

**ABC CONDOMINIUM
ASSOCIATION, INC.
FINANCIAL PACKAGE
NOVEMBER 30, 2025**



Condo & HOA Accounting, LLC

Condo & HOA Accounting, LLC does not provide any form of assurance on these financial statements.

These financial statements do not include disclosures and are for management purposes only.

ABC Condominium Association, Inc.

FUND BALANCE SHEET

As of: 11/30/2025

Assets

Account	Operating	Reserves	Special Assessment	Total
Cash and Cash Equivalents				
1000 Cash - Alliance Operating 0362	\$454,112.56	\$0.00	\$0.00	\$454,112.56
1009 Alliance - Sec Deposit 1892	\$130,124.65	\$0.00	\$0.00	\$130,124.65
1018 Due from/(to) Reserve Fund	(\$650,519.04)	\$0.00	\$0.00	(\$650,519.04)
1019 Due from/(to) Spec. Assess. Fund	(\$464,834.03)	\$0.00	\$0.00	(\$464,834.03)
1038 Due from/(to) Operating Fund	\$0.00	\$650,519.04	\$0.00	\$650,519.04
1041 Cash - Alliance Spec. Assess. (6160)	\$0.00	\$0.00	\$784,474.31	\$784,474.31
1058 Due from/(to) Operating Fund	\$0.00	\$0.00	\$464,834.03	\$464,834.03
Cash and Cash Equivalents Total	(\$531,115.86)	\$650,519.04	\$1,249,308.34	\$1,368,711.52
Receivables				
1100 Accounts Receivable	\$227,565.29	\$0.00	\$0.00	\$227,565.29
1105 Accounts Receivable - Special Assessment	\$0.00	\$0.00	\$765,361.97	\$765,361.97
1145 Prepaid Insurance	\$328,263.77	\$0.00	\$0.00	\$328,263.77
1150 Unbilled Special Assessment Receivable	\$0.00	\$0.00	\$2,736,180.00	\$2,736,180.00
Receivables Total	\$555,829.06	\$0.00	\$3,501,541.97	\$4,057,371.03
Total Assets:	\$24,713.20	\$650,519.04	\$4,750,850.31	\$5,426,082.55

Liabilities

Account	Operating	Reserves	Special Assessment	Total
Current Liabilities				
2000 Accounts Payable	\$254,428.57	\$0.00	\$0.00	\$254,428.57
2005 Accrued Expenses	\$30,060.03	\$0.00	\$0.00	\$30,060.03
2010 Prepaid Assessments	\$231,482.46	\$0.00	\$0.00	\$231,482.46
2020 Other Current Liabilities	\$425.00	\$0.00	\$0.00	\$425.00
2050 Insurance Financing Liability	\$268,912.25	\$0.00	\$0.00	\$268,912.25
2070 Security Deposits	\$131,130.65	\$0.00	\$0.00	\$131,130.65
Current Liabilities Total	\$916,438.96	\$0.00	\$0.00	\$916,438.96
Total Liabilities:	\$916,438.96	\$0.00	\$0.00	\$916,438.96

Equity

Account	Operating	Reserves	Special Assessment	Total
Operating				
3000 Operating Equity	(\$543,809.06)	\$0.00	\$0.00	(\$543,809.06)
Operating Total	(\$543,809.06)	\$0.00	\$0.00	(\$543,809.06)
Special Assessment Fund				
3100 Spec. Assmt. Income	\$0.00	\$0.00	\$7,422,145.51	\$7,422,145.51

Account	Operating	Reserves	Special Assessment	Total
3105 Spec. Assmt. Interest Income	\$0.00	\$0.00	\$4,213.04	\$4,213.04
3111 Spec. Assmt. Expense - Concrete Project	\$0.00	\$0.00	(\$98,512.00)	(\$98,512.00)
3112 Spec. Assmt. Expense - Contingency	\$0.00	\$0.00	(\$3,744.34)	(\$3,744.34)
3115 Spec. Assmt. Expense - Coupons	\$0.00	\$0.00	(\$4,158.93)	(\$4,158.93)
3117 Spec. Assmt. Expense - Electrical	\$0.00	\$0.00	(\$3,500.00)	(\$3,500.00)
3121 Spec. Assmt. Expense - Milestone Report	\$0.00	\$0.00	(\$26,500.00)	(\$26,500.00)
3122 Spec. Assmt. Expense - Painting	\$0.00	\$0.00	(\$2,350.00)	(\$2,350.00)
3124 Spec. Assmt. Expense - Permits and Expeditor	\$0.00	\$0.00	(\$90,643.75)	(\$90,643.75)
3125 Spec. Assmt. Expense - Plumbing	\$0.00	\$0.00	(\$156,323.91)	(\$156,323.91)
3127 Spec. Assmt. Expense - Roof Project	\$0.00	\$0.00	(\$317,085.42)	(\$317,085.42)
3128 Spec. Assmt. Expense - Seawall	\$0.00	\$0.00	(\$1,884,924.25)	(\$1,884,924.25)
3129 Spec. Assmt. Expense - Administration	\$0.00	\$0.00	(\$87,765.64)	(\$87,765.64)
Special Assessment Fund Total	\$0.00	\$0.00	\$4,750,850.31	\$4,750,850.31
Reserves				
3300 Pooled Reserves - Non-SIRS	\$0.00	\$528,440.37	\$0.00	\$528,440.37
3305 Non-SIRS Interest Income	\$0.00	\$3,846.81	\$0.00	\$3,846.81
3310 Pooled Reserves - SIRS	\$0.00	\$118,231.86	\$0.00	\$118,231.86
Reserves Total	\$0.00	\$650,519.04	\$0.00	\$650,519.04
Current Year Net Income/(Loss)	(\$347,916.70)	\$0.00	\$0.00	(\$347,916.70)
Total Equity:	(\$891,725.76)	\$650,519.04	\$4,750,850.31	\$4,509,643.59
Total Liabilities & Equity	\$24,713.20	\$650,519.04	\$4,750,850.31	\$5,426,082.55

ABC Condominium Association, Inc.

INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
5000 Operating Assessments	183,108.94	183,108.92	0.02	1,647,980.30	1,647,980.28	0.02	2,197,307.04
5005 Reserve Contributions - Non-SIRS	15,309.56	15,309.56	0.00	137,786.04	137,786.04	0.00	183,714.69
5010 Reserve Contributions - SIRS	39,410.62	39,410.62	0.00	354,695.58	354,695.58	0.00	472,927.45
5100 Bank Interest Income	0.89	0.00	0.89	109.56	0.00	109.56	0.00
5115 Late Fees	0.00	0.00	0.00	2,650.00	0.00	2,650.00	0.00
5116 Legal Fees	2,070.45	0.00	2,070.45	3,079.23	0.00	3,079.23	0.00
5120 Laundry Income	1,492.42	1,500.00	(7.58)	12,674.99	13,500.00	(825.01)	18,000.00
5130 Other Income	165.03	3,333.33	(3,168.30)	12,878.79	29,999.97	(17,121.18)	40,000.00
Income Total	241,557.91	242,662.43	(1,104.52)	2,171,854.49	2,183,961.87	(12,107.38)	2,911,949.18
Total Income	241,557.91	242,662.43	(1,104.52)	2,171,854.49	2,183,961.87	(12,107.38)	2,911,949.18

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administrative							
6000 Bad Debt Expense	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00	15,000.00
6005 Bank Fees	0.00	40.00	40.00	60.00	360.00	300.00	480.00
6010 Computers	0.00	83.33	83.33	4,336.35	749.97	(3,586.38)	1,000.00
6015 Copier Lease Contract	622.85	388.42	(234.43)	2,132.94	3,495.78	1,362.84	4,661.04
6020 DBPR Fees	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
6025 Electoral Votes - Board Meeting	0.00	0.00	0.00	4,034.10	0.00	(4,034.10)	0.00
6030 Licenses, Permits & Inspections	558.63	125.00	(433.63)	6,417.24	1,125.00	(5,292.24)	1,500.00
6035 Office Supplies	0.00	175.00	175.00	1,936.42	1,575.00	(361.42)	2,100.00
6040 Postage and Mailing	0.00	166.67	166.67	121.56	1,500.03	1,378.47	2,000.00
6045 Printing	0.00	50.00	50.00	241.00	450.00	209.00	600.00
6046 Rent Expense	0.00	0.00	0.00	36,050.00	0.00	(36,050.00)	0.00
6050 Vertilink	0.00	150.00	150.00	900.00	1,350.00	450.00	1,800.00
6100 Miscellaneous Admin. Expense	0.00	0.00	0.00	2,402.79	0.00	(2,402.79)	0.00
Administrative Total	1,181.48	2,511.75	1,330.27	58,632.40	22,605.75	(36,026.65)	30,141.04
Professional Fees							
6200 Audit Fees	3,750.03	416.67	(3,333.36)	6,630.03	3,750.03	(2,880.00)	5,000.00
6210 Bookkeeping Fees	3,000.00	0.00	(3,000.00)	7,500.00	0.00	(7,500.00)	0.00
6220 IT Services	1,394.87	250.00	(1,144.87)	1,394.87	2,250.00	855.13	3,000.00
6230 Legal Fees	2,002.50	1,666.67	(335.83)	38,145.11	15,000.03	(23,145.08)	20,000.00
6240 Management Fees	0.00	3,333.33	3,333.33	21,297.00	29,999.97	8,702.97	40,000.00
Professional Fees Total	10,147.40	5,666.67	(4,480.73)	74,967.01	51,000.03	(23,966.98)	68,000.00
Salaries & Benefits							
7200 Administrative Asst. Payroll	3,543.00	4,208.33	665.33	36,150.00	37,874.97	1,724.97	50,500.00
7210 Janitorial Contract and Personnel	8,940.38	7,500.00	(1,440.38)	68,642.44	67,500.00	(1,142.44)	90,000.00
7230 Property Manager Payroll	10,206.56	8,333.33	(1,873.23)	123,429.17	74,999.97	(48,429.20)	100,000.00
7250 Employer Payroll Taxes	1,498.13	0.00	(1,498.13)	3,541.83	0.00	(3,541.83)	0.00
7300 Payroll Fees	149.36	0.00	(149.36)	183.34	0.00	(183.34)	0.00
Salaries & Benefits Total	24,337.43	20,041.66	(4,295.77)	231,946.78	180,374.94	(51,571.84)	240,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Repairs & Maintenance							
7400 Air Conditioning	0.00	416.67	416.67	2,064.00	3,750.03	1,686.03	5,000.00
7405 Elevator Maintenance	1,605.00	1,605.00	0.00	30,493.97	14,445.00	(16,048.97)	19,260.00
7410 Fire Alarm Monitoring	0.00	100.00	100.00	929.23	900.00	(29.23)	1,200.00
7415 Fire Alarm Maint. & Repairs	0.00	500.00	500.00	1,053.72	4,500.00	3,446.28	6,000.00
7420 General Repairs & Maintenance	1,902.00	2,500.00	598.00	65,862.63	22,500.00	(43,362.63)	30,000.00
7430 Golf Cart	321.00	250.00	(71.00)	5,754.46	2,250.00	(3,504.46)	3,000.00
7435 Landscaping Contract	3,000.00	3,000.00	0.00	25,808.20	27,000.00	1,191.80	36,000.00
7440 Landscaping Enhancements	0.00	1,000.00	1,000.00	0.00	9,000.00	9,000.00	12,000.00
7443 Maintenance Contract	4,286.00	7,500.00	3,214.00	61,017.56	67,500.00	6,482.44	90,000.00
7445 Maintenance Supplies	261.31	833.33	572.02	5,363.68	7,499.97	2,136.29	10,000.00
7450 Pest Control Contract	863.00	838.00	(25.00)	9,493.00	7,542.00	(1,951.00)	10,056.00
7455 Plumbing R&M	0.00	833.33	833.33	52,818.63	7,499.97	(45,318.66)	10,000.00
7460 Pool Contract	1,900.00	750.00	(1,150.00)	6,500.00	6,750.00	250.00	9,000.00
7465 Security Contract	0.00	11,916.67	11,916.67	115,680.79	107,250.03	(8,430.76)	143,000.00
7475 Trash Chute	0.00	83.33	83.33	510.00	749.97	239.97	1,000.00
7480 Trash Removal Contract	0.00	4,500.00	4,500.00	56,745.85	40,500.00	(16,245.85)	54,000.00
7485 Tree Trimming	0.00	625.00	625.00	7,290.00	5,625.00	(1,665.00)	7,500.00
7490 Water Heater R&M	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
Repairs & Maintenance Total	14,138.31	37,501.33	23,363.02	447,385.72	337,511.97	(109,873.75)	450,016.00
Insurance							
8400 Insurance	80,096.59	75,666.67	(4,429.92)	767,893.70	681,000.03	(86,893.67)	908,000.00
Insurance Total	80,096.59	75,666.67	(4,429.92)	767,893.70	681,000.03	(86,893.67)	908,000.00
Utilities							
8500 Cable/Internet - Breezeline	21,003.21	21,000.00	(3.21)	218,896.10	189,000.00	(29,896.10)	252,000.00
8510 Electricity	4,238.32	3,833.33	(404.99)	35,859.12	34,499.97	(1,359.15)	46,000.00
8520 Gas	5,123.82	2,500.00	(2,623.82)	30,784.81	22,500.00	(8,284.81)	30,000.00
8540 Telephone	0.00	54.17	54.17	2,556.24	487.53	(2,068.71)	650.00
8550 Water & Sewer	17,954.02	19,166.67	1,212.65	158,367.69	172,500.03	14,132.34	230,000.00
Utilities Total	48,319.37	46,554.17	(1,765.20)	446,463.96	418,987.53	(27,476.43)	558,650.00
Transfers							
9000 Reserve Transfers - Pooled - Non-SI...	15,309.56	15,309.56	0.00	137,786.04	137,786.04	0.00	183,714.69
9005 Reserve Transfers - Pooled - SIRS	39,410.62	39,410.62	0.00	354,695.58	354,695.58	0.00	472,927.45
Transfers Total	54,720.18	54,720.18	0.00	492,481.62	492,481.62	0.00	656,642.14
Total Expense	232,940.76	242,662.43	9,721.67	2,519,771.19	2,183,961.87	(335,809.32)	2,911,949.18
Net Income	8,617.15	0.00	8,617.15	(347,916.70)	0.00	(347,916.70)	0.00

