

Ocean Cove Homeowners' Association
August 31, 2023

FINANCIAL REPORT

TABLE OF CONTENTS

| | PAGE |
|--|---------|
| Balance Sheet | 1 |
| Statement of Operating Revenues and Expenses | 2 - 3 |
| Accounts Receivable | 4 - 5 |
| Prepaid Owner Assessments | 6 |
| Insurance Schedule | 7 |
| Reserve Schedule | 8 |
| Prepaid Expenses and/or Accrued Expenses | 9 |
| 2022 S/A Summary | 10 |
| Accounts Payable | 0 |
| Cash Disbursements | 12 |
| Valley Bank -Operating | 13 - 17 |
| Valley Bank- MM | 18 20 |
| General Ledger Listing | 21 - 25 |

Ocean Cove Homeowners' Association
Balance Sheet
As of 08/31/23

| Account | Description | Operating | Reserves | Other | Totals |
|----------------------|--------------------------------|-------------------|------------------|------------|-------------------|
| ASSETS | | | | | |
| 1111 | Valley Bank-Operating | 101,295.31 | | | 101,295.31 |
| 1112 | Valley Bank MM | | 51,095.30 | | 51,095.30 |
| 1210 | Accounts Receivable | 3,020.83 | | | 3,020.83 |
| 1410 | Due to/from Reserves | (15,237.98) | | | (15,237.98) |
| 1415 | Due to/from Operating | | 15,237.98 | | 15,237.98 |
| 1610 | Prepaid Insurance | 30,671.21 | | | 30,671.21 |
| | | <u>119,749.37</u> | <u>66,333.28</u> | <u>.00</u> | <u>186,082.65</u> |
| | | ===== | ===== | ===== | ===== |
| LIABILITIES & EQUITY | | | | | |
| CURRENT LIABILITIES: | | | | | |
| 3345 | Accounts Payable | 1,750.00 | | | 1,750.00 |
| 3347 | 2022 S/A Deferred | 20,607.10 | | | 20,607.10 |
| 3352 | Accrued Expenses | 1,035.00 | | | 1,035.00 |
| 3500 | Prepaid Owner Assessments | 3,501.99 | | | 3,501.99 |
| | | <u>26,894.09</u> | <u>.00</u> | <u>.00</u> | <u>26,894.09</u> |
| RESERVES: | | | | | |
| 4600 | Reserves | | 66,333.28 | | 66,333.28 |
| | | <u>.00</u> | <u>66,333.28</u> | <u>.00</u> | <u>66,333.28</u> |
| EQUITY: | | | | | |
| 5610 | Retained Earnings | 37,901.56 | | | 37,901.56 |
| | Current Year Net Income/(Loss) | 54,953.72 | .00 | .00 | 54,953.72 |
| | | <u>92,855.28</u> | <u>.00</u> | <u>.00</u> | <u>92,855.28</u> |
| | | ===== | ===== | ===== | ===== |
| | TOTAL LIABILITIES & EQUITY | 119,749.37 | 66,333.28 | .00 | 186,082.65 |
| | | ===== | ===== | ===== | ===== |

Ocean Cove Homeowners' Association
Income/Expense Statement
Period: 08/01/23 to 08/31/23

| Account | Description | Actual | Current Period | | Actual | Year-To-Date | | Yearly Budget |
|---------------------------|------------------------------|----------|----------------|----------|------------|--------------|-------------|---------------|
| | | | Budget | Variance | | Budget | Variance | |
| INCOME: | | | | | | | | |
| 06000 | HOA semi annual dues | .00 | .00 | .00 | 286,000.00 | 367,358.00 | (81,358.00) | 367,358.00 |
| 06100 | Lease Income | .00 | .00 | .00 | 450.00 | .00 | 450.00 | .00 |
| 06150 | Interest Income | 151.65 | .00 | 151.65 | 623.99 | .00 | 623.99 | .00 |
| 06200 | Transfer of Ownership Income | .00 | .00 | .00 | 450.00 | .00 | 450.00 | .00 |
| | | 151.65 | .00 | 151.65 | 287,523.99 | 367,358.00 | (79,834.01) | 367,358.00 |
| EXPENSES : | | | | | | | | |
| Administration | | | | | | | | |
| 08105 | Miscellaneous/Office Exp | .00 | 66.67 | 66.67 | 1,512.33 | 533.36 | (978.97) | 800.00 |
| 08110 | Postage | .00 | .00 | .00 | 4.80 | .00 | (4.80) | .00 |
| 08115 | Accounting Fee | 1,035.00 | 345.00 | (690.00) | 2,760.00 | 2,760.00 | .00 | 4,140.00 |
| 08116 | Property Management | .00 | 1,500.00 | 1,500.00 | 6,774.00 | 12,000.00 | 5,226.00 | 18,000.00 |
| 08120 | Supplies/Annual Report | .00 | 5.16 | 5.16 | 172.50 | 41.28 | (131.22) | 62.00 |
| 08125 | Web Site | .00 | 27.00 | 27.00 | 477.62 | 216.00 | (261.62) | 324.00 |
| 08600 | Professional Legal Fees | .00 | 208.33 | 208.33 | 3,105.00 | 1,666.64 | (1,438.36) | 2,500.00 |
| | | 1,035.00 | 2,152.16 | 1,117.16 | 14,806.25 | 17,217.28 | 2,411.03 | 25,826.00 |
| Buildings & Parking Areas | | | | | | | | |
| 08210 | Balcony PM Project | .00 | 1,458.33 | 1,458.33 | .00 | 11,666.64 | 11,666.64 | 17,500.00 |
| 08225 | Irrigation Well:Rust/Cleanup | .00 | 771.75 | 771.75 | 4,299.75 | 6,174.00 | 1,874.25 | 9,261.00 |
| 08235 | Minor Repairs & Supplies | .00 | 1,333.33 | 1,333.33 | 9,430.90 | 10,666.64 | 1,235.74 | 16,000.00 |
| 08238 | Roof Repair | .00 | 416.67 | 416.67 | 19,500.00 | 3,333.36 | (16,166.64) | 5,000.00 |
| 08239 | Roof Drain Line Cleaning | .00 | 125.00 | 125.00 | .00 | 1,000.00 | 1,000.00 | 1,500.00 |
| 08245 | Termite & Pest Control | .00 | 37.50 | 37.50 | 120.00 | 300.00 | 180.00 | 450.00 |
| 08247 | Speed Bumps | .00 | 416.67 | 416.67 | .00 | 3,333.36 | 3,333.36 | 5,000.00 |
| | | .00 | 4,559.25 | 4,559.25 | 33,350.65 | 36,474.00 | 3,123.35 | 54,711.00 |
| Insurance | | | | | | | | |
| 08300 | Insurance | 5,414.27 | 6,083.33 | 669.06 | 42,196.62 | 48,666.64 | 6,470.02 | 73,000.00 |
| | | 5,414.27 | 6,083.33 | 669.06 | 42,196.62 | 48,666.64 | 6,470.02 | 73,000.00 |

