

**Ocean Cove Homeowners' Association**  
**May 31, 2023**

**FINANCIAL REPORT**

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# **Ocean Cove Homeowners' Association**

Balance Sheet  
As of 05/31/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1111	Valley Bank-Operating	104,617.78			104,617.78
1112	Valley Bank MM		28,407.11		28,407.11
1210	Accounts Receivable	1,391.68			1,391.68
1410	Due to/from Reserves	(14,476.16)			(14,476.16)
1415	Due to/from Operating		14,476.16		14,476.16
1610	Prepaid Insurance	13,130.08			13,130.08
		<u>104,663.38</u>	<u>42,883.27</u>	<u>.00</u>	<u>147,546.65</u>
		=====	=====	=====	=====
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3345	Accounts Payable	5,178.06			5,178.06
3347	2022 S/A Deferred	20,607.10			20,607.10
3500	Prepaid Owner Assessments	11.66			11.66
		<u>25,796.82</u>	<u>.00</u>	<u>.00</u>	<u>25,796.82</u>
RESERVES:					
4600	Reserves		42,883.27		42,883.27
		<u>.00</u>	<u>42,883.27</u>	<u>.00</u>	<u>42,883.27</u>
EQUITY:					
5610	Retained Earnings	37,901.56			37,901.56
	Current Year Net Income/(Loss)	40,965.00	.00	.00	40,965.00
		<u>78,866.56</u>	<u>.00</u>	<u>.00</u>	<u>78,866.56</u>
		=====	=====	=====	=====
	TOTAL LIABILITIES & EQUITY	104,663.38	42,883.27	.00	147,546.65
		=====	=====	=====	=====

## Ocean Cove Homeowners' Association

### Income/Expense Statement

Period: 05/01/23 to 05/31/23

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06000	HOA semi annual dues	.00	.00	.00	183,700.00	183,679.00	21.00	367,358.00
06100	Lease Income	.00	.00	.00	300.00	.00	300.00	.00
06150	Interest Income	62.97	.00	62.97	228.62	.00	228.62	.00
06200	Transfer of Ownership Income	.00	.00	.00	450.00	.00	450.00	.00
		62.97	.00	62.97	184,678.62	183,679.00	999.62	367,358.00
EXPENSES :								
Administration								
08105	Miscellaneous/Office Exp	606.32	66.67	(539.65)	812.33	333.35	(478.98)	800.00
08110	Postage	.00	.00	.00	4.80	.00	(4.80)	.00
08115	Accounting Fee	345.00	345.00	.00	1,725.00	1,725.00	.00	4,140.00
08116	Property Management	774.00	1,500.00	726.00	6,774.00	7,500.00	726.00	18,000.00
08120	Supplies/Annual Report	61.25	5.16	(56.09)	172.50	25.80	(146.70)	62.00
08125	Web Site	.00	27.00	27.00	153.62	135.00	(18.62)	324.00
08600	Professional Legal Fees	.00	208.33	208.33	3,105.00	1,041.65	(2,063.35)	2,500.00
		1,786.57	2,152.16	365.59	12,747.25	10,760.80	(1,986.45)	25,826.00
Buildings & Parking Areas								
08210	Balcony PM Project	.00	1,458.33	1,458.33	.00	7,291.65	7,291.65	17,500.00
08225	Irrigation Well:Rust/Cleanup	(330.75)	771.75	1,102.50	2,756.25	3,858.75	1,102.50	9,261.00
08235	Minor Repairs & Supplies	.00	1,333.33	1,333.33	9,430.90	6,666.65	(2,764.25)	16,000.00
08238	Roof Repair	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
08239	Roof Drain Line Cleaning	.00	125.00	125.00	.00	625.00	625.00	1,500.00
08245	Termite & Pest Control	.00	37.50	37.50	120.00	187.50	67.50	450.00
08247	Speed Bumps	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
		(330.75)	4,559.25	4,890.00	12,307.15	22,796.25	10,489.10	54,711.00
Insurance								
08300	Insurance	5,270.05	6,083.33	813.28	26,278.25	30,416.65	4,138.40	73,000.00
		5,270.05	6,083.33	813.28	26,278.25	30,416.65	4,138.40	73,000.00

