

Ocean Cove Homeowners' Association
September 30, 2023

FINANCIAL REPORT

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Ocean Cove Homeowners' Association
Balance Sheet
As of 09/30/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1111	Valley Op 9196 (old 7209)	46,778.32			46,778.32
1112	Valley MM 8210 (old 1684)		51,110.00		51,110.00
1210	Accounts Receivable	695.83			695.83
1410	Due to/from Reserves	(23,039.95)			(23,039.95)
1415	Due to/from Operating		23,039.95		23,039.95
1610	Prepaid Insurance	27,882.92			27,882.92
		52,317.12	74,149.95	.00	126,467.07
		=====	=====	=====	=====
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3345	Accounts Payable	5,539.92			5,539.92
3346	Insurance Payable	(40,225.00)			(40,225.00)
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
		(9,540.99)	.00	.00	(9,540.99)
RESERVES:					
4600	Reserves		74,149.95		74,149.95
		.00	74,149.95	.00	74,149.95
EQUITY:					
5610	Retained Earnings	37,901.56			37,901.56
	Current Year Net Income/(Loss)	23,956.55	.00	.00	23,956.55
		61,858.11	.00	.00	61,858.11
TOTAL LIABILITIES & EQUITY		52,317.12	74,149.95	.00	126,467.07
		=====	=====	=====	=====

Ocean Cove Homeowners' Association
Income/Expense Statement
Period: 09/01/23 to 09/30/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
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	14.70	.00	14.70	638.69	.00	638.69	.00
06200	Transfer of Ownership Income	.00	.00	.00	450.00	.00	450.00	.00
		14.70	.00	14.70	287,538.69	367,358.00	(79,819.31)	367,358.00
EXPENSES :								
Administration								
08105	Miscellaneous/Office Exp	.00	66.67	66.67	1,512.33	600.03	(912.30)	800.00
08110	Postage	91.76	.00	(91.76)	98.36	.00	(98.36)	.00
08115	Accounting Fee	1,035.00	345.00	(690.00)	4,140.00	3,105.00	(1,035.00)	4,140.00
08116	Property Management	.00	1,500.00	1,500.00	6,774.00	13,500.00	6,726.00	18,000.00
08120	Supplies/Annual Report	.00	5.16	5.16	172.50	46.44	(126.06)	62.00
08125	Web Site	.00	27.00	27.00	477.62	243.00	(234.62)	324.00
08600	Professional Legal Fees	.00	208.33	208.33	3,105.00	1,874.97	(1,230.03)	2,500.00
		1,126.76	2,152.16	1,025.40	16,279.81	19,369.44	3,089.63	25,826.00
Buildings & Parking Areas								
08210	Balcony PM Project	.00	1,458.33	1,458.33	.00	13,124.97	13,124.97	17,500.00
08225	Irrigation Well:Rust/Cleanup	.00	771.75	771.75	4,299.75	6,945.75	2,646.00	9,261.00
08235	Minor Repairs & Supplies	679.92	1,333.33	653.41	10,110.82	11,999.97	1,889.15	16,000.00
08238	Roof Repair	3,498.00	416.67	(3,081.33)	22,998.00	3,750.03	(19,247.97)	5,000.00
08239	Roof Drain Line Cleaning	.00	125.00	125.00	.00	1,125.00	1,125.00	1,500.00
08245	Termite & Pest Control	.00	37.50	37.50	120.00	337.50	217.50	450.00
08247	Speed Bumps	.00	416.67	416.67	.00	3,750.03	3,750.03	5,000.00
		4,177.92	4,559.25	381.33	37,528.57	41,033.25	3,504.68	54,711.00
Insurance								
08300	Insurance	2,788.29	6,083.33	3,295.04	44,984.91	54,749.97	9,765.06	73,000.00
		2,788.29	6,083.33	3,295.04	44,984.91	54,749.97	9,765.06	73,000.00