Ocean Cove Homeowners' Association
Income/Expense Statement
Period: 08/01/23 to 08/31/23

| | | Current Period | | | Year-To-Date | | | Yearly |
|-------------------------------|-------------------------------|----------------|-------------|------------|--------------|------------|-------------|------------|
| Account | Description | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Maintenance & Grounds | | | | | | | | |
| 08410 | Landscaping - Maintnce/Ground | 5,350.00 | 1,922.17 | (3,427.83) | 15,445.00 | 15,377.36 | (67.64) | 23,066.00 |
| 08412 | Mulch/labor | .00 | 250.00 | 250.00 | .00 | 2,000.00 | 2,000.00 | 3,000.00 |
| 08415 | Tree Trimming Service | .00 | 625.00 | 625.00 | 11,310.00 | 5,000.00 | (6,310.00) | 7,500.00 |
| 08416 | Landscape Rplc-Trees/Shrub/So | .00 | 333.33 | 333.33 | 6,544.50 | 2,666.64 | (3,877.86) | 4,000.00 |
| 08418 | Flowers Annual | .00 | 68.75 | 68.75 | .00 | 550.00 | 550.00 | 825.00 |
| 08425 | Fences Perimeter and Patio | 2,150.00 | 833.33 | (1,316.67) | 2,580.00 | 6,666.64 | 4,086.64 | 10,000.00 |
| 08700 | Sprinkler Maintenance/Repairs | 1,907.27 | 416.67 | (1,490.60) | 3,486.69 | 3,333.36 | (153.33) | 5,000.00 |
| | | 9,407.27 | 4,449.25 | (4,958.02) | 39,366.19 | 35,594.00 | (3,772.19) | 53,391.00 |
| Pool | | | | | | | | |
| 08505 | Cabana Cleaning | .00 | 90.83 | 90.83 | 585.00 | 726.64 | 141.64 | 1,090.00 |
| 08510 | Pool Equipment Repairs | .00 | 250.00 | 250.00 | 135.00 | 2,000.00 | 1,865.00 | 3,000.00 |
| 08530 | Pool Maintenance | 1,720.00 | 450.00 | (1,270.00) | 5,010.00 | 3,600.00 | (1,410.00) | 5,400.00 |
| 08540 | Pool Permit | .00 | 20.83 | 20.83 | 300.00 | 166.64 | (133.36) | 250.00 |
| 08550 | Pool Repairs | .00 | 83.33 | 83.33 | .00 | 666.64 | 666.64 | 1,000.00 |
| 08850 | Water Pool | 40.67 | 54.17 | 13.50 | 307.71 | 433.36 | 125.65 | 650.00 |
| | | 1,760.67 | 949.16 | (811.51) | 6,337.71 | 7,593.28 | 1,255.57 | 11,390.00 |
| Utilities | | | | | | | | |
| 08810 | Cable | 3,121.41 | 2,959.17 | (162.24) | 24,354.03 | 23,673.36 | (680.67) | 35,510.00 |
| 08820 | Electric | 655.20 | 650.00 | (5.20) | 4,437.42 | 5,200.00 | 762.58 | 7,800.00 |
| 08830 | Sanitation | 439.98 | 840.00 | 400.02 | 4,873.06 | 6,720.00 | 1,846.94 | 10,080.00 |
| 08840 | Sewer | .00 | 70.83 | 70.83 | 112.50 | 566.64 | 454.14 | 850.00 |
| 08845 | Water Landscape | 25.31 | 83.33 | 58.02 | 202.48 | 666.64 | 464.16 | 1,000.00 |
| | | 4,241.90 | 4,603.33 | 361.43 | 33,979.49 | 36,826.64 | 2,847.15 | 55,240.00 |
| Reserves | | | | | | | | |
| 09000 | Reserves | 7,816.67 | 7,816.67 | .00 | 62,533.36 | 62,533.36 | .00 | 93,800.00 |
| | | 7,816.67 | 7,816.67 | .00 | 62,533.36 | 62,533.36 | .00 | 93,800.00 |
| TOTAL EXPENSES | | 29,675.78 | 30,613.15 | 937.37 | 232,570.27 | 244,905.20 | 12,334.93 | 367,358.00 |
| Current Year Net Income/(loss | | (29,524.13) | (30,613.15) | 1,089.02 | 54,953.72 | 122,452.80 | (67,499.08) | .00 |
| ===== | | | | | | | | |

AGED OWNER BALANCES: AS OF Aug. 31, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

| ACCOUNT # | UNIT # | NAME | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL | STATUS |
|-----------|--------|------------------------|---------|---------|---------|---------|---------|--------|
| 126 | 126 | Grace Fiore | 0.00 | 0.00 | 2325.00 | 0.00 | 2325.00 | |
| 130 | 130 | Jack & Sherry Lee Vale | 0.00 | 0.00 | 695.83 | 0.00 | 695.83 | |
| | | | ----- | ----- | ----- | ----- | ----- | |
| | | TOTAL: | 0.00 | 0.00 | 3020.83 | 0.00 | 3020.83 | |

AGED OWNER BALANCES: AS OF Aug. 31, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

| ACCOUNT # | UNIT # | NAME | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL | STATUS |
|-----------|--------|------|---------|---------|---------|---------|-------|--------|
|-----------|--------|------|---------|---------|---------|---------|-------|--------|

REPORT SUMMARY

| CODE | N/A | DESCRIPTION | ACCOUNT # | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL |
|--------------|-----|-----------------|-----------|---------|---------|---------|---------|---------|
| A1 | | Semi -Annl Dues | 1210 | 0.00 | 0.00 | 3020.83 | 0.00 | 3020.83 |
| GRAND TOTAL: | | | | 0.00 | 0.00 | 3020.83 | 0.00 | 3020.83 |

| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | DELINQUENCY AMOUNT |
|-------------------|------------------------|-----------------------|
| 01210 | Accounts Receivable | 3020.83 |
| TOTAL | | \$3020.83 |