## Ocean Cove Homeowners' Association

Income/Expense Statement

Period: 05/01/23 to 05/31/23

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance & Grounds								
08410	Landscaping - Maintnce/Ground	1,750.00	1,922.17	172.17	8,750.00	9,610.85	860.85	23,066.00
08412	Mulch/labor	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
08415	Tree Trimming Service	.00	625.00	625.00	11,310.00	3,125.00	(8,185.00)	7,500.00
08416	Landscape Rplc-Trees/Shrub/So	.00	333.33	333.33	6,544.50	1,666.65	(4,877.85)	4,000.00
08418	Flowers Annual	.00	68.75	68.75	.00	343.75	343.75	825.00
08425	Fences Perimeter and Patio	.00	833.33	833.33	.00	4,166.65	4,166.65	10,000.00
08700	Sprinkler Maintenance/Repairs	260.00	416.67	156.67	1,579.42	2,083.35	503.93	5,000.00
		2,010.00	4,449.25	2,439.25	28,183.92	22,246.25	(5,937.67)	53,391.00
Pool								
08505	Cabana Cleaning	.00	90.83	90.83	405.00	454.15	49.15	1,090.00
08510	Pool Equipment Repairs	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
08530	Pool Maintenance	525.00	450.00	(75.00)	2,940.00	2,250.00	(690.00)	5,400.00
08540	Pool Permit	300.00	20.83	(279.17)	300.00	104.15	(195.85)	250.00
08550	Pool Repairs	.00	83.33	83.33	.00	416.65	416.65	1,000.00
08850	Water Pool	46.65	54.17	7.52	226.22	270.85	44.63	650.00
		871.65	949.16	77.51	3,871.22	4,745.80	874.58	11,390.00
Utilities								
08810	Cable	3,121.41	2,959.17	(162.24)	14,979.80	14,795.85	(183.95)	35,510.00
08820	Electric	151.35	650.00	498.65	2,470.51	3,250.00	779.49	7,800.00
08830	Sanitation	614.04	840.00	225.96	3,553.12	4,200.00	646.88	10,080.00
08840	Sewer	.00	70.83	70.83	112.50	354.15	241.65	850.00
08845	Water Landscape	25.31	83.33	58.02	126.55	416.65	290.10	1,000.00
		3,912.11	4,603.33	691.22	21,242.48	23,016.65	1,774.17	55,240.00
Reserves								
09000	Reserves	7,816.67	7,816.67	.00	39,083.35	39,083.35	.00	93,800.00
		7,816.67	7,816.67	.00	39,083.35	39,083.35	.00	93,800.00
	TOTAL EXPENSES	21,336.30	30,613.15	9,276.85	143,713.62	153,065.75	9,352.13	367,358.00
	Current Year Net Income/(loss)	(21,273.33)	(30,613.15)	9,339.82	40,965.00	30,613.25	10,351.75	.00

AGED OWNER BALANCES: AS OF May 31, 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	695.85	695.85
142	142	Mark Conboy*	0.00	0.00	0.00	695.83	695.83
TOTAL:			0.00	0.00	0.00	1391.68	1391.68

AGED OWNER BALANCES: AS OF May 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	0.00	0.00	1391.68	1391.68
GRAND TOTAL:				0.00	0.00	0.00	1391.68	1391.68

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01210	Accounts Receivable	1391.68
TOTAL		\$1391.68

PREPAYS AS OF May 31, 2023  
Account Number Sequence

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
William Kates, Jr	101	101	0.67
Pam Leonard	105	105	10.00
Irene and Michael Whalen	128	128	0.99
TOTAL HOMES: 3			=====
TOTAL PREPAYS			11.66
TOTAL DISTR: PP			11.66

**OCEAN COVE**  
**PREPAID INSURANCE**  
**May 31, 2023**

Tequesta Agency								
COMPANY	POLICY TYPE	FROM	TO	MONTHS LEFT	PREMIUM	PREPAID	EXPENSED	MONTHLY
IOA/Liberty Mutual	Umbrella	8/15/22	8/15/23	2.5	1,170.00	243.75	926.25	97.50
IOA/Frontline	Prop/Wind/Ord	8/15/22	8/15/23	2.5	52,115.50	10,857.40	41,258.10	4,342.96
						-	-	-
IOA/Aspen	GL/DO/CR/Auto	8/15/22	8/15/23	2.5	7,989.25	1,664.43	6,324.82	665.77
IOA/Zenith	Workers Comp	8/15/22	8/15/23	2.5	599.00	124.79	474.21	49.92
IOA/Travelers	Equipment	8/15/22	8/15/23	2.5	1,150.80	239.75	911.05	95.90
					63,024.55	<b>13,130.11</b>	49,894.44	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 Homeowners' Association**  
**May 30, 2023**