Ocean Cove Homeowners' Association
Income/Expense Statement
Period: 09/01/23 to 09/30/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Maintenance & Grounds								
08410	Landscaping - Maintnce/Ground	.00	1,922.17	1,922.17	15,445.00	17,299.53	1,854.53	23,066.00
08412	Mulch/labor	.00	250.00	250.00	.00	2,250.00	2,250.00	3,000.00
08415	Tree Trimming Service	.00	625.00	625.00	11,310.00	5,625.00	(5,685.00)	7,500.00
08416	Landscape Rplc-Trees/Shrub/So	.00	333.33	333.33	6,544.50	2,999.97	(3,544.53)	4,000.00
08418	Flowers Annual	.00	68.75	68.75	.00	618.75	618.75	825.00
08425	Fences Perimeter and Patio	9,630.00	833.33	(8,796.67)	12,210.00	7,499.97	(4,710.03)	10,000.00
08700	Sprinkler Maintenance/Repairs	.00	416.67	416.67	3,486.69	3,750.03	263.34	5,000.00
		9,630.00	4,449.25	(5,180.75)	48,996.19	40,043.25	(8,952.94)	53,391.00
Pool								
08505	Cabana Cleaning	225.00	90.83	(134.17)	810.00	817.47	7.47	1,090.00
08510	Pool Equipment Repairs	.00	250.00	250.00	135.00	2,250.00	2,115.00	3,000.00
08530	Pool Maintenance	525.00	450.00	(75.00)	5,535.00	4,050.00	(1,485.00)	5,400.00
08540	Pool Permit	.00	20.83	20.83	300.00	187.47	(112.53)	250.00
08550	Pool Repairs	.00	83.33	83.33	.00	749.97	749.97	1,000.00
08850	Water Pool	41.26	54.17	12.91	348.97	487.53	138.56	650.00
		791.26	949.16	157.90	7,128.97	8,542.44	1,413.47	11,390.00
Utilities								
08810	Cable	3,121.41	2,959.17	(162.24)	27,475.44	26,632.53	(842.91)	35,510.00
08820	Electric	747.47	650.00	(97.47)	5,184.89	5,850.00	665.11	7,800.00
08830	Sanitation	439.98	840.00	400.02	5,313.04	7,560.00	2,246.96	10,080.00
08840	Sewer	.00	70.83	70.83	112.50	637.47	524.97	850.00
08845	Water Landscape	25.31	83.33	58.02	227.79	749.97	522.18	1,000.00
		4,334.17	4,603.33	269.16	38,313.66	41,429.97	3,116.31	55,240.00
Reserves								
09000	Reserves	7,816.67	7,816.67	.00	70,350.03	70,350.03	.00	93,800.00
		7,816.67	7,816.67	.00	70,350.03	70,350.03	.00	93,800.00
TOTAL EXPENSES		30,665.07	30,613.15	(51.92)	263,582.14	275,518.35	11,936.21	367,358.00
CURRENT YEAR NET INCOME/ (LOSS								
		(30,650.37)	(30,613.15)	(37.22)	23,956.55	91,839.65	(67,883.10)	.00
		=====	=====	=====	=====	=====	=====	=====

AGED OWNER BALANCES: AS OF Sept. 30, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
130	130	Jack & Sherry Lee Vale	0.00	0.00	0.00	695.83	695.83
TOTAL:			0.00	0.00	0.00	695.83	695.83

AGED OWNER BALANCES: AS OF Sept. 30, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Semi -Annl Dues	1210	0.00	0.00	0.00	695.83	695.83
GRAND TOTAL:				0.00	0.00	0.00	695.83	695.83

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01210	Accounts Receivable	695.83
TOTAL		\$695.83

PREPAYS AS OF Sept. 30, 2023
Account Number Sequence

* - Previous Owner or Renter

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

OCEAN COVE
PREPAID INSURANCE
September 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	10	1,170.00	975.00	195.00	97.50
IOA/Frontline	Prop/Wind/Ord	8/15/22	8/15/23	10	22,584.45	18,820.38	3,764.08	1,882.04
						-	-	-
IOA/Aspen	GL/DO/CR/Auto	8/15/22	8/15/23	10	7,989.25	6,657.71	1,331.54	665.77
IOA/Zenith	Workers Comp	8/15/22	8/15/23	10	565.00	470.83	94.17	47.08
IOA/Travelers	Equipment	8/15/22	8/15/23	10	1,150.80	959.00	191.80	95.90
					33,459.50	27,882.92	5,576.58	2,788.29