PREPAYS AS OF Aug. 31, 2023
Account Number Sequence

* - Previous Owner or Renter

| NAME ADDRESS | LOT NUMBER | ACCOUNT NUMBER | CODE | PREPAID AMOUNT |
|---|---------------|-------------------|------|-------------------|
| CURRENT OWNERS | | | | |
| Pam Leonard 105 Ocean Cove Drive | 105 | 105 | PP | 10.00 |
| Marilyn and Robert Wagner 108 Ocean Cove Drive | 108 | 108 | PP | 100.00 |
| Elizabeth Brinkworth 111 Ocean Cove Drive | 111 | 111 | PP | 3,292.00 |
| Irene and Michael Whalen 128 Ocean Cove Drive | 128 | 128 | PP | 99.99 |
| | | | | ===== |
| TOTAL HOMES: | 4 | TOTAL PREPAYS | | 3,501.99 |
| | | TOTAL DISTR: | PP | 3,501.99 |

OCEAN COVE
PREPAID INSURANCE
June 30, 2023

1610

| | | | | | | | | |
|--------------------|---------------|---------|---------|--------|-----------|-----------|----------|----------|
| Tequesta Agency | | | | | | | | |
| COMPANY | POLICY TYPE | FROM | TO | MONTHS | PREMIUM | PREPAID | EXPENSED | MONTHLY |
| | | | | LEFT | | | | |
| | | | | | | | | |
| IOA/Liberty Mutual | Umbrella | 8/15/22 | 8/15/23 | 11 | 1,170.00 | 1,072.50 | 97.50 | 97.50 |
| | | | | | | | | |
| IOA/Frontline | Prop/Wind/Ord | 8/15/22 | 8/15/23 | 11 | 22,584.45 | 20,702.41 | 1,882.04 | 1,882.04 |
| | | | | | | - | - | - |
| IOA/Aspen | GL/DO/CR/Auto | 8/15/22 | 8/15/23 | 11 | 7,989.25 | 7,323.48 | 665.77 | 665.77 |
| | | | | | | | | |
| IOA/Zenith | Workers Comp | 8/15/22 | 8/15/23 | 11 | 565.00 | 517.92 | 47.08 | 47.08 |
| | | | | | | | | |
| IOA/Travelers | Equipment | 8/15/22 | 8/15/23 | 11 | 1,150.80 | 1,054.90 | 95.90 | 95.90 |
| | | | | | | | | |
| | | | | | 33,459.50 | 30,671.21 | 2,788.29 | 2,788.29 |

INSURANCE PAYABLE - FRONTLINE
52,115.50

| | |
|-------------|----------|
| Payment | -15155.5 |
| Payment | -4108.67 |
| Payment | -4108.67 |
| Payment | -4108.67 |
| Payment | -4108.67 |
| Payment | -4108.67 |
| Payment | -4108.67 |
| Payment | -4108.67 |
| Payment | -4108.67 |
| Payment | -4108.67 |
| | (18.03) |
| Adj Expense | 18.03 |
| | 0.00 |

8

| | | UNAUDITED BEGINNING OF YEAR BAL | YTD ADDITIONS | Reallocations | YTD DISTRIBUTION | TRANSFERS | YTD BALANCE | ANNUAL BUDGET | MONTHLY AMOUNT |
|--|---------------------------|---------------------------------------|------------------|---------------|---------------------|-----------|----------------|------------------|-------------------|
| | | | | | | | | | |
| | | | | | | | | | |
| | Pooled reserves (Savings) | 3,799.92 | 2,533.34 | | | | 6,333.26 | 3,800.00 | 316.67 |
| | Mansard Roof Replacements | 0.00 | 36,666.64 | | | | 36,666.64 | 55,000.00 | 4,583.33 |
| | Pool Cabana Roof | 0.00 | 16,666.64 | | | | 16,666.64 | 25,000.00 | 2,083.33 |
| | Pool heater/Cooler | 0.00 | 6,666.64 | | | | 6,666.64 | 10,000.00 | 833.33 |
| | | | | | | | 0.00 | | |
| | Reserve Interest | 0.00 | | 0.00 | | | 0.00 | | |
| | | | | | | | | | |
| | TOTAL RESERVES | 3,799.92 | 62,533.26 | 0.00 | 0.00 | 0.00 | 66,333.18 | 93,800.00 | 7,816.66 |

YTD INCOME 62,533.26

EXPENDITURES:

| <u>Date</u> | <u>CK#</u> | <u>Amount</u> |
|---------------------------|------------|---------------|
| | | 0.00 |
| | | <hr/> |
| Total Expenditures | | - |

Ocean Cove Homeowners' Association
August 31, 2023

ACCRUED EXPENSES-3352

| | |
|--------------------------------------|---------|
| June, July and August Accounting fee | \$1,035 |
|--------------------------------------|---------|

PREPAID EXP-1615

-

Ocean Cove HOA
8/31/2023
2022 Roof Special Assessment

| | | |
|---------------------------|---------------------|----------|
| 2022 Roof Expenses | \$156,508.00 | |
| ACI-Century | -\$11,000.00 | |
| ACI-Century | -\$33,065.35 | |
| Building Doctor | -\$10,000.00 | |
| ACI-Century | -\$27,278.45 | |
| ACI-Century | -\$54,557.10 | |
| Deffered S/A Balance | \$20,607.10 | G/L 3347 |

A / P O P E N I T E M D E T A I L

Starting vendor: "First"

Ending vendor: "Last"

Cut off date: 08/31/23

| Vendor | | Vchr # | Invoice | Reference | Date | Amount |
|--------------|-----------------------|--------|---------|-------------------|----------|----------|
| LEOS | LEOS LAWN SERVICE INC | 1100 | 16930 | monthly landscape | 08/01/23 | 1750.00 |
| Grand total: | | | | | | 1,750.00 |

CASH DISBURSEMENTS

Starting Check Date: 8/01/23Cash account #: "All"