**ACCRUED EXPENSES-3352**

**PREPAID EXP-1615**

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**Ocean Cove HOA**  
**5/31/2023**  
**2022 Roof Special Assessment**

<b>2022 Roof Expenses</b>	<b>\$156,508.00</b>	
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: 05/31/23

Contact	Vendor Phone	Current	31-60	61-90	Over 90
TOMCAST		3,121.41	.00	.00	.00
CONSERVA IRRIGATION		260.00	.00	.00	.00
TOWN OF JUPITER		46.65	.00	.00	.00
LEOS LAWN SERVICE INC		1,750.00	.00	.00	.00
	Totals:	5,178.06	.00	.00	.00
	Grand total:	5,178.06			

## CASH DISBURSEMENTS

Starting Check Date: 5/01/23 Cash account #: "All"  
 Ending Check Date: 5/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:		1111	Valley Bank-Operating		
5/03/23	1034	GEST	GESTIMA GEFFRARD'S	7,460.00	Tree trimming
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	1032	042123	4/21/23	8415	4/21/23
				<b>Amount-paid</b>	<b>Reference</b>
				7,460.00	Tree trimming
5/03/23	1035	HARB	HARBOR MANAGEMENT	2,543.67	
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	1033	3287	4/28/23	8116	4/28/23
				<b>Amount-paid</b>	<b>Reference</b>
				1,500.00	Feb
	1034	3445	5/01/23	8116	5/01/23
				<b>Amount-paid</b>	<b>Reference</b>
				774.00	MAY PRORATED
	1035	3488	4/30/23	8110	4/30/23
				<b>Amount-paid</b>	<b>Reference</b>
				4.80	COPIES/SALES/MISC
	1035	3488	4/30/23	8120	4/30/23
				<b>Amount-paid</b>	<b>Reference</b>
				111.25	
	1035	3488	4/30/23	8125	4/30/23
				<b>Amount-paid</b>	<b>Reference</b>
				153.62	
	Totals:				2,543.67
5/06/23	50623 (M)FPL		FLORIDA POWER & LIGHT	394.73	AUTOPAY
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	1030	32360-12443	4/01/23	8820	4/01/23
				<b>Amount-paid</b>	<b>Reference</b>
				394.73	AUTOPAY
5/06/23	50623 (M)JUPITE		TOWN OF JUPITER	44.71	AUTOPAY
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	1031	0022223-031298	4/23/23	8850	4/23/23
				<b>Amount-paid</b>	<b>Reference</b>
				44.71	AUTOPAY
5/08/23	50823 (M)JUPITE		TOWN OF JUPITER	25.31	AUTOPAY 040723
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	1058	040723	5/08/23	8845	5/08/23
				<b>Amount-paid</b>	<b>Reference</b>
				25.31	AUTOPAY 040723
5/09/23	50923 (M)FPL		FLORIDA POWER & LIGHT	151.35	AUTOPAY
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	1059	53408-85580	5/09/23	8820	5/09/23
				<b>Amount-paid</b>	<b>Reference</b>
				151.35	AUTOPAY
5/11/23	51123 (M)FRONT		FRONTLINE INSURANCE	4,108.66	10 OF 10
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	1040	0393176987	5/11/23	3346	5/11/23
				<b>Amount-paid</b>	<b>Reference</b>
				4,108.66	10 OF 10
5/18/23	51823 (M)WASTE		WASTE MGMT	614.04	MAY TRASH AUTO
	<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>
	1060	9948407-0290-0	5/18/23	8830	5/18/23
				<b>Amount-paid</b>	<b>Reference</b>
				614.04	MAY TRASH AUTO
Cash account #:		1111	Valley Bank-Operating		