INSURANCE PAYABLE CITIZENS PROPERTY
40,225.00

Payment
Payment
Payment
Payment
Payment
Payment
Payment
Payment
Payment
Payment

40,225.00

Ocean Cove Reserve Schedule
30-Sep

		UNAUDITED BEGINNING OF YEAR BAL	YTD ADDITIONS	Reallocations	YTD DISTRIBUTION	TRANSFERS	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
	Pooled reserves (Savings)	3,799.92	2,850.01				6,649.93	3,800.00	316.67
	Mansard Roof Replacements	0.00	41,249.97				41,249.97	55,000.00	4,583.33
	Pool Cabana Roof	0.00	18,749.97				18,749.97	25,000.00	2,083.33
	Pool heater/Cooler	0.00	7,499.97				7,499.97	10,000.00	833.33
							0.00		
	Reserve Interest	0.00		0.00			0.00		
	TOTAL RESERVES	3,799.92	70,349.92	0.00	0.00	0.00	74,149.84	93,800.00	7,816.66

YTD INCOME 70,349.92

EXPENDITURES:

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

Ocean Cove Homeowners' Association
September 30, 2023

ACCRUED EXPENSES-3352

June, July and August Accounting fee	\$1,035
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PREPAID EXP-1615

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Ocean Cove HOA
9/30/2023
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

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 09/30/23

Contact	Vendor Phone	Current	31-60	61-90	Over 90
GARY DISTEFANO		39.92	.00	.00	.00
JOSE PAZ		5,500.00	.00	.00	.00
	Totals:	5,539.92	.00	.00	.00
	Grand total:	5,539.92			

CASH DISBURSEMENTS

Starting Check Date: 9/01/23Cash Account #: "All"

Ending Check Date: 9/30/23

Check Date	Check #	Vend #	Name	Check Amount	Reference
Cash account #: 1111Valley Op 9196 (old 7209)					
9/01/23	1063	LEOS	LEOS LAWN SERVICE INC	1,750.00	monthly landscape
9/05/23	90523	(M)CIT	CITIZENS PROPERTY INS CORP	40,225.00	wind coverage insurance
9/05/23	100000	PAHL	PAHL CONSTRUCTION	3,000.00	Roof/mit inspections
9/06/23	90623	(M)FPL	FLORIDA POWER & LIGHT	747.47	AUTOPAY
9/08/23	90823	(M)JUPITE	TOWN OF JUPITER	66.57	AUTOPAY 031304
9/12/23	1064	JOSE	JOSE PAZ	1,600.00	micheal email
9/13/23	1065	JOSE	JOSE PAZ	450.00	MR. WHALEN VM
9/13/23	91323	(M)COMCAS	TOMCAST	3,121.41	AUG CABLE AUTO
9/14/23	91423	(M)WASTE	WASTE MGMT	439.98	SEPT TRASH AUTO
9/15/23	1066	JOSE	JOSE PAZ	450.00	MICHAEL EMAIL
9/18/23	1067	JOSE	JOSE PAZ	130.00	Mr Whalen email
9/21/23	100001	JUPITC	JUPITER CARPET CARE	225.00	July Service
9/21/23	100002	POOL	POOL DOCTOR	525.00	PL
9/21/23	100003	ACCT	ACCOUNTING DEPARTMENT INC	1,473.56	July/postage
9/21/23	100004	ANGEL	ANGEL & ANDERSON CONST LLC	640.00	Bathroom ceiling repair
9/26/23	1068	JOSE	JOSE PAZ	1,500.00	Down payment
9/26/23	1069	ROSE	ROSE MARIE KILLEEN	498.00	water damage roof leak
Totals:				56,841.99	

-- End of report --

R E C O N C I L I A T I O N

Bank account #: 03 Valley Bank-Operating

1111 Valley Op 9196 (old 7209) G/L Acct Bal: 46,778.32

Statement date: 09/30/23 Bank Balance: 51,114.88

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

OUTSTANDING ITEMS:					
100001	09/21/23	JUPITER CARPET CARE		225.00	
100003	09/21/23	ACCOUNTING DEPARTMENT INC		1,473.56	
100004	09/21/23	ANGEL & ANDERSON CONST LL		640.00	
1068	09/26/23	JOSE PAZ		1,500.00	
1069	09/26/23	ROSE MARIE KILLEEN		498.00	
Total Outstanding				4,336.56	.00