Ending Check Date: 8/31/23

| Check-date | Check-# | Vend-# | Vendor Name | Check-amount | Reference |
|----------------------|---------|-----------|-----------------------------|--------------|---------------------|
| Cash account #: 1111 | | | Valley Bank-Operating | | |
| 8/07/23 | 1055 | JOSE | JOSE PAZ | 550.00 | Painting fence |
| 8/07/23 | 1056 | LEOS | LEOS LAWN SERVICE INC | 1,750.00 | MONTHLY SERVICE |
| 8/07/23 | 1057 | POOL | POOL DOCTOR | 1,720.00 | weekly pool service |
| 8/08/23 | 80823 | (M)FPL | FLORIDA POWER & LIGHT | 655.20 | AUTOPAY |
| 8/09/23 | 80923 | (M)JUPITE | TOWN OF JUPITER | 65.98 | AUTOPAY 031304 |
| 8/14/23 | 1058 | JOSE | JOSE PAZ | 600.00 | balcony painting |
| 8/14/23 | 81423 | (M)COMCAS | TOMCAST | 3,121.41 | AUG CABLE AUTO |
| 8/15/23 | 81523 | (M)WASTE | WASTE MGMT | 439.98 | AUG TRASH AUTO |
| 8/18/23 | 1059 | VOID | | .00 | Void |
| 8/18/23 | 1060 | INSUR | INSURANCE OFFICE OF AMERICA | 33,459.50 | INSURANCE |
| 8/23/23 | 1061 | LEOS | LEOS LAWN SERVICE INC | 3,757.27 | monthly |
| 8/30/23 | 1062 | JOSE | JOSE PAZ | 1,000.00 | email from michael |
| Totals: | | | | 47,119.34 | |

RECONCILIATION

Bank #: 03 Valley Bank-Operating 1111 Valley Bank-Operating
G/L Acct Bal: 101,295.31
Bank Balance: 106,052.58
Statement date: 08/31/23

| Chk-# | Date | Reference | Clr-date | Uncleared Checks | Uncleared Deposits |
|-------|------|-----------|----------|------------------|--------------------|
|-------|------|-----------|----------|------------------|--------------------|

| | | | | | |
|--------------------|----------|-----------------------|--|----------|-----|
| OUTSTANDING ITEMS: | | | | | |
| 1061 | 08/23/23 | LEOS LAWN SERVICE INC | | 3,757.27 | |
| 1062 | 08/30/23 | JOSE PAZ | | 1,000.00 | |
| Total Outstanding | | | | 4,757.27 | .00 |

Bank Reconciliation Summary

=====

| | | | |
|----------------------------|------------|---------------------|------------|
| Checkbook Balance | 101,295.31 | Reconciling Balance | 106,052.58 |
| Uncleared Checks, Credits | 4,757.27 + | Bank Stmt. Balance | 106,052.58 |
| Uncleared Deposits, Debits | 0.00 | Difference | 0.00 |



9200606 SP 2175 -C10-P00000-I
OCEAN COVE HOMEOWNERS ASSOCIATION
OPERATING ACCOUNT
C/O ACCOUNTING DEPARTMENT
185 E INDIANTOWN RD STE 127
JUPITER FL 33477



Join us for our information-packed
Journey to Homeownership Webinar
See dates and register at Valley.com/HomeWebinar

Account Statement

For the Period Ending: 08/31/23 | Page 1 of 4

Valley Business Banking - XXXXXXXX7209

SUMMARY FOR THE PERIOD: 08/01/23 - 08/31/23

| | | | | | | | | | | |
|-------------------|---|------------|---|---------------|---|-------------|---|----------------|---|----------------|
| Beginning Balance | + | Deposits | + | Interest Paid | - | Withdrawals | - | Service Charge | = | Ending Balance |
| \$140,472.65 | | \$7,942.00 | | \$0.00 | | \$42,362.07 | | \$0.00 | | \$106,052.58 |

TRANSACTIONS

| Date | Description | Debits | Credits | Balance |
|-------|---|-------------|------------|--------------|
| | Beginning Balance | | | \$140,472.65 |
| 08/08 | Ocean Cove HOA OnlinePay ID: 16345 | | \$2,325.00 | \$142,797.65 |
| 08/08 | FPL DIRECT DEBIT ELEC PYMT ID: 5340885580 PPDA | -\$126.83 | | \$142,670.82 |
| 08/08 | FPL DIRECT DEBIT ELEC PYMT ID: 3236012443 PPDA | -\$528.37 | | \$142,142.45 |
| 08/09 | Deposit | | \$2,325.00 | \$144,467.45 |
| 08/09 | TOWN OF JUPITER UT BILL ID: 031304 | -\$25.31 | | \$144,442.14 |
| 08/09 | TOWN OF JUPITER UT BILL ID: 031298 | -\$40.67 | | \$144,401.47 |
| 08/09 | Check Number 1055 | -\$550.00 | | \$143,851.47 |
| 08/10 | Check Number 1057 | -\$1,720.00 | | \$142,131.47 |
| 08/14 | COMCAST 8535114 090365509 ID: 4780626 | -\$3,121.41 | | \$139,010.06 |



TRANSACTIONS (continued)

| Date | Description | Debits | Credits | Balance |
|----------------|--|--------------|------------|--------------|
| 08/15 | WASTE MANAGEMENT INTERNET ID: 043000093217368 | -\$439.98 | | \$138,570.08 |
| 08/16 | Check Number 1058 | -\$600.00 | | \$137,970.08 |
| 08/18 | Check Number 1056 | -\$1,750.00 | | \$136,220.08 |
| 08/22 | Check Number 1060 | -\$33,459.50 | | \$102,760.58 |
| 08/28 | Deposit | | \$3,292.00 | \$106,052.58 |
| Ending Balance | | | | \$106,052.58 |

CHECKS IN ORDER

| Date | Number | Amount | Date | Number | Amount |
|-------|--------|------------|-------|--------|-------------|
| 08/09 | 1055 | \$550.00 | 08/16 | 1058 | \$600.00 |
| 08/18 | 1056 | \$1,750.00 | | * | |
| 08/10 | 1057 | \$1,720.00 | 08/22 | 1060 | \$33,459.50 |

[*] Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

Interest Rate Calculations

Year-to-Date Interest Paid: \$0.00

As of 5/1/2023 we will eliminate these fees: Return Deposited Item. Daily overdraft fee \$15 per day after 5 days NSF. Reduction of Paid Overdraft fee from \$36 to \$30.