ABC Condominium Association, Inc.

BANK RECONCILIATION

Statement Date: 11/30/2025

Run Date: 12/31/2025
Run Time: 06:25 PM

Reconciliation Summary: AAB - Alliance Association Bank		GL Account: 1000 - Cash - Alliance Operating 0362	
Bank Statement Balance	\$458,822.56	Account Balance	\$454,112.56
GL Account Balance	\$454,112.56	+ Uncleared Payments	\$4,710.00
Difference	\$4,710.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$458,822.56
		- Statement Balance	\$458,822.56
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
3	10/7/2025	AP 14333 Accounting - Condo & HOA Accou...	Uncleared	0.00	1,500.00
5	10/9/2025	AP 14412 ROCHA - Rocha Vertical Solutio...	Uncleared	0.00	1,605.00
26	11/18/2025	AP 17151 ROCHA - Rocha Vertical Solutio...	Uncleared	0.00	1,605.00
Totals				\$0.00	\$4,710.00

ABC Condominium Association, Inc.

BANK RECONCILIATION

Statement Date: 11/30/2025

Run Date: 12/31/2025
Run Time: 06:25 PM

Reconciliation Summary: AAB - Alliance Association Bank GL Account: 1021 - Cash - Alliance Non-SIRS Reserves 9409			
Bank Statement Balance	\$0.00	Account Balance	\$0.00
GL Account Balance	\$0.00	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$0.00
		- Statement Balance	\$0.00
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00

ABC Condominium Association, Inc.

Run Date: 12/31/2025
Run Time: 06:25 PM

BANK RECONCILIATION

Statement Date: 11/30/2025

Reconciliation Summary: AAB - Alliance Association Bank		GL Account: 1022 - Cash - Alliance SIRS Reserves 0700	
Bank Statement Balance	\$0.00	Account Balance	\$0.00
GL Account Balance	\$0.00	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$0.00
		- Statement Balance	\$0.00
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00

ABC Condominium Association, Inc.Run Date: 12/31/2025
Run Time: 06:25 PM**BANK RECONCILIATION**

Statement Date: 11/30/2025

Reconciliation Summary: AAB - Alliance Association Bank		GL Account: 1041 - Cash - Alliance Spec. Assess. (6160)	
Bank Statement Balance	\$784,474.31	Account Balance	\$784,474.31
GL Account Balance	\$784,474.31	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$784,474.31
		- Statement Balance	\$784,474.31
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00

ABC Condominium Association, Inc.

Run Date: 12/31/2025
Run Time: 10:08 PM

AGED OWNER BALANCE

As of: 11/30/2025

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
E1101			\$1,894.46	\$591.48	\$0.00	\$0.00	\$2,485.94
E1102			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1104			\$5,065.09	\$1,545.41	\$17,188.33	\$0.00	\$23,798.83
E1107			\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
E1110			\$2,671.97	\$1,510.41	\$23,299.13	\$0.00	\$27,481.51
E1112			\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
E1115			\$325.67	\$0.00	\$0.00	\$0.00	\$325.67
E1117			\$696.83	\$0.00	\$0.00	\$0.00	\$696.83
E1118			\$1,207.95	\$328.99	\$0.00	\$0.00	\$1,536.94
E1119			\$1,282.95	\$0.00	\$0.00	\$0.00	\$1,282.95
E1202			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1205			\$2,136.91	\$2,136.91	\$0.00	\$0.00	\$4,273.82
E1206			\$1,602.96	\$1,602.96	\$6,717.41	\$0.00	\$9,923.33
E1207			\$2,136.91	\$2,136.91	\$278.99	\$0.00	\$4,552.81
E1214			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1217			\$34.97	\$0.00	\$0.00	\$0.00	\$34.97
E1219			\$2,136.91	\$1,207.91	\$0.00	\$0.00	\$3,344.82
E1301			\$0.00	\$0.00	\$0.00	\$336.26	\$336.26
E1303			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1304			\$335.41	\$0.00	\$0.00	\$0.00	\$335.41
E1306			\$906.12	\$906.12	\$3,624.48	\$0.00	\$5,436.72
E1309			\$1,393.67	\$0.00	\$0.00	\$0.00	\$1,393.67
E1310			\$1,602.96	\$1,602.96	\$1,837.24	\$0.00	\$5,043.16
E1311			\$105.00	\$0.00	\$0.00	\$0.00	\$105.00
E1312			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1314			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1315			\$1,207.95	\$1,207.95	\$21,760.76	\$0.00	\$24,176.66

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
E1316			\$1,602.96	\$906.12	\$0.00	\$0.00	\$2,509.08
E1317			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1403			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1404			\$680.00	\$0.00	\$0.00	\$0.00	\$680.00
E1406			\$1,602.96	\$906.12	\$14,830.83	\$0.00	\$17,339.91
E1407			\$1,465.87	\$1,207.95	\$0.00	\$0.00	\$2,673.82
E1408			\$963.96	\$0.00	\$0.00	\$0.00	\$963.96
E1409			\$67.99	\$0.00	\$0.00	\$0.00	\$67.99
E1410			\$906.12	\$906.12	\$0.00	\$0.00	\$1,812.24
E1411			\$1,207.95	\$1,207.95	\$6,367.35	\$0.00	\$8,783.25
E1414			\$1,207.95	\$1,207.95	\$174.41	\$0.00	\$2,590.31
E1417			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1418			\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
E1502			\$2,136.91	\$1,002.81	\$0.00	\$0.00	\$3,139.72
E1503			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1504			\$1,602.96	\$1,602.96	\$906.12	\$0.00	\$4,112.04
E1506			\$1,602.96	\$1,602.96	\$19,300.48	\$0.00	\$22,506.40
E1507			\$2,136.91	\$2,136.55	\$0.00	\$0.00	\$4,273.46
E1508			\$2,171.91	\$0.00	\$0.00	\$0.00	\$2,171.91
E1509			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1511			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1514			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1517			\$906.12	\$0.00	\$0.00	\$0.00	\$906.12
E1518			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1519			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1602			\$2,136.91	\$1,753.91	\$16,127.81	\$0.00	\$20,018.63
E1603			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1604			\$1,602.96	\$1,602.96	\$0.00	\$0.00	\$3,205.92
E1605			\$2,538.17	\$1,207.95	\$14,268.42	\$0.00	\$18,014.54

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
E1606			\$1,602.96	\$1,602.96	\$921.12	\$0.00	\$4,127.04
E1607			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1608			\$1,511.94	\$1,207.95	\$574.97	\$0.00	\$3,294.86
E1609			\$906.12	\$906.12	\$10,473.46	\$0.00	\$12,285.70
E1612			\$734.15	\$0.00	\$0.00	\$0.00	\$734.15
E1614			\$34.95	\$0.00	\$0.00	\$0.00	\$34.95
E1616			\$906.12	\$906.12	\$249.20	\$0.00	\$2,061.44
E1617			\$1,602.96	\$696.84	\$0.00	\$0.00	\$2,299.80
E1703			\$1,602.96	\$1,602.96	\$2,784.08	\$0.00	\$5,990.00
E1704			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1706			\$1,602.96	\$1,602.96	\$11,098.44	\$0.00	\$14,304.36
E1707			\$2,136.91	\$2,136.91	\$21,514.38	\$0.00	\$25,788.20
E1710			\$1,188.70	\$906.12	\$5,636.72	\$0.00	\$7,731.54
E1711			\$2,136.91	\$780.93	\$0.00	\$0.00	\$2,917.84
E1712			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1716			\$245.00	\$0.00	\$0.00	\$0.00	\$245.00
E1719			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1802			\$2,136.91	\$2,136.91	\$0.00	\$0.00	\$4,273.82
E1803			\$1,393.67	\$0.00	\$0.00	\$0.00	\$1,393.67
E1804			\$1,602.96	\$1,602.96	\$15,163.04	\$0.00	\$18,368.96
E1805			\$1,207.95	\$0.00	\$0.00	\$0.00	\$1,207.95
E1806			\$54.55	\$0.00	\$0.00	\$0.00	\$54.55
E1808			\$932.39	\$0.00	\$0.00	\$0.00	\$932.39
E1812			\$2,136.91	\$78.99	\$0.00	\$0.00	\$2,215.90
E1814			\$1,207.95	\$0.00	\$336.26	\$0.00	\$1,544.21
E1815			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1816			\$864.80	\$0.00	\$0.00	\$0.00	\$864.80
E1817			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E1819			\$1,207.95	\$928.96	\$0.00	\$0.00	\$2,136.91

