMMUNIC WEBPAYMENT	\$7,833.82

Member FDIC
NMLS# 403455



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

Date	Description	Amount
02/04/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100121* 260203* Prestar Services\200218170\1584	\$1,877.40
02/04/2026	095811 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417854 9:35	\$16,897.33
02/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100123* 260209* Triton Property Management\2007	\$235.05
02/18/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100125* 260217* Leonardo and Company\201574690\	\$2,950.00
02/27/2026	PROPAY TRANSFER XXXXX1216	\$2,315.84
02/27/2026	JUPITER LAK7848 Mgmt Fee -SETT-A455TNAV	\$2,407.60
		8 item(s) totaling \$38,371.88

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
100120	02/03/2026	\$855.00	100124*	02/19/2026	\$5,996.50
100122*	02/13/2026	\$17,600.00			

* Indicates skipped check number

3 item(s) totaling \$24,451.50

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/02/2026	\$231,056.88	02/11/2026	\$207,576.30	02/24/2026	\$182,922.27
02/03/2026	\$223,904.06	02/13/2026	\$189,976.30	02/25/2026	\$201,803.07
02/04/2026	\$206,840.33	02/17/2026	\$191,847.05	02/26/2026	\$202,107.52
02/09/2026	\$207,051.35	02/18/2026	\$188,897.05	02/27/2026	\$197,384.08
02/10/2026	\$207,176.30	02/19/2026	\$182,900.55		

Jupiter Lakes Villas Condominium Association, Inc. 900 E. Indiantown Road, #210 Jupiter, FL 33477		CHRYSTAL BANK 100120 DATE: 02/27/2026
PAY TO: Whelan Mortgage Co's		\$ 855.00
THE ORDER OF: Eight Hundred Fifty-Five Dollars and Zero Cents		DOLLARS
MEMO: PM 333		

#100120

\$855.00

Jupiter Lakes Villas Condominium Association, Inc. 900 E. Indiantown Road, #210 Jupiter, FL 33477		CHRYSTAL BANK 100122 DATE: 02/03/2026
PAY TO: Jupiter Lakes Villas		\$ 17,600.00
THE ORDER OF: Seventeen Thousand Six Hundred Dollars and Zero Cents		DOLLARS
MEMO: PM 334		

#100122

\$17,600.00

Jupiter Lakes Villas Condominium Association, Inc. 900 E. Indiantown Road, #210 Jupiter, FL 33477		CHRYSTAL BANK 100124 DATE: 02/09/2026
PAY TO: Whelan Mortgage Co's		\$ 5,996.50
THE ORDER OF: Five Thousand Nine Hundred Ninety-Six Dollars and Fifty Cents		DOLLARS
MEMO: See Checkbook for details and info.		

#100124

\$5,996.50



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Statement Ending 02/27/2026

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	\$3,577.78

ASSOCIATION MMA - XXXXXXXXXXXXXXX7857

Account Summary

Date	Description	Amount
01/31/2026	Beginning Balance	\$18,565.15
	2 Credit(s) This Period	\$3,893.43
	1 Debit(s) This Period	\$18,880.80
02/27/2026	Ending Balance	\$3,577.78

Interest Summary

Description	Amount
Interest Earned From 01/31/2026 Through 02/27/2026	
Annual Percentage Yield Earned	2.53%
Interest Days	28
Interest Earned	\$38.59
Interest Paid This Period	\$38.59
Interest Paid Year-to-Date	\$67.35
Minimum Balance	\$3,539.19
Average Available Balance	\$20,121.70

Deposits

Date	Description	Amount
02/02/2026	334674 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 11:29	\$3,854.84
		1 item(s) totaling \$3,854.84

Other Credits

Date	Description	Amount
02/27/2026	INTEREST	\$38.59
		1 item(s) totaling \$38.59

Electronic Debits

Date	Description	Amount
02/25/2026	706825 ACCOUNT TRANSFER TO ASSOCIATION CHECKING 485417848 8:31	\$18,880.80
		1 item(s) totaling \$18,880.80

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/02/2026	\$22,419.99	02/25/2026	\$3,539.19	02/27/2026	\$3,577.78

Member FDIC
NMLS# 403455





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Statement Ending 02/27/2026

JUPITER LAKES VILLAS

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Account Number: XXXXXXXXXXXXX7854

