



Jupiter Lakes Villas Condo Assn

**Monthly Financial Statement**

For the Period Ending  
July 31, 2025

Prepared by:

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

# Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 08/04/2025

Run Time: 03:10 PM

## FUND BALANCE SHEET

As of: 07/31/2025

### Assets

| Account                     | Operating           | Reserves            | Special Assessment  | Total               |
|-----------------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Assets</b>               |                     |                     |                     |                     |
| 1000 SouthState Op 7848     | \$119,429.60        | \$0.00              | \$0.00              | \$119,429.60        |
| 1010 SouthState SA 7857     | \$0.00              | \$0.00              | \$21,666.12         | \$21,666.12         |
| 1105 Valley Bank Op 1491    | \$3,609.53          | \$0.00              | \$0.00              | \$3,609.53          |
| 1125 SouthState Resv 7854   | \$0.00              | \$589,000.26        | \$0.00              | \$589,000.26        |
| 1150 Accounts Receivable    | \$42,358.89         | \$0.00              | \$0.00              | \$42,358.89         |
| 1151 Accounts Receivable SA | \$0.00              | \$0.00              | \$8,254.53          | \$8,254.53          |
| 1155 Allowance for Bad Debt | (\$14,555.38)       | \$0.00              | \$0.00              | (\$14,555.38)       |
| 1160 Prepaid Insurance      | \$127,004.30        | \$0.00              | \$0.00              | \$127,004.30        |
| 1170 Unbilled S/A 2022-23   | \$0.00              | \$0.00              | \$100,564.80        | \$100,564.80        |
| <b>Assets Total</b>         | <b>\$277,846.94</b> | <b>\$589,000.26</b> | <b>\$130,485.45</b> | <b>\$997,332.65</b> |
| <b>Total Assets:</b>        | <b>\$277,846.94</b> | <b>\$589,000.26</b> | <b>\$130,485.45</b> | <b>\$997,332.65</b> |

### Liabilities

| Account                        | Operating           | Reserves      | Special Assessment  | Total               |
|--------------------------------|---------------------|---------------|---------------------|---------------------|
| <b>Liabilities</b>             |                     |               |                     |                     |
| 3056 Accrued Expenses          | \$2,916.69          | \$0.00        | \$0.00              | \$2,916.69          |
| 3059 SA Roof Expense           | \$0.00              | \$0.00        | (\$599,504.94)      | (\$599,504.94)      |
| 3065 Security Deposits         | \$1,000.00          | \$0.00        | \$0.00              | \$1,000.00          |
| 3070 Prepaid Owner Assessments | \$17,967.70         | \$0.00        | \$0.00              | \$17,967.70         |
| 3075 Unearned Maintenance      | \$100,730.67        | \$0.00        | \$0.00              | \$100,730.67        |
| 3076 Roof SA 2021 Billed       | \$0.00              | \$0.00        | \$689,359.64        | \$689,359.64        |
| 3088 Valley LOC/Term Loan      | \$0.00              | \$0.00        | \$40,630.75         | \$40,630.75         |
| <b>Liabilities Total</b>       | <b>\$122,615.06</b> | <b>\$0.00</b> | <b>\$130,485.45</b> | <b>\$253,100.51</b> |
| <b>Total Liabilities:</b>      | <b>\$122,615.06</b> | <b>\$0.00</b> | <b>\$130,485.45</b> | <b>\$253,100.51</b> |

### Equity

| Account                    | Operating     | Reserves            | Special Assessment | Total               |
|----------------------------|---------------|---------------------|--------------------|---------------------|
| <b>Reserves</b>            |               |                     |                    |                     |
| 3502 Reserve - Interest    | \$0.00        | \$22,491.53         | \$0.00             | \$22,491.53         |
| 3503 Reserve - Roof        | \$0.00        | \$39,293.66         | \$0.00             | \$39,293.66         |
| 3504 Reserve - Painting    | \$0.00        | \$131,480.80        | \$0.00             | \$131,480.80        |
| 3505 Reserve - Road        | \$0.00        | \$151,493.08        | \$0.00             | \$151,493.08        |
| 3506 Reserve - Contingency | \$0.00        | \$206,795.14        | \$0.00             | \$206,795.14        |
| 3507 Reserve - Lake        | \$0.00        | \$30,583.32         | \$0.00             | \$30,583.32         |
| 3509 Reserve - Parking Lot | \$0.00        | \$6,862.73          | \$0.00             | \$6,862.73          |
| <b>Reserves Total</b>      | <b>\$0.00</b> | <b>\$589,000.26</b> | <b>\$0.00</b>      | <b>\$589,000.26</b> |

| Account                               | Operating           | Reserves            | Special<br>Assessment | Total               |
|---------------------------------------|---------------------|---------------------|-----------------------|---------------------|
| <b>Members Equity</b>                 |                     |                     |                       |                     |
| 3600 Operating Fund Balance           | \$167,899.70        | \$0.00              | \$0.00                | \$167,899.70        |
| <b>Members Equity Total</b>           | <b>\$167,899.70</b> | <b>\$0.00</b>       | <b>\$0.00</b>         | <b>\$167,899.70</b> |
| Current Year Net Income/(Loss)        | (\$12,667.82)       | \$0.00              | \$0.00                | (\$12,667.82)       |
| <b>Total Equity:</b>                  | <b>\$155,231.88</b> | <b>\$589,000.26</b> | <b>\$0.00</b>         | <b>\$744,232.14</b> |
| <b>Total Liabilities &amp; Equity</b> | <b>\$277,846.94</b> | <b>\$589,000.26</b> | <b>\$130,485.45</b>   | <b>\$997,332.65</b> |

# Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 08/04/2025

Run Time: 03:04 PM

## INCOME STATEMENT

Start: 07/01/2025 | End: 07/31/2025

### Income

| Account                         | Current          |                  |               | Year to Date      |                   |                 | Yearly            |
|---------------------------------|------------------|------------------|---------------|-------------------|-------------------|-----------------|-------------------|
|                                 | Actual           | Budget           | Variance      | Actual            | Budget            | Variance        |                   |
| <b>Income</b>                   |                  |                  |               |                   |                   |                 |                   |
| 4000 Member Assessments         | 29,145.91        | 29,145.92        | (0.01)        | 204,021.39        | 204,021.44        | (0.05)          | 349,751.00        |
| 4005 Reserve Member Assessments | 21,219.42        | 21,219.42        | 0.00          | 148,535.94        | 148,535.94        | 0.00            | 254,633.00        |
| 4010 Interest Income            | 46.13            | 0.00             | 46.13         | 540.71            | 0.00              | 540.71          | 0.00              |
| 4025 Late Charge Interest       | 413.25           | 0.00             | 413.25        | 2,333.57          | 0.00              | 2,333.57        | 0.00              |
| 4040 Appliation Fees Income     | 300.00           | 0.00             | 300.00        | 1,800.00          | 0.00              | 1,800.00        | 0.00              |
| <b>Income Total</b>             | <b>51,124.71</b> | <b>50,365.34</b> | <b>759.37</b> | <b>357,231.61</b> | <b>352,557.38</b> | <b>4,674.23</b> | <b>604,384.00</b> |
| <b>Total Income</b>             | <b>51,124.71</b> | <b>50,365.34</b> | <b>759.37</b> | <b>357,231.61</b> | <b>352,557.38</b> | <b>4,674.23</b> | <b>604,384.00</b> |