Bank Reconciliation Summary
=====

Checkbook Balance	46,778.32	Reconciling Balance	51,114.88
Uncleared Checks, Credits	4,336.56+	Bank Stmt. Balance	51,114.88
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --



9200379 SP 2196 -C10-P00000-I
OCEAN COVE HOMEOWNERS ASSOCIATION
OPERATING ACCOUNT
C/O ACCOUNTING DEPARTMENT
185 E INDIANTOWN RD 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: 09/29/23 | Page 1 of 4

Valley Business Banking - XXXXXXXX7209

SUMMARY FOR THE PERIOD: 09/01/23 - 09/29/23

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$106,052.58		\$34,700.12		\$0.00		\$89,637.82		\$0.00		\$51,114.88

TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$106,052.58
09/01	Check Number 1061	-\$3,757.27		\$102,295.31
09/01	Check Number 1062	-\$1,000.00		\$101,295.31
09/06	FPL DIRECT DEBIT ELEC PYMT ID: 5340885580 PPDA	-\$109.70		\$101,185.61
09/06	FPL DIRECT DEBIT ELEC PYMT ID: 3236012443 PPDA	-\$637.77		\$100,547.84
09/06	AVIDPAY SERVICE AVIDPAY ID: CK100000	-\$3,000.00		\$97,547.84
09/07	CITIZENS EPAYMENT ID: 02578117090523	-\$40,225.00		\$57,322.84
09/08	TOWN OF JUPITER UT BILL ID: 031298	-\$41.26		\$57,281.58
09/08	TOWN OF JUPITER UT BILL ID: 031304	-\$25.31		\$57,256.27
09/08	Check Number 1063	-\$1,750.00		\$55,506.27



TRANSACTIONS (continued)

Date	Description	Debits	Credits	Balance
09/13	COMCAST 8535114 090365509 ID: 3153417	-\$3,121.41		\$52,384.86
09/13	Check Number 1064	-\$1,600.00		\$50,784.86
09/14	WASTE MANAGEMENT INTERNET ID: 043000092977550	-\$439.98		\$50,344.88
09/14	Check Number 1065	-\$450.00		\$49,894.88
09/19	Check Number 1068	-\$450.00		\$49,444.88
09/20	Check Number 1067	-\$130.00		\$49,314.88
09/22	AVIDPAY SERVICE AVIDPAY ID: CK100002	-\$525.00		\$48,789.88
09/22	Deposit		\$2,325.00	\$51,114.88
09/26	Check Number 76983	-\$32,375.12		\$18,739.76
09/27	Return Check 76983		\$32,375.12	\$51,114.88
Ending Balance				\$51,114.88

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
09/01	1061	\$3,757.27		*	
09/01	1062	\$1,000.00	09/20	1067	\$130.00
09/08	1063	\$1,750.00	09/19	1068	\$450.00
09/13	1064	\$1,600.00		*	
09/14	1065	\$450.00	09/26	76983	\$32,375.12

[*] 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. 001061 CHECK DATE 08/23/23 VENDOR NO. LEOS

THREE THOUSAND SEVEN HUNDRED FIFTY-SEVEN AND 27/100 DOLLARS*****

CHECK AMOUNT *****3,757.27

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

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001061⑈ ⑆021201383⑆ 42797209⑈

09/01 Check#: 0000001061 Amount: \$3,757.27

Valley Bank

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

CHECK NO. 001062 CHECK DATE 08/30/23 VENDOR NO. JOSE

ONE THOUSAND AND 00/100 DOLLARS*****

CHECK AMOUNT *****1,000.00

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

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001062⑈ ⑆021201383⑆ 42797209⑈

09/01 Check#: 0000001062 Amount: \$1,000.00

Valley Bank

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

CHECK NO. 001063 CHECK DATE 09/13/23 VENDOR NO. LEOS

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

CHECK AMOUNT *****1,750.00

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

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001063⑈ ⑆021201383⑆ 42797209⑈

09/08 Check#: 0000001063 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. 001064 CHECK DATE 09/12/23 VENDOR NO. JOSE

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

CHECK AMOUNT *****1,600.00

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

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001064⑈ ⑆021201383⑆ 42797209⑈