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	\$672,979.26

ASSOCIATION MMA - XXXXXXXXXXXXXXX7854

Account Summary

Date	Description	Amount
01/31/2026	Beginning Balance	\$656,795.91
	2 Credit(s) This Period	\$18,183.35
	1 Debit(s) This Period	\$2,000.00
02/27/2026	Ending Balance	\$672,979.26

Interest Summary

Description	Amount
Interest Earned From 01/31/2026 Through 02/27/2026	
Annual Percentage Yield Earned	2.53%
Interest Days	28
Interest Earned	\$1,286.02
Interest Paid This Period	\$1,286.02
Interest Paid Year-to-Date	\$2,600.49
Minimum Balance	\$656,795.91
Average Available Balance	\$670,565.05

Deposits

Date	Description	Amount
02/04/2026	095811 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 9:35	\$16,897.33
		1 item(s) totaling \$16,897.33

Other Credits

Date	Description	Amount
02/27/2026	INTEREST	\$1,286.02
		1 item(s) totaling \$1,286.02

Checks Cleared

Check Nbr	Date	Amount
100009	02/18/2026	\$2,000.00

* Indicates skipped check number

1 item(s) totaling \$2,000.00

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/04/2026	\$673,693.24	02/18/2026	\$671,693.24	02/27/2026	\$672,979.26

Member FDIC
NMLS# 403455





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Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
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January 31, 2026
February 28, 2026
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JUPITER LAKES VILLAS CONDOMINIUM
ASSOC. INC - OPERATING
C/O TRITON PROPERTY MANAGEMENT LLC
900 E INDIANTOWN RD SUITE 210
JUPITER FL 33477



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Account Statement

HOA BUSINESS CHECKING - XXXXXX1491

SUMMARY FOR THE PERIOD: 02/01/26 - 02/28/26

JUPITER LAKES VILLAS CONDOMINIUM

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$1,698.84		\$17,600.00		\$19,298.84		\$0.00

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,698.84
02/09	AUTOMATIC LN PAYMT	-\$273.37		\$1,425.47
	AUTOMATIC LOAN PAY			
02/12	LOCK BOX DEPOSIT		\$17,600.00	\$19,025.47
02/13	DEBIT MEMO DP	-\$19,017.75		\$7.72
	PAYOFF			
02/25	CHECK 100001	-\$7.72		\$0.00
Ending Balance				\$0.00

CHECKS IN ORDER

Date	Number	Amount
02/25	100001	\$7.72

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

OVERDRAFT FEES



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



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

Account Number:
Statement Date:
Page :

XXXXXX1491
02/28/2026
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Check Images for Account XXXXXX1491

Jupiter Lakes Villas Condominium Association, Inc. 900 E Indiantown Road, #210 Jupiter, FL 33477		Valley National Bank 1445 Valley Road Wayne, NJ 07470	100001 DATE: 02/17/2026
PAY TO THE ORDER OF Jupiter Lakes Villas Seven Dollars and Seventy-Two Cents		\$ 7.72 DOLLARS	
memo: Inv: CR772-02/26			