### Expense

| Account                         | Current           |                  |                   | Year to Date       |                   |                    | Yearly            |
|---------------------------------|-------------------|------------------|-------------------|--------------------|-------------------|--------------------|-------------------|
|                                 | Actual            | Budget           | Variance          | Actual             | Budget            | Variance           |                   |
| <b>Expenses</b>                 |                   |                  |                   |                    |                   |                    |                   |
| 6020 Property Management        | 2,407.60          | 2,407.58         | (0.02)            | 16,853.20          | 16,853.06         | (0.14)             | 28,891.00         |
| 6030 Legal/Professional Fees    | 0.00              | 250.00           | 250.00            | 1,452.50           | 1,750.00          | 297.50             | 3,000.00          |
| 6040 Office Expense             | 16.33             | 333.33           | 317.00            | 1,804.05           | 2,333.31          | 529.26             | 4,000.00          |
| 6050 License/Taxes/Permits      | 0.00              | 54.17            | 54.17             | 544.00             | 379.19            | (164.81)           | 650.00            |
| 6076 Audit/Taxes                | 416.67            | 416.67           | 0.00              | 3,716.69           | 2,916.69          | (800.00)           | 5,000.00          |
| 6080 Property Insurance         | 18,143.47         | 18,333.33        | 189.86            | 139,906.80         | 128,333.31        | (11,573.49)        | 220,000.00        |
| 6157 Landscape Contract         | 4,100.00          | 4,080.00         | (20.00)           | 28,700.00          | 28,560.00         | (140.00)           | 48,960.00         |
| 6170 Termite                    | 0.00              | 295.83           | 295.83            | 0.00               | 2,070.81          | 2,070.81           | 3,550.00          |
| 6171 Landscape Extras           | 3,413.50          | 333.33           | (3,080.17)        | 3,413.50           | 2,333.31          | (1,080.19)         | 4,000.00          |
| 6172 Rust                       | 350.00            | 333.33           | (16.67)           | 2,450.00           | 2,333.31          | (116.69)           | 4,000.00          |
| 6175 Pond Contract              | 0.00              | 150.00           | 150.00            | 0.00               | 1,050.00          | 1,050.00           | 1,800.00          |
| 6200 Building Repairs & Replace | 825.00            | 625.00           | (200.00)          | 15,249.75          | 4,375.00          | (10,874.75)        | 7,500.00          |
| 6205 Common Area R&M            | 0.00              | 625.00           | 625.00            | 750.00             | 4,375.00          | 3,625.00           | 7,500.00          |
| 6210 Pressure Washing           | 2,900.00          | 250.00           | (2,650.00)        | 2,900.00           | 1,750.00          | (1,150.00)         | 3,000.00          |
| 6215 Pond R&M                   | 0.00              | 125.00           | 125.00            | 0.00               | 875.00            | 875.00             | 1,500.00          |
| 6225 Irrigation R&M             | 0.00              | 208.33           | 208.33            | 1,151.00           | 1,458.31          | 307.31             | 2,500.00          |
| 6290 Electricity                | 377.58            | 325.00           | (52.58)           | 2,472.07           | 2,275.00          | (197.07)           | 3,900.00          |
| <b>Expenses Total</b>           | <b>32,950.15</b>  | <b>29,145.90</b> | <b>(3,804.25)</b> | <b>221,363.56</b>  | <b>204,021.30</b> | <b>(17,342.26)</b> | <b>349,751.00</b> |
| <b>Reserves</b>                 |                   |                  |                   |                    |                   |                    |                   |
| 7005 Reserves- Roof             | 4,872.50          | 4,872.50         | 0.00              | 34,107.50          | 34,107.50         | 0.00               | 58,470.00         |
| 7010 Reserves -Painting         | 2,361.08          | 2,361.08         | 0.00              | 16,527.56          | 16,527.56         | 0.00               | 28,333.00         |
| 7015 Reserves - Road            | 1,111.08          | 1,111.08         | 0.00              | 7,777.56           | 7,777.56          | 0.00               | 13,333.00         |
| 7017 Reserves - Parking Lot     | 980.39            | 980.39           | 0.00              | 6,862.73           | 6,862.73          | 0.00               | 11,764.71         |
| 7020 Reserves - Lake            | 625.00            | 625.00           | 0.00              | 4,375.00           | 4,375.00          | 0.00               | 7,500.00          |
| 7030 Reserves - Contingency     | 11,269.36         | 11,269.36        | 0.00              | 78,885.52          | 78,885.52         | 0.00               | 135,232.29        |
| <b>Reserves Total</b>           | <b>21,219.41</b>  | <b>21,219.41</b> | <b>0.00</b>       | <b>148,535.87</b>  | <b>148,535.87</b> | <b>0.00</b>        | <b>254,633.00</b> |
| <b>Total Expense</b>            | <b>54,169.56</b>  | <b>50,365.31</b> | <b>(3,804.25)</b> | <b>369,899.43</b>  | <b>352,557.17</b> | <b>(17,342.26)</b> | <b>604,384.00</b> |
| <b>Net Income</b>               | <b>(3,044.85)</b> | <b>0.03</b>      | <b>(3,044.88)</b> | <b>(12,667.82)</b> | <b>0.21</b>       | <b>(12,668.03)</b> | <b>0.00</b>       |



P.O. Box 9602 • Winter Haven, FL 33883  
SouthStateBank.com • 800.277.2175

## Statement Ending 07/31/2025

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<br>Winter Haven, FL 33883 |

### Summary of Accounts

| Account Type         | Account Number       | Ending Balance |
|----------------------|----------------------|----------------|
| ASSOCIATION CHECKING | XXXXXXXXXXXXXXXX7848 | \$128,030.89   |

## ASSOCIATION CHECKING - XXXXXXXXXXXXXXX7848

### Account Summary

| Date       | Description              | Amount       |
|------------|--------------------------|--------------|
| 07/01/2025 | Beginning Balance        | \$66,492.20  |
|            | 37 Credit(s) This Period | \$94,887.94  |
|            | 18 Debit(s) This Period  | \$33,349.25  |
| 07/31/2025 | Ending Balance           | \$128,030.89 |

### Deposits

| Date       | Description            | Amount     |
|------------|------------------------|------------|
| 07/01/2025 | LOCKBOX DEPOSIT        | \$2,222.00 |
| 07/02/2025 | LOCKBOX DEPOSIT        | \$3,537.40 |
| 07/03/2025 | LOCKBOX DEPOSIT        | \$3,741.80 |
| 07/07/2025 | LOCKBOX DEPOSIT        | \$1,120.93 |
| 07/08/2025 | LOCKBOX DEPOSIT        | \$3,333.00 |
| 07/09/2025 | LOCKBOX DEPOSIT        | \$6,666.00 |
| 07/10/2025 | LOCKBOX DEPOSIT        | \$2,222.00 |
| 07/11/2025 | REMOTE CAPTURE DEPOSIT | \$600.00   |
| 07/14/2025 | LOCKBOX DEPOSIT        | \$2,426.40 |
| 07/15/2025 | LOCKBOX DEPOSIT        | \$1,520.60 |
| 07/17/2025 | LOCKBOX DEPOSIT        | \$250.00   |
| 07/21/2025 | LOCKBOX DEPOSIT        | \$2,222.00 |
| 07/22/2025 | LOCKBOX DEPOSIT        | \$1,315.40 |
| 07/23/2025 | LOCKBOX DEPOSIT        | \$1,105.00 |
| 07/28/2025 | LOCKBOX DEPOSIT        | \$1,111.00 |
| 07/31/2025 | REMOTE CAPTURE DEPOSIT | \$300.00   |