## CASH DISBURSEMENTS

Starting Check Date: 5/01/23 Cash account #: "All"  
 Ending Check Date: 5/31/23

Check-date	Check-#	Vend-#	Vendor Name		Check-amount	Reference		
5/22/23	1036	ACCT	ACCOUNTING DEPARTMENT INC		357.15	MAY		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1047	012	5/01/23	8115	5/01/23	345.00	MAY
		1047	012	5/01/23	8105	5/01/23	12.15	
		Totals:					357.15	
5/22/23	1037	FLOR	FLORIDA DEPARTMENT OF HEALTH		300.00	Permit Renewal		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1043	50-60-01614	5/11/23	8540	5/11/23	300.00	Permit Renewal
5/22/23	1038	JUPITC	JUPITER CARPET CARE		90.00	APR		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1038	043023	4/30/23	8505	4/30/23	90.00	APR
5/22/23	1039	POOL	POOL DOCTOR		525.00	4 WEEKS		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1045	046207	5/13/23	8530	5/13/23	525.00	4 WEEKS
5/22/23	1040	RUST	RUST TECH SERVICES		771.75	MAY AUTOPAY		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1037	264922 266872	5/01/23	8225	5/01/23	771.75	MAY AUTOPAY
5/22/23	1041	STEPH	STEPHEN RUSSO		655.42	Reimburse expenses		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1046	051523	5/15/23	8120	5/15/23	61.25	Reimburse expenses
		1046	051523	5/15/23	8105	5/15/23	594.17	
		Totals:					655.42	
Totals:					18,041.79			

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

Bank #: 03 Valley Bank-Operating 1111 Valley Bank-Operating  
 G/L Acct Bal: 104,617.78  
 Bank Balance: 104,617.78  
 Statement date: 05/31/23

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

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Checkbook Balance	104,617.78	Reconciling Balance	104,617.78
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	104,617.78
Uncleared Deposits, Debits	0.00	Difference	0.00



0116026 SP 2110 -C01-P16058-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](https://Valley.com/HomeWebinar)

## Account Statement

For the Period Ending: 05/31/23 | Page 1 of 5

### Valley Business Banking - XXXXXXXX7209

SUMMARY FOR THE PERIOD: 04/29/23 - 05/31/23

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$122,334.30		\$1,391.67		\$0.00		\$19,108.19		\$0.00		\$104,617.78

#### TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$122,334.30
05/01	Check Number 1033	-\$771.75		\$121,562.55
05/02	Ocean Cove HOA OnlinePay ID: 16100		\$695.83	\$122,258.38
05/04	Check Number 1028	-\$159.65		\$122,098.73
05/08	TOWN OF JUPITER UT BILL ID: 031304	-\$25.31		\$122,073.42
05/08	TOWN OF JUPITER UT BILL ID: 031298	-\$44.71 ✓		\$122,028.71
05/09	FPL DIRECT DEBIT ELEC PYMT ID: 5340885580 PPDA	-\$151.35		\$121,877.36
05/09	FPL DIRECT DEBIT ELEC PYMT ID: 3236012443 PPDA	-\$394.73 ✓		\$121,482.63
05/12	Frontline Ins WEB PAY ID: FrontlineFI3	-\$4,108.66 ✓		\$117,373.97
05/17	Check Number 1029	-\$135.00		\$117,238.97

Have Questions? 800-522-4100

[valley.com](https://valley.com)

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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](mailto: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](mailto: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.



RECONCILIATION

Bank #: 04 Valley Bank MM

G/L Acct Bal: 28,407.11

Bank Balance: 28,407.11

Statement date: 05/31/23

1112 Valley Bank MM

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

OUTSTANDING ITEMS:

Total Outstanding

.00

.00

Bank Reconciliation Summary

=====

Checkbook Balance	28,407.11	Reconciling Balance	28,407.11
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	28,407.11
Uncleared Deposits, Debits	0.00	Difference	0.00



0125075 SP 2110 -C01-P25125-I  
OCEAN COVE HOMEOWNERS ASSOCIATION  
RESERVE ACCOUNT  
C/O ACCOUNTING DEPARTMENT  
185 E INDIANTOWN ROAD STE 127  
JUPITER FL 33477



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## Account Statement

For the Period Ending: 05/31/23 | Page 1 of 2

### Property Management MMA - XXXXXXXX1684

SUMMARY FOR THE PERIOD: 04/29/23 - 05/31/23

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$28,344.14		\$0.00		\$62.97		\$0.00		\$0.00		\$28,407.11

#### TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$28,344.14
05/31	Interest Credited Deposit		\$62.97	\$28,407.11
	<b>Ending Balance</b>			<b>\$28,407.11</b>

#### RATE SUMMARY

Rate As Of	04/29
Interest Rate	3.500%

#### Interest Rate Calculations

Average Balance: \$28,344.14	Minimum Balance: \$28,344.14	Avg Stmt Collected Bal: \$28,344.14
Annual % Yield Earned: 2.480%	Interest Earned: \$62.97	Year-to-Date Interest Paid: \$228.62

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.

Have Questions? 800-522-4100

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## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/23  
Ending date: 05/31/23

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			121,267.90	1,391.67	18,041.79	16,650.12CR	104,617.78
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AR0000	AR04	695.83		Owner Cash Receipts		
	05/03/23	AP2197	1034		7,460.00	GESTIMA GEFFRARD'S	Tree trimming	
	05/03/23	AP2197	1035		2,543.67	HARBOR MANAGEMENT	Feb	
	05/06/23	AP2188	50623		394.73	FLORIDA POWER & LIGHT		
	05/06/23	AP2190	50623		44.71	TOWN OF JUPITER		
	05/08/23	AP2253	50823		25.31	TOWN OF JUPITER		
	05/09/23	AP2255	50923		151.35	FLORIDA POWER & LIGHT		
	05/11/23	AP2203	51123		4,108.66	FRONTLINE INSURANCE		
	05/18/23	AP2257	51823		614.04	WASTE MGMT		
	05/22/23	AP2222	1036		357.15	ACCOUNTING DEPARTMENT INC	MAY	
	05/22/23	AP2222	1037		300.00	FLORIDA DEPARTMENT OF HEA	Permit Renewal	
	05/22/23	AP2222	1038		90.00	JUPITER CARPET CARE	APR	
	05/22/23	AP2222	1039		525.00	POOL DOCTOR	4 WEEKS	
	05/22/23	AP2222	1040		771.75	RUST TECH SERVICES	MAY AUTOPAY	
	05/22/23	AP2222	1041		655.42	STEPHEN RUSSO	Reimburse expenses	
	05/27/23	AR0131	AR-131	695.84		Owner Cash Receipts		
1112	Valley Bank MM			28,344.14	62.97	.00	62.97	28,407.11
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	CR0000	ADJUST	62.97		Reserve int May		
1120	BOA Business Savings			.00	.00	.00	.00	.00
1210	Accounts Receivable			2,783.35	.00	1,391.67	1,391.67CR	1,391.68
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AR0000	AR04		695.83	Owner Cash Receipts		
	05/27/23	AR0131	AR-131		695.84	Owner Cash Receipts		
1410	Due to/from Reserves			6,722.46CR	.00	7,753.70	7,753.70CR	14,476.16CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	GJ0138	ADJ PC		7,753.70	reserve adj		
1415	Due to/from Operating			6,722.46	7,753.70	.00	7,753.70	14,476.16
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	GJ0138	ADJ PC	7,753.70		reserve adj		
1610	Prepaid Insurance			18,382.13	.00	5,252.05	5,252.05CR	13,130.08
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	RJ0001	102119GB		5,252.05	REC INS EXP FROM PPD INS		

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 05/01/23

Ending account #: "Last"