02/25/2026

100001

\$7.72

40606 0175180 0002-0003 40606



Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 03/01/2026

Run Time: 10:25 AM

GENERAL LEDGER DETAIL

As of: Start: 02/01/2026 | End: 02/28/2026

Account				Balance Forward	Debits	Credits	Ending Balance
1000 SouthState Op 7848				\$226,939.46	\$30,965.76	\$62,886.80	\$195,018.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 833666 External Che...	300176	BroadStar - BroadSta...		\$0.00	\$7,833.82	
2/1/2026	GL 840468 Journal Entr...		Triton Feb Invoice	Triton Feb I...	\$2,407.60	\$0.00	
2/1/2026	AP 857041 External Che...	300190	Triton Property Mana...		\$0.00	\$2,407.60	
2/2/2026	AR 841811 Cash Receipt...	0050777...			\$3,262.42	\$0.00	
2/3/2026	AP 842219 External Che...	100121	J1 10933 - Prestar S...		\$0.00	\$1,877.40	
2/3/2026	AP 842220 External Che...	100122	Jupiter La - Jupiter...		\$0.00	\$17,600.00	
2/3/2026	AR 842328 Cash Receipt...	0141985...			\$1,536.00	\$0.00	
2/4/2026	GL 842343 Journal Entr...		Reserve Transfer	Reserve Tran...	\$0.00	\$16,897.33	
2/4/2026	AR 842359 Cash Receipt...	1688			\$600.00	\$0.00	
2/4/2026	AR 842371 Cash Receipt...	89494			\$1,111.00	\$0.00	
2/9/2026	AP 845853 External Che...	100123	Triton Property Mana...		\$0.00	\$235.05	
2/9/2026	AP 845854 External Che...	100124	WNC - When Nature Ca...		\$0.00	\$5,996.50	
2/9/2026	AR 846084 Cash Receipt...	0142428...			\$211.02	\$0.00	
2/10/2026	AR 846789 Cash Receipt...	0142492...			\$360.00	\$0.00	
2/11/2026	AR 847686 Cash Receipt...	0142549...			\$400.00	\$0.00	
2/13/2026	AP 850739 Enter Bill		Jupiter La - Jupiter...		\$7.72	\$0.00	
2/17/2026	AP 851306 External Che...	100125	Leonardo a - Leonard...		\$0.00	\$2,950.00	
2/17/2026	AP 851307 External Che...	100126	Fields & B - Fields ...		\$0.00	\$1,425.00	
2/17/2026	AR 851504 Cash Receipt...	1614			\$1,500.00	\$0.00	
2/17/2026	AR 851506 Cash Receipt...	0142742...			\$370.75	\$0.00	
2/24/2026	GL 855639 Journal Entr...		Misc Deposit	Misc Deposit	\$14.00	\$0.00	
2/25/2026	GL 855091 Journal Entr...		Bank Transfer	Bank Transfe...	\$18,880.80	\$0.00	
2/26/2026	AR 855694 Adjustment				\$0.00	\$1,157.92	
2/26/2026	AR 855696 Adjustment				\$0.00	\$1,157.92	
2/26/2026	GL 856962 Journal Entr...		Tenant Evaluation Cr...	Tenant Evalu...	\$304.45	\$0.00	
2/27/2026	GL 856963 Journal Entr...		Triton Mar Invoice	Triton Mar I...	\$0.00	\$2,407.60	
2/28/2026	AP 854420 External Che...	300184	FPL*		\$0.00	\$37.26	
2/28/2026	AP 854421 External Che...	300185	FPL*		\$0.00	\$38.65	
2/28/2026	AP 854422 External Che...	300186	FPL*		\$0.00	\$180.70	
2/28/2026	AP 854423 External Che...	300187	FPL*		\$0.00	\$159.21	
2/28/2026	AP 854424 External Che...	300188	FPL*		\$0.00	\$81.28	
2/28/2026	AP 854425 External Che...	300189	FPL*		\$0.00	\$106.82	
2/28/2026	GL 856974 Journal Entr...		Bank Transfer	Bank Transfe...	\$0.00	\$336.74	
1010 SouthState SA 7857				\$22,419.99	\$375.33	\$18,880.80	\$3,914.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/25/2026	GL 855091 Journal Entr...		Bank Transfer	Bank Transfe...	\$0.00	\$18,880.80	
2/28/2026	GL 856964 Journal Entr...		Interest SS 7857	Interest SS ...	\$38.59	\$0.00	
2/28/2026	GL 856974 Journal Entr...		Bank Transfer	Bank Transfe...	\$336.74	\$0.00	
1105 Valley Bank Op 1491				\$1,698.84	\$17,600.00	\$19,298.84	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/2/2026	AP 841393 Enter Bill		Jupiter La - Jupiter...		\$17,600.00	\$0.00	
2/8/2026	AP 842826 External Che...	300016	VNB - VALLEY NATIOA...		\$0.00	\$273.37	

