

Ocean Cove Homeowners' Association
July 31, 2023

FINANCIAL REPORT

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Ocean Cove Homeowners' Association
Balance Sheet
As of 07/31/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1111	Valley Bank-Operating	140,472.65			140,472.65
1112	Valley Bank MM		50,943.65		50,943.65
1210	Accounts Receivable	7,670.83			7,670.83
1410	Due to/from Reserves	(7,572.96)			(7,572.96)
1415	Due to/from Operating		7,572.96		7,572.96
1610	Prepaid Insurance	2,625.98			2,625.98
		<u>143,196.50</u>	<u>58,516.61</u>	<u>.00</u>	<u>201,713.11</u>
		=====	=====	=====	=====
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3347	2022 S/A Deferred	20,607.10			20,607.10
3500	Prepaid Owner Assessments	209.99			209.99
		<u>20,817.09</u>	<u>.00</u>	<u>.00</u>	<u>20,817.09</u>
RESERVES:					
4600	Reserves		58,516.61		58,516.61
		<u>.00</u>	<u>58,516.61</u>	<u>.00</u>	<u>58,516.61</u>
EQUITY:					
5610	Retained Earnings	37,901.56			37,901.56
	Current Year Net Income/(Loss)	84,477.85	.00	.00	84,477.85
		<u>122,379.41</u>	<u>.00</u>	<u>.00</u>	<u>122,379.41</u>
		=====	=====	=====	=====
	TOTAL LIABILITIES & EQUITY	<u>143,196.50</u>	<u>58,516.61</u>	<u>.00</u>	<u>201,713.11</u>
		=====	=====	=====	=====

Ocean Cove Homeowners' Association
Income/Expense Statement
Period: 07/01/23 to 07/31/23

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06000	HOA semi annual dues	102,300.00	183,679.00	(81,379.00)	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	151.20	.00	151.20	472.34	.00	472.34	.00
06200	Transfer of Ownership Income	.00	.00	.00	450.00	.00	450.00	.00
		102,451.20	183,679.00	(81,227.80)	287,372.34	367,358.00	(79,985.66)	367,358.00
EXPENSES :								
Administration								
08105	Miscellaneous/Office Exp	.00	66.67	66.67	1,512.33	466.69	(1,045.64)	800.00
08110	Postage	.00	.00	.00	4.80	.00	(4.80)	.00
08115	Accounting Fee	.00	345.00	345.00	1,725.00	2,415.00	690.00	4,140.00
08116	Property Management	.00	1,500.00	1,500.00	6,774.00	10,500.00	3,726.00	18,000.00
08120	Supplies/Annual Report	.00	5.16	5.16	172.50	36.12	(136.38)	62.00
08125	Web Site	324.00	27.00	(297.00)	477.62	189.00	(288.62)	324.00
08600	Professional Legal Fees	.00	208.33	208.33	3,105.00	1,458.31	(1,646.69)	2,500.00
		324.00	2,152.16	1,828.16	13,771.25	15,065.12	1,293.87	25,826.00
Buildings & Parking Areas								
08210	Balcony PM Project	.00	1,458.33	1,458.33	.00	10,208.31	10,208.31	17,500.00
08225	Irrigation Well:Rust/Cleanup	.00	771.75	771.75	4,299.75	5,402.25	1,102.50	9,261.00
08235	Minor Repairs & Supplies	.00	1,333.33	1,333.33	9,430.90	9,333.31	(97.59)	16,000.00
08238	Roof Repair	.00	416.67	416.67	19,500.00	2,916.69	(16,583.31)	5,000.00
08239	Roof Drain Line Cleaning	.00	125.00	125.00	.00	875.00	875.00	1,500.00
08245	Termite & Pest Control	.00	37.50	37.50	120.00	262.50	142.50	450.00
08247	Speed Bumps	.00	416.67	416.67	.00	2,916.69	2,916.69	5,000.00
		.00	4,559.25	4,559.25	33,350.65	31,914.75	(1,435.90)	54,711.00
Insurance								
08300	Insurance	5,252.05	6,083.33	831.28	36,782.35	42,583.31	5,800.96	73,000.00
		5,252.05	6,083.33	831.28	36,782.35	42,583.31	5,800.96	73,000.00

Ocean Cove Homeowners' Association
Income/Expense Statement
Period: 07/01/23 to 07/31/23