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
E2101			\$2,136.91	\$1,857.87	\$13,476.80	\$0.00	\$17,471.58
E2102			\$2,161.91	\$3,070.87	\$15,815.19	\$0.00	\$21,047.97
E2103			\$1,602.96	\$1,602.96	\$24,303.89	\$0.00	\$27,509.81
E2105			\$2,136.91	\$1,207.95	\$6,114.75	\$0.00	\$9,459.61
E2106			\$193.61	\$0.00	\$0.00	\$0.00	\$193.61
E2111			\$1,207.95	\$1,207.95	\$15,212.02	\$0.00	\$17,627.92
E2112			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2115			\$796.50	\$0.00	\$0.00	\$0.00	\$796.50
E2116			\$336.31	\$0.00	\$0.00	\$0.00	\$336.31
E2119			\$3,205.92	\$3,205.92	\$32,884.89	\$0.00	\$39,296.73
E2202			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2203			\$24.99	\$0.00	\$0.00	\$0.00	\$24.99
E2204			\$1,602.96	\$526.56	\$0.00	\$0.00	\$2,129.52
E2207			\$0.70	\$0.00	\$0.00	\$0.00	\$0.70
E2208			\$125.00	\$0.00	\$0.00	\$0.00	\$125.00
E2211			\$2,136.91	\$2,136.91	\$2,136.91	\$0.00	\$6,410.73
E2214			\$797.31	\$0.00	\$0.00	\$0.00	\$797.31
E2218			\$2,136.91	\$2,136.91	\$21,312.26	\$0.00	\$25,586.08
E2301			\$1,207.95	\$0.00	\$0.00	\$0.00	\$1,207.95
E2304			\$1,115.62	\$0.00	\$0.00	\$0.00	\$1,115.62
E2306			\$1,707.95	\$1,148.85	\$0.00	\$0.00	\$2,856.80
E2307			\$2,136.91	\$1,207.95	\$0.00	\$0.00	\$3,344.86
E2309			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2310			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2311			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2312			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2314			\$1,827.96	\$1,602.96	\$13,361.79	\$0.00	\$16,792.71
E2315			\$1,544.21	\$1,081.63	\$0.00	\$0.00	\$2,625.84
E2316			\$1,602.96	\$906.12	\$5,636.94	\$0.00	\$8,146.02

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
E2317			\$1,637.96	\$0.00	\$0.00	\$0.00	\$1,637.96
E2318			\$2,136.91	\$1,207.95	\$1,182.72	\$0.00	\$4,527.58
E2402			\$1,208.78	\$0.00	\$0.00	\$0.00	\$1,208.78
E2403			\$1,602.96	\$1,602.96	\$19,756.14	\$0.00	\$22,962.06
E2405			\$730.11	\$0.00	\$0.00	\$0.00	\$730.11
E2406			\$1,856.81	\$0.00	\$0.00	\$0.00	\$1,856.81
E2407			\$1,793.52	\$1,207.95	\$2,527.71	\$0.00	\$5,529.18
E2409			\$1,602.96	\$1,602.96	\$0.00	\$0.00	\$3,205.92
E2412			\$1,136.19	\$0.00	\$0.00	\$0.00	\$1,136.19
E2414			\$1,602.96	\$1,602.96	\$5,616.57	\$0.00	\$8,822.49
E2415			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2416			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2419			\$2,136.91	\$1,207.95	\$1,840.93	\$0.00	\$5,185.79
E2501			\$2,136.91	\$1,207.95	\$1,120.57	\$0.00	\$4,465.43
E2504			\$1,602.96	\$906.12	\$1,840.72	\$0.00	\$4,349.80
E2506			\$2,136.91	\$2,136.91	\$31,024.48	\$0.00	\$35,298.30
E2507			\$1,208.45	\$1,207.95	\$231.95	\$0.00	\$2,648.35
E2509			\$1,602.96	\$1,602.96	\$0.00	\$0.00	\$3,205.92
E2510			\$1,602.96	\$1,602.96	\$12,731.14	\$0.00	\$15,937.06
E2511			\$2,136.91	\$2,136.91	\$2,465.90	\$0.00	\$6,739.72
E2512			\$2,136.91	\$1,207.95	\$10,965.90	\$0.00	\$14,310.76
E2514			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2516			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2518			\$2,136.91	\$2,136.91	\$25,105.59	\$0.00	\$29,379.41
E2519			\$2,136.91	\$0.00	\$0.00	\$0.00	\$2,136.91
E2601			\$2,136.91	\$1,207.95	\$4,539.52	\$0.00	\$7,884.38
E2602			\$2,473.17	\$2,136.91	\$31,249.48	\$0.00	\$35,859.56
E2604			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2605			\$2,136.91	\$2,136.91	\$2,777.16	\$0.00	\$7,050.98

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
E2606			\$2,136.91	\$2,136.91	\$0.00	\$0.00	\$4,273.82
E2608			\$2,136.91	\$1,257.95	\$14,645.43	\$0.00	\$18,040.29
E2609			\$912.24	\$0.00	\$0.00	\$0.00	\$912.24
E2611			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2612			\$3,734.78	\$2,136.91	\$10,436.77	\$0.00	\$16,308.46
E2615			\$1,207.95	\$1,544.21	\$8,370.40	\$0.00	\$11,122.56
E2616			\$906.12	\$906.12	\$13,109.54	\$0.00	\$14,921.78
E2617			\$1,602.96	\$906.12	\$1,887.24	\$0.00	\$4,396.32
E2618			\$923.45	\$0.00	\$0.00	\$0.00	\$923.45
E2701			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
E2702			\$2,136.91	\$2,136.91	\$0.00	\$0.00	\$4,273.82
E2703			\$1,602.96	\$941.12	\$1,212.04	\$0.00	\$3,756.12
E2704			\$1,602.96	\$1,602.96	\$1,242.38	\$0.00	\$4,448.30
E2705			\$2,136.91	\$2,136.91	\$3,955.39	\$0.00	\$8,229.21
E2706			\$2,136.91	\$2,136.91	\$0.00	\$0.00	\$4,273.82
E2707			\$2,136.91	\$0.00	\$0.00	\$0.00	\$2,136.91
E2709			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2710			\$34.99	\$0.00	\$0.00	\$0.00	\$34.99
E2712			\$2,236.91	\$2,136.91	\$19,036.80	\$0.00	\$23,410.62
E2715			\$2,136.91	\$2,090.87	\$1,232.95	\$0.00	\$5,460.73
E2716			\$906.12	\$906.12	\$5,355.46	\$0.00	\$7,167.70
E2718			\$1,242.95	\$1,207.95	\$16,693.76	\$0.00	\$19,144.66
E2719			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2801			\$1,257.95	\$0.00	\$0.00	\$0.00	\$1,257.95
E2802			\$1,235.05	\$0.00	\$0.00	\$0.00	\$1,235.05
E2805			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2806			\$1,207.95	\$1,207.95	\$4,905.76	\$0.00	\$7,321.66
E2809			\$1,025.60	\$0.00	\$0.00	\$0.00	\$1,025.60
E2811			\$2,136.91	\$2,136.91	\$5,910.76	\$0.00	\$10,184.58

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
E2814			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E2815			\$1,694.70	\$1,207.95	\$5,268.98	\$0.00	\$8,171.63
E2816			\$1,602.96	\$1,602.96	\$6,793.08	\$0.00	\$9,999.00
E2817			\$1,553.60	\$906.12	\$14,293.24	\$0.00	\$16,752.96
E2818			\$2,136.91	\$2,136.91	\$1,207.95	\$0.00	\$5,481.77
Community Total			\$202,893.50	\$133,474.22	\$656,223.28	\$336.26	\$992,927.26

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
02 - NSF Fee	1100	\$175.00	\$105.00	\$0.00	\$0.00	\$280.00
07 - Legal Fee	1100	\$2,070.45	\$336.26	\$336.26	\$336.26	\$3,079.23
A1 - Assessment	1100	\$112,458.44	\$37,169.20	\$74,578.42	\$0.00	\$224,206.06
A2 - 2024 Special Assessment	1105	\$88,189.61	\$95,863.76	\$581,308.60	\$0.00	\$765,361.97
Grand Total:		\$202,893.50	\$133,474.22	\$656,223.28	\$336.26	\$992,927.26

Account#	Account Description	Delinquency Amount
1100	Accounts Receivable	\$227,565.29
1105	Accounts Receivable - Special Assessment	\$765,361.97
Total:		\$992,927.26

Total Number of Homes: 177

ABC CONDOMINIUM ASSOCIATION, INC.
PREPAID INSURANCE
NOVEMBER 30, 2025

Policy Type	Policy Period	Premium	Monthly Expense	Total Amount Expensed	Remaining Prepaid Balance
Property	5/1/25 - 4/30/26	661,673.40	55,139.45	\$ 385,976.15	\$ 275,697.25
Property	2/8/25 - 2/7/26	211,054.00	17,587.83	\$ 170,074.35	\$ 40,979.65
Finance Charge and Stamp Fee	2/8/25 - 2/7/26	10,444.64	870.39	\$ 8,416.64	\$ 2,028.00
Crime	1/25/25 - 1/24/26	1,151.00	95.92	\$ 978.35	\$ 172.65
General Liability	1/25/25 - 1/24/26	49,686.00	4,140.50	\$ 42,233.10	\$ 7,452.90
D&O	1/25/25 - 1/24/26	12,888.76	1,074.06	\$ 10,955.45	\$ 1,933.31
		<u>\$ 946,897.80</u>	<u>\$ 78,908.15</u>	<u>\$ 618,634.03</u>	<u>\$ 328,263.77</u>

NOVEMBER 30, 2025

Building	Unit	Unit Type	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Unbilled Balance
E1	101	Type D	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	18,122.40
E2	101	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E1	102	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	102	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E1	103	Type C	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	15,104.10
E2	103	Type A	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	9,061.20
E1	104	Type C	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	15,104.10
E2	104	Type A	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	9,061.20
E1	105	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	105	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E1	106	Type A	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	9,061.20
E2	106	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E1	107	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	107	Type B											0.00
E1	108	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	108	Type B											0.00
E1	109	Type C	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	15,104.10
E2	109	Type C	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	15,104.10
E1	110	Type C	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	15,104.10
E2	110	Type C	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	15,104.10
E1	111	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	111	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E1	112	Type D	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	18,122.40
E2	112	Type D	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	18,122.40
E1	114	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	114	Type A	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	9,061.20
E1	115	Type B											0.00
E2	115	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E1	116	Type A											0.00
E2	116	Type C											0.00
E1	117	Type A											0.00
E2	117	Type C	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	1,510.41	15,104.10
E1	118	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	118	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E1	119	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	119	Type D	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	1,812.24	18,122.40
E2	201	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E1	202	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	202	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50
E2	203	Type A											0.00
E2	204	Type A	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	906.12	9,061.20
E1	205	Type B	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	1,207.95	12,079.50

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Aged Open Items

ABC Condominium Association, Inc.