09/13 Check#: 0000001064 Amount: \$1,600.00

Valley Bank

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

CHECK NO. 001065 CHECK DATE 09/13/23 VENDOR NO. JOSE

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

CHECK AMOUNT *****450.00

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

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001065⑈ ⑆021201383⑆ 42797209⑈

09/14 Check#: 0000001065 Amount: \$450.00

Valley Bank

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

CHECK NO. 001066 CHECK DATE 09/18/23 VENDOR NO. JOSE

ONE HUNDRED THIRTY AND 00/100 DOLLARS*****

CHECK AMOUNT *****130.00

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

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001066⑈ ⑆021201383⑆ 42797209⑈

09/20 Check#: 0000001066 Amount: \$130.00

Valley Bank

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

CHECK NO. 001068 CHECK DATE 09/19/23 VENDOR NO. JOSE

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

CHECK AMOUNT *****450.00

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

Michael E. Whalen
AUTHORIZED SIGNATURE

⑈001068⑈ ⑆021201383⑆ 42797209⑈

09/19 Check#: 0000001068 Amount: \$450.00

Valley Bank

Ocean Cove Home Owners Association
Accounting Department, Inc.
185 E Indiantown Rd STE 127
Jupiter FL 33477

VALLEY BANK
33-136513

DATE 9/18/2023

Thirty-Two Thousand Three Hundred Seventy-Five and 12/100*****

CHECK AMOUNT *****32,375.12

PAY TO THE ORDER OF Marizon C Foll
2710 30th Avenue Apt 1k
Astoria NY 11102

VOID After 90 Days

Kelanie Kadian
AUTHORIZED SIGNATURE

⑈000076983⑈ ⑆021201383⑆ 42797209⑈

09/26 Check#: 0000076983 Amount: \$32,375.12

9200379-0000605-0000004-C10-an-2196-00000



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.

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

R E C O N C I L I A T I O N

Bank account #: 04 Valley Bank MM

1112 Valley MM 8210 (old 1684) G/L Acct Bal: 51,110.00

Statement date: 09/30/23 Bank Balance: 51,110.00

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

OUTSTANDING ITEMS:

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

Bank Reconciliation Summary
=====

Checkbook Balance	51,110.00	Reconciling Balance	51,110.00
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	51,110.00
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --



9200980 SP 1197 -C10-P00000-I
OCEAN COVE HOMEOWNERS ASSOCIATIONS
185 E INDIANTOWN RD STE 127
JUPITER FL 33477-5044



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: 09/29/23 | Page 1 of 2

Property Management MMA - XXXXXXXX8210

SUMMARY FOR THE PERIOD: 09/27/23 - 09/29/23

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$0.00		\$51,095.30		\$14.70		\$0.00		\$0.00		\$51,110.00

TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$0.00
09/27	Deposit			\$0.00
09/27	TRANSFER FRM CK XXXXXXXX1684		\$51,095.30	\$51,095.30
09/29	Interest Credited Deposit		\$14.70	\$51,110.00
Ending Balance				\$51,110.00

RATE SUMMARY

As of 09/27	\$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: \$19,160.73	Minimum Balance: \$51,095.30	Avg Stmt Collected Bal: \$19,160.74
Annual % Yield Earned: 3.560%	Interest Earned: \$14.70	Year-to-Date Interest Paid: \$14.70

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.