Ending date: 05/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1615	Prepaid Expenses	.00	.00	.00	.00	.00	
3345	Accounts Payable	10,861.61CR	41,189.29	35,505.74	5,683.55	5,178.06CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	05/01/23	AP0001	VH1047		357.15	ACCOUNTING DEPARTMENT INC	MAY
	05/01/23	AP0002	VH1034		774.00	HARBOR MANAGEMENT	MAY PRORATED
	05/01/23	AP0006	VH1037		771.75	RUST TECH SERVICES	MAY AUTOPAY
	05/01/23	AP0007	VH1061		3,121.41	TOMCAST	MAY CABLE AUTO
	05/01/23	AP0013	VH1055		1,750.00	LEOS LAWN SERVICE INC	MAY
	05/01/23	AP2223	924	551.25		RUST TECH SERVICES	not approved by board
	05/01/23	AP2223	925	551.25		RUST TECH SERVICES	not approved by board
	05/03/23	AP2197	1034	7,460.00		GESTIMA GEFFRARD'S	Tree trimming
	05/03/23	AP2197	1035	2,543.67		HARBOR MANAGEMENT	Feb
	05/06/23	AP2188	1030	394.73		FLORIDA POWER & LIGHT	
	05/06/23	AP2190	1031	44.71		TOWN OF JUPITER	
	05/08/23	AP0003	VH1058		25.31	TOWN OF JUPITER	AUTOPAY 040723
	05/08/23	AP2253	1058	25.31		TOWN OF JUPITER	
	05/09/23	AP0010	VH1059		151.35	FLORIDA POWER & LIGHT	AUTOPAY
	05/09/23	AP2206	VH1044		22,045.00	BUILDING DOCTORS SERVICE	Bal Due A/C new roofs
	05/09/23	AP2243	1044	22,045.00		BUILDING DOCTORS SERVICE	Not approved by board
	05/09/23	AP2255	1059	151.35		FLORIDA POWER & LIGHT	
	05/11/23	AP0019	VH1040		4,108.66	FRONTLINE INSURANCE	10 OF 10
	05/11/23	AP2203	1040	4,108.66		FRONTLINE INSURANCE	
	05/11/23	AP2204	VH1043		300.00	FLORIDA DEPARTMENT OF HEA	Permit Renewal
	05/13/23	AP0005	VH1045		525.00	POOL DOCTOR	4 WEEKS
	05/15/23	AP2209	VH1046		655.42	STEPHEN RUSSO	Reimburse expenses
	05/16/23	AP2248	VH1057		260.00	CONSERVA IRRIGATION	Services
	05/18/23	AP0011	VH1060		614.04	WASTE MGMT	MAY TRASH AUTO
	05/18/23	AP2257	1060	614.04		WASTE MGMT	
	05/22/23	AP2222	1036	357.15		ACCOUNTING DEPARTMENT INC	MAY
	05/22/23	AP2222	1037	300.00		FLORIDA DEPARTMENT OF HEA	Permit Renewal
	05/22/23	AP2222	1038	90.00		JUPITER CARPET CARE	APR
	05/22/23	AP2222	1039	525.00		POOL DOCTOR	4 WEEKS
	05/22/23	AP2222	1040	771.75		RUST TECH SERVICES	MAY AUTOPAY
	05/22/23	AP2222	1041	655.42		STEPHEN RUSSO	Reimburse expenses
	05/23/23	AP0017	VH1052		46.65	TOWN OF JUPITER	AUTOPAY
3346	Insurance Payable	4,090.66CR		4,108.66	18.00		4,090.66 .00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	05/11/23	AP0019	VH1040	4,108.66		FRONTLINE INSURANCE	10 OF 10
	05/31/23	GJ0137	ADJ PC		18.00	adj bal of insurance	
3347	2022 S/A Deferred	20,607.10CR		20,607.10	20,607.10		.00 20,607.10CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	05/09/23	AP2206	VH1044	20,607.10		BUILDING DOCTORS SERVICE	Bal Due A/C new roofs

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 05/01/23  
Ending date: 05/31/23

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	05/09/23	AP2243 1044		20,607.10	BUILDING DOCTORS SERVICE	Not approved by board	
3352	Accrued Expenses		.00	.00	.00	.00	.00
3500	Prepaid Owner Assessments		11.66CR	.00	.00	.00	11.66CR
4600	Reserves		35,066.60CR	.00	7,816.67	7,816.67CR	42,883.27CR
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/31/23	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	.00	.00	183,700.00CR
6100	Lease Income		300.00CR	.00	.00	.00	300.00CR
6150	Interest Income		165.65CR	.00	62.97	62.97CR	228.62CR
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/31/23	CR0000	ADJUST		62.97	Reserve int May	
6200	Transfer of Ownership Income		450.00CR	.00	.00	.00	450.00CR
8105	Miscellaneous/Office Exp		206.01	606.32	.00	606.32	812.33
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/01/23	AP0001	VH1047	12.15		ACCOUNTING DEPARTMENT INC	MAY
	05/15/23	AP2209	VH1046	594.17		STEPHEN RUSSO	Reimburse expenses
8110	Postage		4.80	.00	.00	.00	4.80
8115	Accounting Fee		1,380.00	345.00	.00	345.00	1,725.00
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/01/23	AP0001	VH1047	345.00		ACCOUNTING DEPARTMENT INC	MAY
8116	Property Management		6,000.00	774.00	.00	774.00	6,774.00
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/01/23	AP0002	VH1034	774.00		HARBOR MANAGEMENT	MAY PRORATED
8120	Supplies/Annual Report		111.25	61.25	.00	61.25	172.50
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/15/23	AP2209	VH1046	61.25		STEPHEN RUSSO	Reimburse expenses