As of: 11/30/2025

Run Date: 12/31/2025

Run Time: 10:45 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
16809	Fishkin-Judi Leinward Fishkin	refund	11/13/2025	\$1,000.00	\$0.00	\$0.00	\$0.00
	2070 Security Deposits						
17140	Ramos-Wendy Ramos	sec deposit	11/18/2025	\$1,000.00	\$0.00	\$0.00	\$0.00
	2070 Security Deposits	return					
17186	Haro-HaroClean	2061	11/19/2025	\$6,245.38	\$0.00	\$0.00	\$0.00
	7210 Janitorial Contract and Personnel						
17713	BUGOFFEX-BUG OFF	1303090	11/20/2025	\$863.00	\$0.00	\$0.00	\$0.00
	EXTERMINATORS						
	7450 Pest Control Contract						
17714	Bryn-Bryn Kahlr	Security	9/21/2025	\$0.00	\$0.00	\$1,000.00	\$0.00
	2070 Security Deposits	Deposit					
		Refund 2					
17715	MIRABITO-MIRABITO	23227556043	11/20/2025	\$1,349.98	\$0.00	\$0.00	\$0.00
	NATURAL GAS						
	8520 Gas						
17721	MIRABITO-MIRABITO	22965549422	11/20/2025	\$1,226.93	\$0.00	\$0.00	\$0.00
	NATURAL GAS						
	8520 Gas						
17722	MIRABITO-MIRABITO	23741566657	11/21/2025	\$1,365.72	\$0.00	\$0.00	\$0.00
	NATURAL GAS						
	8520 Gas						
17723	MIRABITO-MIRABITO	23448560492	11/20/2025	\$1,181.19	\$0.00	\$0.00	\$0.00
	NATURAL GAS						
	8520 Gas						
17896	DAVIDS-DAVID SOPON LAWN 7		11/25/2025	\$3,000.00	\$0.00	\$0.00	\$0.00
	SERVICE LLC						
	7435 Landscaping Contract						
17928	FIRSTC-FIRST CITIZENS BANK	48160393	11/26/2025	\$622.85	\$0.00	\$0.00	\$0.00
	& TRUST CO						
	6015 Copier Lease Contract						
17929	A&V-A & V POOL SERVICE, INC.	22633	11/26/2025	\$1,450.00	\$0.00	\$0.00	\$0.00
	7460 Pool Contract						
17930	SFI-Shoreline Foundation, INC.	9 (Nine)	11/26/2025	\$229,050.00	\$0.00	\$0.00	\$0.00
	3115 Spec. Assmt. Expense - Seawall						
17931	CAMP-Campany Roof	7006496	11/26/2025	\$1,902.00	\$0.00	\$0.00	\$0.00
	Maintenance Roofing						
	Division, LLC						
	7420 General Repairs & Maintenance						

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
18367	ALSCOUNI-ALSCO UNIFORMS 7445 Maintenance Supplies	LPOM144755111	11/28/2025	\$129.58	\$0.00	\$0.00	\$0.00
19421	BOGEN-Bogen Law Group 6230 Legal Fees	23187	4/7/2025	\$0.00	\$0.00	\$0.00	\$637.00
19765	ALSCOUNI-ALSCO UNIFORMS 7445 Maintenance Supplies	LPOM143232210	10/13/2025	\$0.00	\$129.58	\$0.00	\$0.00
19766	ALSCOUNI-ALSCO UNIFORMS 7445 Maintenance Supplies	LPOM14286019	10/19/2025	\$0.00	\$0.00	\$143.63	\$0.00
19767	ALSCOUNI-ALSCO UNIFORMS 7445 Maintenance Supplies	LPOM144375911	11/14/2025	\$131.73	\$0.00	\$0.00	\$0.00
Total				\$250,518.36	\$129.58	\$1,143.63	\$637.00

Grand Total **\$252,428.57**

The balance sheet reflects a balance of \$254,428.57. The difference is a timing issue that resolves in December.

ABC CONDOMINIUM ASSOCIATION, INC.
ACCRUED EXPENSES
NOVEMBER 30, 2025

Vendor	Expense Account	Period / Date	Amount
TBD	6200 - Audit Fees	3/1 - 2/28/26	3,750.03
ADP	7200 - Administrative Assistant Payroll	11/24 - 11/30/25	800.00
ADP	7210 - Janitorial Contract	11/24 - 11/30/25	624.00
ADP	7230 - Property Manager Payroll	11/24 - 11/30/25	2,533.00
ADP	7250 - Employer Payroll Taxes	11/24 - 11/30/25	353.00
ADP	7443 - Maintenance Contract	11/24 - 11/30/25	1,000.00
Breezeline	8500 - Cable/Internet	11/1 - 11/30/2025	21,000.00
			30,060.03

ABC Condominium Association, Inc.

Run Date: 12/31/2025
Run Time: 10:08 PM

PREPAID OWNERS

As of: 11/30/2025

Owner	Address	Account #	Lot #	Prepaid Balance
		E1106	PP - General	\$6,769.60
			Total	\$6,769.60
		E1108	PP - General	\$6,005.06
			Total	\$6,005.06
		E1109	PP - General	\$5,577.02
			Total	\$5,577.02
		E1111	PP - General	\$8,088.50
			Total	\$8,088.50
		E1114	PP - General	\$2,056.91
			Total	\$2,056.91
		E1116	PP - General	\$0.01
			Total	\$0.01
		E1215	PP - General	\$929.03
			Total	\$929.03
		E1216	PP - General	\$25.00
			Total	\$25.00
		E1218	PP - General	\$0.07
			Total	\$0.07
		E1302	PP - General	\$6,005.07
			Total	\$6,005.07
		E1305	PP - General	\$71.61
			Total	\$71.61
		E1307	PP - General	\$1,206.55
			Total	\$1,206.55
		E1318	PP - General	\$4,459.42
			Total	\$4,459.42
		E1401	PP - General	\$5,314.68
			Total	\$5,314.68
		E1405	PP - General	\$6,002.96
			Total	\$6,002.96
		E1415	PP - General	\$1,492.11
			Total	\$1,492.11
		E1416	PP - General	\$3,945.12
			Total	\$3,945.12
		E1501	PP - General	\$6,005.06
			Total	\$6,005.06
		E1505	PP - General	\$0.01
			Total	\$0.01
		E1510	PP - General	\$294.08
			Total	\$294.08
		E1512	PP - General	\$6,005.06
			Total	\$6,005.06
		E1515	PP - General	\$2,136.91
			Total	\$2,136.91
		E1601	PP - General	\$3,809.22
			Total	\$3,809.22
		E1611	PP - General	\$6,547.61
			Total	\$6,547.61
		E1615	PP - General	\$8,873.78
			Total	\$8,873.78
		E1618	PP - General	\$5,618.66
			Total	\$5,618.66
		E1619	PP - General	\$6,135.93
			Total	\$6,135.93

Owner	Address	Account #	Lot #	Prepaid Balance
		E1702	PP - General	\$6,011.42
			Total	\$6,011.42
		E1708	PP - General	\$0.07
			Total	\$0.07
		E1709	PP - General	\$1,602.96
			Total	\$1,602.96
		E1714	PP - General	\$5,295.98
			Total	\$5,295.98
		E1715	PP - General	\$5,970.56
			Total	\$5,970.56
		E1717	PP - General	\$8,702.98
			Total	\$8,702.98
		E1718	PP - General	\$0.07
			Total	\$0.07
		E1801	PP - General	\$292.05
			Total	\$292.05
		E1807	PP - General	\$4,460.23
			Total	\$4,460.23
		E1809	PP - General	\$2,927.65
			Total	\$2,927.65
		E1810	PP - General	\$2,971.45
			Total	\$2,971.45
		E1811	PP - General	\$6,005.28
			Total	\$6,005.28
		E2107	PP - General	\$0.07
			Total	\$0.07
		E2108	PP - General	\$0.07
			Total	\$0.07
		E2117	PP - General	\$7,510.72
			Total	\$7,510.72
		E2118	PP - General	\$2,996.62
			Total	\$2,996.62
		E2201	PP - General	\$607.93
			Total	\$607.93
		E2205	PP - General	\$30.19
			Total	\$30.19
		E2206	PP - General	\$1,487.80
			Total	\$1,487.80
		E2215	PP - General	\$0.07
			Total	\$0.07
		E2303	PP - General	\$1.00
			Total	\$1.00
		E2305	PP - General	\$6,005.05
			Total	\$6,005.05
		E2308	PP - General	\$6,005.06
			Total	\$6,005.06
		E2404	PP - General	\$0.11
			Total	\$0.11
		E2408	PP - General	\$48.66
			Total	\$48.66
		E2410	PP - General	\$4,504.56
			Total	\$4,504.56
		E2411	PP - General	\$2,701.37
			Total	\$2,701.37
		E2417	PP - General	\$0.01
			Total	\$0.01
		E2418	PP - General	\$2,702.37
			Total	\$2,702.37
		E2502	PP - General	\$928.96

Owner	Address	Account #	Lot #	Prepaid Balance
			Total	\$928.96
		E2515	PP - General	\$6,005.06
			Total	\$6,005.06
		E2517	PP - General	\$5,540.29
			Total	\$5,540.29
		E2603	PP - General	\$906.12
			Total	\$906.12
		E2607	PP - General	\$11,192.62
			Total	\$11,192.62
		E2610	PP - General	\$0.01
			Total	\$0.01
		E2708	PP - General	\$6,005.06
			Total	\$6,005.06
		E2711	PP - General	\$45.20
			Total	\$45.20
		E2714	PP - General	\$6,099.75
			Total	\$6,099.75
		E2804	PP - General	\$3,772.72
			Total	\$3,772.72
		E2807	PP - General	\$2,416.73
			Total	\$2,416.73
		E2808	PP - General	\$5,618.66
			Total	\$5,618.66
		E2812	PP - General	\$0.07
			Total	\$0.07
		E2819	PP - General	\$733.81
			Total	\$733.81
			PP - General	\$231,482.46
			Total	\$231,482.46

ABC CONDOMINIUM ASSOCIATION, INC.
OTHER LIABILITIES
NOVEMBER 30, 2025

Description	Date	Amount
Due to Condo & HOA Accounting for returned payment by unit E2710	10/7/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1614	10/11/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1104	10/15/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1418	10/17/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1311	10/18/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E2703	10/22/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1311	10/22/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1311	10/23/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E2102	10/24/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1104	10/31/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1112	11/6/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E2804	11/7/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1408	11/7/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1715	11/13/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E2317	11/13/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1104	11/15/2025	25.00
Due to Condo & HOA Accounting for returned payment by unit E1508	11/15/2025	25.00
		425.00

ABC CONDOMINIUM ASSOCIATION, INC.
INSURANCE FINANCE AGREEMENT - IPFS
NOVEMBER 30, 2025

Date	Balance
Financing of Property insurance coverage for 5/1/25 - 4/30/26	627,269.50
Finance Charges	23,547.90
Down payment	(55,139.45)
June 2025 payment	(55,139.45)
July 2025 payment	(55,139.45)
August 2025 payment	(55,139.45)
September 2025 payment	(53,782.45)
October 2025 payment	(53,782.45)
November 2025 payment	(53,782.45)
December 2025 payment	
January 2026 payment	
February 2026 payment	
March 2026 payment	
April 2026 payment	
Balance	268,912.25

Date	Policy
Financing of Property, Crime, General Liability, and D&O insurance coverage for 2/8/25 - 2/7/26	275,658.61
Finance Charges	9,565.79
Down payment	(23,768.70)
February 2025 payment	(23,768.70)
March 2025 payment	(23,768.70)
April 2025 payment	(23,768.70)
May 2025 payment	(23,768.70)
June 2025 payment	(23,768.70)
July 2025 payment	(23,768.70)
August 2025 payment	(23,768.70)
September 2025 payment	(23,768.70)
October 2025 payment	(23,768.70)
November 2025 payment	(23,768.70)
November 2025 payment	(23,768.70)
Balance	(0.00)