9200980-0001307-00000002 of 00000002-C10-aw-1197-00000



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GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 09/01/23
Ending date: 09/30/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1110	BOA Operating account 7778	.00	.00	.00	.00	.00
1111	Valley Op 9196 (old 7209)	101,295.31	53,420.30	107,937.29	54,516.99CR	46,778.32
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/23 AP2363 1063 1,750.00 LEOS LAWN SERVICE INC monthly landscape					
	09/05/23 AP0098 100000 3,000.00 PAHL CONSTRUCTION Roof/mit inspections					
	09/05/23 AP2365 90523 40,225.00 CITIZENS PROPERTY INS COR					
	09/06/23 AP2421 90623 109.70 FLORIDA POWER & LIGHT					
	09/06/23 AP2422 90623 637.77 FLORIDA POWER & LIGHT					
	09/08/23 AP2424 90823 25.31 TOWN OF JUPITER					
	09/08/23 AP2427 90823 41.26 TOWN OF JUPITER					
	09/12/23 AP2387 1064 1,600.00 JOSE PAZ micheal email					
	09/13/23 AP2392 1065 450.00 JOSE PAZ MR. WHALEN VM					
	09/13/23 AP2429 91323 3,121.41 TOMCAST					
	09/14/23 AP2431 91423 439.98 WASTE MGMT					
	09/15/23 AP2407 1066 450.00 JOSE PAZ MICHAEL EMAIL					
	09/18/23 AP2409 1067 130.00 JOSE PAZ Mr Whalen email					
	09/18/23 AR0139 AR-139 2,325.00 Owner Cash Receipts					
	09/21/23 AP0098 100001 225.00 JUPITER CARPET CARE July Service					
	09/21/23 AP0098 100002 525.00 POOL DOCTOR PL					
	09/21/23 AP0098 100003 1,473.56 ACCOUNTING DEPARTMENT INC July/postage					
	09/21/23 AP0098 100004 640.00 ANGEL & ANDERSON CONST LL Bathroom ceiling repair					
	09/26/23 AP2413 1068 1,500.00 JOSE PAZ Down payment					
	09/26/23 AP2413 1069 498.00 ROSE MARIE KILLEEN water damage roof leak					
	09/30/23 GJ0148 CS 51,095.30 TRANSFER TO CK 8210					
	09/30/23 GJ0149 CS 51,095.30 TRANSFER TO CK 8210					
1112	Valley MM 8210 (old 1684)	51,095.30	51,110.00	51,095.30	14.70	51,110.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/23 CR0000 ADJUST 14.70 Reserve Int Sept					
	09/30/23 GJ0148 CS 51,095.30 TRANSFER TO CK 8210					
	09/30/23 GJ0149 CS 51,095.30 TRANSFER TO CK 8210					
1120	BOA Business Savings	.00	.00	.00	.00	.00
1210	Accounts Receivable	3,020.83	.00	2,325.00	2,325.00CR	695.83
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/18/23 AR0139 AR-139 2,325.00 Owner Cash Receipts					
1410	Due to/from Reserves	15,237.98CR	.00	7,801.97	7,801.97CR	23,039.95CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/23 GJ0150 CS 7,801.97 RESERVE ADJ					

