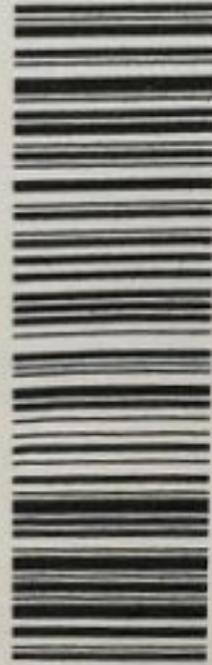


Lakeview Courts at Jacaranda  
9353 W Sunrise Blvd  
Plantation, FL 33322

9589 0710 5270 3002 3756 16

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



9589 0710 5270 3002 3756 16

Grant Property Management  
7124 N Nob Hill Rd  
Tamarac, FL 33321

Lakeview Courts at Jacaranda HOA  
9353 W Sunrise Blvd  
Plantation, FL 33322

December 26, 2025

Via Certified Mail /Email

Grant Property Management  
7124 N Nob Hill Rd  
Tamarac, FL 33321

Re: Termination of Management Agreement for Material Breach

Dear Grant Property Management,

The Board of Directors of Lakeview Courts at Jacaranda HOA (the "Association") hereby provides formal notice of termination of the Management Agreement executed on April 22, 2025, between the Association and HOA Alliance Management (now under Grant Property Management). This termination is effective January 31, 2026, and is based upon multiple material breaches of the Agreement and violations of applicable Florida law. Given the severity of these breaches, no cure period is warranted.

In the latter part of September 2025, in response to homeowner [REDACTED] request to review the Association's current financial records, the Board was informed by COO Julie Peters that Grant Property Management did not possess any of the Association's financial records from the time it assumed control from Alliance Management in July 2025, despite collecting monthly management fees for services it was not performing. Grant has claimed that Alliance Management failed to retrieve the Association's financial records from the prior management company, Cadisa; however, this assertion is immaterial. Upon assuming management control, Grant was fully and contractually obligated to obtain, maintain, and produce the Association's complete financial records. Grant's failure to do so constitutes a clear and material breach of the Management Agreement and a fundamental failure to perform its core contractual duties.

Under Florida law, the Board is responsible for providing homeowners with access to the Association's financial records within ten business days of a written request to be in compliance with Florida state law. In response to homeowner [REDACTED] certified mail request dated September 11,

2025, for the Association's financial records, Grant Property Management failed to provide the records within the statutory period. The records were delivered to the Board only on October 24, 2025, and subsequently released to [REDACTED] on October 25, 2025, well beyond the ten-business-day deadline. This delay not only deprived the Board and the Association's homeowners of timely and accurate financial information, including details regarding cash receipts, disbursements, and account balances, but also exposed the Board to potential reporting to the Florida Department of Business and Professional Regulation (DBPR) for noncompliance.

As of the end of December 2025, the Association has not received its November financial statements. Despite the banks sending all account statements directly to Grant, the Association has received three separate requests from Grant over the past two and a half weeks for the October and November statements, further demonstrating ongoing mismanagement. Grant has repeatedly attributed its failure to provide complete and accurate financial records, including the current overdue November financial statements, to delays related to the conversion of the Association's records into a proprietary software system that Grant had developed. Such explanations do not relieve Grant of its contractual and fiduciary obligations to maintain, reconcile, and timely deliver the Association's financial records. These actions constitute a direct breach of the Agreement and violate Fla. Stat. §720.303(5), which mandates that homeowners have access to the Association's records.

Since July 2025, Grant has also failed to send statutorily required 30-day notices to delinquent homeowners, resulting in uncontrolled arrears and exposing the Association to potential financial and legal consequences. This constitutes a breach of the Management Agreement and Fla. Stat. §720.3085, governing the collection of assessments.

Grant's repeated excuses regarding software delays, incomplete audits, and delayed notices demonstrate gross negligence in the performance of its fiduciary duties under Fla. Stat. §720.305. Your failure to properly manage the Association's finances has undermined the financial integrity of the Association and continues to threaten the rights of its homeowners.

The prior owner of HOA Alliance Management knowingly failed to disclose the existence of a pending sale of the business to Grant Property Management, a material fact that would have affected the Board's decision to enter into the Management Agreement. Such non-disclosure constitutes a material breach of the Agreement and provides grounds for immediate termination.