Total Insurance Financing Payable

268,912.25

ABC CONDOMINIUM ASSOCIATION, INC.
SPECIAL ASSESSMENT EXPENSES
NOVEMBER 30, 2025

Vendor	Date	Description	Account #	Amount Spent	Budget	Amount Remaining in Budget
<u>Clubhouse Roof</u>						
			3110	0.00	163,337	163,337
<u>Concrete</u>						
Ness Carmel	7/9/2025	50% deposit for concrete restoration in building 3475		41,106.00		
GM Selby	8/7/2025	Completion of concrete repairs in building 3475		7,400.00		
GM Selby	9/5/2025	Evaluation of previous repairs performed on the building as well as the condition of the concrete.		9,200.00		
Ness Carmel	10/10/2025	Concrete restoration for 50-year		40,806.00		
			3111	98,512.00	2,100,000	2,001,488
<u>Contingency</u>						
EZ Access & Equipment	4/30/2025	Scaffold rental, transportation, rental protection		1,624.47		
EZ Access & Equipment	4/30/2025	Swing stage rental, labor, rental protection		2,119.87		
			3112	3,744.34	500,000	496,256
<u>Construction Superintendent</u>						
			3113	0.00	155,400	155,400
<u>Contract Bond</u>						
			3114	0.00	219,027	219,027
<u>Coupons</u>						
Southdata	3/13/2025	Special assessment coupons		4,158.93		
			3115	4,158.93	0	(4,159)
<u>Dumpsters / Trash</u>						
			3116	0.00	33,000	33,000
<u>Electrical</u>						
RB Power Solutions	12/4/2024	2nd payment		3,500.00		
			3117	3,500.00	118,000	114,500
<u>Environmental Testing DERM Expediting</u>						
			3118	0.00	56,300	56,300
<u>General Contractors Overhead & Profit</u>						
			3119	0.00	595,802	595,802
<u>Mechanical</u>						
			3120	0.00	522,784	522,784
<u>Milestone Report</u>						
GM Selby	12/30/2024	Milestone report		9,500.00		
GM Selby	1/8/2025	Milestone report		9,500.00		
GM Selby	2/24/2025	Milestone report		7,500.00		
			3121	26,500.00	0	(26,500)
<u>Painting</u>						
GM Selby	4/30/2025	NDT of 6 additional selected columns in units to be chosen by Association		2,350.00		
			3122	2,350.00	650,000	647,650
<u>Parking Guardrail by Marina</u>						
			3123	0.00	19,045	19,045
<u>Permits and Expeditor</u>						
Richard Beruvides	12/3/2024	Aventura permit renewal		490.00		
GM Selby	12/13/2024	Clubhouse and pool desk GPR & Structural assessment		4,650.00		
MDC Regulatory and Economic Resources Dept.	2/3/2025	DERM fee process		30,906.25		
Ness Carmel	2/28/2025	Extension on master permit 50 year recertification		3,000.00		
Biscayne Bay Environmental Enhancement Trust Fund	5/23/2025	Permits for seawall		45,954.00		
Division of Environmental Resource Management	5/23/2025	Permits for seawall		5,117.00		
Ness Carmel	8/18/2025	Permit extension		400.00		
Ness Carmel	8/29/2025	Permit extension		126.50		
			3124	90,643.75	124,862	34,218

A1 Underground & Plumbing Services	6/23/2025	Sewer service replacement - 10% deposit	Plumbing	4,350.00		
A1 Underground & Plumbing Services	6/23/2025	Sewer service replacement - 10% deposit		4,450.00		
A1 Underground & Plumbing Services	7/14/2025	Building 2 - emergency plumbing repair - 20% deposit		8,700.00		
A1 Underground & Plumbing Services	7/18/2025	30% deposit		13,050.00		
A1 Underground & Plumbing Services	8/4/2025	Emergency plumbing repair		1,406.25		
A1 Underground & Plumbing Services	8/5/2025	Emergency plumbing repair		4,218.75		
A1 Underground & Plumbing Services	10/16/2025	Underground pipe work in building 3475		32,360.94		
A1 Underground & Plumbing Services	10/16/2025	Underground pipe work in building 3475		26,962.97		
A1 Underground & Plumbing Services	10/16/2025	Change order in building 3401		28,500.00		
A1 Underground & Plumbing Services	10/16/2025	Underground pipe work in building 3475		32,325.00		

3125	156,323.91	96,000	(60,324)
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Portable Toilet

3126	0.00	4,950	4,950
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Roof

Campany Roof Maintenance	12/17/2024	Concrete deck - Partial payment	40,000.00		
Campany Roof Maintenance	1/22/2025	Concrete deck - 2nd payment	100,000.00		
Campany Roof Maintenance	2/4/2025	Concrete deck - 3rd payment	55,000.00		
Campany Roof Maintenance	2/12/2025	Concrete deck - 4th payment	55,000.00		
Campany Roof Maintenance	3/24/2025	50% deposit for roof work in building 3401	16,771.35		
Campany Roof Maintenance	3/31/2025	50% balance for roof work in building 3401	16,771.36		
Campany Roof Maintenance	4/7/2025	50% deposit for roof work in building 3475	16,771.35		
Campany Roof Maintenance	4/15/2025	50% balance for roof work in building 3475	16,771.36		

3127	317,085.42	1,185,396	868,311
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Seawall

GM Selby	1/9/2025	Seawall forensic	7,200.00		
Shoreline Foundation	2/21/2025	Application 1	7,500.00		
GM Selby	2/24/2025	Seawall forensic	7,200.00		
Shoreline Foundation	2/28/2025	Application 2	3,750.00		
Shoreline Foundation	3/19/2025	Application 3	450,000.00		
Shoreline Foundation	4/28/2025	Application 4	300,000.00		
GM Selby	5/19/2025	Seawall collapse - Attend city official meetings and Association meetings	8,965.00		
Shoreline Foundation	7/30/2025	Application 5	74,500.00		
Shoreline Foundation	8/29/2025	Application 6	156,017.60		
Shoreline Foundation	10/6/2025	Application 7	405,176.65		
Dynatech	10/16/2025	Seawall vibration monitoring	13,200.00		
GM Selby	10/17/2025	Design of repairs post collapse	435.00		
Shoreline Foundation	10/31/2025	Application 8	221,930.00		
Shoreline Foundation	11/26/2025	Application 9	229,050.00		

3128	1,884,924.25	3,077,000	1,192,076
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Special Assessment Administration

PMI South Florida	1/28/2025	Special assessment management fee - January 2025	7,731.40		
PMI South Florida	2/3/2025	Special assessment management fee - February 2025	7,731.40		
PMI South Florida	3/3/2025	Special assessment management fee - March 2025	7,731.40		
PMI South Florida	4/1/2025	Special assessment management fee - April 2025	3,865.69		
PMI South Florida	4/29/2025	Special assessment management fee - May 2025	3,865.69		
PMI South Florida	5/28/2025	Special assessment management fee - June 2025	3,865.69		
PMI South Florida	6/23/2025	Special assessment management fee - July 2025	3,865.69		
PMI South Florida	7/24/2025	Special assessment management fee - August 2025	3,865.59		
PMI South Florida	9/9/2025	Special assessment administrative fee (1.25%) - September 2025	45,243.09		

3129	87,765.64	91,631	3,865
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Waterproofing

3130	0.00	85,851	85,851
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2,675,508.24	9,798,385.00	7,122,876.76
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ABC Condominium Association, Inc.

Run Date: 01/01/2026

Run Time: 11:00 PM

GENERAL LEDGER DETAIL

As of: Start: 11/01/2025 | End: 11/30/2025

Account				Balance Forward	Debits	Credits	Ending Balance
1000 Cash - Alliance Operating 0362				\$127,678.83	\$515,732.68	\$189,298.95	\$454,112.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	AR 16365 Cash Receipts...	0060645...			\$43,103.85	\$0.00	
11/4/2025	AR 16393 Cash Receipts...	0000007...			\$55,340.40	\$0.00	
11/5/2025	AP 16415 Print Check	19	EMS - EMS PROTECTIVE...	October	\$0.00	\$13,355.74	
11/5/2025	AR 16437 Cash Receipts...	0060776...			\$27,595.62	\$0.00	
11/6/2025	AR 16469 Cash Receipts...	0000000...			\$43,482.48	\$0.00	
11/6/2025	AR 18380 Backout Payme...	0060644...			\$0.00	\$1,393.68	
11/7/2025	AR 16475 Cash Receipts...	0000002...			\$16,374.11	\$0.00	
11/7/2025	AR 18378 Backout Payme...	0060645...			\$0.00	\$696.84	
11/7/2025	AR 18383 Backout Payme...	0060777...			\$0.00	\$928.96	
11/7/2025	GL 18385 Journal Entry		To record payroll		\$0.00	\$9,692.14	
11/10/2025	AR 16541 Cash Receipts...	0060936...			\$34,186.00	\$0.00	
11/12/2025	AP 16753 Print Check	20	ROBERTY - ROBERT H. ...	Jessica Cruz...	\$0.00	\$6,673.21	
11/12/2025	AP 16753 Print Check	23	TECH - TECHNICAL PC	check intern...	\$0.00	\$884.88	
11/12/2025	AP 16753 Print Check	22	REGAL - REGAL GOLF C...	November	\$0.00	\$321.00	
11/12/2025	AP 16753 Print Check	21	Aventura - City of A...	POOL2505-000...	\$0.00	\$558.63	
11/12/2025	AP 16753 Print Check	24	David Sopo - David S...	October Serv...	\$0.00	\$3,000.00	
11/12/2025	AP 16761 Print Check	25	HaroClean - HaroClea...	October Serv...	\$0.00	\$6,932.74	
11/12/2025	AR 16798 Cash Receipts...	0000001...			\$31,541.64	\$0.00	
11/13/2025	AR 16872 Cash Receipts...	0061007...			\$68,299.11	\$0.00	
11/13/2025	AR 17951 Backout Payme...	0000001...			\$0.00	\$928.96	
11/13/2025	AR 17953 Backout Payme...	0060890...			\$0.00	\$1,602.96	
11/13/2025	AR 18565 Cash Receipts...	0015292...		Laundry Inco...	\$1,492.42	\$0.00	
11/13/2025	AR 18568 Cash Receipts...	6081		September Ve...	\$106.88	\$0.00	
11/14/2025	AR 17091 Cash Receipts...	0044970...			\$7,062.10	\$0.00	
11/15/2025	AR 17947 Backout Payme...	0060935...			\$0.00	\$1,161.56	
11/15/2025	AR 17949 Backout Payme...	0060936...			\$0.00	\$2,136.91	
11/16/2025	GL 17156 Journal Entry		To record bank trans...		\$96,000.00	\$0.00	
11/17/2025	AR 17135 Cash Receipts...	0000000...			\$15,087.95	\$0.00	
11/18/2025	AP 17151 Print Check	27	A&V - A & V POOL SER...	November Ser...	\$0.00	\$450.00	
11/18/2025	AP 17151 Print Check	26	ROCHA - Rocha Vertic...	Oct Maintena...	\$0.00	\$1,605.00	
11/18/2025	AP 17151 Print Check	28	DANA - Dana Goldman,...	September se...	\$0.00	\$1,060.00	
11/18/2025	AR 17173 Cash Receipts...	0000000...			\$3,859.12	\$0.00	
11/18/2025	AR 19510 Cash Receipts...	0000032...		Tenant Evalu...	\$58.15	\$0.00	