G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1415	Due to/from Operating			15,237.98	7,801.97	.00	7,801.97	23,039.95
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/30/23	GJ0150	CS	7,801.97		RESERVE ADJ		
1610	Prepaid Insurance			30,671.21	.00	2,788.29	2,788.29CR	27,882.92
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/30/23	RJ0001	102119GB		2,788.29	REC INS EXP FROM PPD INS		
1615	Prepaid Expenses			.00	.00	.00	.00	.00
3345	Accounts Payable			2,096.80CR	56,867.30	60,310.42	3,443.12CR	5,539.92CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/23	AP0099	VH1102		3,000.00	PAHL CONSTRUCTION	Roof/mit inspections	
	09/01/23	AP0099	VH1115		423.96	ACCOUNTING DEPARTMENT INC	June	
	09/01/23	AP2363	1063	1,750.00		LEOS LAWN SERVICE INC	monthly landscape	
	09/02/23	AP0099	VH1116		90.00	JUPITER CARPET CARE	July Service	
	09/02/23	AP0099	VH1119		135.00	JUPITER CARPET CARE	PL	
	09/05/23	AP0098	100000	3,000.00		PAHL CONSTRUCTION	Roof/mit inspections	
	09/05/23	AP2364	VH1101		40,225.00	CITIZENS PROPERTY INS COR	wind coverage insurance	
	09/05/23	AP2365	1101	40,225.00		CITIZENS PROPERTY INS COR		
	09/06/23	AP0003	VH1126		25.31	TOWN OF JUPITER	AUTOPAY 031304	
	09/06/23	AP0010	VH1125		109.70	FLORIDA POWER & LIGHT	AUTOPAY	
	09/06/23	AP0012	VH1127		637.77	FLORIDA POWER & LIGHT	AUTOPAY	
	09/06/23	AP0099	VH1120		525.00	POOL DOCTOR	PL	
	09/06/23	AP2421	1125	109.70		FLORIDA POWER & LIGHT		
	09/06/23	AP2422	1127	637.77		FLORIDA POWER & LIGHT		
	09/08/23	AP0003	VH1128		25.31	TOWN OF JUPITER	AUTOPAY 031304	
	09/08/23	AP0017	VH1129		41.26	TOWN OF JUPITER	AUTOPAY	
	09/08/23	AP0099	VH1117		350.54	ACCOUNTING DEPARTMENT INC	Sept	
	09/08/23	AP2424	1126	25.31		TOWN OF JUPITER		
	09/08/23	AP2425	1128	25.31		TOWN OF JUPITER	double entry	
	09/08/23	AP2427	1129	41.26		TOWN OF JUPITER		
	09/09/23	AP0099	VH1118		640.00	ANGEL & ANDERSON CONST LL	Bathroom ceiling repair	
	09/11/23	AP2386	VH1109		1,600.00	JOSE PAZ	micheal email	
	09/12/23	AP0099	VH1113		352.26	ACCOUNTING DEPARTMENT INC	July/postage	
	09/12/23	AP2387	1064	1,600.00		JOSE PAZ	micheal email	
	09/13/23	AP0007	VH1130		3,121.41	TOMCAST	AUG CABLE AUTO	
	09/13/23	AP2391	VH1110		450.00	JOSE PAZ	MR. WHALEN VM	
	09/13/23	AP2392	1065	450.00		JOSE PAZ	MR. WHALEN VM	
	09/13/23	AP2429	1130	3,121.41		TOMCAST		
	09/14/23	AP0011	VH1131		439.98	WASTE MGMT	SEPT TRASH AUTO	
	09/14/23	AP2431	1131	439.98		WASTE MGMT		
	09/15/23	AP2406	VH1111		450.00	JOSE PAZ	MICHAEL EMAIL	
	09/15/23	AP2407	1066	450.00		JOSE PAZ	MICHAEL EMAIL	
	09/16/23	AP2417	VH1123		39.92	GARY DISTEFANO	REIMBURSEMENT	
	09/18/23	AP2408	VH1112		130.00	JOSE PAZ	Mr Whalen email	
	09/18/23	AP2409	1067	130.00		JOSE PAZ	Mr Whalen email	
	09/21/23	AP0098	100001	225.00		JUPITER CARPET CARE	July Service	
	09/21/23	AP0098	100002	525.00		POOL DOCTOR	PL	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/21/23	AP0098	100003	1,473.56		ACCOUNTING DEPARTMENT INC	July/postage	
	09/21/23	AP0098	100004	640.00		ANGEL & ANDERSON CONST LL	Bathroom ceiling repair	
	09/26/23	AP2412	VH1121		1,500.00	JOSE PAZ	Down payment	
	09/26/23	AP2412	VH1122		498.00	ROSE MARIE KILLEEN	water damage roof leak	
	09/26/23	AP2413	1068	1,500.00		JOSE PAZ	Down payment	
	09/26/23	AP2413	1069	498.00		ROSE MARIE KILLEEN	water damage roof leak	
	09/28/23	AP2417	VH1124		5,500.00	JOSE PAZ	service	
3346	Insurance Payable			.00	40,225.00	.00	40,225.00	40,225.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/05/23	AP2364	VH1101	40,225.00		CITIZENS PROPERTY INS COR	wind coverage insurance	
3347	2022 S/A Deferred			20,607.10CR	.00	.00	.00	20,607.10CR
3352	Accrued Expenses			1,035.00CR	.00	.00	.00	1,035.00CR
3500	Prepaid Owner Assessments			3,501.99CR	.00	.00	.00	3,501.99CR
4600	Reserves			66,333.28CR	.00	7,816.67	7,816.67CR	74,149.95CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/30/23	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			623.99CR	.00	14.70	14.70CR	638.69CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/30/23	CR0000	ADJUST		14.70	Reserve Int Sept		
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			6.60	91.76	.00	91.76	98.36
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/23	AP0099	VH1115	78.96		ACCOUNTING DEPARTMENT INC	June	
	09/08/23	AP0099	VH1117	5.54		ACCOUNTING DEPARTMENT INC	Sept	
	09/12/23	AP0099	VH1113	7.26		ACCOUNTING DEPARTMENT INC	July/postage	