Account				Balance Forward	Debits	Credits	Ending Balance
2/13/2026	GL 852439	Journal Entr...	Payoff Loan	Payoff Loan	\$0.00	\$19,017.75	
2/17/2026	AP 851308	External Che...	100001 Jupiter La - Jupiter...		\$0.00	\$7.72	
1125 SouthState Resv 7854				\$656,795.91	\$18,183.35	\$2,000.00	\$672,979.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/4/2026	GL 842343	Journal Entr...	Reserve Transfer	Reserve Tran...	\$16,897.33	\$0.00	
2/9/2026	AP 845855	External Che...	100009 Clear Lake - Clear L...		\$0.00	\$2,000.00	
2/27/2026	GL 856965	Journal Entr...	Interest SS 7854	Interest SS ...	\$1,286.02	\$0.00	
1150 Accounts Receivable				\$27,100.66	\$200.00	\$5,397.71	\$21,902.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AR 842375	Adjustment			\$0.00	\$13.45	
2/2/2026	AR 841811	Cash Receipt...	0050777...		\$0.00	\$2,150.82	
2/4/2026	AR 842359	Cash Receipt...	1688		\$0.00	\$464.08	
2/4/2026	AR 842371	Cash Receipt...	89494		\$0.00	\$1,064.08	
2/4/2026	AR 842514	Adjustment			\$100.00	\$0.00	
2/4/2026	AR 842516	Adjustment			\$100.00	\$0.00	
2/9/2026	AR 845482	Adjustment			\$0.00	\$13.45	
2/9/2026	AR 846084	Cash Receipt...	0142428...		\$0.00	\$6.62	
2/17/2026	AR 851504	Cash Receipt...	1614		\$0.00	\$1,500.00	
2/17/2026	AR 851506	Cash Receipt...	0142742...		\$0.00	\$40.04	
2/27/2026	AR 856748	Adjustment			\$0.00	\$145.17	
1151 Accounts Receivable SA				\$6,847.57	\$0.00	\$408.80	\$6,438.77
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/3/2026	AR 842328	Cash Receipt...	0141761...		\$0.00	\$68.48	
2/4/2026	AR 842359	Cash Receipt...	1688		\$0.00	\$135.92	
2/9/2026	AR 846084	Cash Receipt...	0142428...		\$0.00	\$204.40	
1155 Allowance for Bad Debt				(\$17,000.00)	\$0.00	\$0.00	(\$17,000.00)
1160 Prepaid Insurance				\$18,143.47	\$0.00	\$18,143.47	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840485	Journal Entr...	Insurance Allocation	Insurance Al...	\$0.00	\$18,143.47	
1165 Prepaid Expenses				\$2,407.60	\$2,407.60	\$2,407.60	\$2,407.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840468	Journal Entr...	Triton Feb Invoice	Triton Feb I...	\$0.00	\$2,407.60	
2/27/2026	GL 856963	Journal Entr...	Triton Mar Invoice	Triton Mar I...	\$2,407.60	\$0.00	
1170 Unbilled S/A 2022-23				\$79,716.00	\$0.00	\$0.00	\$79,716.00
3050 Accounts Payable				\$0.00	\$43,210.38	\$43,210.38	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 833665	Enter Bill	BroadStar - BroadSta...		\$0.00	\$7,833.82	
2/1/2026	AP 833666	External Che...	300176 BroadStar - BroadSta...		\$7,833.82	\$0.00	
2/1/2026	AP 845135	Enter Bill	Clear Lake - Clear L...		\$0.00	\$2,000.00	
2/1/2026	AP 845137	Enter Bill	WNC - When Nature Ca...		\$0.00	\$1,139.00	
2/1/2026	AP 845138	Enter Bill	WNC - When Nature Ca...		\$0.00	\$407.50	
2/1/2026	AP 850741	Enter Bill	Fields & B - Fields ...		\$0.00	\$1,425.00	
2/1/2026	AP 857040	Enter Bill	Triton Property Mana...		\$0.00	\$2,407.60	
2/1/2026	AP 857041	External Che...	300190 Triton Property Mana...		\$2,407.60	\$0.00	
2/2/2026	AP 841392	Enter Bill	J1 10933 - Prestar S...		\$0.00	\$1,877.40	
2/2/2026	AP 841393	Enter Bill	Jupiter La - Jupiter...		\$0.00	\$17,600.00	
2/2/2026	AP 845136	Enter Bill	WNC - When Nature Ca...		\$0.00	\$4,450.00	