Account

				Balance Forward	Debits	Credits	Ending Balance
11/19/2025	AP 17256 Hand Written		Amazon - Amazon	TRS Recovery...	\$0.00	\$791.96	
11/19/2025	AR 17712 Cash Receipts...	0000000...			\$21,790.62	\$0.00	
11/20/2025	AP 17730 Print Check	29	TECH - TECHNICAL PC	email and of...	\$0.00	\$509.99	
11/20/2025	AR 17736 Cash Receipts...	0045742...			\$4,250.51	\$0.00	
11/21/2025	AR 17752 Cash Receipts...	0000006...			\$4,970.66	\$0.00	
11/24/2025	AR 17894 Cash Receipts...	0061087...			\$6,947.82	\$0.00	
11/24/2025	GL 18386 Journal Entry		To record payroll		\$0.00	\$10,631.91	
11/24/2025	GL 19686 Journal Entry		To reverse amazon pa...		\$0.00	\$123,908.67	
11/25/2025	AR 17916 Cash Receipts...	0905310...			\$7,445.79	\$0.00	
11/26/2025	AR 17936 Cash Receipts...	0000000...			\$18,626.83	\$0.00	
11/28/2025	AR 17966 Cash Receipts...	0061156...			\$8,109.73	\$0.00	
11/30/2025	GL 18290 Misc Bank Tra...				\$0.89	\$0.00	
11/30/2025	GL 18382 Journal Entry				\$0.00	\$73.21	
1009 Alliance - Sec Deposit 1892				\$128,124.65	\$2,000.00	\$0.00	\$130,124.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	AR 19512 Cash Receipts...	6630005...		Security Dep...	\$1,000.00	\$0.00	
11/17/2025	AR 19513 Cash Receipts...	1048		Security Dep...	\$1,000.00	\$0.00	
1018 Due from/(to) Reserve Fund				(\$595,798.86)	\$0.00	\$54,720.18	(\$650,519.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19948 Journal Entry		To adjust interfund ...		\$0.00	\$54,720.18	
1019 Due from/(to) Spec. Assess. Fund				(\$334,982.50)	\$0.00	\$129,851.53	(\$464,834.03)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19948 Journal Entry		To adjust interfund ...		\$0.00	\$129,851.53	
1038 Due from/(to) Operating Fund				\$595,798.86	\$54,720.18	\$0.00	\$650,519.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19948 Journal Entry		To adjust interfund ...		\$54,720.18	\$0.00	
1041 Cash - Alliance Spec. Assess. (6160)				\$1,100,638.05	\$1,766.26	\$317,930.00	\$784,474.31
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/5/2025	AP 16416 Print Check	6	SFI - Shoreline Foun...	A1A 10/1-10/...	\$0.00	\$221,930.00	
11/16/2025	GL 17156 Journal Entry		To record bank trans...		\$0.00	\$96,000.00	
11/28/2025	GL 18292 Misc Bank Tra...				\$1,653.01	\$0.00	
11/30/2025	GL 18291 Misc Bank Tra...				\$113.25	\$0.00	
1058 Due from/(to) Operating Fund				\$334,982.50	\$129,851.53	\$0.00	\$464,834.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19948 Journal Entry		To adjust interfund ...		\$129,851.53	\$0.00	
1100 Accounts Receivable				\$152,893.48	\$245,480.83	\$170,809.02	\$227,565.29
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 16299 Apply Charges				\$237,829.12	\$0.00	
11/3/2025	AR 16365 Cash Receipts...	0060645...			\$0.00	\$9,030.40	
11/4/2025	AR 16393 Cash	0060748...			\$0.00	\$8,407.64	

Account				Balance Forward	Debits	Credits	Ending Balance
	Receipts...						
11/5/2025	AR 16400 Adjustment				\$100.00	\$0.00	
11/5/2025	AR 16437 Cash	0060776...			\$0.00	\$4,181.04	
	Receipts...						
11/6/2025	AR 16469 Cash	0000000...			\$0.00	\$5,247.47	
	Receipts...						
11/6/2025	AR 18381 Apply NSF	0060644...			\$35.00	\$0.00	
11/7/2025	AR 16475 Cash	0060916...			\$0.00	\$1,857.92	
	Receipts...						
11/7/2025	AR 18379 Apply NSF	0060645...			\$35.00	\$0.00	
11/7/2025	AR 18383 Backout	0060777...			\$928.96	\$0.00	
	Payme...						
11/7/2025	AR 18384 Apply NSF	0060777...			\$35.00	\$0.00	
11/7/2025	AR 19676 Adjustment				\$336.26	\$0.00	
11/10/2025	AR 16541 Cash	0060936...			\$0.00	\$6,967.92	
	Receipts...						
11/11/2025	AR 19677 Adjustment				\$401.26	\$0.00	
11/12/2025	AR 16798 Cash	0000000...			\$0.00	\$7,490.91	
	Receipts...						
11/13/2025	AR 16872 Cash	0061007...			\$0.00	\$8,321.55	
	Receipts...						
11/13/2025	AR 17952 Apply NSF	0000001...			\$35.00	\$0.00	
11/13/2025	AR 17954 Apply NSF	0060890...			\$35.00	\$0.00	
11/14/2025	AR 17091 Cash	0061017...			\$0.00	\$343.39	
	Receipts...						
11/15/2025	AR 17947 Backout	0060935...			\$1,161.56	\$0.00	
	Payme...						
11/15/2025	AR 17948 Apply NSF	0060935...			\$35.00	\$0.00	
11/15/2025	AR 17950 Apply NSF	0060936...			\$35.00	\$0.00	
11/17/2025	AR 17135 Cash	0000000...			\$0.00	\$4,340.81	
	Receipts...						
11/18/2025	AR 17158 Adjustment				\$225.00	\$0.00	
11/18/2025	AR 17173 Cash	0000000...			\$0.00	\$1,311.46	
	Receipts...						
11/19/2025	AR 17712 Cash	0000000...			\$0.00	\$8,926.32	
	Receipts...						
11/20/2025	AR 17736 Cash	0061071...			\$0.00	\$1,393.68	
	Receipts...						
11/20/2025	AR 19674 Adjustment				\$336.26	\$0.00	
11/20/2025	AR 19675 Adjustment				\$335.41	\$0.00	
11/21/2025	AR 17749 Adjustment				\$336.26	\$0.00	
11/21/2025	AR 17752 Cash	0061083...			\$0.00	\$1,857.92	
	Receipts...						
11/24/2025	AR 17894 Cash	0061087...			\$0.00	\$2,604.75	
	Receipts...						
11/25/2025	AR 17916 Cash	0905310...			\$0.00	\$3,019.48	
	Receipts...						
11/26/2025	AR 17936 Cash	0061124...			\$0.00	\$7,624.42	
	Receipts...						
11/28/2025	AR 17966 Cash	0061156...			\$0.00	\$3,715.84	
	Receipts...						
11/30/2025	AR 19917 Adjustment				\$50.00	\$0.00	
11/30/2025	AR 19923 Adjustment				\$3,195.74	\$0.00	
11/30/2025	AR 19924 Apply				\$0.00	\$81,954.64	
	PrePaid...						
11/30/2025	GL 19947 Journal Entry		To adjust between re...		\$0.00	\$2,211.46	
1105 Accounts Receivable - Special Assessment				\$792,724.46	\$278,751.55	\$306,114.04	\$765,361.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 17945 Apply Charges				\$273,618.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
11/3/2025	AR 16365 Cash Receipts...	0060645...			\$0.00	\$28,034.97	
11/4/2025	AR 16393 Cash Receipts...	0000007...			\$0.00	\$30,347.74	
11/5/2025	AR 16437 Cash Receipts...	0060776...			\$0.00	\$16,262.36	
11/6/2025	AR 16469 Cash Receipts...	0060888...			\$0.00	\$27,583.88	
11/6/2025	AR 18380 Backout Payme...	0060644...			\$1,393.68	\$0.00	
11/7/2025	AR 16475 Cash Receipts...	0000000...			\$0.00	\$8,245.81	
11/10/2025	AR 16541 Cash Receipts...	0060936...			\$0.00	\$23,037.52	
11/12/2025	AR 16798 Cash Receipts...	0000001...			\$0.00	\$15,709.08	
11/13/2025	AR 16872 Cash Receipts...	0061007...			\$0.00	\$44,486.99	
11/13/2025	AR 17953 Backout Payme...	0060890...			\$1,602.96	\$0.00	
11/14/2025	AR 17091 Cash Receipts...	0044970...			\$0.00	\$6,718.71	
11/15/2025	AR 17949 Backout Payme...	0060936...			\$2,136.91	\$0.00	
11/17/2025	AR 17135 Cash Receipts...	0061050...			\$0.00	\$7,987.22	
11/18/2025	AR 17173 Cash Receipts...	0000000...			\$0.00	\$1,339.66	
11/19/2025	AR 17712 Cash Receipts...	0000000...			\$0.00	\$10,712.30	
11/20/2025	AR 17736 Cash Receipts...	0045742...			\$0.00	\$2,856.83	
11/21/2025	AR 17752 Cash Receipts...	0061083...			\$0.00	\$2,415.90	
11/24/2025	AR 17894 Cash Receipts...	0061087...			\$0.00	\$4,343.06	
11/25/2025	AR 17916 Cash Receipts...	0905310...			\$0.00	\$3,264.75	
11/26/2025	AR 17936 Cash Receipts...	0061116...			\$0.00	\$6,078.58	
11/28/2025	AR 17966 Cash Receipts...	0061156...			\$0.00	\$2,790.93	
11/30/2025	AR 19924 Apply PrePaid...				\$0.00	\$63,897.75	
1145 Prepaid Insurance				\$407,171.92	\$0.00	\$78,908.15	\$328,263.77
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19925 Journal Entry		To amortize insuranc...		\$0.00	\$78,908.15	
1150 Unbilled Special Assessment Receivable				\$3,009,798.00	\$0.00	\$273,618.00	\$2,736,180.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 17945 Apply Charges				\$0.00	\$273,618.00	
2000 Accounts Payable				(\$30,858.36)	\$258,210.15	\$481,780.36	(\$254,428.57)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 16127 Enter Bill		Accounting - Condo &...	November acc...	\$0.00	\$3,000.00	
11/1/2025	AP 16430 Enter Bill		DANA - Dana Goldman,...	September se...	\$0.00	\$1,060.00	
11/1/2025	GL 17794 Journal Entry		To reclass payable	Shoreline Fo...	\$0.00	\$221,930.00	
11/3/2025	AP 16435 Enter Bill		Aventura - City of A...	POOL2505-000...	\$0.00	\$558.63	
11/4/2025	AP 16431 Enter Bill		ROBERTY - ROBERT H. ...	October Prof...	\$0.00	\$942.50	
11/5/2025	AP 16415 Print Check	19	EMS - EMS PROTECTIVE...	October	\$13,355.74	\$0.00	
11/5/2025	AP 16416 Print Check	6	SFI - Shoreline Foun...	A1A 10/1-10/...	\$221,930.00	\$0.00	
11/5/2025	AP 16421 Enter Bill		REGAL - REGAL GOLF C...	November	\$0.00	\$321.00	

