



Jupiter Lakes Villas Condo Assn

**Monthly Financial Statement**

For the Period Ending  
March 31, 2025

Prepared by:

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# Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 04/07/2025

Run Time: 01:44 PM

## FUND BALANCE SHEET

As of: 03/31/2025

### Assets

| Account                     | Operating           | Reserves            | Special<br>Assessment | Total               |
|-----------------------------|---------------------|---------------------|-----------------------|---------------------|
| <b>Assets</b>               |                     |                     |                       |                     |
| 1000 SouthState Op 7848     | \$23,576.00         | \$0.00              | \$0.00                | \$23,576.00         |
| 1010 SouthState SA 7857     | \$0.00              | \$0.00              | \$9,153.84            | \$9,153.84          |
| 1105 Valley Bank Op 1491    | \$5,784.89          | \$0.00              | \$0.00                | \$5,784.89          |
| 1125 SouthState Resv 7854   | \$0.00              | \$498,254.24        | \$0.00                | \$498,254.24        |
| 1150 Accounts Receivable    | \$18,644.10         | \$0.00              | \$0.00                | \$18,644.10         |
| 1151 Accounts Receivable SA | \$0.00              | \$0.00              | \$6,181.37            | \$6,181.37          |
| 1155 Allowance for Bad Debt | (\$14,555.38)       | \$0.00              | \$0.00                | (\$14,555.38)       |
| 1160 Prepaid Insurance      | \$199,578.19        | \$0.00              | \$0.00                | \$199,578.19        |
| 1170 Unbilled S/A 2022-23   | \$0.00              | \$0.00              | \$117,325.60          | \$117,325.60        |
| <b>Assets Total</b>         | <b>\$233,027.80</b> | <b>\$498,254.24</b> | <b>\$132,660.81</b>   | <b>\$863,942.85</b> |
| <b>Total Assets:</b>        | <b>\$233,027.80</b> | <b>\$498,254.24</b> | <b>\$132,660.81</b>   | <b>\$863,942.85</b> |

### Liabilities

| Account                        | Operating          | Reserves      | Special<br>Assessment | Total               |
|--------------------------------|--------------------|---------------|-----------------------|---------------------|
| <b>Liabilities</b>             |                    |               |                       |                     |
| 3050 Accounts Payable          | \$861.31           | \$0.00        | \$0.00                | \$861.31            |
| 3056 Accrued Expenses          | \$1,332.85         | \$0.00        | \$0.00                | \$1,332.85          |
| 3059 SA Roof Expense           | \$0.00             | \$0.00        | (\$598,947.43)        | (\$598,947.43)      |
| 3065 Security Deposits         | \$750.00           | \$0.00        | \$0.00                | \$750.00            |
| 3070 Prepaid Owner Assessments | \$69,417.53        | \$0.00        | \$0.00                | \$69,417.53         |
| 3076 Roof SA 2021 Billed       | \$0.00             | \$0.00        | \$689,359.64          | \$689,359.64        |
| 3088 Valley LOC/Term Loan      | \$0.00             | \$0.00        | \$42,248.60           | \$42,248.60         |
| <b>Liabilities Total</b>       | <b>\$72,361.69</b> | <b>\$0.00</b> | <b>\$132,660.81</b>   | <b>\$205,022.50</b> |
| <b>Total Liabilities:</b>      | <b>\$72,361.69</b> | <b>\$0.00</b> | <b>\$132,660.81</b>   | <b>\$205,022.50</b> |