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance & Grounds								
08410	Landscaping - Maintnce/Ground	.00	1,922.17	1,922.17	10,095.00	13,455.19	3,360.19	23,066.00
08412	Mulch/labor	.00	250.00	250.00	.00	1,750.00	1,750.00	3,000.00
08415	Tree Trimming Service	.00	625.00	625.00	11,310.00	4,375.00	(6,935.00)	7,500.00
08416	Landscape Rplc-Trees/Shrub/So	.00	333.33	333.33	6,544.50	2,333.31	(4,211.19)	4,000.00
08418	Flowers Annual	.00	68.75	68.75	.00	481.25	481.25	825.00
08425	Fences Perimeter and Patio	.00	833.33	833.33	430.00	5,833.31	5,403.31	10,000.00
08700	Sprinkler Maintenance/Repairs	.00	416.67	416.67	1,579.42	2,916.69	1,337.27	5,000.00
		.00	4,449.25	4,449.25	29,958.92	31,144.75	1,185.83	53,391.00
Pool								
08505	Cabana Cleaning	(180.00)	90.83	270.83	585.00	635.81	50.81	1,090.00
08510	Pool Equipment Repairs	135.00	250.00	115.00	135.00	1,750.00	1,615.00	3,000.00
08530	Pool Maintenance	.00	450.00	450.00	3,290.00	3,150.00	(140.00)	5,400.00
08540	Pool Permit	.00	20.83	20.83	300.00	145.81	(154.19)	250.00
08550	Pool Repairs	.00	83.33	83.33	.00	583.31	583.31	1,000.00
08850	Water Pool	40.82	54.17	13.35	267.04	379.19	112.15	650.00
		(4.18)	949.16	953.34	4,577.04	6,644.12	2,067.08	11,390.00
Utilities								
08810	Cable	3,121.41	2,959.17	(162.24)	21,232.62	20,714.19	(518.43)	35,510.00
08820	Electric	846.80	650.00	(196.80)	3,782.22	4,550.00	767.78	7,800.00
08830	Sanitation	439.98	840.00	400.02	4,433.08	5,880.00	1,446.92	10,080.00
08840	Sewer	.00	70.83	70.83	112.50	495.81	383.31	850.00
08845	Water Landscape	25.31	83.33	58.02	177.17	583.31	406.14	1,000.00
		4,433.50	4,603.33	169.83	29,737.59	32,223.31	2,485.72	55,240.00
Reserves								
09000	Reserves	7,816.67	7,816.67	.00	54,716.69	54,716.69	.00	93,800.00
		7,816.67	7,816.67	.00	54,716.69	54,716.69	.00	93,800.00
	TOTAL EXPENSES	17,822.04	30,613.15	12,791.11	202,894.49	214,292.05	11,397.56	367,358.00
	Current Year Net Income/(loss	84,629.16	153,065.85	(68,436.69)	84,477.85	153,065.95	(68,588.10)	.00
=====								

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
107	107	Karen and Vinny Marotta	0.00	2325.00	0.00	0.00	2325.00
110	110	Glenda Giles	0.00	2325.00	0.00	0.00	2325.00
126	126	Grace Fiore	0.00	2325.00	0.00	0.00	2325.00
130	130	Jack & Sherry Lee Vale	0.00	695.83	0.00	0.00	695.83
TOTAL:			0.00	7670.83	0.00	0.00	7670.83

AGED OWNER BALANCES: AS OF July 31, 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	7670.83	0.00	0.00	7670.83
GRAND TOTAL:				0.00	7670.83	0.00	0.00	7670.83

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01210	Accounts Receivable	7670.83
TOTAL		\$7670.83

PREPAYS AS OF July 31, 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
Irene and Michael Whalen	128	128	99.99
TOTAL HOMES: 3			=====
TOTAL PREPAYS			209.99
TOTAL DISTR: PP			209.99

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	0.5	1,170.00	48.75	1,121.25	97.50
IOA/Frontline	Prop/Wind/Ord	8/15/22	8/15/23	0.5	52,115.50	2,171.48	49,944.02	4,342.96
						-	-	-
IOA/Aspen	GL/DO/CR/Auto	8/15/22	8/15/23	0.5	7,989.25	332.89	7,656.36	665.77
IOA/Zenith	Workers Comp	8/15/22	8/15/23	0.5	599.00	24.96	574.04	49.92
IOA/Travelers	Equipment	8/15/22	8/15/23	0.5	1,150.80	47.95	1,102.85	95.90
					63,024.55	2,626.02	60,398.53	5,252.05