Account

				Balance Forward	Debits	Credits	Ending Balance
11/5/2025	AP 16424 Enter Bill		TECH - TECHNICAL PC	email setup	\$0.00	\$234.88	
11/5/2025	AP 16425 Enter Bill		TECH - TECHNICAL PC	September tr...	\$0.00	\$500.00	
11/5/2025	AP 16426 Enter Bill		TECH - TECHNICAL PC	check intern...	\$0.00	\$150.00	
11/12/2025	AP 16753 Print Check	20	ROBERTY - ROBERT H. ...	Jessica Cruz...	\$6,673.21	\$0.00	
11/12/2025	AP 16753 Print Check	23	TECH - TECHNICAL PC	check intern...	\$884.88	\$0.00	
11/12/2025	AP 16753 Print Check	22	REGAL - REGAL GOLF C...	November	\$321.00	\$0.00	
11/12/2025	AP 16753 Print Check	21	Aventura - City of A...	POOL2505-000...	\$558.63	\$0.00	
11/12/2025	AP 16753 Print Check	24	David Sopo - David S...	October Serv...	\$3,000.00	\$0.00	
11/12/2025	AP 16761 Print Check	25	HaroClean - HaroClea...	October Serv...	\$6,932.74	\$0.00	
11/13/2025	AP 16805 Enter Bill		ROCHA - Rocha Vertic...	Oct Maintena...	\$0.00	\$1,605.00	
11/13/2025	AP 16806 Enter Bill		TECH - TECHNICAL PC	email and of...	\$0.00	\$509.99	
11/13/2025	AP 16808 Enter Bill		A&V - A & V POOL SER...	November Ser...	\$0.00	\$450.00	
11/13/2025	AP 16809 Enter Bill		Fishkin - Judi Leinw...		\$0.00	\$1,000.00	
11/13/2025	AP 16867 AP Adjustment		Michelina Valensi	Owner Refund	\$928.96	\$0.00	
11/14/2025	AP 19767 Enter Bill		ALSCOUNI - ALSCO UNI...		\$0.00	\$131.73	
11/18/2025	AP 17140 Enter Bill		Ramos - Wendy Ramos	E2-519	\$0.00	\$1,000.00	
11/18/2025	AP 17151 Print Check	27	A&V - A & V POOL SER...	November Ser...	\$450.00	\$0.00	
11/18/2025	AP 17151 Print Check	26	ROCHA - Rocha Vertic...	Oct Maintena...	\$1,605.00	\$0.00	
11/18/2025	AP 17151 Print Check	28	DANA - Dana Goldman,...	September se...	\$1,060.00	\$0.00	
11/19/2025	AP 17186 Enter Bill		Haro - HaroClean	November	\$0.00	\$6,245.38	
11/20/2025	AP 17713 Enter Bill		BUGOFFEX - BUG OFF E...	November	\$0.00	\$863.00	
11/20/2025	AP 17715 Enter Bill		MIRABITO - MIRABITO ...	Sept Gas	\$0.00	\$1,349.98	
11/20/2025	AP 17721 Enter Bill		MIRABITO - MIRABITO ...	August	\$0.00	\$1,226.93	
11/20/2025	AP 17723 Enter Bill		MIRABITO - MIRABITO ...	October	\$0.00	\$1,181.19	
11/20/2025	AP 17730 Print Check	29	TECH - TECHNICAL PC	email and of...	\$509.99	\$0.00	
11/21/2025	AP 17722 Enter Bill		MIRABITO - MIRABITO ...	9/29 - 10/29...	\$0.00	\$1,365.72	
11/25/2025	AP 17896 Enter Bill		DAVIDS - DAVID SOPON...	Landscaping	\$0.00	\$3,000.00	
11/26/2025	AP 17928 Enter Bill		FIRSTC - FIRST CITIZ...	kYOCERA PRIN...	\$0.00	\$622.85	
11/26/2025	AP 17929 Enter Bill		A&V - A & V POOL SER...	Pool Equip R...	\$0.00	\$1,450.00	
11/26/2025	AP 17930 Enter Bill		SFI - Shoreline Foun...	Application ...	\$0.00	\$229,050.00	
11/26/2025	AP 17931 Enter Bill		CAMP - Campany Roof ...	Roof Mainten...	\$0.00	\$1,902.00	
11/28/2025	AP 18367 Enter Bill		ALSCOUNI - ALSCO UNI...	0655037	\$0.00	\$129.58	
2001 Accounts Payable - Special Assessment				(\$221,930.00)	\$221,930.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	GL 17794 Journal Entry		To reclass payable	Shoreline Fo...	\$221,930.00	\$0.00	
2005 Accrued Expenses				(\$3,256.00)	\$3,256.00	\$30,060.03	(\$30,060.03)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19926 Journal Entry		To reverse		\$3,256.00	\$0.00	
11/30/2025	GL 19946 Journal Entry		To accrue at 11/30/2...		\$0.00	\$30,060.03	
2010 Prepaid Assessments				(\$287,782.28)	\$149,689.65	\$93,389.83	(\$231,482.46)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	AR 16365 Cash Receipts...	0060644...			\$0.00	\$6,038.48	
11/4/2025	AR 16393 Cash Receipts...	0902980...			\$0.00	\$16,585.02	
11/5/2025	AR 16437 Cash Receipts...	0903347...			\$0.00	\$7,152.22	
11/6/2025	AR 16469 Cash Receipts...	0000000...			\$0.00	\$10,651.13	
11/7/2025	AR 16475 Cash	0000002...			\$0.00	\$6,270.38	

Account				Balance Forward	Debits	Credits	Ending Balance
Receipts...							
11/7/2025	AR 18378 Backout	0060645...			\$696.84	\$0.00	
Payme...							
11/10/2025	AR 16541 Cash	0000996...			\$0.00	\$4,180.56	
Receipts...							
11/12/2025	AR 16798 Cash	0000000...			\$0.00	\$8,341.65	
Receipts...							
11/13/2025	AP 16867 AP		Michelina Valensi	Owner Refund	\$0.00	\$928.96	
Adjustment							
11/13/2025	AR 16872 Cash	0061009...			\$0.00	\$15,490.57	
Receipts...							
11/13/2025	AR 17951 Backout	0000001...			\$928.96	\$0.00	
Payme...							
11/17/2025	AR 17135 Cash	0045859...			\$0.00	\$2,759.92	
Receipts...							
11/18/2025	AR 17173 Cash	0061057...			\$0.00	\$1,208.00	
Receipts...							
11/19/2025	AR 17712 Cash	0000000...			\$0.00	\$2,152.00	
Receipts...							
11/21/2025	AR 17752 Cash	0000006...			\$0.00	\$696.84	
Receipts...							
11/24/2025	AR 17894 Cash	0000995...			\$0.00	\$0.01	
Receipts...							
11/25/2025	AR 17916 Cash	0061114...			\$0.00	\$1,161.56	
Receipts...							
11/26/2025	AR 17936 Cash	0000000...			\$0.00	\$4,923.83	
Receipts...							
11/28/2025	AR 17966 Cash	0061137...			\$0.00	\$1,602.96	
Receipts...							
11/30/2025	AR 19917 Adjustment				\$0.00	\$50.00	
11/30/2025	AR 19923 Adjustment				\$0.00	\$3,195.74	
11/30/2025	AR 19924 Apply				\$145,852.39	\$0.00	
PrePaid...							
11/30/2025	GL 19947 Journal Entry		To adjust between re...		\$2,211.46	\$0.00	
2020 Other Current Liabilities				(\$250.00)	\$70.00	\$245.00	(\$425.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/6/2025	AR 18381 Apply NSF	0060644...			\$0.00	\$35.00	
11/7/2025	AR 18379 Apply NSF	0060645...			\$0.00	\$35.00	
11/7/2025	AR 18384 Apply NSF	0060777...			\$0.00	\$35.00	
11/13/2025	AR 17952 Apply NSF	0000001...			\$0.00	\$35.00	
11/13/2025	AR 17954 Apply NSF	0060890...			\$0.00	\$35.00	
11/15/2025	AR 17948 Apply NSF	0060935...			\$0.00	\$35.00	
11/15/2025	AR 17950 Apply NSF	0060936...			\$0.00	\$35.00	
11/30/2025	GL 18382 Journal Entry			bank fees	\$70.00	\$0.00	
2050 Insurance Financing Liability				(\$370,232.10)	\$101,319.85	\$0.00	(\$268,912.25)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/24/2025	GL 19686 Journal Entry			First insura...	\$101,319.85	\$0.00	
2070 Security Deposits				(\$131,130.65)	\$2,000.00	\$2,000.00	(\$131,130.65)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	AR 19512 Cash	6630005...		Security Dep...	\$0.00	\$1,000.00	
Receipts...							
11/13/2025	AP 16809 Enter Bill		Fishkin - Judi Leinw...		\$1,000.00	\$0.00	
11/17/2025	AR 19513 Cash	1048		Security Dep...	\$0.00	\$1,000.00	
Receipts...							
11/18/2025	AP 17140 Enter Bill		Ramos - Wendy Ramos	E2-519	\$1,000.00	\$0.00	
3000 Operating Equity				\$579,984.06	\$0.00	\$36,175.00	\$543,809.06
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account

				Balance Forward	Debits	Credits	Ending Balance
11/30/2025	GL 19949 Journal Entry		To reclass expenses	A1 Undergrou...	\$0.00	\$36,175.00	
3100 Spec. Assmt. Income				(\$7,422,145.51)	\$0.00	\$0.00	(\$7,422,145.51)
3105 Spec. Assmt. Interest Income				(\$2,446.78)	\$0.00	\$1,766.26	(\$4,213.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/28/2025	GL 18292 Misc Bank		Tra...		\$0.00	\$1,653.01	
11/30/2025	GL 18291 Misc Bank		Tra...		\$0.00	\$113.25	
3111 Spec. Assmt. Expense - Concrete Project				\$98,512.00	\$0.00	\$0.00	\$98,512.00
3112 Spec. Assmt. Expense - Contingency				\$3,744.34	\$0.00	\$0.00	\$3,744.34
3115 Spec. Assmt. Expense - Coupons				\$4,158.93	\$0.00	\$0.00	\$4,158.93
3117 Spec. Assmt. Expense - Electrical				\$3,500.00	\$0.00	\$0.00	\$3,500.00
3121 Spec. Assmt. Expense - Milestone Report				\$26,500.00	\$0.00	\$0.00	\$26,500.00
3122 Spec. Assmt. Expense - Painting				\$2,350.00	\$0.00	\$0.00	\$2,350.00
3124 Spec. Assmt. Expense - Permits and Exped...				\$90,643.75	\$0.00	\$0.00	\$90,643.75
3125 Spec. Assmt. Expense - Plumbing				\$120,148.91	\$36,175.00	\$0.00	\$156,323.91
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19949 Journal Entry		To reclass expenses	A1 Undergrou...	\$36,175.00	\$0.00	
3127 Spec. Assmt. Expense - Roof Project				\$317,085.42	\$0.00	\$0.00	\$317,085.42
3128 Spec. Assmt. Expense - Seawall				\$1,655,874.25	\$229,050.00	\$0.00	\$1,884,924.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/26/2025	AP 17930 Enter Bill		SFI - Shoreline Foun...	Application ...	\$229,050.00	\$0.00	
3129 Spec. Assmt. Expense - Administration				\$87,765.64	\$0.00	\$0.00	\$87,765.64
3300 Pooled Reserves - Non-SIRS				(\$513,130.81)	\$0.00	\$15,309.56	(\$528,440.37)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19945 Journal Entry		To record reserve co...		\$0.00	\$15,309.56	
3305 Non-SIRS Interest Income				(\$3,846.81)	\$0.00	\$0.00	(\$3,846.81)
3310 Pooled Reserves - SIRS				(\$78,821.24)	\$0.00	\$39,410.62	(\$118,231.86)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19945 Journal Entry		To record reserve co...		\$0.00	\$39,410.62	
5000 Operating Assessments				(\$1,464,871.36)	\$54,720.18	\$237,829.12	(\$1,647,980.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AR 16299 Apply Charges				\$0.00	\$237,829.12	
11/30/2025	GL 19944 Journal Entry		To reclass reserve c...		\$54,720.18	\$0.00	
5005 Reserve Contributions - Non-SIRS				(\$122,476.48)	\$0.00	\$15,309.56	(\$137,786.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19944 Journal Entry		To reclass reserve c...		\$0.00	\$15,309.56	
5010 Reserve Contributions - SIRS				(\$315,284.96)	\$0.00	\$39,410.62	(\$354,695.58)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19944 Journal Entry		To reclass reserve c...		\$0.00	\$39,410.62	
5100 Bank Interest Income				(\$108.67)	\$0.00	\$0.89	(\$109.56)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 18290 Misc Bank		Tra...		\$0.00	\$0.89	
5115 Late Fees				(\$2,650.00)	\$0.00	\$0.00	(\$2,650.00)
5116 Legal Fees				(\$1,008.78)	\$0.00	\$2,070.45	(\$3,079.23)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/5/2025	AR 16400 Adjustment				\$0.00	\$100.00	