16 item(s) totaling \$33,693.53

### Other Credits

| Date       | Description               | Amount      |
|------------|---------------------------|-------------|
| 07/01/2025 | PROPAY TRANSFER XXXXX5470 | \$1,111.00  |
| 07/01/2025 | PROPAY TRANSFER XXXXX5471 | \$1,111.00  |
| 07/02/2025 | PROPAY TRANSFER XXXXX7843 | \$1,315.40  |
| 07/02/2025 | PROPAY TRANSFER XXXXX8657 | \$25,512.00 |
| 07/03/2025 | PROPAY TRANSFER XXXXX8079 | \$371.00    |
| 07/03/2025 | PROPAY TRANSFER XXXXX8078 | \$2,426.40  |

Member FDIC  
NMLS# 403455



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

| Date       | Description               | Amount     |
|------------|---------------------------|------------|
| 07/08/2025 | PROPAY TRANSFER XXXXX7958 | \$1,315.40 |
| 07/08/2025 | PROPAY TRANSFER XXXXX0850 | \$1,354.20 |
| 07/08/2025 | PROPAY TRANSFER XXXXX2802 | \$2,222.00 |
| 07/08/2025 | PROPAY TRANSFER XXXXX0849 | \$3,333.00 |
| 07/08/2025 | PROPAY TRANSFER XXXXX9358 | \$5,905.00 |
| 07/09/2025 | PROPAY TRANSFER XXXXX8703 | \$1,315.40 |
| 07/10/2025 | PROPAY TRANSFER XXXXX9229 | \$1,315.40 |
| 07/11/2025 | PROPAY TRANSFER XXXXX0636 | \$4,864.33 |
| 07/15/2025 | PROPAY TRANSFER XXXXX2141 | \$370.75   |
| 07/15/2025 | PROPAY TRANSFER XXXXX2368 | \$1,315.40 |
| 07/16/2025 | PROPAY TRANSFER XXXXX8689 | \$1,360.33 |
| 07/17/2025 | PROPAY TRANSFER XXXXX2578 | \$1,000.00 |
| 07/22/2025 | PROPAY TRANSFER XXXXX3458 | \$1,315.40 |
| 07/24/2025 | PROPAY TRANSFER XXXXX2097 | \$1,111.00 |
| 07/29/2025 | PROPAY TRANSFER XXXXX1332 | \$1,250.00 |

21 item(s) totaling \$61,194.41

**Electronic Debits**

| Date       | Description                                                                      | Amount      |
|------------|----------------------------------------------------------------------------------|-------------|
| 07/01/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX8263 PPDA                                       | \$31.15     |
| 07/01/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX0234 PPDA                                       | \$32.52     |
| 07/01/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX2237 PPDA                                       | \$32.52     |
| 07/01/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX4298 PPDA                                       | \$93.64     |
| 07/01/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX5236 PPDA                                       | \$93.93     |
| 07/01/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX8211 PPDA                                       | \$97.79     |
| 07/01/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100085* 250630* Triton Property Management\1802 | \$105.60    |
| 07/01/2025 | JUPITER LAK7848 Mgmt Fee -SETT-A455TNAV                                          | \$2,407.60  |
| 07/02/2025 | 123026 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417857 8:00                        | \$977.68    |
| 07/22/2025 | 477963 ACCOUNT TRANSFER TO ASSOCIATION MMA 485417854 15:54                       | \$21,219.41 |
| 07/25/2025 | AVIDPAY AVIDPAY SERVICE REF* CK* 100088* 250724* Triton Property Management\1826 | \$16.33     |
| 07/29/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX8263 PPDA                                       | \$31.00     |
| 07/29/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX0234 PPDA                                       | \$32.35     |
| 07/29/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX2237 PPDA                                       | \$39.27     |
| 07/29/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX5236 PPDA                                       | \$87.82     |
| 07/29/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX4298 PPDA                                       | \$88.23     |
| 07/29/2025 | FPL DIRECT DEBIT ELEC PYMT XXXXXX8211 PPDA                                       | \$98.91     |

17 item(s) totaling \$25,485.75

**Checks Cleared**

| Check Nbr | Date       | Amount     |
|-----------|------------|------------|
| 100086    | 07/24/2025 | \$7,863.50 |

\* Indicates skipped check number

1 item(s) totaling \$7,863.50

**Daily Balances**

| Date       | Amount       | Date       | Amount       | Date       | Amount       |
|------------|--------------|------------|--------------|------------|--------------|
| 07/01/2025 | \$68,041.45  | 07/11/2025 | \$139,534.43 | 07/23/2025 | \$132,516.30 |
| 07/02/2025 | \$97,428.57  | 07/14/2025 | \$141,960.83 | 07/24/2025 | \$125,763.80 |
| 07/03/2025 | \$103,967.77 | 07/15/2025 | \$145,167.58 | 07/25/2025 | \$125,747.47 |
| 07/07/2025 | \$105,088.70 | 07/16/2025 | \$146,527.91 | 07/28/2025 | \$126,858.47 |
| 07/08/2025 | \$122,551.30 | 07/17/2025 | \$147,777.91 | 07/29/2025 | \$127,730.89 |
| 07/09/2025 | \$130,532.70 | 07/21/2025 | \$149,999.91 | 07/31/2025 | \$128,030.89 |
| 07/10/2025 | \$134,070.10 | 07/22/2025 | \$131,411.30 |            |              |



**Statement Ending 07/31/2025**

JUPITER LAKES VILLAS

Page 3 of 4

Account Number: XXXXXXXXXXXXXXX7848

|                                                                                                      |  |                                                                  |  |                 |
|------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------|--|-----------------|
| Jupiter Lakes Villas Condominium Association, Inc.<br>550 E. Courtney Road #210<br>Jupiter, FL 33477 |  | Fidelity Bank<br>1501 N. Dixie Road<br>West Palm Beach, FL 33411 |  | DATE 07/19/2025 |
| PAY TO<br>WILLIAM NATHAN CULLO                                                                       |  | \$ 7,863.50                                                      |  |                 |
| THE ENDORSE<br>Seven Thousand Eight Hundred Sixty Three Dollars and Fifty Cents                      |  | DOLLARS                                                          |  |                 |
| MEMO: See Check Book for Remittance Info                                                             |  |                                                                  |  |                 |

#100086

\$7,863.50



P.O. Box 9602 • Winter Haven, FL 33883  
SouthStateBank.com • 800.277.2175

## Statement Ending 07/31/2025

JUPITER LAKES VILLAS

Page 1 of 2

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<br>Winter Haven, FL 33883 |

### Summary of Accounts

| Account Type    | Account Number   | Ending Balance |
|-----------------|------------------|----------------|
| ASSOCIATION MMA | XXXXXXXXXXXX7857 | \$16,789.83    |

### ASSOCIATION MMA - XXXXXXXXXXXXXXX7857

#### Account Summary

| Date       | Description             | Amount      |
|------------|-------------------------|-------------|
| 07/01/2025 | Beginning Balance       | \$15,766.02 |
|            | 2 Credit(s) This Period | \$1,023.81  |
|            | 0 Debit(s) This Period  | \$0.00      |
| 07/31/2025 | Ending Balance          | \$16,789.83 |