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

Ocean Cove Reserve Schedule
30-Jun

		UNAUDITED BEGINNING OF YEAR BAL	YTD ADDITIONS	Reallocations	YTD DISTRIBUTION	TRANSFERS	YTD BALANCE	ANNUAL BUDGET	MONTHLY AMOUNT
	Pooled reserves (Savings)	3,799.92	2,216.67				6,016.59	3,800.00	316.67
	Mansard Roof Replacements	0.00	32,083.31				32,083.31	55,000.00	4,583.33
	Pool Cabana Roof	0.00	14,583.31				14,583.31	25,000.00	2,083.33
	Pool heater/Cooler	0.00	5,833.31				5,833.31	10,000.00	833.33
							0.00		
	Reserve Interest	0.00		0.00			0.00		
	TOTAL RESERVES	3,799.92	54,716.60	0.00	0.00	0.00	58,516.52	93,800.00	7,816.66

YTD INCOME 54,716.60

EXPENDITURES:

Date	CK#	Amount
		0.00
Total Expenditures		-

Ocean Cove HOA
7/30/2023
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

CASH DISBURSEMENTS

Starting Check Date: 7/01/23 Cash account #: "All"
Ending Check Date: 7/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #: 1111			Valley Bank-Operating		
7/06/23	1051	HOA	HOA EXPRESS	324.00	WEBSITE
7/06/23	1052	JUPITC	JUPITER CARPET CARE	180.00	MAY AND JUNE
7/06/23	1053	RUST	RUST TECH SERVICES	771.75	JULY
7/06/23	70623	(M)FPL	FLORIDA POWER & LIGHT	846.80	AUTOPAY
7/10/23	71023	(M)JUPITE	TOWN OF JUPITER	66.13	AUTOPAY 031304
7/11/23	1054	THOMP	THOMPSON POOL SERVICES	135.00	SERVICE
7/13/23	71323	(M)COMCAS	TOMCAST	3,121.41	JULY CABLE AUTO
7/30/23	73023	(M)WASTE	WASTE MGMT	439.98	JULY TRASH AUTO
Totals:				5,885.07	

RECONCILIATION

Bank #: 03 Valley Bank-Operating 1111 Valley Bank-Operating
G/L Acct Bal: 140,472.65
Bank Balance: 140,472.65
Statement date: 07/31/23

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

OUTSTANDING ITEMS:

Total Outstanding		.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	140,472.65	Reconciling Balance	140,472.65
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	140,472.65
Uncleared Deposits, Debits	0.00	Difference	0.00



9200910 SP 2152 -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: 07/31/23 | Page 1 of 4

Valley Business Banking - XXXXXXXX7209

SUMMARY FOR THE PERIOD: 07/01/23 - 07/31/23

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$101,504.39		\$46,198.33		\$0.00		\$7,230.07		\$0.00		\$140,472.65

TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$101,504.39
07/03	5/3 BANKCARD SYS NET SETLMT ID: 4445057566283		\$2,325.00	\$103,829.39
07/05	Deposit		\$4,550.00	\$108,379.39
07/06	Ocean Cove HOA OnlinePay ID: 16247		\$4,650.00	\$113,029.39
07/06	FPL DIRECT DEBIT ELEC PYMT ID: 5340885580 PPDA	-\$111.35		\$112,918.04
07/06	FPL DIRECT DEBIT ELEC PYMT ID: 3236012443 PPDA	-\$735.45		\$112,182.59
07/07	Check Number 1050	-\$1,345.00		\$110,837.59
07/10	Deposit		\$4,649.33	\$115,486.92
07/10	Deposit		\$2,225.00	\$117,711.92
07/10	TOWN OF JUPITER UT BILL ID: 031304	-\$25.31		\$117,686.61
07/10	TOWN OF JUPITER UT BILL ID: 031298	-\$40.82		\$117,645.79



TRANSACTIONS (continued)

Date	Description	Debits	Credits	Balance
07/13	COMCAST 8535114 090365509 ID: 6256747	-\$3,121.41		\$114,524.38
07/14	Deposit		\$6,875.00	\$121,399.38
07/17	Ocean Cove HOA OnlinePay ID: 16285		\$4,650.00	\$126,049.38
07/17	Deposit		\$2,325.00	\$128,374.38
07/17	Check Number 103	-\$771.75		\$127,602.63
07/18	Deposit		\$2,325.00	\$129,927.63
07/18	Check Number 1051	-\$324.00		\$129,603.63
07/19	Check Number 1054	-\$135.00		\$129,468.63
07/20	Ocean Cove HOA OnlinePay ID: 16294		\$2,325.00	\$131,793.63
07/21	WASTE MANAGEMENT INTERNET ID: 043000091039988	-\$439.98		\$131,353.65
07/24	Deposit		\$6,974.00	\$138,327.65
07/25	Check Number 1052	-\$180.00		\$138,147.65
07/31	Deposit		\$2,325.00	\$140,472.65
Ending Balance				\$140,472.65