Effective January 31, 2026, Grant Property Management is no longer authorized to act as the Association's management company. The Association demands the immediate return of all records, accounts, and documents in your possession, including all financial statements, account histories, records of

homeowner payments and delinquencies, vendor contracts and service agreements, and any other property or documents related to the operation of the Association. All such records must be delivered to the Board by January 31, 2026.

The Association expressly reserves all rights to pursue all available remedies, including, but not limited to, damages arising from financial mismanagement, breaches of contract, negligence, and/or fraud. This notice shall not be construed as a waiver of any claims the Association may have against Grant Property Management.

All communications regarding this termination and the transfer of records should be directed to Board President Luis Rupprecht, at 9353 W Sunrise Blvd, Plantation, FL 33322 [REDACTED]

Sincerely,  
Luis Rupprecht, President  
Lakeview Courts at Jacaranda Board of Directors

----- Forwarded Message -----

From: Lorraine Holt [REDACTED]  
To: Renee Campbell <renee@grantmgmt.com>; Julie Peter [REDACTED]; Valerie Costa <valerie@grantmgmt.com>; Mitchell Levey <[REDACTED]>; Luis Rupprecht <[REDACTED]>; Paul Milberg <[REDACTED]mklawpl.com>  
Sent: Friday, December 19, 2025 at 10:47:34 AM EST  
Subject: Formal Notice: Delayed Financial Reporting and Collection Failures - Lakeview Courts at Jacaranda

Dear Grant Property Management Team,

The Board of Directors is writing to formally document its serious concerns regarding Grant Property Management's handling of the Association's financial reporting and assessment collections since Grant Property Management's purchase of Alliance Property Management and the subsequent transition of management for the Association.

While we did ultimately receive financial statements after approximately five months, those statements are only current through October. As the Association is now approaching year-end, the Board is being asked to make critical financial, budgeting, and planning decisions without timely or complete financial information. This situation is unacceptable and has materially impaired the Board's ability to fulfill its fiduciary duties to the Association.

The Board has repeatedly been provided explanations related to software migration, data audits, system implementation, and onboarding challenges. However, these explanations do not justify the prolonged delays experienced, nor do they excuse the failure to provide interim or unaudited financial reports during the transition period. At no time did the Board authorize a suspension of regular financial reporting or assessment collection activities.

Equally concerning is the lapse in delinquency notices and collection efforts for several months. Collection activity should not have ceased pending completion of internal forms or automation processes. Existing collection policies and enforcement practices should have remained in effect, and manual notices should have been issued where necessary. Responsibility for maintaining continuity of operations during and after the transition rests with Grant Property Management.

At this point, the Board requires the following without further delay:

Immediate delivery of all outstanding financial statements through November, with a firm date for delivery of December preliminary financials.

A current delinquency report and confirmation that delinquency notices have now been issued to all applicable owners.

A written explanation addressing why these operational failures occurred following the acquisition of Alliance Property Management.

A confirmed schedule for monthly financial reporting that meets the Association's contractual and fiduciary expectations.

This letter serves as formal notice of the Board's dissatisfaction with the ongoing issues and lack of timely performance since the management transition. The Board expects immediate corrective action. Continued delays or an inadequate response will require the Board to evaluate further corrective measures to protect the Association's interests.

We expect your written response no later than today.

Sincerely,  
Luis Rupprecht  
President, Board of Directors

Lorraine Holt  
Treasurer  
Lakeview Court at Jacaranda HOA

**From:** Lorraine Holt [REDACTED]

**Sent:** Thursday, January 01, 2026 10:35 PM

**To:** Mitchell Levey [REDACTED]; Valerie Costa <[valerie@grantmgmt.com](mailto:valerie@grantmgmt.com)>; Luis Rupprecht <[REDACTED]>; Larry Chasin [REDACTED]; Richard Decatrel [REDACTED]

**Subject:** Lakview Courts at Jacaranda HOA - Formal Notice Regarding Annual Budget Meeting

Subject: Formal Notice Regarding Annual Budget Meeting

Dear Grant Property Management and LCAM Valerie Costa,

This correspondence serves as formal notice regarding the status of the annual budget meeting.

The annual budget meeting was scheduled to take place between December 1 and December 14, 2025, when all Board members were available. However, the Board was unable to hold the meeting because the October financial statements from Grant were delayed until December 10, 2025, and unresolved issues concerning homeowners' arrears accounts remained. Three Board members are now on extended holiday vacation and will not be available to vote until the end of January. Due to the fact that the governing documents require a quorum to approve the annual budget, the meeting cannot proceed until a quorum is achieved.