#### Interest Summary

| Description                                        | Amount      |
|----------------------------------------------------|-------------|
| Interest Earned From 07/01/2025 Through 07/31/2025 |             |
| Annual Percentage Yield Earned                     | 3.30%       |
| Interest Days                                      | 31          |
| Interest Earned                                    | \$46.13     |
| Interest Paid This Period                          | \$46.13     |
| Interest Paid Year-to-Date                         | \$212.05    |
| Minimum Balance                                    | \$15,766.02 |
| Average Available Balance                          | \$16,712.16 |

#### Deposits

| Date       | Description                                                      | Amount                      |
|------------|------------------------------------------------------------------|-----------------------------|
| 07/02/2025 | 123026 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 8:00 | \$977.68                    |
|            |                                                                  | 1 item(s) totaling \$977.68 |

#### Other Credits

| Date       | Description | Amount                     |
|------------|-------------|----------------------------|
| 07/31/2025 | INTEREST    | \$46.13                    |
|            |             | 1 item(s) totaling \$46.13 |

#### Daily Balances

| Date       | Amount      | Date       | Amount      |
|------------|-------------|------------|-------------|
| 07/02/2025 | \$16,743.70 | 07/31/2025 | \$16,789.83 |

Member FDIC  
NMLS# 403455





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

Last Statement:  
Statement Ending:  
Page:

June 30, 2025  
July 31, 2025  
1 of 2

10697 M0656DDA080125071050 03 000000000 42907 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](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### HOA BUSINESS CHECKING - XXXXXX1491

SUMMARY FOR THE PERIOD: 07/01/25 - 07/31/25

JUPITER LAKES VILLAS CONDOMINIUM

|                   |   |                          |   |                            |   |                |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$4,153.37        |   | \$0.00                   |   | \$543.84                   |   | \$3,609.53     |

### TRANSACTIONS

| Date           | Description        | Withdrawals & Other Debits | Deposits & Other Credits | Balance    |
|----------------|--------------------|----------------------------|--------------------------|------------|
|                | Beginning Balance  |                            |                          | \$4,153.37 |
| 07/08          | AUTOMATIC LN PAYMT | -\$543.84                  |                          | \$3,609.53 |
|                | AUTOMATIC LOAN PAY |                            |                          |            |
| Ending Balance |                    |                            |                          | \$3,609.53 |

### OVERDRAFT FEES

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





P.O. Box 9602 • Winter Haven, FL 33883  
SouthStateBank.com • 800.277.2175

## Statement Ending 07/31/2025

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<br>Winter Haven, FL 33883 |

### Summary of Accounts

| Account Type    | Account Number   | Ending Balance |
|-----------------|------------------|----------------|
| ASSOCIATION MMA | XXXXXXXXXXXX7854 | \$589,000.26   |

### ASSOCIATION MMA - XXXXXXXXXXXXXXX7854

#### Account Summary

| Date       | Description             | Amount       |
|------------|-------------------------|--------------|
| 07/01/2025 | Beginning Balance       | \$566,199.09 |
|            | 2 Credit(s) This Period | \$22,801.17  |
|            | 0 Debit(s) This Period  | \$0.00       |
| 07/31/2025 | Ending Balance          | \$589,000.26 |

#### Interest Summary

| Description                                        | Amount       |
|----------------------------------------------------|--------------|
| Interest Earned From 07/01/2025 Through 07/31/2025 |              |
| Annual Percentage Yield Earned                     | 3.30%        |
| Interest Days                                      | 31           |
| Interest Earned                                    | \$1,581.76   |
| Interest Paid This Period                          | \$1,581.76   |
| Interest Paid Year-to-Date                         | \$8,830.37   |
| Minimum Balance                                    | \$566,199.09 |
| Average Available Balance                          | \$573,044.06 |

#### Deposits

| Date       | Description                                                       | Amount                         |
|------------|-------------------------------------------------------------------|--------------------------------|
| 07/22/2025 | 477963 ACCOUNT TRANSFER FROM ASSOCIATION CHECKING 485417848 15:54 | \$21,219.41                    |
|            |                                                                   | 1 item(s) totaling \$21,219.41 |

#### Other Credits

| Date       | Description | Amount                        |
|------------|-------------|-------------------------------|
| 07/31/2025 | INTEREST    | \$1,581.76                    |
|            |             | 1 item(s) totaling \$1,581.76 |

#### Daily Balances

| Date       | Amount       | Date       | Amount       |
|------------|--------------|------------|--------------|
| 07/22/2025 | \$587,418.50 | 07/31/2025 | \$589,000.26 |