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
07/17	103	\$771.75	07/25	1052	\$180.00
	*			*	
07/07	1050	\$1,345.00	07/19	1054	\$135.00
07/18	1051	\$324.00			

[*] 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 1/1/2023 you may see price changes below: ACH Returns: \$6; ACH Notice of Change: \$2 and ACH Origination: \$0.10 per origination.
 - 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. 001053 CHECK DATE 07/06/23 VENDOR NO. RUST

CHECK AMOUNT *****771.75

SEVEN HUNDRED SEVENTY-ONE AND 75/100 DOLLARS*****

PAY TO THE ORDER OF RUST TECH SERVICES
PO Box 2288
Jupiter, FL 33468-2288

Michael E. Wilkerson
AUTHORIZED SIGNATURE

⑆001053⑆ ⑆021201383⑆ 42797209⑆

Valley Bank

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

CHECK NO. 001050 CHECK DATE 06/28/23 VENDOR NO. LEOS

CHECK AMOUNT *****1,345.00

ONE THOUSAND THREE HUNDRED FORTY-FIVE AND 00/100 DOLLARS*****

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

Michael E. Wilkerson
AUTHORIZED SIGNATURE

⑆001050⑆ ⑆021201383⑆ 42797209⑆

07/17 Check#: 000000103 Amount: \$771.75 07/07 Check#: 0000001050 Amount: \$1,345.00

Valley Bank

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

CHECK NO. 001051 CHECK DATE 07/06/23 VENDOR NO. HOA

CHECK AMOUNT *****324.00

THREE HUNDRED TWENTY-FOUR AND 00/100 DOLLARS*****

PAY TO THE ORDER OF HOA EXPRESS
1350 Rayford Park Rd
Ste A
Spring, TX 77386

INVOICE # 9101912

Michael E. Wilkerson
AUTHORIZED SIGNATURE

⑆001051⑆ ⑆021201383⑆ 42797209⑆

Valley Bank

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

CHECK NO. 001052 CHECK DATE 07/06/23 VENDOR NO. JUPITC

CHECK AMOUNT *****180.00

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

PAY TO THE ORDER OF JUPITER CARPET CARE
PO Box 1482
Jupiter, FL 33458

Michael E. Wilkerson
AUTHORIZED SIGNATURE

⑆001052⑆ ⑆021201383⑆ 42797209⑆

07/18 Check#: 0000001051 Amount: \$324.00 07/25 Check#: 0000001052 Amount: \$180.00

Valley Bank

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

CHECK NO. 001054 CHECK DATE 07/11/23 VENDOR NO. THOMP

CHECK AMOUNT *****135.00

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

PAY TO THE ORDER OF THOMPSON POOL SERVICES
12131 182nd Rd N
Jupiter, FL 33478

Michael E. Wilkerson
AUTHORIZED SIGNATURE

⑆001054⑆ ⑆021201383⑆ 42797209⑆

07/19 Check#: 0000001054 Amount: \$135.00



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.

9200910-0001371-0000004-C10-am-2152-00000

RECONCILIATION

Bank #: 04 Valley Bank MM 1112 Valley Bank MM
G/L Acct Bal: 50,943.65
Bank Balance: 50,943.65
Statement date: 07/31/23

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding				.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	50,943.65	Reconciling Balance	50,943.65
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	50,943.65
Uncleared Deposits, Debits	0.00	Difference	0.00



9200015 SP 2152 -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: 07/31/23 | Page 1 of 2

Property Management MMA - XXXXXXXX1684

SUMMARY FOR THE PERIOD: 07/01/23 - 07/31/23

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$50,792.45		\$0.00		\$151.20		\$0.00		\$0.00		\$50,943.65

TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$50,792.45
07/31	Interest Credited Deposit		\$151.20	\$50,943.65
Ending Balance				\$50,943.65

RATE SUMMARY

As of 07/01	\$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: \$50,792.45	Minimum Balance: \$50,792.45	Avg Stmt Collected Bal: \$50,792.45
Annual % Yield Earned: 3.560%	Interest Earned: \$151.20	Year-to-Date Interest Paid: \$472.34

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.