POSTED CHECKS

For more details and bigger images log on to your account at valley.com

Valley Bank

Ocean Cove Homeowner's Assoc.
c/o Accounting Department, Inc
185 E. Indiantown Rd STE 127
Jupiter FL 33477

CHECK NO. 001055 CHECK DATE 08/07/23 VENDOR NO. JOSE

CHECK AMOUNT *****550.00

FIVE HUNDRED FIFTY AND 00/100 DOLLARS*****

PAY TO THE ORDER OF JOSE PAZ
1600 Windorah Way Apt C
WPB, FL 33411

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001055⑈ ⑆021201383⑆ 42797209⑈

08/09 Check#: 0000001055 Amount: \$550.00

Valley Bank

Ocean Cove Homeowner's Assoc.
c/o Accounting Department, Inc
185 E. Indiantown Rd STE 127
Jupiter FL 33477

CHECK NO. 001056 CHECK DATE 08/07/23 VENDOR NO. LEOS

CHECK AMOUNT *****1,750.00

ONE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS*****

PAY TO THE ORDER OF LEOS LAWN SERVICE INC
18840 Big Cypress Dr
Jupiter, FL 33458

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001056⑈ ⑆021201383⑆ 42797209⑈

08/18 Check#: 0000001056 Amount: \$1,750.00

Valley Bank

Ocean Cove Homeowner's Assoc.
c/o Accounting Department, Inc
185 E. Indiantown Rd STE 127
Jupiter FL 33477

CHECK NO. 001057 CHECK DATE 08/07/23 VENDOR NO. POOL

CHECK AMOUNT *****1,720.00

ONE THOUSAND SEVEN HUNDRED TWENTY AND 00/100 DOLLARS*****

PAY TO THE ORDER OF POOL DOCTOR
1408 N Kilian Dr Ste 103
WPB, FL 33403

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001057⑈ ⑆021201383⑆ 42797209⑈

08/10 Check#: 0000001057 Amount: \$1,720.00

Valley Bank

Ocean Cove Homeowner's Assoc.
c/o Accounting Department, Inc
185 E. Indiantown Rd STE 127
Jupiter FL 33477

CHECK NO. 001058 CHECK DATE 08/14/23 VENDOR NO. JOSE

CHECK AMOUNT *****600.00

SIX HUNDRED AND 00/100 DOLLARS*****

PAY TO THE ORDER OF JOSE PAZ
1600 Windorah Way Apt C
WPB, FL 33411

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001058⑈ ⑆021201383⑆ 42797209⑈

08/16 Check#: 0000001058 Amount: \$600.00

Valley Bank

Ocean Cove Homeowner's Assoc.
c/o Accounting Department, Inc
185 E. Indiantown Rd STE 127
Jupiter FL 33477

CHECK NO. 001060 CHECK DATE 08/18/23 VENDOR NO. INSUR

CHECK AMOUNT *****33,459.50

THIRTY-THREE THOUSAND FOUR HUNDRED FIFTY-NINE AND 50/100 DOLLARS*****

PAY TO THE ORDER OF INSURANCE OFFICE OF AMERICA
PO BOX 162969
ALTAMONTE SPRINGS, FL 32716

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001060⑈ ⑆021201383⑆ 42797209⑈

08/22 Check#: 0000001060 Amount: \$33,459.50



To Reconcile Your Account

- 1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
- 2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
- 3. Add to your checkbook balance any credit not already recorded in the checkbook.
- 4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
- 5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

| | |
|--|--|
| 1 Enter ending statement balance | |
| 2 Add deposits recorded in your checkbook but not shown on this statement. | |
| 3 Total (1 plus 2 above) | |
| 4 Subtract total check(s) outstanding | |
| 5 Balance (3 less 4 should equal checkbook balance) | |

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1445 Valley Road, Wayne, NJ 07470-2088, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you

can, why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1445 Valley Road, Wayne, NJ 07470-2088, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For Additional Terms And Conditions Applicable To Your Account Statement, Please Reference Our "All About Your Accounts" Booklet.

9200606-0000965-0000004-C10-am-2175-00000



RECONCILIATION

Bank #: 04 Valley Bank MM 1112 Valley Bank MM
G/L Acct Bal: 51,095.30
Bank Balance: 51,095.30
Statement date: 08/31/23

| Chk-# | Date | Reference | Clr-date | Uncleared Checks | Uncleared Deposits |
|-------|------|-----------|----------|------------------|--------------------|
|-------|------|-----------|----------|------------------|--------------------|

OUTSTANDING ITEMS:

| | | | | | |
|-------------------|--|--|--|-----|-----|
| Total Outstanding | | | | .00 | .00 |
|-------------------|--|--|--|-----|-----|

Bank Reconciliation Summary

=====

| | | | |
|----------------------------|-----------|---------------------|-----------|
| Checkbook Balance | 51,095.30 | Reconciling Balance | 51,095.30 |
| Uncleared Checks, Credits | 0.00 + | Bank Stmt. Balance | 51,095.30 |
| Uncleared Deposits, Debits | 0.00 | Difference | 0.00 |



9200812 SP 2175 -C10-P00000-I
OCEAN COVE HOMEOWNERS ASSOCIATION
RESERVE ACCOUNT
C/O ACCOUNTING DEPARTMENT
185 E INDIANTOWN ROAD STE 127
JUPITER FL 33477



TAKE THE NEXT STEPS IN
BECOMING A HOMEOWNER

Join us for our information-packed
Journey to Homeownership Webinar
See dates and register at Valley.com/HomeWebinar

Account Statement

For the Period Ending: 08/31/23 | Page 1 of 2

Property Management MMA - XXXXXXXX1684

SUMMARY FOR THE PERIOD: 08/01/23 - 08/31/23

| | | | | | | | | | | |
|-------------------|---|----------|---|---------------|---|-------------|---|----------------|---|----------------|
| Beginning Balance | + | Deposits | + | Interest Paid | - | Withdrawals | - | Service Charge | = | Ending Balance |
| \$50,943.65 | | \$0.00 | | \$151.65 | | \$0.00 | | \$0.00 | | \$51,095.30 |

TRANSACTIONS

| Date | Description | Debits | Credits | Balance |
|----------------|---------------------------|--------|----------|-------------|
| | Beginning Balance | | | \$50,943.65 |
| 08/31 | Interest Credited Deposit | | \$151.65 | \$51,095.30 |
| Ending Balance | | | | \$51,095.30 |

RATE SUMMARY

| As of 08/01 | \$0 - \$2,499 | \$2,500 - \$99,999 | \$100,000 - \$249,999 | \$250,000 - \$499,999 | \$500,000+ |
|---------------|---------------|--------------------|-----------------------|-----------------------|------------|
| Interest Rate | 3.500% | 3.500% | 3.500% | 3.500% | 3.500% |

| | | |
|-------------------------------|------------------------------|--------------------------------------|
| Interest Rate Calculations | | |
| Average Balance: \$50,943.65 | Minimum Balance: \$50,943.65 | Avg Stmt Collected Bal: \$50,943.65 |
| Annual % Yield Earned: 3.560% | Interest Earned: \$151.65 | Year-to-Date Interest Paid: \$623.99 |

As of 5/1/2023 we will eliminate these fees: Return Deposited Item. Daily overdraft fee \$15 per day after 5 days NSF. Reduction of Paid Overdraft fee from \$36 to \$30.