Member FDIC  
NMLS# 403455



# Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 08/04/2025

Run Time: 03:11 PM

## GENERAL LEDGER DETAIL

As of: Start: 07/01/2025 | End: 07/31/2025

| Account                   |                           |            |                         | Balance Forward | Debits      | Credits     | Ending Balance |
|---------------------------|---------------------------|------------|-------------------------|-----------------|-------------|-------------|----------------|
| 1000 SouthState Op 7848   |                           |            |                         | \$65,027.37     | \$94,887.94 | \$40,485.71 | \$119,429.60   |
| Date                      | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/1/2025                  | AR 680261 Cash Receipt... | 0000985... |                         |                 | \$4,444.00  | \$0.00      |                |
| 7/1/2025                  | AP 682141 External Che... | 300131     | Triton Property Mana... |                 | \$0.00      | \$2,407.60  |                |
| 7/2/2025                  | AR 681103 Cash Receipt... | 0131378... |                         |                 | \$30,364.80 | \$0.00      |                |
| 7/3/2025                  | AR 681665 Cash Receipt... | 0131587... |                         |                 | \$6,539.20  | \$0.00      |                |
| 7/7/2025                  | AR 682409 Cash Receipt... | 0131707... |                         |                 | \$11,713.13 | \$0.00      |                |
| 7/8/2025                  | AR 682944 Cash Receipt... | 0131902... |                         |                 | \$6,870.40  | \$0.00      |                |
| 7/9/2025                  | AR 683458 Cash Receipt... | 0000985... |                         |                 | \$7,981.40  | \$0.00      |                |
| 7/10/2025                 | AR 683740 Cash Receipt... | 0000000... |                         |                 | \$3,537.40  | \$0.00      |                |
| 7/10/2025                 | AP 683903 External Che... | 100086     | WNC - When Nature Ca... |                 | \$0.00      | \$7,863.50  |                |
| 7/11/2025                 | AR 684396 Cash Receipt... | 1613       |                         |                 | \$600.00    | \$0.00      |                |
| 7/11/2025                 | AR 684712 Cash Receipt... | 0132123... |                         |                 | \$4,864.33  | \$0.00      |                |
| 7/14/2025                 | AR 685166 Cash Receipt... | 0000005... |                         |                 | \$2,426.40  | \$0.00      |                |
| 7/15/2025                 | AR 685367 Cash Receipt... | 0891478... |                         |                 | \$3,206.75  | \$0.00      |                |
| 7/16/2025                 | AR 686444 Cash Receipt... | 0132300... |                         |                 | \$1,360.33  | \$0.00      |                |
| 7/17/2025                 | AR 687234 Cash Receipt... | 0000005... |                         |                 | \$1,250.00  | \$0.00      |                |
| 7/18/2025                 | AP 689019 External Che... | 100087     | Dan Ryan's - Dan Rya... |                 | \$0.00      | \$2,900.00  |                |
| 7/21/2025                 | AR 690078 Cash Receipt... | 0000000... |                         |                 | \$2,222.00  | \$0.00      |                |
| 7/22/2025                 | GL 690963 Journal Entr... |            | Reserve Transfer        | Reserve Tran... | \$0.00      | \$21,219.41 |                |
| 7/22/2025                 | AR 690965 Cash Receipt... | 0132475... |                         |                 | \$2,630.80  | \$0.00      |                |
| 7/23/2025                 | AR 691498 Cash Receipt... | 0000007... |                         |                 | \$1,105.00  | \$0.00      |                |
| 7/24/2025                 | AR 692123 Cash Receipt... | 0132568... |                         |                 | \$1,111.00  | \$0.00      |                |
| 7/24/2025                 | AP 692334 External Che... | 100088     | Triton Property Mana... |                 | \$0.00      | \$16.33     |                |
| 7/28/2025                 | AP 693557 External Che... | 300132     | FPL*                    |                 | \$0.00      | \$87.82     |                |
| 7/28/2025                 | AP 693558 External Che... | 300133     | FPL*                    |                 | \$0.00      | \$32.35     |                |
| 7/28/2025                 | AP 693559 External Che... | 300134     | FPL*                    |                 | \$0.00      | \$39.27     |                |
| 7/28/2025                 | AP 693560 External Che... | 300135     | FPL*                    |                 | \$0.00      | \$31.00     |                |
| 7/28/2025                 | AP 693561 External Che... | 300136     | FPL*                    |                 | \$0.00      | \$88.23     |                |
| 7/28/2025                 | AP 693562 External Che... | 300137     | FPL*                    |                 | \$0.00      | \$98.91     |                |
| 7/28/2025                 | AR 693846 Cash Receipt... | 0000005... |                         |                 | \$1,111.00  | \$0.00      |                |
| 7/29/2025                 | AR 694235 Cash Receipt... | 0132750... |                         |                 | \$1,250.00  | \$0.00      |                |
| 7/30/2025                 | AP 694557 External Che... | 100089     | James Squi - James S... |                 | \$0.00      | \$825.00    |                |
| 7/31/2025                 | GL 695444 Journal Entr... |            | Misc Deposit            | Misc Deposit    | \$300.00    | \$0.00      |                |
| 7/31/2025                 | GL 697345 Journal Entr... |            | Bank Transfer           | Bank Transfe... | \$0.00      | \$4,876.29  |                |
| 1010 SouthState SA 7857   |                           |            |                         | \$16,743.70     | \$4,922.42  | \$0.00      | \$21,666.12    |
| Date                      | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/31/2025                 | GL 697323 Journal Entr... |            | Interest SS 7857        | Interest SS ... | \$46.13     | \$0.00      |                |
| 7/31/2025                 | GL 697345 Journal Entr... |            | Bank Transfer           | Bank Transfe... | \$4,876.29  | \$0.00      |                |
| 1105 Valley Bank Op 1491  |                           |            |                         | \$4,153.37      | \$0.00      | \$543.84    | \$3,609.53     |
| Date                      | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/8/2025                  | AP 684576 External Che... | 300009     | VNB - VALLEY NATIOA...  |                 | \$0.00      | \$543.84    |                |
| 1125 SouthState Resv 7854 |                           |            |                         | \$566,199.09    | \$22,801.17 | \$0.00      | \$589,000.26   |
| Date                      | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |

| Account   |                           |                  | Balance Forward | Debits      | Credits | Ending Balance |
|-----------|---------------------------|------------------|-----------------|-------------|---------|----------------|
| 7/22/2025 | GL 690963 Journal Entr... | Reserve Transfer | Reserve Tran... | \$21,219.41 | \$0.00  |                |
| 7/31/2025 | GL 697327 Journal Entr... | Interest SS 7854 | Interest SS ... | \$1,581.76  | \$0.00  |                |

1150 Accounts Receivable \$23,615.94    \$151,509.25    \$132,766.30    \$42,358.89

| Date      | Source - Entry Type       | Check#     | Description / Vendor | Reference | Debits       | Credits     |
|-----------|---------------------------|------------|----------------------|-----------|--------------|-------------|
| 7/1/2025  | AR 679929 Apply Charge... |            |                      |           | \$151,096.00 | \$0.00      |
| 7/1/2025  | AR 679930 Apply PrePai... |            |                      |           | \$0.00       | \$49,438.46 |
| 7/1/2025  | AR 680261 Cash Receipt... | 0000985... |                      |           | \$0.00       | \$4,444.00  |
| 7/2/2025  | AR 681103 Cash Receipt... | 0131378... |                      |           | \$0.00       | \$25,553.00 |
| 7/3/2025  | AR 681665 Cash Receipt... | 0131587... |                      |           | \$0.00       | \$5,920.00  |
| 7/7/2025  | AR 682409 Cash Receipt... | 0131707... |                      |           | \$0.00       | \$10,373.12 |
| 7/8/2025  | AR 682944 Cash Receipt... | 0131976... |                      |           | \$0.00       | \$5,555.00  |
| 7/9/2025  | AR 683458 Cash Receipt... | 0000985... |                      |           | \$0.00       | \$7,604.29  |
| 7/10/2025 | AR 683740 Cash Receipt... | 0000000... |                      |           | \$0.00       | \$3,333.00  |
| 7/11/2025 | AR 684396 Cash Receipt... | 1613       |                      |           | \$0.00       | \$600.00    |
| 7/11/2025 | AR 684712 Cash Receipt... | 0132123... |                      |           | \$0.00       | \$4,813.99  |
| 7/14/2025 | AR 685166 Cash Receipt... | 0000005... |                      |           | \$0.00       | \$2,222.00  |
| 7/15/2025 | AR 685367 Cash Receipt... | 0891478... |                      |           | \$0.00       | \$2,592.75  |
| 7/16/2025 | AR 686444 Cash Receipt... | 0132300... |                      |           | \$0.00       | \$1,021.14  |
| 7/17/2025 | AR 687234 Cash Receipt... | 0000005... |                      |           | \$0.00       | \$679.15    |
| 7/21/2025 | AR 690078 Cash Receipt... | 0000000... |                      |           | \$0.00       | \$2,222.00  |
| 7/22/2025 | AR 690965 Cash Receipt... | 0132475... |                      |           | \$0.00       | \$1,972.00  |
| 7/23/2025 | AR 691498 Cash Receipt... | 0000007... |                      |           | \$0.00       | \$1,099.00  |
| 7/24/2025 | AR 692123 Cash Receipt... | 0132568... |                      |           | \$0.00       | \$1,111.00  |
| 7/28/2025 | AR 693846 Cash Receipt... | 0000005... |                      |           | \$0.00       | \$1,111.00  |
| 7/29/2025 | AR 694235 Cash Receipt... | 0132750... |                      |           | \$0.00       | \$1,101.40  |
| 7/30/2025 | AR 694712 Apply Intere... |            |                      |           | \$368.25     | \$0.00      |
| 7/31/2025 | AR 694995 Collection F... |            |                      |           | \$45.00      | \$0.00      |