Additionally, our November financial statements were finally released to us on December 23, 2025. The Board's ability to accurately project expenses and establish a sound budget for the association was hindered by the absence of two months of financial records.

Furthermore, Grant has also failed to issue 30-day late payment notices for over five months. As a result, the association's arrears in October 2025 reached approximately \$81,000 in 30, 60, and 90-day past due accounts, a level unprecedented in the association's history. The November statements reflect a very sudden downward adjustment of arrears without legal enforcement, which the Board finds highly irregular. Grant's failure to enforce collection procedures materially jeopardizes the association's financial position. If the annual budget meeting had been held in early December, an austerity budget may have been required to preserve financial stability, and such measures may still be necessary.

Accordingly, the Board demands, without further delay:

- Delivery of the December 2025 financial statements no later than January 15, 2026.
- A complete and detailed aging report of all homeowners' receivables, including the methodology used to calculate the figures presented in the May through December 2025 financial statements.

This information is required for immediate legal review and enforcement action by the HOA's attorneys, Paul Milberg and David Klein. The Board expects full compliance with these obligations to protect the association's financial interests and to permit scheduling of the annual budget meeting.

Sincerely,

Board of Directors Lakeview Courts at Jacaranda HOA

-----Original Message-----

From: [REDACTED]  
Sent: Friday, January 23, 2026 4:30 PM  
To: Julie Peter [REDACTED]; Renee Campbell <[REDACTED]>  
Cc: Lorraine Holt <[REDACTED]>; richard decatrel [REDACTED]; Larry Chasin <[REDACTED]>  
Subject: December 2025 financial statements

Julie

Please today is 23 of January and we still haven't received the financial statements from you. Please what's going on? It's the same situation every month I need copy of the letters that you sent to a residents who are late on their payments so I can send them to a collections. We need to have our Budget meeting immediately.

Best regards,

Luis Rupprecht



# **Financial Report Package**

**November 2025**

**Prepared for**

**LAKEVIEW COURTS AT JACARANDA  
HOMEOWNERS ASSOCIATION, INC.**

**Grant Property Management Company**

GPM recommends that any funds over \$250,000 in aggregate per Association in a single financial institution should be insured.

The attached financial statements have not been audited and have been prepared for management purposes only.

Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

**Assets**

<b>OPERATING CASH</b>		
10-1008-00 AAB - OPR 2 - XXXX	\$8,781.28	
10-1009-00 AAB - OPR 3 - XXXX	153,076.11	
10-1010-00 Popular Oper 1	24,486.46	
10-1013-00 BOA 0458	153,086.34	
10-1019-00 Petty Cash	500.00	
10-1026-00 Anchor Bank- OP -9637	214,073.52	
	<hr/>	
Total OPERATING CASH:		<u>\$554,003.71</u>
<b>RESERVE CASH</b>		
12-1208-00 AAB - RES 2 - XXXX	212,427.29	
12-1222-00 Anchor Bank - RES -3000	347,994.40	
12-1225-00 Due to/from Operating	(62,436.20)	
	<hr/>	
Total RESERVE CASH:		<u>\$497,985.49</u>
<b>ACCOUNTS RECEIVABLE</b>		
14-1046-00 Unit Owner Receivables	92,142.61	
14-1049-00 Allowance for Bad Debts	(10,000.00)	
	<hr/>	
Total ACCOUNTS RECEIVABLE:		<u>\$82,142.61</u>
<b>CURRENT ASSETS</b>		
15-1101-00 Prepaid Insurance	1,031.50	
	<hr/>	
Total CURRENT ASSETS:		<u>\$1,031.50</u>
<b>OTHER ASSETS</b>		
16-1611-00 Exchange	(15,315.66)	
	<hr/>	
Total OTHER ASSETS:		<u>(\$15,315.66)</u>
<b>NOTES PAYABLE</b>		
22-2060-00 S/A Liability SPENT	523,211.53	
	<hr/>	
Total NOTES PAYABLE:		<u>\$523,211.53</u>
<b>Total Assets:</b>		<u><u><b>\$1,643,059.18</b></u></u>