To Reconcile Your Account

- 1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
- 2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
- 3. Add to your checkbook balance any credit not already recorded in the checkbook.
- 4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
- 5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

| | |
|--|--|
| 1 Enter ending statement balance | |
| 2 Add deposits recorded in your checkbook but not shown on this statement. | |
| 3 Total (1 plus 2 above) | |
| 4 Subtract total check(s) outstanding | |
| 5 Balance (3 less 4 should equal checkbook balance) | |

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1445 Valley Road, Wayne, NJ 07470-2088, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you

can, why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1445 Valley Road, Wayne, NJ 07470-2088, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For Additional Terms And Conditions Applicable To Your Account Statement, Please Reference Our “All About Your Accounts” Booklet.

9200812-0000989-0000002 of 0000002-C10-ad-2175-00000

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 08/01/23

Ending date: 08/31/23

| Acct-# | Description | | | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|--------|----------------------------|--------|-----------|---------------|-----------|---------------------------|---------------------|-------------|
| 1110 | BOA Operating account 7778 | | | .00 | .00 | .00 | .00 | .00 |
| 1111 | Valley Bank-Operating | | | 140,472.65 | 41,401.50 | 80,578.84 | 39,177.34CR | 101,295.31 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/01/23 | AR0137 | AR-137 | 2,325.00 | | Owner Cash Receipts | | |
| | 08/07/23 | AP2349 | 1055 | | 550.00 | JOSE PAZ | Painting fence | |
| | 08/07/23 | AP2351 | 1056 | | 1,750.00 | LEOS LAWN SERVICE INC | MONTHLY SERVICE | |
| | 08/07/23 | AP2351 | 1057 | | 1,720.00 | POOL DOCTOR | weekly pool service | |
| | 08/07/23 | AR0000 | AR04 | 2,325.00 | | Owner Cash Receipts | | |
| | 08/08/23 | AP2367 | 80823 | | 126.83 | FLORIDA POWER & LIGHT | | |
| | 08/08/23 | AP2367 | 80823 | | 528.37 | FLORIDA POWER & LIGHT | | |
| | 08/09/23 | AP2369 | 80923 | | 25.31 | TOWN OF JUPITER | | |
| | 08/09/23 | AP2369 | 80923 | | 40.67 | TOWN OF JUPITER | | |
| | 08/14/23 | AP2353 | 1058 | | 600.00 | JOSE PAZ | balcony painting | |
| | 08/14/23 | AP2371 | 81423 | | 3,121.41 | TOMCAST | | |
| | 08/15/23 | AP2371 | 81523 | | 439.98 | WASTE MGMT | | |
| | 08/18/23 | AP0000 | 1059 | 33,459.50 | | Void chk, INSURANCE OFFIC | WRONG ADDRESS | |
| | 08/18/23 | AP2355 | 1059 | | 33,459.50 | INSURANCE OFFICE OF AMERI | INSURANCE | |
| | 08/18/23 | AP2356 | 1060 | | 33,459.50 | INSURANCE OFFICE OF AMERI | INSURANCE | |
| | 08/23/23 | AP2359 | 1061 | | 3,757.27 | LEOS LAWN SERVICE INC | monthly | |
| | 08/28/23 | AR0138 | AR-138 | 3,292.00 | | Owner Cash Receipts | | |
| | 08/30/23 | AP2361 | 1062 | | 1,000.00 | JOSE PAZ | email from michael | |
| 1112 | Valley Bank MM | | | 50,943.65 | 151.65 | .00 | 151.65 | 51,095.30 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/31/23 | CR0000 | ADJUST | 151.65 | | Reserve Int Aug | | |
| 1120 | BOA Business Savings | | | .00 | .00 | .00 | .00 | .00 |
| 1210 | Accounts Receivable | | | 7,670.83 | .00 | 4,650.00 | 4,650.00CR | 3,020.83 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/01/23 | AR0137 | AR-137 | | 2,325.00 | Owner Cash Receipts | | |
| | 08/07/23 | AR0000 | AR04 | | 2,325.00 | Owner Cash Receipts | | |
| 1410 | Due to/from Reserves | | | 7,572.96CR | .00 | 7,665.02 | 7,665.02CR | 15,237.98CR |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/31/23 | GJ0145 | CS | | 7,665.02 | RESERVE ADJ | | |
| 1415 | Due to/from Operating | | | 7,572.96 | 7,665.02 | .00 | 7,665.02 | 15,237.98 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/31/23 | GJ0145 | CS | 7,665.02 | | RESERVE ADJ | | |
| 1610 | Prepaid Insurance | | | 2,625.98 | 38,711.55 | 10,666.32 | 28,045.23 | 30,671.21 |