Account					Balance Forward	Debits	Credits	Ending Balance
2/3/2026	AP 842219	External Che...	100121	J1 10933 - Prestar S...		\$1,877.40	\$0.00	
2/3/2026	AP 842220	External Che...	100122	Jupiter La - Jupiter...		\$17,600.00	\$0.00	
2/3/2026	AP 845139	Enter Bill		Triton Property Mana...		\$0.00	\$235.05	
2/8/2026	AP 842825	Enter Bill		VNB - VALLEY NATIONA...		\$0.00	\$273.37	
2/8/2026	AP 842826	External Che...	300016	VNB - VALLEY NATIONA...		\$273.37	\$0.00	
2/9/2026	AP 845853	External Che...	100123	Triton Property Mana...		\$235.05	\$0.00	
2/9/2026	AP 845854	External Che...	100124	WNC - When Nature Ca...		\$5,996.50	\$0.00	
2/9/2026	AP 845855	External Che...	100009	Clear Lake - Clear L...		\$2,000.00	\$0.00	
2/9/2026	AP 850740	Enter Bill		Leonardo a - Leonard...		\$0.00	\$2,950.00	
2/13/2026	AP 850739	Enter Bill		Jupiter La - Jupiter...		\$0.00	\$7.72	
2/17/2026	AP 851306	External Che...	100125	Leonardo a - Leonard...		\$2,950.00	\$0.00	
2/17/2026	AP 851307	External Che...	100126	Fields & B - Fields ...		\$1,425.00	\$0.00	
2/17/2026	AP 851308	External Che...	100001	Jupiter La - Jupiter...		\$7.72	\$0.00	
2/28/2026	AP 854414	Enter Bill		FPL*		\$0.00	\$37.26	
2/28/2026	AP 854415	Enter Bill		FPL*		\$0.00	\$81.28	
2/28/2026	AP 854416	Enter Bill		FPL*		\$0.00	\$38.65	
2/28/2026	AP 854417	Enter Bill		FPL*		\$0.00	\$180.70	
2/28/2026	AP 854418	Enter Bill		FPL*		\$0.00	\$159.21	
2/28/2026	AP 854419	Enter Bill		FPL*		\$0.00	\$106.82	
2/28/2026	AP 854420	External Che...	300184	FPL*		\$37.26	\$0.00	
2/28/2026	AP 854421	External Che...	300185	FPL*		\$38.65	\$0.00	
2/28/2026	AP 854422	External Che...	300186	FPL*		\$180.70	\$0.00	
2/28/2026	AP 854423	External Che...	300187	FPL*		\$159.21	\$0.00	
2/28/2026	AP 854424	External Che...	300188	FPL*		\$81.28	\$0.00	
2/28/2026	AP 854425	External Che...	300189	FPL*		\$106.82	\$0.00	
3056 Accrued Expenses					(\$3,441.67)	\$2,950.00	\$491.67	(\$983.34)
Date	Source - Entry Type		Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840529	Journal Entr...		Accrued Audit Fee	Accrued Audi...	\$0.00	\$491.67	
2/9/2026	AP 850740	Enter Bill		Leonardo a - Leonard...		\$2,950.00	\$0.00	
3065 Security Deposits					(\$1,000.00)	\$0.00	\$0.00	(\$1,000.00)
3070 Prepaid Owner Assessments					(\$23,709.54)	\$2,411.20	\$3,810.59	(\$25,108.93)
Date	Source - Entry Type		Check#	Description / Vendor	Reference	Debits	Credits	
2/2/2026	AR 841811	Cash Receipt...	0050777...			\$0.00	\$1,111.60	
2/3/2026	AR 842328	Cash Receipt...	0141985...			\$0.00	\$1,467.52	
2/4/2026	AR 842371	Cash Receipt...	89494			\$0.00	\$46.92	
2/10/2026	AR 846789	Cash Receipt...	0142492...			\$0.00	\$360.00	
2/11/2026	AR 847686	Cash Receipt...	0142549...			\$0.00	\$400.00	
2/17/2026	AR 851506	Cash Receipt...	0142742...			\$0.00	\$330.71	
2/25/2026	GL 855090	Journal Entr...		Adjust prepaid Speci...	Adjust prepa...	\$1.52	\$0.00	
2/26/2026	AR 855694	Adjustment				\$1,157.92	\$0.00	
2/26/2026	AR 855696	Adjustment				\$1,157.92	\$0.00	
3072 Prepaid Special Assessments					(\$408.80)	\$0.00	\$1.52	(\$410.32)
Date	Source - Entry Type		Check#	Description / Vendor	Reference	Debits	Credits	
2/25/2026	GL 855090	Journal Entr...		Adjust prepaid Speci...	Adjust prepa...	\$0.00	\$1.52	
3075 Unearned Maintenance					(\$96,476.58)	\$48,238.29	\$0.00	(\$48,238.29)
Date	Source - Entry Type		Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840477	Journal Entr...		Deferred Maintenance	Deferred Mai...	\$48,238.29	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