1151 Accounts Receivable SA \$6,362.39    \$8,380.40    \$6,488.26    \$8,254.53

| Date      | Source - Entry Type       | Check#     | Description / Vendor | Reference | Debits     | Credits    |
|-----------|---------------------------|------------|----------------------|-----------|------------|------------|
| 7/1/2025  | AR 679929 Apply Charge... |            |                      |           | \$8,380.40 | \$0.00     |
| 7/1/2025  | AR 679930 Apply PrePai... |            |                      |           | \$0.00     | \$1,022.00 |
| 7/2/2025  | AR 681103 Cash Receipt... | 0131375... |                      |           | \$0.00     | \$2,452.80 |
| 7/3/2025  | AR 681665 Cash Receipt... | 0000000... |                      |           | \$0.00     | \$613.20   |
| 7/7/2025  | AR 682409 Cash Receipt... | 0131739... |                      |           | \$0.00     | \$204.40   |
| 7/8/2025  | AR 682944 Cash Receipt... | 0131976... |                      |           | \$0.00     | \$204.40   |
| 7/9/2025  | AR 683458 Cash Receipt... | 0132037... |                      |           | \$0.00     | \$204.40   |
| 7/10/2025 | AR 683740 Cash Receipt... | 0132073... |                      |           | \$0.00     | \$204.40   |
| 7/14/2025 | AR 685166 Cash Receipt... | 0000005... |                      |           | \$0.00     | \$204.40   |
| 7/15/2025 | AR 685367 Cash Receipt... | 0891478... |                      |           | \$0.00     | \$412.06   |
| 7/16/2025 | AR 686444 Cash Receipt... | 0132300... |                      |           | \$0.00     | \$204.40   |
| 7/17/2025 | AR 687234 Cash Receipt... | 0132343... |                      |           | \$0.00     | \$204.40   |
| 7/22/2025 | AR 690965 Cash Receipt... | 0132475... |                      |           | \$0.00     | \$408.80   |
| 7/29/2025 | AR 694235 Cash Receipt... | 0132750... |                      |           | \$0.00     | \$148.60   |

1155 Allowance for Bad Debt (\$14,555.38)    \$0.00    \$0.00    (\$14,555.38)

1160 Prepaid Insurance \$145,147.77    \$0.00    \$18,143.47    \$127,004.30

| Date     | Source - Entry Type       | Check# | Description / Vendor | Reference       | Debits | Credits     |
|----------|---------------------------|--------|----------------------|-----------------|--------|-------------|
| 7/1/2025 | GL 680108 Journal Entr... |        | Insurance Allocation | Insurance Al... | \$0.00 | \$18,143.47 |

| Account                        |                           |            |                         | Balance Forward | Debits      | Credits     | Ending Balance |
|--------------------------------|---------------------------|------------|-------------------------|-----------------|-------------|-------------|----------------|
| 1170 Unbilled S/A 2022-23      |                           |            |                         | \$108,945.20    | \$0.00      | \$8,380.40  | \$100,564.80   |
| Date                           | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/1/2025                       | AR 679929 Apply Charge... |            |                         |                 | \$0.00      | \$8,380.40  |                |
| 3050 Accounts Payable          |                           |            |                         | \$0.00          | \$14,933.85 | \$14,933.85 | \$0.00         |
| Date                           | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/1/2025                       | AP 682141 External Che... | 300131     | Triton Property Mana... |                 | \$2,407.60  | \$0.00      |                |
| 7/1/2025                       | AP 683299 Enter Bill      |            | WNC - When Nature Ca... |                 | \$0.00      | \$3,413.50  |                |
| 7/1/2025                       | AP 683300 Enter Bill      |            | WNC - When Nature Ca... |                 | \$0.00      | \$4,450.00  |                |
| 7/1/2025                       | AP 688421 Enter Bill      |            | Dan Ryan's - Dan Rya... |                 | \$0.00      | \$2,900.00  |                |
| 7/6/2025                       | AP 682140 Enter Bill      |            | Triton Property Mana... |                 | \$0.00      | \$2,407.60  |                |
| 7/8/2025                       | AP 684575 Enter Bill      |            | VNB - VALLEY NATIONA... |                 | \$0.00      | \$543.84    |                |
| 7/8/2025                       | AP 684576 External Che... | 300009     | VNB - VALLEY NATIONA... |                 | \$543.84    | \$0.00      |                |
| 7/10/2025                      | AP 683903 External Che... | 100086     | WNC - When Nature Ca... |                 | \$7,863.50  | \$0.00      |                |
| 7/18/2025                      | AP 689019 External Che... | 100087     | Dan Ryan's - Dan Rya... |                 | \$2,900.00  | \$0.00      |                |
| 7/21/2025                      | AP 692333 Enter Bill      |            | Triton Property Mana... |                 | \$0.00      | \$16.33     |                |
| 7/24/2025                      | AP 692334 External Che... | 100088     | Triton Property Mana... |                 | \$16.33     | \$0.00      |                |
| 7/25/2025                      | AP 694556 Enter Bill      |            | James Squi - James S... |                 | \$0.00      | \$825.00    |                |
| 7/28/2025                      | AP 693551 Enter Bill      |            | FPL*                    |                 | \$0.00      | \$88.23     |                |
| 7/28/2025                      | AP 693552 Enter Bill      |            | FPL*                    |                 | \$0.00      | \$87.82     |                |
| 7/28/2025                      | AP 693553 Enter Bill      |            | FPL*                    |                 | \$0.00      | \$31.00     |                |
| 7/28/2025                      | AP 693554 Enter Bill      |            | FPL*                    |                 | \$0.00      | \$32.35     |                |
| 7/28/2025                      | AP 693555 Enter Bill      |            | FPL*                    |                 | \$0.00      | \$39.27     |                |
| 7/28/2025                      | AP 693556 Enter Bill      |            | FPL*                    |                 | \$0.00      | \$98.91     |                |
| 7/28/2025                      | AP 693557 External Che... | 300132     | FPL*                    |                 | \$87.82     | \$0.00      |                |
| 7/28/2025                      | AP 693558 External Che... | 300133     | FPL*                    |                 | \$32.35     | \$0.00      |                |
| 7/28/2025                      | AP 693559 External Che... | 300134     | FPL*                    |                 | \$39.27     | \$0.00      |                |
| 7/28/2025                      | AP 693560 External Che... | 300135     | FPL*                    |                 | \$31.00     | \$0.00      |                |
| 7/28/2025                      | AP 693561 External Che... | 300136     | FPL*                    |                 | \$88.23     | \$0.00      |                |
| 7/28/2025                      | AP 693562 External Che... | 300137     | FPL*                    |                 | \$98.91     | \$0.00      |                |
| 7/30/2025                      | AP 694557 External Che... | 100089     | James Squi - James S... |                 | \$825.00    | \$0.00      |                |
| 3056 Accrued Expenses          |                           |            |                         | (\$2,500.02)    | \$0.00      | \$416.67    | (\$2,916.69)   |
| Date                           | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/1/2025                       | GL 680312 Journal Entr... |            | Accrued Audit Fee       | Accrued Audi... | \$0.00      | \$416.67    |                |
| 3059 SA Roof Expense           |                           |            |                         | \$599,369.85    | \$135.09    | \$0.00      | \$599,504.94   |
| Date                           | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/8/2025                       | GL 697330 Journal Entr... |            | Recl Interest on Loa... | Recl Interes... | \$135.09    | \$0.00      |                |
| 3065 Security Deposits         |                           |            |                         | (\$750.00)      | \$0.00      | \$250.00    | (\$1,000.00)   |
| Date                           | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/23/2025                      | AR 691237 Adjustment      |            |                         |                 | \$0.00      | \$250.00    |                |
| 3070 Prepaid Owner Assessments |                           |            |                         | (\$61,862.32)   | \$50,710.46 | \$6,815.84  | (\$17,967.70)  |
| Date                           | Source - Entry Type       | Check#     | Description / Vendor    | Reference       | Debits      | Credits     |                |
| 7/1/2025                       | AR 679930 Apply PrePai... |            |                         |                 | \$50,460.46 | \$0.00      |                |
| 7/1/2025                       | GL 680750 Journal Entr... |            | Adjust Prepaid Speci... | Adjust Prepa... | \$0.00      | \$1,022.00  |                |
| 7/2/2025                       | AR 681103 Cash Receipt... | 0131382... |                         |                 | \$0.00      | \$2,359.00  |                |
| 7/3/2025                       | AR 681665 Cash Receipt... | 0131559... |                         |                 | \$0.00      | \$6.00      |                |
| 7/7/2025                       | AR 682409 Cash Receipt... | 0131862... |                         |                 | \$0.00      | \$1,135.61  |                |
| 7/8/2025                       | AR 682944 Cash Receipt... | 0131902... |                         |                 | \$0.00      | \$1,111.00  |                |