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 08/01/23

Ending date: 08/31/23

| Acct-# | Description | | | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|--------|-------------------|--------|-----------|---------------|-----------|---------------------------|---------------------|-------------|
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/18/23 | AP2354 | VH1096 | 33,459.50 | | INSURANCE OFFICE OF AMERI | INSURANCE | |
| | 08/31/23 | GJ0146 | CS | 5,252.05 | | INSURANCE REVERSAL | | |
| | 08/31/23 | RJ0001 | 102119GB | | 5,252.05 | REC INS EXP FROM PPD INS | | |
| | 08/31/23 | RJ0001 | 102119GB | | 2,788.29 | REC INS EXP FROM PPD INS | | |
| | 08/31/23 | RJ0001 | 102119GB | | 2,625.98 | REC INS EXP FROM PPD INS | | |
| 1615 | Prepaid Expenses | | | .00 | .00 | .00 | .00 | .00 |
| 3345 | Accounts Payable | | | .00 | 80,578.84 | 82,328.84 | 1,750.00CR | 1,750.00CR |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/01/23 | AP2362 | VH1100 | | 1,750.00 | LEOS LAWN SERVICE INC | monthly landscape | |
| | 08/05/23 | AP2348 | VH1089 | | 550.00 | JOSE PAZ | Painting fence | |
| | 08/07/23 | AP2349 | 1055 | 550.00 | | JOSE PAZ | Painting fence | |
| | 08/07/23 | AP2350 | VH1090 | | 525.00 | POOL DOCTOR | weekly pool service | |
| | 08/07/23 | AP2350 | VH1091 | | 495.00 | POOL DOCTOR | chemical service | |
| | 08/07/23 | AP2350 | VH1092 | | 525.00 | POOL DOCTOR | weekly pool service | |
| | 08/07/23 | AP2350 | VH1093 | | 175.00 | POOL DOCTOR | weekly pool service | |
| | 08/07/23 | AP2350 | VH1094 | | 1,750.00 | LEOS LAWN SERVICE INC | MONTHLY SERVICE | |
| | 08/07/23 | AP2351 | 1056 | 1,750.00 | | LEOS LAWN SERVICE INC | MONTHLY SERVICE | |
| | 08/07/23 | AP2351 | 1057 | 1,720.00 | | POOL DOCTOR | weekly pool service | |
| | 08/08/23 | AP0010 | VH1103 | | 126.83 | FLORIDA POWER & LIGHT | AUTOPAY | |
| | 08/08/23 | AP0012 | VH1104 | | 528.37 | FLORIDA POWER & LIGHT | AUTOPAY | |
| | 08/08/23 | AP2367 | 1103 | 126.83 | | FLORIDA POWER & LIGHT | | |
| | 08/08/23 | AP2367 | 1104 | 528.37 | | FLORIDA POWER & LIGHT | | |
| | 08/09/23 | AP0003 | VH1105 | | 25.31 | TOWN OF JUPITER | AUTOPAY 031304 | |
| | 08/09/23 | AP0017 | VH1106 | | 40.67 | TOWN OF JUPITER | AUTOPAY | |
| | 08/09/23 | AP2369 | 1105 | 25.31 | | TOWN OF JUPITER | | |
| | 08/09/23 | AP2369 | 1106 | 40.67 | | TOWN OF JUPITER | | |
| | 08/11/23 | AP2358 | VH1098 | | 1,907.27 | LEOS LAWN SERVICE INC | repairs | |
| | 08/13/23 | AP2352 | VH1095 | | 600.00 | JOSE PAZ | balcony painting | |
| | 08/14/23 | AP0007 | VH1107 | | 3,121.41 | TOMCAST | AUG CABLE AUTO | |
| | 08/14/23 | AP0011 | VH1108 | | 439.98 | WASTE MGMT | AUG TRASH AUTO | |
| | 08/14/23 | AP2353 | 1058 | 600.00 | | JOSE PAZ | balcony painting | |
| | 08/14/23 | AP2371 | 1107 | 3,121.41 | | TOMCAST | | |
| | 08/15/23 | AP2371 | 1108 | 439.98 | | WASTE MGMT | | |
| | 08/18/23 | AP0000 | 1059 | | 33,459.50 | Void chk, INSURANCE OFFIC | WRONG ADDRESS | |
| | 08/18/23 | AP2354 | VH1096 | | 33,459.50 | INSURANCE OFFICE OF AMERI | INSURANCE | |
| | 08/18/23 | AP2355 | 1059 | 33,459.50 | | INSURANCE OFFICE OF AMERI | INSURANCE | |
| | 08/18/23 | AP2356 | 1060 | 33,459.50 | | INSURANCE OFFICE OF AMERI | INSURANCE | |
| | 08/20/23 | AP2358 | VH1097 | | 1,850.00 | LEOS LAWN SERVICE INC | monthly | |
| | 08/23/23 | AP2359 | 1061 | 3,757.27 | | LEOS LAWN SERVICE INC | monthly | |
| | 08/30/23 | AP2360 | VH1099 | | 1,000.00 | JOSE PAZ | email from michael | |
| | 08/30/23 | AP2361 | 1062 | 1,000.00 | | JOSE PAZ | email from michael | |
| 3346 | Insurance Payable | | | .00 | .00 | .00 | .00 | .00 |
| 3347 | 2022 S/A Deferred | | | 20,607.10CR | .00 | .00 | .00 | 20,607.10CR |

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 08/01/23

Ending date: 08/31/23

| Acct-# | Description | | | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|--------|------------------------------|--------|-----------|---------------|-----------|----------------------|---------------|--------------|
| 3352 | Accrued Expenses | | | .00 | .00 | .00 | .00 | .00 |
| 3500 | Prepaid Owner Assessments | | | 209.99CR | .00 | 3,292.00 | 3,292.00CR | 3,501.99CR |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/28/23 | AR0138 | AR-138 | | 3,292.00 | Owner Cash Receipts | | |
| 4600 | Reserves | | | 58,516.61CR | .00 | 7,816.67 | 7,816.67CR | 66,333.28CR |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/31/23 | RJ0004 | 031722GB | | 7,816.67 | REC MONTHLY RESERVES | | |
| 5610 | Retained Earnings | | | 37,901.56CR | .00 | .00 | .00 | 37,901.56CR |
| 5615 | Prior year adjustments | | | .00 | .00 | .00 | .00 | .00 |
| 6000 | HOA semi annual dues | | | 286,000.00CR | .00 | .00 | .00 | 286,000.00CR |
| 6100 | Lease Income | | | 450.00CR | .00 | .00 | .00 | 450.00CR |
| 6150 | Interest Income | | | 472.34CR | .00 | 151.65 | 151.65CR | 623.99CR |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/31/23 | CR0000 | ADJUST | | 151.65 | Reserve Int Aug | | |
| 6200 | Transfer of Ownership Income | | | 450.00CR | .00 | .00 | .00 | 450.00CR |
| 8105 | Miscellaneous/Office Exp | | | 1,512.33 | .00 | .00 | .00 | 1,512.33 |
| 8110 | Postage | | | 4.80 | .00 | .00 | .00 | 4.80 |
| 8115 | Accounting Fee | | | 1,725.00 | .00 | .00 | .00 | 1,725.00 |
| 8116 | Property Management | | | 6,774.00 | .00 | .00 | .00 | 6,774.00 |
| 8120 | Supplies/Annual Report | | | 172.50 | .00 | .00 | .00 | 172.50 |
| 8125 | Web Site | | | 477.62 | .00 | .00 | .00 | 477.62 |
| 8225 | Irrigation Well:Rust/Cleanup | | | 4,299.75 | .00 | .00 | .00 | 4,299.75 |
| 8235 | Minor Repairs & Supplies | | | 9,430.90 | .00 | .00 | .00 | 9,430.90 |
| 8238 | Roof Repair | | | 19,500.00 | .00 | .00 | .00 | 19,500.00 |
| 8245 | Termite & Pest Control | | | 120.00 | .00 | .00 | .00 | 120.00 |
| 8300 | Insurance | | | 36,782.35 | 10,666.32 | 5,252.05 | 5,414.27 | 42,196.62 |