### Equity

| Account                    | Operating     | Reserves            | Special<br>Assessment | Total               |
|----------------------------|---------------|---------------------|-----------------------|---------------------|
| <b>Reserves</b>            |               |                     |                       |                     |
| 3502 Reserve - Interest    | \$0.00        | \$16,623.15         | \$0.00                | \$16,623.15         |
| 3503 Reserve - Roof        | \$0.00        | \$19,803.66         | \$0.00                | \$19,803.66         |
| 3504 Reserve - Painting    | \$0.00        | \$122,036.48        | \$0.00                | \$122,036.48        |
| 3505 Reserve - Road        | \$0.00        | \$147,048.76        | \$0.00                | \$147,048.76        |
| 3506 Reserve - Contingency | \$0.00        | \$161,717.70        | \$0.00                | \$161,717.70        |
| 3507 Reserve - Lake        | \$0.00        | \$28,083.32         | \$0.00                | \$28,083.32         |
| 3509 Reserve - Parking Lot | \$0.00        | \$2,941.17          | \$0.00                | \$2,941.17          |
| <b>Reserves Total</b>      | <b>\$0.00</b> | <b>\$498,254.24</b> | <b>\$0.00</b>         | <b>\$498,254.24</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)        | (\$7,233.59)        | \$0.00              | \$0.00                | (\$7,233.59)        |
| <b>Total Equity:</b>                  | <b>\$160,666.11</b> | <b>\$498,254.24</b> | <b>\$0.00</b>         | <b>\$658,920.35</b> |
| <b>Total Liabilities &amp; Equity</b> | <b>\$233,027.80</b> | <b>\$498,254.24</b> | <b>\$132,660.81</b>   | <b>\$863,942.85</b> |