| Account                          |                     |                 |                         | Balance Forward | Debits       | Credits      | Ending Balance |
|----------------------------------|---------------------|-----------------|-------------------------|-----------------|--------------|--------------|----------------|
| 7/9/2025                         | AR 683458           | Cash Receipt... | 0011365...              |                 | \$0.00       | \$172.71     |                |
| 7/11/2025                        | AR 684712           | Cash Receipt... | 0132125...              |                 | \$0.00       | \$50.34      |                |
| 7/15/2025                        | AR 685367           | Cash Receipt... | 0891478...              |                 | \$0.00       | \$201.94     |                |
| 7/16/2025                        | AR 686444           | Cash Receipt... | 0132300...              |                 | \$0.00       | \$134.79     |                |
| 7/17/2025                        | AR 687234           | Cash Receipt... | 0132343...              |                 | \$0.00       | \$366.45     |                |
| 7/22/2025                        | AR 690965           | Cash Receipt... | 0132475...              |                 | \$0.00       | \$250.00     |                |
| 7/23/2025                        | AR 691237           | Adjustment      |                         |                 | \$250.00     | \$0.00       |                |
| 7/23/2025                        | AR 691498           | Cash Receipt... | 0000007...              |                 | \$0.00       | \$6.00       |                |
| 3072 Prepaid Special Assessments |                     |                 |                         | (\$1,022.00)    | \$1,022.00   | \$0.00       | \$0.00         |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | GL 680750           | Journal Entr... | Adjust Prepaid Speci... | Adjust Prepa... | \$1,022.00   | \$0.00       |                |
| 3075 Unearned Maintenance        |                     |                 |                         | \$0.00          | \$0.00       | \$100,730.67 | (\$100,730.67) |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | GL 697335           | Journal Entr... | Deferred Maintenance    | Deferred Mai... | \$0.00       | \$100,730.67 |                |
| 3076 Roof SA 2021 Billed         |                     |                 |                         | (\$689,359.64)  | \$0.00       | \$0.00       | (\$689,359.64) |
| 3088 Valley LOC/Term Loan        |                     |                 |                         | (\$41,039.50)   | \$543.84     | \$135.09     | (\$40,630.75)  |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/8/2025                         | AP 684575           | Enter Bill      | VNB - VALLEY NATIONA... |                 | \$543.84     | \$0.00       |                |
| 7/8/2025                         | GL 697330           | Journal Entr... | Recl Interest on Loa... | Recl Interes... | \$0.00       | \$135.09     |                |
| 3502 Reserve - Interest          |                     |                 |                         | (\$20,909.77)   | \$0.00       | \$1,581.76   | (\$22,491.53)  |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/31/2025                        | GL 697327           | Journal Entr... | Interest SS 7854        | Interest SS ... | \$0.00       | \$1,581.76   |                |
| 3503 Reserve - Roof              |                     |                 |                         | (\$34,421.16)   | \$0.00       | \$4,872.50   | (\$39,293.66)  |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | GL 680313           | Journal Entr... | Reserve Accrual         | Reserve Accr... | \$0.00       | \$4,872.50   |                |
| 3504 Reserve - Painting          |                     |                 |                         | (\$129,119.72)  | \$0.00       | \$2,361.08   | (\$131,480.80) |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | GL 680313           | Journal Entr... | Reserve Accrual         | Reserve Accr... | \$0.00       | \$2,361.08   |                |
| 3505 Reserve - Road              |                     |                 |                         | (\$150,382.00)  | \$0.00       | \$1,111.08   | (\$151,493.08) |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | GL 680313           | Journal Entr... | Reserve Accrual         | Reserve Accr... | \$0.00       | \$1,111.08   |                |
| 3506 Reserve - Contingency       |                     |                 |                         | (\$195,525.78)  | \$0.00       | \$11,269.36  | (\$206,795.14) |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | GL 680313           | Journal Entr... | Reserve Accrual         | Reserve Accr... | \$0.00       | \$11,269.36  |                |
| 3507 Reserve - Lake              |                     |                 |                         | (\$29,958.32)   | \$0.00       | \$625.00     | (\$30,583.32)  |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | GL 680313           | Journal Entr... | Reserve Accrual         | Reserve Accr... | \$0.00       | \$625.00     |                |
| 3509 Reserve - Parking Lot       |                     |                 |                         | (\$5,882.34)    | \$0.00       | \$980.39     | (\$6,862.73)   |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | GL 680313           | 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          |                     |                 |                         | (\$174,875.48)  | \$121,950.09 | \$151,096.00 | (\$204,021.39) |
| Date                             | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits      |                |
| 7/1/2025                         | AR 679929           | Apply Charge... |                         |                 | \$0.00       | \$151,096.00 |                |
| 7/1/2025                         | GL 680371           | Journal Entr... | Recl Reserve Assessm... | Recl Reserve... | \$21,219.42  | \$0.00       |                |