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 08/01/23

Ending date: 08/31/23

| Acct-# | Description | | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|--------|--------------------------------|--------|---------------|-----------|-----------|--------------------------|---------------------|
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
| | 08/31/23 | GJ0146 | CS | | 5,252.05 | INSURANCE REVERSAL | |
| | 08/31/23 | RJ0001 | 102119GB | 5,252.05 | | REC INS EXP FROM PPD INS | |
| | 08/31/23 | RJ0001 | 102119GB | 2,788.29 | | REC INS EXP FROM PPD INS | |
| | 08/31/23 | RJ0001 | 102119GB | 2,625.98 | | REC INS EXP FROM PPD INS | |
| 8410 | Landscaping - Maintnce/Grounds | | 10,095.00 | 5,350.00 | .00 | 5,350.00 | 15,445.00 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
| | 08/01/23 | AP2362 | VH1100 | 1,750.00 | | LEOS LAWN SERVICE INC | monthly landscape |
| | 08/07/23 | AP2350 | VH1094 | 1,750.00 | | LEOS LAWN SERVICE INC | MONTHLY SERVICE |
| | 08/20/23 | AP2358 | VH1097 | 1,850.00 | | LEOS LAWN SERVICE INC | monthly |
| 8415 | Tree Trimming Service | | 11,310.00 | .00 | .00 | .00 | 11,310.00 |
| 8416 | Landscape Rplc-Trees/Shrub/Sod | | 6,544.50 | .00 | .00 | .00 | 6,544.50 |
| 8425 | Fences Perimeter and Patio | | 430.00 | 2,150.00 | .00 | 2,150.00 | 2,580.00 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
| | 08/05/23 | AP2348 | VH1089 | 550.00 | | JOSE PAZ | Painting fence |
| | 08/13/23 | AP2352 | VH1095 | 600.00 | | JOSE PAZ | balcony painting |
| | 08/30/23 | AP2360 | VH1099 | 1,000.00 | | JOSE PAZ | email from michael |
| 8505 | Cabana Cleaning | | 585.00 | .00 | .00 | .00 | 585.00 |
| 8510 | Pool Equipment Repairs | | 135.00 | .00 | .00 | .00 | 135.00 |
| 8530 | Pool Maintenance | | 3,290.00 | 1,720.00 | .00 | 1,720.00 | 5,010.00 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
| | 08/07/23 | AP2350 | VH1090 | 525.00 | | POOL DOCTOR | weekly pool service |
| | 08/07/23 | AP2350 | VH1091 | 495.00 | | POOL DOCTOR | chemical service |
| | 08/07/23 | AP2350 | VH1092 | 525.00 | | POOL DOCTOR | weekly pool service |
| | 08/07/23 | AP2350 | VH1093 | 175.00 | | POOL DOCTOR | weekly pool service |
| 8540 | Pool Permit | | 300.00 | .00 | .00 | .00 | 300.00 |
| 8600 | Professional Legal Fees | | 3,105.00 | .00 | .00 | .00 | 3,105.00 |
| 8700 | Sprinkler Maintenance/Repairs | | 1,579.42 | 1,907.27 | .00 | 1,907.27 | 3,486.69 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |
| | 08/11/23 | AP2358 | VH1098 | 1,907.27 | | LEOS LAWN SERVICE INC | repairs |
| 8810 | Cable | | 21,232.62 | 3,121.41 | .00 | 3,121.41 | 24,354.03 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE |

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 08/01/23

Ending date: 08/31/23

| Acct-# | Description | | | Begin-balance | Total-DR | Total-CR | Net-change | End-balance |
|------------|-----------------|--------|-----------|---------------|------------|-----------------------|----------------|-------------|
| | 08/14/23 | AP0007 | VH1107 | 3,121.41 | TOMCAST | | AUG CABLE AUTO | |
| 8820 | Electric | | | 3,782.22 | 655.20 | .00 | 655.20 | 4,437.42 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/08/23 | AP0010 | VH1103 | 126.83 | | FLORIDA POWER & LIGHT | AUTOPAY | |
| | 08/08/23 | AP0012 | VH1104 | 528.37 | | FLORIDA POWER & LIGHT | AUTOPAY | |
| 8830 | Sanitation | | | 4,433.08 | 439.98 | .00 | 439.98 | 4,873.06 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/14/23 | AP0011 | VH1108 | 439.98 | | WASTE MGMT | AUG TRASH AUTO | |
| 8840 | Sewer | | | 112.50 | .00 | .00 | .00 | 112.50 |
| 8845 | Water Landscape | | | 177.17 | 25.31 | .00 | 25.31 | 202.48 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/09/23 | AP0003 | VH1105 | 25.31 | | TOWN OF JUPITER | AUTOPAY 031304 | |
| 8850 | Water Pool | | | 267.04 | 40.67 | .00 | 40.67 | 307.71 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/09/23 | AP0017 | VH1106 | 40.67 | | TOWN OF JUPITER | AUTOPAY | |
| 9000 | Reserves | | | 54,716.69 | 7,816.67 | .00 | 7,816.67 | 62,533.36 |
| | DATE | SOURCE | REFERENCE | DR-AMOUNT | CR-AMOUNT | DESCRIPTION | A/P REFERENCE | |
| | 08/31/23 | RJ0004 | 031722GB | 7,816.67 | | REC MONTHLY RESERVES | | |
| Gnd Total: | | | | .00 | 202,401.39 | 202,401.39 | .00 | .00 |