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

9200015-0000017-0000002 of 0000002-C10-ad-2152-00000

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 07/01/23

Ending date: 07/31/23

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			100,159.39	46,198.33	5,885.07	40,313.26	140,472.65
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/05/23	AR0000	AR04	11,525.00		Owner Cash Receipts		
	07/05/23	AR0134	AR-134	2,225.00		Owner Cash Receipts		
	07/05/23	AR0135	AR-135	4,649.33		Owner Cash Receipts		
	07/06/23	AP2290	1051		324.00	HOA EXPRESS	WEBSITE	
	07/06/23	AP2290	1052		180.00	JUPITER CARPET CARE	MAY AND JUNE	
	07/06/23	AP2290	1053		771.75	RUST TECH SERVICES	JULY	
	07/06/23	AP2331	70623		111.35	FLORIDA POWER & LIGHT		
	07/06/23	AP2331	70623		735.45	FLORIDA POWER & LIGHT		
	07/10/23	AP2331	71023		25.31	TOWN OF JUPITER		
	07/10/23	AP2331	71023		40.82	TOWN OF JUPITER		
	07/11/23	AP2294	1054		135.00	THOMPSON POOL SERVICES	SERVICE	
	07/13/23	AP2331	71323		3,121.41	TOMCAST		
	07/14/23	AR0000	AR04	11,525.00		Owner Cash Receipts		
	07/17/23	AR0000	AR04	2,325.00		Owner Cash Receipts		
	07/18/23	AR0000	AR04	2,325.00		Owner Cash Receipts		
	07/19/23	AR0000	AR04	2,325.00		Owner Cash Receipts		
	07/19/23	AR0136	AR-136	9,299.00		Owner Cash Receipts		
	07/30/23	AP2292	73023		439.98	WASTE MGMT		
1112	Valley Bank MM			50,792.45	151.20	.00	151.20	50,943.65
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/23	CR0000	ADJUST	151.20		Reserve Int July		
1120	BOA Business Savings			.00	.00	.00	.00	.00
1210	Accounts Receivable			3,854.17CR	102,300.00	90,775.00	11,525.00	7,670.83
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AR0000	AR01	102,300.00		Apply Assmt/Opt Charges		
	07/01/23	AR0000	AR08		44,686.66	Prepaid Application		
	07/05/23	AR0000	AR04		11,515.00	Owner Cash Receipts		
	07/05/23	AR0134	AR-134		2,225.00	Owner Cash Receipts		
	07/05/23	AR0135	AR-135		4,649.33	Owner Cash Receipts		
	07/14/23	AR0000	AR04		11,525.00	Owner Cash Receipts		
	07/17/23	AR0000	AR04		2,325.00	Owner Cash Receipts		
	07/18/23	AR0000	AR04		2,325.00	Owner Cash Receipts		
	07/19/23	AR0000	AR04		2,325.00	Owner Cash Receipts		
	07/19/23	AR0136	AR-136		9,199.01	Owner Cash Receipts		
1410	Due to/from Reserves			92.51	.00	7,710.47	7,710.47CR	7,617.96CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/23	GJ0143	CS		7,710.47	RESERVE ADJ		