| Account                         |                     |                 |                         | Balance Forward | Debits       | Credits     | Ending Balance |
|---------------------------------|---------------------|-----------------|-------------------------|-----------------|--------------|-------------|----------------|
| 7/1/2025                        | GL 697335           | Journal Entr... | Deferred Maintenance    | Deferred Mai... | \$100,730.67 | \$0.00      |                |
| 4005 Reserve Member Assessments |                     |                 |                         | (\$127,316.52)  | \$0.00       | \$21,219.42 | (\$148,535.94) |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/1/2025                        | GL 680371           | Journal Entr... | Recl Reserve Assessm... | Recl Reserve... | \$0.00       | \$21,219.42 |                |
| 4010 Interest Income            |                     |                 |                         | (\$494.58)      | \$0.00       | \$46.13     | (\$540.71)     |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/31/2025                       | GL 697323           | Journal Entr... | Interest SS 7857        | Interest SS ... | \$0.00       | \$46.13     |                |
| 4025 Late Charge Interest       |                     |                 |                         | (\$1,920.32)    | \$0.00       | \$413.25    | (\$2,333.57)   |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/30/2025                       | AR 694712           | Apply Intere... |                         |                 | \$0.00       | \$368.25    |                |
| 7/31/2025                       | AR 694995           | Collection F... |                         |                 | \$0.00       | \$45.00     |                |
| 4040 Appliation Fees Income     |                     |                 |                         | (\$1,500.00)    | \$0.00       | \$300.00    | (\$1,800.00)   |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/31/2025                       | GL 695444           | Journal Entr... | Money Order - 2118A     | Misc Deposit    | \$0.00       | \$300.00    |                |
| 6020 Property Management        |                     |                 |                         | \$14,445.60     | \$2,407.60   | \$0.00      | \$16,853.20    |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/6/2025                        | AP 682140           | Enter Bill      | Triton Property Mana... |                 | \$2,407.60   | \$0.00      |                |
| 6030 Legal/Professional Fees    |                     |                 |                         | \$1,452.50      | \$0.00       | \$0.00      | \$1,452.50     |
| 6040 Office Expense             |                     |                 |                         | \$1,787.72      | \$16.33      | \$0.00      | \$1,804.05     |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/21/2025                       | AP 692333           | Enter Bill      | Triton Property Mana... |                 | \$16.33      | \$0.00      |                |
| 6050 License/Taxes/Permits      |                     |                 |                         | \$544.00        | \$0.00       | \$0.00      | \$544.00       |
| 6076 Audit/Taxes                |                     |                 |                         | \$3,300.02      | \$416.67     | \$0.00      | \$3,716.69     |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/1/2025                        | GL 680312           | Journal Entr... | Accrued Audit Fee       | Accrued Audi... | \$416.67     | \$0.00      |                |
| 6080 Property Insurance         |                     |                 |                         | \$121,763.33    | \$18,143.47  | \$0.00      | \$139,906.80   |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/1/2025                        | GL 680108           | Journal Entr... | Insurance Allocation    | Insurance Al... | \$18,143.47  | \$0.00      |                |
| 6157 Landscape Contract         |                     |                 |                         | \$24,600.00     | \$4,450.00   | \$350.00    | \$28,700.00    |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/1/2025                        | AP 683300           | Enter Bill      | WNC - When Nature Ca... |                 | \$4,450.00   | \$0.00      |                |
| 7/1/2025                        | GL 697338           | Journal Entr... | Recl Rust Treatment     | Recl Rust Tr... | \$0.00       | \$350.00    |                |
| 6171 Landscape Extras           |                     |                 |                         | \$0.00          | \$3,413.50   | \$0.00      | \$3,413.50     |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/1/2025                        | AP 683299           | Enter Bill      | WNC - When Nature Ca... |                 | \$3,413.50   | \$0.00      |                |
| 6172 Rust                       |                     |                 |                         | \$2,100.00      | \$350.00     | \$0.00      | \$2,450.00     |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/1/2025                        | GL 697338           | Journal Entr... | Recl Rust Treatment     | Recl Rust Tr... | \$350.00     | \$0.00      |                |
| 6200 Building Repairs & Replace |                     |                 |                         | \$14,424.75     | \$825.00     | \$0.00      | \$15,249.75    |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/25/2025                       | AP 694556           | Enter Bill      | James Squi - James S... |                 | \$825.00     | \$0.00      |                |
| 6205 Common Area R&M            |                     |                 |                         | \$750.00        | \$0.00       | \$0.00      | \$750.00       |
| 6210 Pressure Washing           |                     |                 |                         | \$0.00          | \$2,900.00   | \$0.00      | \$2,900.00     |
| Date                            | Source - Entry Type | Check#          | Description / Vendor    | Reference       | Debits       | Credits     |                |
| 7/1/2025                        | AP 688421           | Enter Bill      | Dan Ryan's - Dan Rya... |                 | \$2,900.00   | \$0.00      |                |

| Account                     |                           |        |                      | Balance Forward | Debits       | Credits      | Ending Balance |
|-----------------------------|---------------------------|--------|----------------------|-----------------|--------------|--------------|----------------|
| 6225 Irrigation R&M         |                           |        |                      | \$1,151.00      | \$0.00       | \$0.00       | \$1,151.00     |
| 6290 Electricity            |                           |        |                      | \$2,094.49      | \$377.58     | \$0.00       | \$2,472.07     |
| Date                        | Source - Entry Type       | Check# | Description / Vendor | Reference       | Debits       | Credits      |                |
| 7/28/2025                   | AP 693551 Enter Bill      |        | FPL*                 |                 | \$88.23      | \$0.00       |                |
| 7/28/2025                   | AP 693552 Enter Bill      |        | FPL*                 |                 | \$87.82      | \$0.00       |                |
| 7/28/2025                   | AP 693553 Enter Bill      |        | FPL*                 |                 | \$31.00      | \$0.00       |                |
| 7/28/2025                   | AP 693554 Enter Bill      |        | FPL*                 |                 | \$32.35      | \$0.00       |                |
| 7/28/2025                   | AP 693555 Enter Bill      |        | FPL*                 |                 | \$39.27      | \$0.00       |                |
| 7/28/2025                   | AP 693556 Enter Bill      |        | FPL*                 |                 | \$98.91      | \$0.00       |                |
| 7005 Reserves- Roof         |                           |        |                      | \$29,235.00     | \$4,872.50   | \$0.00       | \$34,107.50    |
| Date                        | Source - Entry Type       | Check# | Description / Vendor | Reference       | Debits       | Credits      |                |
| 7/1/2025                    | GL 680313 Journal Entr... |        | Reserve Accrual      | Reserve Accr... | \$4,872.50   | \$0.00       |                |
| 7010 Reserves -Painting     |                           |        |                      | \$14,166.48     | \$2,361.08   | \$0.00       | \$16,527.56    |
| Date                        | Source - Entry Type       | Check# | Description / Vendor | Reference       | Debits       | Credits      |                |
| 7/1/2025                    | GL 680313 Journal Entr... |        | Reserve Accrual      | Reserve Accr... | \$2,361.08   | \$0.00       |                |
| 7015 Reserves - Road        |                           |        |                      | \$6,666.48      | \$1,111.08   | \$0.00       | \$7,777.56     |
| Date                        | Source - Entry Type       | Check# | Description / Vendor | Reference       | Debits       | Credits      |                |
| 7/1/2025                    | GL 680313 Journal Entr... |        | Reserve Accrual      | Reserve Accr... | \$1,111.08   | \$0.00       |                |
| 7017 Reserves - Parking Lot |                           |        |                      | \$5,882.34      | \$980.39     | \$0.00       | \$6,862.73     |
| Date                        | Source - Entry Type       | Check# | Description / Vendor | Reference       | Debits       | Credits      |                |
| 7/1/2025                    | GL 680313 Journal Entr... |        | Reserve Accrual      | Reserve Accr... | \$980.39     | \$0.00       |                |
| 7020 Reserves - Lake        |                           |        |                      | \$3,750.00      | \$625.00     | \$0.00       | \$4,375.00     |
| Date                        | Source - Entry Type       | Check# | Description / Vendor | Reference       | Debits       | Credits      |                |
| 7/1/2025                    | GL 680313 Journal Entr... |        | Reserve Accrual      | Reserve Accr... | \$625.00     | \$0.00       |                |
| 7030 Reserves - Contingency |                           |        |                      | \$67,616.16     | \$11,269.36  | \$0.00       | \$78,885.52    |
| Date                        | Source - Entry Type       | Check# | Description / Vendor | Reference       | Debits       | Credits      |                |
| 7/1/2025                    | GL 680313 Journal Entr... |        | Reserve Accrual      | Reserve Accr... | \$11,269.36  | \$0.00       |                |
| Total:                      |                           |        |                      | \$0.00          | \$526,316.07 | \$526,316.07 | \$0.00         |