Account					Balance Forward	Debits	Credits	Ending Balance
11/7/2025	AR 19676	Adjustment				\$0.00	\$336.26	
11/11/2025	AR 19677	Adjustment				\$0.00	\$401.26	
11/18/2025	AR 17158	Adjustment				\$0.00	\$225.00	
11/20/2025	AR 19674	Adjustment				\$0.00	\$336.26	
11/20/2025	AR 19675	Adjustment				\$0.00	\$335.41	
11/21/2025	AR 17749	Adjustment				\$0.00	\$336.26	
5120 Laundry Income					(\$11,182.57)	\$0.00	\$1,492.42	(\$12,674.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/13/2025	AR 18565 Cash Receipts...	0015292...		Laundry Inco...		\$0.00	\$1,492.42	
5130 Other Income					(\$12,713.76)	\$0.00	\$165.03	(\$12,878.79)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/13/2025	AR 18568 Cash Receipts...	6081		September Ve...		\$0.00	\$106.88	
11/18/2025	AR 19510 Cash Receipts...	0000032...		Tenant Evalu...		\$0.00	\$58.15	
6005 Bank Fees					\$60.00	\$0.00	\$0.00	\$60.00
6010 Computers					\$4,336.35	\$0.00	\$0.00	\$4,336.35
6015 Copier Lease Contract					\$1,510.09	\$622.85	\$0.00	\$2,132.94
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/26/2025	AP 17928 Enter Bill		FIRSTC - FIRST CITIZ...	KYOCERA PRIN...		\$622.85	\$0.00	
6025 Electoral Votes - Board Meeting					\$4,034.10	\$0.00	\$0.00	\$4,034.10
6030 Licenses, Permits & Inspections					\$5,858.61	\$558.63	\$0.00	\$6,417.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/3/2025	AP 16435 Enter Bill		Aventura - City of A...	POOL2505-000...		\$558.63	\$0.00	
6035 Office Supplies					\$1,936.42	\$0.00	\$0.00	\$1,936.42
6040 Postage and Mailing					\$121.56	\$0.00	\$0.00	\$121.56
6045 Printing					\$241.00	\$0.00	\$0.00	\$241.00
6046 Rent Expense					\$36,050.00	\$0.00	\$0.00	\$36,050.00
6050 Vertilink					\$900.00	\$0.00	\$0.00	\$900.00
6100 Miscellaneous Admin. Expense					\$2,402.79	\$0.00	\$0.00	\$2,402.79
6200 Audit Fees					\$2,880.00	\$3,750.03	\$0.00	\$6,630.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 19946 Journal Entry		To accrue at 11/30/2...	3/1 - 2/28/2...		\$3,750.03	\$0.00	
6210 Bookkeeping Fees					\$4,500.00	\$3,000.00	\$0.00	\$7,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	AP 16127 Enter Bill		Accounting - Condo &...	November acc...		\$3,000.00	\$0.00	
6220 IT Services					\$0.00	\$1,394.87	\$0.00	\$1,394.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/5/2025	AP 16424 Enter Bill		TECH - TECHNICAL PC	email setup		\$234.88	\$0.00	
11/5/2025	AP 16425 Enter Bill		TECH - TECHNICAL PC	September tr...		\$500.00	\$0.00	
11/5/2025	AP 16426 Enter Bill		TECH - TECHNICAL PC	check intern...		\$150.00	\$0.00	
11/13/2025	AP 16806 Enter Bill		TECH - TECHNICAL PC	email and of...		\$509.99	\$0.00	
6230 Legal Fees					\$36,142.61	\$2,002.50	\$0.00	\$38,145.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	AP 16430 Enter Bill		DANA - Dana Goldman,...	September se...		\$1,060.00	\$0.00	
11/4/2025	AP 16431 Enter Bill		ROBERTY - ROBERT H. ...	October Prof...		\$942.50	\$0.00	
6240 Management Fees					\$21,297.00	\$0.00	\$0.00	\$21,297.00

Account

				Balance Forward	Debits	Credits	Ending Balance
7200 Administrative Asst. Payroll				\$32,607.00	\$4,000.00	\$457.00	\$36,150.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/7/2025	GL 18385 Journal Entry		To record payroll	Carol Tarazi	\$1,600.00	\$0.00	
11/24/2025	GL 18386 Journal Entry		To record payroll	Carol Tarazi...	\$1,600.00	\$0.00	
11/30/2025	GL 19926 Journal Entry		To reverse	ADP 10/27 - ...	\$0.00	\$457.00	
11/30/2025	GL 19946 Journal Entry		To accrue at 11/30/2...	ADP 11/24 - ...	\$800.00	\$0.00	
7210 Janitorial Contract and Personnel				\$59,702.06	\$9,397.38	\$457.00	\$68,642.44
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/7/2025	GL 18385 Journal Entry		To record payroll	Nitza Robert...	\$1,280.00	\$0.00	
11/19/2025	AP 17186 Enter Bill		Haro - HaroClean	November	\$6,245.38	\$0.00	
11/24/2025	GL 18386 Journal Entry		To record payroll	Nitza Robert...	\$1,248.00	\$0.00	
11/30/2025	GL 19926 Journal Entry		To reverse	ADP 10/27 - ...	\$0.00	\$457.00	
11/30/2025	GL 19946 Journal Entry		To accrue at 11/30/2...	ADP 11/24 - ...	\$624.00	\$0.00	
7230 Property Manager Payroll				\$113,222.61	\$11,648.56	\$1,442.00	\$123,429.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/7/2025	GL 18385 Journal Entry		To record payroll	Regina Fridk...	\$4,038.47	\$0.00	
11/24/2025	GL 18386 Journal Entry		To record payroll	Manny De La ...	\$5,077.09	\$0.00	
11/30/2025	GL 19926 Journal Entry		To reverse	ADP 10/27 - ...	\$0.00	\$1,442.00	
11/30/2025	GL 19946 Journal Entry		To accrue at 11/30/2...	ADP 11/24 - ...	\$2,533.00	\$0.00	
7250 Employer Payroll Taxes				\$2,043.70	\$1,684.13	\$186.00	\$3,541.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/7/2025	GL 18385 Journal Entry		To record payroll		\$624.31	\$0.00	
11/24/2025	GL 18386 Journal Entry		To record payroll	payroll 11/1...	\$706.82	\$0.00	
11/30/2025	GL 19926 Journal Entry		To reverse	ADP 10/27 - ...	\$0.00	\$186.00	
11/30/2025	GL 19946 Journal Entry		To accrue at 11/30/2...	ADP 11/24 - ...	\$353.00	\$0.00	
7300 Payroll Fees				\$33.98	\$149.36	\$0.00	\$183.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/7/2025	GL 18385 Journal Entry		To record payroll		\$149.36	\$0.00	
7400 Air Conditioning				\$2,064.00	\$0.00	\$0.00	\$2,064.00
7405 Elevator Maintenance				\$28,888.97	\$1,605.00	\$0.00	\$30,493.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/13/2025	AP 16805 Enter Bill		ROCHA - Rocha Vertic...	Oct Maintena...	\$1,605.00	\$0.00	
7410 Fire Alarm Monitoring				\$929.23	\$0.00	\$0.00	\$929.23
7415 Fire Alarm Maint. & Repairs				\$1,053.72	\$0.00	\$0.00	\$1,053.72
7420 General Repairs & Maintenance				\$63,960.63	\$1,902.00	\$0.00	\$65,862.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/26/2025	AP 17931 Enter Bill		CAMP - Campany Roof ...	Roof Mainten...	\$1,902.00	\$0.00	
7430 Golf Cart				\$5,433.46	\$321.00	\$0.00	\$5,754.46
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/5/2025	AP 16421 Enter Bill		REGAL - REGAL GOLF C...	November	\$321.00	\$0.00	
7435 Landscaping Contract				\$22,808.20	\$3,000.00	\$0.00	\$25,808.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/25/2025	AP 17896 Enter Bill		DAVIDS - DAVID SOPON...	Landscaping	\$3,000.00	\$0.00	
7443 Maintenance Contract				\$56,731.56	\$5,000.00	\$714.00	\$61,017.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/7/2025	GL 18385 Journal Entry		To record payroll	Darmax	\$2,000.00	\$0.00	

Account

				Balance Forward	Debits	Credits	Ending Balance
11/24/2025	GL 18386	Journal Entry	To record payroll	Darmax payro...	\$2,000.00	\$0.00	
11/30/2025	GL 19926	Journal Entry	To reverse	ADP 10/27 - ...	\$0.00	\$714.00	
11/30/2025	GL 19946	Journal Entry	To accrue at 11/30/2...	ADP 11/24 - ...	\$1,000.00	\$0.00	
7445 Maintenance Supplies				\$5,102.37	\$1,053.27	\$791.96	\$5,363.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/14/2025	AP 19767	Enter Bill	ALSCOUNI - ALSCO UNI...		\$131.73	\$0.00	
11/19/2025	AP 17256	Hand Written	Amazon - Amazon	TRS Recovery...	\$791.96	\$0.00	
11/24/2025	GL 19686	Journal Entry			\$0.00	\$791.96	
11/28/2025	AP 18367	Enter Bill	ALSCOUNI - ALSCO UNI...	0655037	\$129.58	\$0.00	
7450 Pest Control Contract				\$8,630.00	\$863.00	\$0.00	\$9,493.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/20/2025	AP 17713	Enter Bill	BUGOFFEX - BUG OFF E...	November	\$863.00	\$0.00	
7455 Plumbing R&M				\$52,818.63	\$0.00	\$0.00	\$52,818.63
7460 Pool Contract				\$4,600.00	\$1,900.00	\$0.00	\$6,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/13/2025	AP 16808	Enter Bill	A&V - A & V POOL SER...	November Ser...	\$450.00	\$0.00	
11/26/2025	AP 17929	Enter Bill	A&V - A & V POOL SER...	Pool Equip R...	\$1,450.00	\$0.00	
7465 Security Contract				\$115,680.79	\$0.00	\$0.00	\$115,680.79
7475 Trash Chute				\$510.00	\$0.00	\$0.00	\$510.00
7480 Trash Removal Contract				\$56,745.85	\$0.00	\$0.00	\$56,745.85
7485 Tree Trimming				\$7,290.00	\$0.00	\$0.00	\$7,290.00
8400 Insurance				\$687,797.11	\$80,096.59	\$0.00	\$767,893.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/24/2025	GL 19686	Journal Entry	To reverse amazon pa...	Late fee on ...	\$1,188.44	\$0.00	
11/30/2025	GL 19925	Journal Entry	To amortize insuranc...		\$78,908.15	\$0.00	
8500 Cable/Internet - Breezeline				\$197,892.89	\$21,003.21	\$0.00	\$218,896.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 18382	Journal Entry			\$3.21	\$0.00	
11/30/2025	GL 19946	Journal Entry	To accrue at 11/30/2...	Breezeline	\$21,000.00	\$0.00	
8510 Electricity				\$31,620.80	\$4,238.32	\$0.00	\$35,859.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/24/2025	GL 19686	Journal Entry		FPL	\$4,238.32	\$0.00	
8520 Gas				\$25,660.99	\$5,123.82	\$0.00	\$30,784.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/20/2025	AP 17715	Enter Bill	MIRABITO - MIRABITO ...	Sept Gas	\$1,349.98	\$0.00	
11/20/2025	AP 17721	Enter Bill	MIRABITO - MIRABITO ...	August	\$1,226.93	\$0.00	
11/20/2025	AP 17723	Enter Bill	MIRABITO - MIRABITO ...	October	\$1,181.19	\$0.00	
11/21/2025	AP 17722	Enter Bill	MIRABITO - MIRABITO ...	9/29 - 10/29...	\$1,365.72	\$0.00	
8540 Telephone				\$2,556.24	\$0.00	\$0.00	\$2,556.24
8550 Water & Sewer				\$140,413.67	\$17,954.02	\$0.00	\$158,367.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/24/2025	GL 19686	Journal Entry		MDWS	\$17,954.02	\$0.00	
9000 Reserve Transfers - Pooled - Non-SIRS				\$122,476.48	\$15,309.56	\$0.00	\$137,786.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19945	Journal Entry	To record reserve co...		\$15,309.56	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
9005 Reserve Transfers - Pooled - SIRS				\$315,284.96	\$39,410.62	\$0.00	\$354,695.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 19945 Journal Entry		To record reserve co...		\$39,410.62	\$0.00	
Total:				\$0.00	\$2,521,712.58	\$2,521,712.58	\$0.00