3076 Roof SA 2021 Billed				(\$89,696.17)	\$75.79	\$38.59	(\$89,658.97)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/8/2026	GL 844510 Journal Entr...		Adjust Payment for I...	Adjust Payme...	\$65.36	\$0.00	
2/13/2026	GL 852439 Journal Entr...		Payoff Loan	Payoff Loan	\$10.43	\$0.00	
2/28/2026	GL 856964 Journal Entr...		Interest SS 7857	Interest SS ...	\$0.00	\$38.59	
3088 Valley LOC/Term Loan				(\$19,215.33)	\$19,280.69	\$65.36	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/8/2026	AP 842825 Enter Bill		VNB - VALLEY NATIONA...		\$273.37	\$0.00	
2/8/2026	GL 844510 Journal Entr...		Adjust Payment for I...	Adjust Payme...	\$0.00	\$65.36	
2/13/2026	GL 852439 Journal Entr...		Payoff Loan	Payoff Loan	\$19,007.32	\$0.00	
3502 Reserve - Interest				(\$31,458.57)	\$0.00	\$1,286.02	(\$32,744.59)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/27/2026	GL 856965 Journal Entr...		Interest SS 7854	Interest SS ...	\$0.00	\$1,286.02	
3503 Reserve - Roof				(\$68,528.66)	\$0.00	\$4,872.50	(\$73,401.16)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$4,872.50	
3504 Reserve - Painting				(\$147,036.24)	\$0.00	\$3,750.00	(\$150,786.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$3,750.00	
3505 Reserve - Road				(\$137,611.60)	\$0.00	\$1,111.08	(\$138,722.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$1,111.08	
3506 Reserve - Contingency				(\$229,949.39)	\$0.00	\$5,558.33	(\$235,507.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$5,558.33	
3507 Reserve - Lake				(\$29,466.32)	\$2,000.00	\$625.00	(\$28,091.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$625.00	
2/1/2026	AP 845135 Enter Bill		Clear Lake - Clear L...		\$2,000.00	\$0.00	
3509 Reserve - Parking Lot				(\$12,745.13)	\$0.00	\$980.42	(\$13,725.55)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$0.00	\$980.42	
3600 Operating Fund Balance				(\$129,789.39)	\$6,666.67	\$0.00	(\$123,122.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840482 Journal Entr...		Prior Year Surplus	Prior Year S...	\$6,666.67	\$0.00	
4000 Member Assessments				(\$31,340.97)	\$16,897.33	\$48,238.29	(\$62,681.93)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840477 Journal Entr...		Deferred Maintenance	Deferred Mai...	\$0.00	\$48,238.29	
2/1/2026	GL 840480 Journal Entr...		Recl Reserve Assessm...	Recl Reserve...	\$16,897.33	\$0.00	
4005 Reserve Member Assessments				(\$16,897.33)	\$0.00	\$16,897.33	(\$33,794.66)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840480 Journal Entr...		Recl Reserve Assessm...	Recl Reserve...	\$0.00	\$16,897.33	
4025 Late Charge Interest				(\$711.99)	\$172.07	\$200.00	(\$739.92)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AR 842375 Adjustment				\$13.45	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/4/2026	AR 842514	Adjustment			\$0.00	\$100.00	
2/4/2026	AR 842516	Adjustment			\$0.00	\$100.00	
2/9/2026	AR 845482	Adjustment			\$13.45	\$0.00	
2/27/2026	AR 856748	Adjustment			\$145.17	\$0.00	
4040 Application Fees Income				(\$552.90)	\$0.00	\$304.45	(\$857.35)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/26/2026	GL 856962	Journal Entr...	Tenant Evaluation Cr...	Tenant Evalu...	\$0.00	\$304.45	
4090 Prior Year Surplus				(\$6,666.67)	\$0.00	\$6,666.67	(\$13,333.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840482	Journal Entr...	Prior Year Surplus	Prior Year S...	\$0.00	\$6,666.67	
6020 Property Management				\$2,407.60	\$2,407.60	\$0.00	\$4,815.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 857040	Enter Bill	Triton Property Mana...		\$2,407.60	\$0.00	