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 05/01/23

Ending account #: "Last"

Ending date: 05/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8125	Web Site			153.62	.00	.00	.00	153.62
8225	Irrigation Well:Rust/Cleanup			3,087.00	771.75	1,102.50	330.75CR	2,756.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AP0006	VH1037	771.75		RUST TECH SERVICES	MAY AUTOPAY	
	05/01/23	AP2223	924		551.25	RUST TECH SERVICES	Irrigation Well:Rust/Clea	
	05/01/23	AP2223	925		551.25	RUST TECH SERVICES	Irrigation Well:Rust/Clea	
8235	Minor Repairs & Supplies			9,430.90	.00	.00	.00	9,430.90
8238	Roof Repair			.00	1,437.90	1,437.90	.00	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/09/23	AP2206	VH1044	1,437.90		BUILDING DOCTORS SERVICE	Bal Due A/C new roofs	
	05/09/23	AP2243	1044		1,437.90	BUILDING DOCTORS SERVICE	Not approved by board	
8245	Termite & Pest Control			120.00	.00	.00	.00	120.00
8300	Insurance			21,008.20	5,270.05	.00	5,270.05	26,278.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	GJ0137	ADJ PC	18.00		adj bal of insurance		
	05/31/23	RJ0001	102119GB	5,252.05		REC INS EXP FROM PPD INS		
8410	Landscaping - Maintnce/Grounds			7,000.00	1,750.00	.00	1,750.00	8,750.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AP0013	VH1055	1,750.00		LEOS LAWN SERVICE INC	MAY	
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
8505	Cabana Cleaning			405.00	.00	.00	.00	405.00
8530	Pool Maintenance			2,415.00	525.00	.00	525.00	2,940.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/13/23	AP0005	VH1045	525.00		POOL DOCTOR	4 WEEKS	
8540	Pool Permit			.00	300.00	.00	300.00	300.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/11/23	AP2204	VH1043	300.00		FLORIDA DEPARTMENT OF HEA	Permit Renewal	
8600	Professional Legal Fees			3,105.00	.00	.00	.00	3,105.00
8700	Sprinkler Maintenance/Repairs			1,319.42	260.00	.00	260.00	1,579.42

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 05/01/23

Ending account #: "Last"

Ending date: 05/31/23

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/16/23	AP2248	VH1057	260.00		CONSERVA IRRIGATION	Services	
8810	Cable			11,858.39	3,121.41	.00	3,121.41	14,979.80
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/01/23	AP0007	VH1061	3,121.41		TOMCAST	MAY CABLE AUTO	
8820	Electric			2,319.16	151.35	.00	151.35	2,470.51
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/09/23	AP0010	VH1059	151.35		FLORIDA POWER & LIGHT	AUTOPAY	
8830	Sanitation			2,939.08	614.04	.00	614.04	3,553.12
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/18/23	AP0011	VH1060	614.04		WASTE MGMT	MAY TRASH AUTO	
8840	Sewer			112.50	.00	.00	.00	112.50
8845	Water Landscape			101.24	25.31	.00	25.31	126.55
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/08/23	AP0003	VH1058	25.31		TOWN OF JUPITER	AUTOPAY 040723	
8850	Water Pool			179.57	46.65	.00	46.65	226.22
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/23/23	AP0017	VH1052	46.65		TOWN OF JUPITER	AUTOPAY	
9000	Reserves			31,266.68	7,816.67	.00	7,816.67	39,083.35
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/31/23	RJ0004	031722GB	7,816.67		REC MONTHLY RESERVES		
Gnd Total:				.00	98,990.09	98,990.09	.00	.00