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 07/01/23

Ending date: 07/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1415	Due to/from Operating			92.51CR	7,710.47	.00	7,710.47	7,617.96
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/23	GJ0143	CS	7,710.47		RESERVE ADJ		
1610	Prepaid Insurance			7,878.03	.00	5,252.05	5,252.05CR	2,625.98
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/23	RJ0001	102119GB		5,252.05	REC INS EXP FROM PPD INS		
1615	Prepaid Expenses			.00	.00	.00	.00	.00
3345	Accounts Payable			1,131.75CR	6,065.07	4,933.32	1,131.75	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AP0003	VH1084		25.31	TOWN OF JUPITER	AUTOPAY 031304	
	07/01/23	AP0007	VH1085		3,121.41	TOMCAST	JULY CABLE AUTO	
	07/01/23	AP0010	VH1086		111.35	FLORIDA POWER & LIGHT	AUTOPAY	
	07/01/23	AP0012	VH1087		735.45	FLORIDA POWER & LIGHT	AUTOPAY	
	07/01/23	AP0017	VH1088		40.82	TOWN OF JUPITER	AUTOPAY	
	07/01/23	AP2284	VH1070		324.00	HOA EXPRESS	WEBSITE	
	07/06/23	AP2288	1074	180.00		JUPITER CARPET CARE	WRONG AMOUNT	
	07/06/23	AP2290	1051	324.00		HOA EXPRESS	WEBSITE	
	07/06/23	AP2290	1052	180.00		JUPITER CARPET CARE	MAY AND JUNE	
	07/06/23	AP2290	1053	771.75		RUST TECH SERVICES	JULY	
	07/06/23	AP2331	1086	111.35		FLORIDA POWER & LIGHT		
	07/06/23	AP2331	1087	735.45		FLORIDA POWER & LIGHT		
	07/08/23	AP2293	VH1076		135.00	THOMPSON POOL SERVICES	SERVICE	
	07/10/23	AP0011	VH1077		439.98	WASTE MGMT	JULY TRASH AUTO	
	07/10/23	AP2331	1084	25.31		TOWN OF JUPITER		
	07/10/23	AP2331	1088	40.82		TOWN OF JUPITER		
	07/11/23	AP2294	1054	135.00		THOMPSON POOL SERVICES	SERVICE	
	07/13/23	AP2331	1085	3,121.41		TOMCAST		
	07/30/23	AP2292	1077	439.98		WASTE MGMT		
3346	Insurance Payable			.00	.00	.00	.00	.00
3347	2022 S/A Deferred			20,607.10CR	.00	.00	.00	20,607.10CR
3352	Accrued Expenses			.00	.00	.00	.00	.00
3500	Prepaid Owner Assessments			44,786.66CR	44,686.66	109.99	44,576.67	209.99CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AR0000	AR08	44,686.66		Prepaid Application		
	07/05/23	AR0000	AR04		10.00	Owner Cash Receipts		
	07/19/23	AR0136	AR-136		99.99	Owner Cash Receipts		

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 07/01/23

Ending date: 07/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
4600	Reserves			50,699.94CR	.00	7,816.67	7,816.67CR	58,516.61CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/23	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			183,700.00CR	.00	102,300.00	102,300.00CR	286,000.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AR0000	AR01		102,300.00	Apply Assmt/Opt Charges		
6100	Lease Income			450.00CR	.00	.00	.00	450.00CR
6150	Interest Income			321.14CR	.00	151.20	151.20CR	472.34CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/23	CR0000	ADJUST		151.20	Reserve Int July		
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			153.62	324.00	.00	324.00	477.62
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AP2284	VH1070	324.00		HOA EXPRESS	WEBSITE	
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			31,530.30	5,252.05	.00	5,252.05	36,782.35
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 07/01/23

Ending date: 07/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	07/31/23	RJ0001	102119GB	5,252.05	REC INS EXP FROM PPD INS			
8410	Landscaping - Maintnce/Grounds			10,095.00	.00	.00	.00	10,095.00
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			430.00	.00	.00	.00	430.00
8505	Cabana Cleaning			765.00	.00	180.00	180.00CR	585.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/06/23	AP2288	1074		180.00	JUPITER CARPET CARE	WRONG AMOUNT	
8510	Pool Equipment Repairs			.00	135.00	.00	135.00	135.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/08/23	AP2293	VH1076	135.00		THOMPSON POOL SERVICES	SERVICE	
8530	Pool Maintenance			3,290.00	.00	.00	.00	3,290.00
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	.00	.00	.00	1,579.42
8810	Cable			18,111.21	3,121.41	.00	3,121.41	21,232.62
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AP0007	VH1085	3,121.41		TOMCAST	JULY CABLE AUTO	
8820	Electric			2,935.42	846.80	.00	846.80	3,782.22
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AP0010	VH1086	111.35		FLORIDA POWER & LIGHT	AUTOPAY	
	07/01/23	AP0012	VH1087	735.45		FLORIDA POWER & LIGHT	AUTOPAY	
8830	Sanitation			3,993.10	439.98	.00	439.98	4,433.08
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/10/23	AP0011	VH1077	439.98		WASTE MGMT	JULY TRASH AUTO	
8840	Sewer			112.50	.00	.00	.00	112.50
8845	Water Landscape			151.86	25.31	.00	25.31	177.17
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 07/01/23
Ending date: 07/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	07/01/23	AP0003	VH1084	25.31	TOWN OF JUPITER		AUTOPAY 031304	
8850	Water Pool			226.22	40.82	.00	40.82	267.04
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/23	AP0017	VH1088	40.82		TOWN OF JUPITER	AUTOPAY	
9000	Reserves			46,900.02	7,816.67	.00	7,816.67	54,716.69
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/23	RJ0004	031722GB	7,816.67		REC MONTHLY RESERVES		
Gnd Total:				.00	225,113.77	225,113.77	.00	.00