6030 Legal/Professional Fees				\$0.00	\$1,425.00	\$0.00	\$1,425.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 850741	Enter Bill	Fields & B - Fields ...		\$1,425.00	\$0.00	
6040 Office Expense				\$0.00	\$235.05	\$0.00	\$235.05
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/3/2026	AP 845139	Enter Bill	Triton Property Mana...		\$235.05	\$0.00	
6076 Audit/Taxes				\$491.67	\$491.67	\$0.00	\$983.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840529	Journal Entr...	Accrued Audit Fee	Accrued Audi...	\$491.67	\$0.00	
6080 Property Insurance				\$18,143.47	\$20,020.87	\$14.00	\$38,150.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	GL 840485	Journal Entr...	Insurance Allocation	Insurance Al...	\$18,143.47	\$0.00	
2/2/2026	AP 841392	Enter Bill	J1 10933 - Prestar S...		\$1,877.40	\$0.00	
2/24/2026	GL 855639	Journal Entr...	Franklin Hamilton In...	Misc Deposit	\$0.00	\$14.00	
6157 Landscape Contract				\$4,100.00	\$4,100.00	\$0.00	\$8,200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/2/2026	AP 845136	Enter Bill	WNC - When Nature Ca...		\$4,100.00	\$0.00	
6171 Landscape Extras				\$0.00	\$407.50	\$0.00	\$407.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 845138	Enter Bill	WNC - When Nature Ca...		\$407.50	\$0.00	
6172 Rust				\$350.00	\$350.00	\$0.00	\$700.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/2/2026	AP 845136	Enter Bill	WNC - When Nature Ca...		\$350.00	\$0.00	
6205 Common Area R&M				\$855.00	\$0.00	\$0.00	\$855.00
6225 Irrigation R&M				\$0.00	\$1,139.00	\$0.00	\$1,139.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 845137	Enter Bill	WNC - When Nature Ca...		\$1,139.00	\$0.00	
6280 Internet TV Services				\$7,853.81	\$7,833.82	\$0.00	\$15,687.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 833665	Enter Bill	BroadStar - BroadSta...		\$7,833.82	\$0.00	
6290 Electricity				\$534.87	\$603.92	\$0.00	\$1,138.79
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account					Balance Forward	Debits	Credits	Ending Balance
2/28/2026	AP 854414	Enter Bill	FPL*			\$37.26	\$0.00	
2/28/2026	AP 854415	Enter Bill	FPL*			\$81.28	\$0.00	
2/28/2026	AP 854416	Enter Bill	FPL*			\$38.65	\$0.00	
2/28/2026	AP 854417	Enter Bill	FPL*			\$180.70	\$0.00	
2/28/2026	AP 854418	Enter Bill	FPL*			\$159.21	\$0.00	
2/28/2026	AP 854419	Enter Bill	FPL*			\$106.82	\$0.00	
7005 Reserves- Roof					\$4,872.50	\$4,872.50	\$0.00	\$9,745.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits		Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$4,872.50		\$0.00	
7010 Reserves -Painting					\$3,750.00	\$3,750.00	\$0.00	\$7,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits		Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$3,750.00		\$0.00	
7015 Reserves - Road					\$1,111.08	\$1,111.08	\$0.00	\$2,222.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits		Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$1,111.08		\$0.00	
7017 Reserves - Parking Lot					\$980.42	\$980.42	\$0.00	\$1,960.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits		Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$980.42		\$0.00	
7020 Reserves - Lake					\$625.00	\$625.00	\$0.00	\$1,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits		Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$625.00		\$0.00	
7030 Reserves - Contingency					\$5,558.33	\$5,558.33	\$0.00	\$11,116.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits		Credits	
2/1/2026	GL 840530 Journal Entr...		Reserve Accrual	Reserve Accr...	\$5,558.33		\$0.00	
Total:					\$0.00	\$267,546.22	\$267,546.22	\$0.00