G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8115	Accounting Fee			3,105.00	1,035.00	.00	1,035.00	4,140.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/23	AP0099	VH1115	345.00		ACCOUNTING DEPARTMENT INC	June	
	09/08/23	AP0099	VH1117	345.00		ACCOUNTING DEPARTMENT INC	Sept	
	09/12/23	AP0099	VH1113	345.00		ACCOUNTING DEPARTMENT INC	July/postage	
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	679.92	.00	679.92	10,110.82
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/09/23	AP0099	VH1118	640.00		ANGEL & ANDERSON CONST LL	Bathroom ceiling repair	
	09/16/23	AP2417	VH1123	39.92		GARY DISTEFANO	REIMBURSEMENT	
8238	Roof Repair			19,500.00	3,498.00	.00	3,498.00	22,998.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/01/23	AP0099	VH1102	3,000.00		PAHL CONSTRUCTION	Roof/mit inspections	
	09/26/23	AP2412	VH1122	498.00		ROSE MARIE KILLEEN	water damage roof leak	
8245	Termite & Pest Control			120.00	.00	.00	.00	120.00
8300	Insurance			42,196.62	2,788.29	.00	2,788.29	44,984.91
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/30/23	RJ0001	102119GB	2,788.29		REC INS EXP FROM PPD INS		
8410	Landscaping - Maintnce/Grounds			15,445.00	.00	.00	.00	15,445.00
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			2,580.00	9,630.00	.00	9,630.00	12,210.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/11/23	AP2386	VH1109	1,600.00		JOSE PAZ	micheal email	
	09/13/23	AP2391	VH1110	450.00		JOSE PAZ	MR. WHALEN VM	
	09/15/23	AP2406	VH1111	450.00		JOSE PAZ	MICHAEL EMAIL	
	09/18/23	AP2408	VH1112	130.00		JOSE PAZ	Mr Whalen email	
	09/26/23	AP2412	VH1121	1,500.00		JOSE PAZ	Down payment	
	09/28/23	AP2417	VH1124	5,500.00		JOSE PAZ	service	

G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8505	Cabana Cleaning			585.00	225.00	.00	225.00	810.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/02/23	AP0099	VH1116	90.00		JUPITER CARPET CARE	July Service	
	09/02/23	AP0099	VH1119	135.00		JUPITER CARPET CARE	PL	
8510	Pool Equipment Repairs			135.00	.00	.00	.00	135.00
8530	Pool Maintenance			5,010.00	525.00	.00	525.00	5,535.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/06/23	AP0099	VH1120	525.00		POOL DOCTOR	PL	
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			3,486.69	.00	.00	.00	3,486.69
8810	Cable			24,354.03	3,121.41	.00	3,121.41	27,475.44
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/13/23	AP0007	VH1130	3,121.41		TOMCAST	AUG CABLE AUTO	
8820	Electric			4,437.42	747.47	.00	747.47	5,184.89
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/06/23	AP0010	VH1125	109.70		FLORIDA POWER & LIGHT	AUTOPAY	
	09/06/23	AP0012	VH1127	637.77		FLORIDA POWER & LIGHT	AUTOPAY	
8830	Sanitation			4,873.06	439.98	.00	439.98	5,313.04
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/14/23	AP0011	VH1131	439.98		WASTE MGMT	SEPT TRASH AUTO	
8840	Sewer			112.50	.00	.00	.00	112.50
8845	Water Landscape			202.48	50.62	25.31	25.31	227.79
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/06/23	AP0003	VH1126	25.31		TOWN OF JUPITER	AUTOPAY 031304	
	09/08/23	AP0003	VH1128	25.31		TOWN OF JUPITER	AUTOPAY 031304	
	09/08/23	AP2425	1128		25.31	TOWN OF JUPITER	double entry	
8850	Water Pool			307.71	41.26	.00	41.26	348.97
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/08/23	AP0017	VH1129	41.26		TOWN OF JUPITER	AUTOPAY	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9000	Reserves			62,533.36	7,816.67	.00	7,816.67	70,350.03
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	09/30/23	RJ0004	031722GB	7,816.67		REC MONTHLY RESERVES		
Grand totals:				.00	240,114.95	240,114.95	.00	.00

-- End of report --