# Jupiter Lakes Villas Condominium Association, Inc.

Run Date: 04/07/2025

Run Time: 01:26 PM

## INCOME STATEMENT

Start: 03/01/2025 | End: 03/31/2025

### Income

| Account                         | Current          |                  |               | Year to Date      |                   |                 | Yearly            |
|---------------------------------|------------------|------------------|---------------|-------------------|-------------------|-----------------|-------------------|
|                                 | Actual           | Budget           | Variance      | Actual            | Budget            | Variance        |                   |
| <b>Income</b>                   |                  |                  |               |                   |                   |                 |                   |
| 4000 Member Assessments         | 29,145.92        | 29,145.92        | 0.00          | 87,437.74         | 87,437.76         | (0.02)          | 349,751.00        |
| 4005 Reserve Member Assessments | 21,219.42        | 21,219.42        | 0.00          | 63,658.26         | 63,658.26         | 0.00            | 254,633.00        |
| 4010 Interest Income            | 25.84            | 0.00             | 25.84         | 387.45            | 0.00              | 387.45          | 0.00              |
| 4025 Late Charge Interest       | 155.08           | 0.00             | 155.08        | 907.89            | 0.00              | 907.89          | 0.00              |
| 4040 Appliation Fees Income     | 750.00           | 0.00             | 750.00        | 1,050.00          | 0.00              | 1,050.00        | 0.00              |
| <b>Income Total</b>             | <b>51,296.26</b> | <b>50,365.34</b> | <b>930.92</b> | <b>153,441.34</b> | <b>151,096.02</b> | <b>2,345.32</b> | <b>604,384.00</b> |
| <b>Total Income</b>             | <b>51,296.26</b> | <b>50,365.34</b> | <b>930.92</b> | <b>153,441.34</b> | <b>151,096.02</b> | <b>2,345.32</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        | 2,315.00         | 2,407.58         | 92.58           | 6,945.00          | 7,222.74          | 277.74            | 28,891.00         |
| 6030 Legal/Professional Fees    | 630.00           | 250.00           | (380.00)        | 1,042.50          | 750.00            | (292.50)          | 3,000.00          |
| 6040 Office Expense             | (820.44)         | 333.33           | 1,153.77        | 1,224.00          | 999.99            | (224.01)          | 4,000.00          |
| 6050 License/Taxes/Permits      | 0.00             | 54.17            | 54.17           | 544.00            | 162.51            | (381.49)          | 650.00            |
| 6076 Audit/Taxes                | 1,216.67         | 416.67           | (800.00)        | 2,050.01          | 1,250.01          | (800.00)          | 5,000.00          |
| 6080 Property Insurance         | 18,143.47        | 18,333.33        | 189.86          | 67,332.91         | 54,999.99         | (12,332.92)       | 220,000.00        |
| 6157 Landscape Contract         | 4,100.00         | 4,080.00         | (20.00)         | 12,300.00         | 12,240.00         | (60.00)           | 48,960.00         |
| 6170 Termite                    | 0.00             | 295.83           | 295.83          | 0.00              | 887.49            | 887.49            | 3,550.00          |
| 6171 Landscape Extras           | 0.00             | 333.33           | 333.33          | 0.00              | 999.99            | 999.99            | 4,000.00          |
| 6172 Rust                       | 350.00           | 333.33           | (16.67)         | 1,050.00          | 999.99            | (50.01)           | 4,000.00          |
| 6175 Pond Contract              | 0.00             | 150.00           | 150.00          | 0.00              | 450.00            | 450.00            | 1,800.00          |
| 6200 Building Repairs & Replace | 1,624.75         | 625.00           | (999.75)        | 1,624.75          | 1,875.00          | 250.25            | 7,500.00          |
| 6205 Common Area R&M            | 0.00             | 625.00           | 625.00          | 750.00            | 1,875.00          | 1,125.00          | 7,500.00          |
| 6210 Pressure Washing           | 0.00             | 250.00           | 250.00          | 0.00              | 750.00            | 750.00            | 3,000.00          |
| 6215 Pond R&M                   | 0.00             | 125.00           | 125.00          | 0.00              | 375.00            | 375.00            | 1,500.00          |
| 6225 Irrigation R&M             | 351.00           | 208.33           | (142.67)        | 1,151.00          | 624.99            | (526.01)          | 2,500.00          |
| 6290 Electricity                | 328.19           | 325.00           | (3.19)          | 1,002.53          | 975.00            | (27.53)           | 3,900.00          |
| <b>Expenses Total</b>           | <b>28,238.64</b> | <b>29,145.90</b> | <b>907.26</b>   | <b>97,016.70</b>  | <b>87,437.70</b>  | <b>(9,579.00)</b> | <b>349,751.00</b> |
| <b>Reserves</b>                 |                  |                  |                 |                   |                   |                   |                   |
| 7005 Reserves- Roof             | 4,872.50         | 4,872.50         | 0.00            | 14,617.50         | 14,617.50         | 0.00              | 58,470.00         |
| 7010 Reserves -Painting         | 2,361.08         | 2,361.08         | 0.00            | 7,083.24          | 7,083.24          | 0.00              | 28,333.00         |
| 7015 Reserves - Road            | 1,111.08         | 1,111.08         | 0.00            | 3,333.24          | 3,333.24          | 0.00              | 13,333.00         |
| 7017 Reserves - Parking Lot     | 980.39           | 980.39           | 0.00            | 2,941.17          | 2,941.17          | 0.00              | 11,764.71         |
| 7020 Reserves - Lake            | 625.00           | 625.00           | 0.00            | 1,875.00          | 1,875.00          | 0.00              | 7,500.00          |
| 7030 Reserves - Contingency     | 11,269.36        | 11,269.36        | 0.00            | 33,808.08         | 33,808.08         | 0.00              | 135,232.29        |
| <b>Reserves Total</b>           | <b>21,219.41</b> | <b>21,219.41</b> | <b>0.00</b>     | <b>63,658.23</b>  | <b>63,658.23</b>  | <b>0.00</b>       | <b>254,633.00</b> |
| <b>Total Expense</b>            | <b>49,458.05</b> | <b>50,365.31</b> | <b>907.26</b>   | <b>160,674.93</b> | <b>151,095.93</b> | <b>(9,579.00)</b> | <b>604,384.00</b> |
| <b>Net Income</b>               | <b>1,838.21</b>  | <b>0.03</b>      | <b>1,838.18</b> | <b>(7,233.59)</b> | <b>0.09</b>       | <b>(7,233.68)</b> | <b>0.00</b>       |