**Liabilities & Equity**

<b>PAYABLES &amp; CURRENT LIABIL</b>		
20-2000-00 Accounts Payable - Legacy (Beg Bal Only)	119,294.75	
20-2001-00 Accounts Payable	11,561.51	
20-2003-00 Prepaid Maintenance	18,771.34	
20-2020-00 Accrued Expense	17,100.00	
20-2031-00 Deferred Cable Income	4,740.00	
20-2035-00 Due to/from Reserves	(62,436.20)	
	<hr/>	
Total PAYABLES & CURRENT LIABIL		<u>\$109,031.40</u>
<b>NOTES PAYABLE</b>		
22-2050-00 S/A Liability - Billed	495,600.00	
	<hr/>	
Total NOTES PAYABLE:		<u>\$495,600.00</u>
<b>RESERVE FUNDS</b>		
25-3005-00 RES - Interest	12,981.58	
25-3050-00 RES - Painting	208,177.93	
25-3082-00 RES - Roof	276,825.98	
	<hr/>	
Total RESERVE FUNDS:		<u>\$497,985.49</u>
<b>EQUITY</b>		
30-3505-00 Fund Balance - Operating	342,347.33	
	<hr/>	
Total EQUITY:		<u>\$342,347.33</u>



**Balance Sheet - Operating**  
LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO  
End Date: 11/30/2025

Date: 12/23/2025  
Time: 3:55 pm  
Page: 2

Net Income Gain / Loss	<u>\$198,094.96</u>	<u>\$198,094.96</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$1,643,059.18</u></u></b>



**Income Statement - Operating**  
**LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO**  
 11/01/2025 to 11/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENTS &amp; FEES</b>							
4005-00 Maintenance Fees	\$ 38,208.55	\$ 38,208.55	\$ -	\$ 418,345.06	\$420,294.05	(\$ 1,948.99)	\$ 458,502.60
4010-00 Reserve Assessment	18,903.45	18,903.45	-	207,937.95	207,937.95	-	226,841.40
4020-00 Cable Income	-	-	-	4,740.00	-	4,740.00	-
4025-00 Interest Income - Operating	24.37	-	24.37	416.70	-	416.70	-
4026-00 Interest Income - Collections	-	-	-	358.22	-	358.22	-
4030-00 Screening Fees	-	100.00	( 100.00)	-	1,100.00	( 1,100.00)	1,200.00
4035-00 Late Fees	-	-	-	1,975.00	-	1,975.00	-
4037-00 Access Cards/Key Income	100.00	-	100.00	833.81	-	833.81	-
4045-00 Returned Check Fees	-	-	-	120.00	-	120.00	-
4050-00 Fines	-	-	-	428.00	-	428.00	-
4062-00 Administrative Fee Income	-	-	-	( 542.55)	-	( 542.55)	-
4070-00 Clubhouse Rental	-	150.00	( 150.00)	-	1,650.00	( 1,650.00)	1,800.00
4085-00 Parking Income	-	-	-	1,825.00	-	1,825.00	-
<b>Total ASSESSMENTS &amp; FEES</b>	<b>\$ 57,236.37</b>	<b>\$ 57,362.00</b>	<b>(\$ 125.63)</b>	<b>\$ 636,437.19</b>	<b>\$630,982.00</b>	<b>\$5,455.19</b>	<b>\$ 688,344.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 57,236.37</b>	<b>\$ 57,362.00</b>	<b>(\$ 125.63)</b>	<b>\$ 636,437.19</b>	<b>\$630,982.00</b>	<b>\$ 5,455.19</b>	<b>\$ 688,344.00</b>
<b>OPERATING EXPENSE</b>							
<b>GENERAL &amp; ADMINISTRATIVE</b>							
5005-00 Insurance	7,341.67	8,715.00	1,373.33	84,306.38	95,865.00	11,558.62	104,580.00
5007-00 Workers Comp	185.79	300.00	114.21	2,882.79	3,300.00	417.21	3,600.00
5010-00 Management Fee	1,900.00	2,180.05	280.05	23,336.94	23,980.55	643.61	26,160.60
5015-00 Audit/Taxes	-	400.00	400.00	9,000.00	4,400.00	( 4,600.00)	4,800.00
5016-00 Payroll Maintenance	389.07	7,800.00	7,410.93	74,029.20	85,800.00	11,770.80	93,600.00
5020-00 Legal Fees - General	4,254.24	450.00	( 3,804.24)	29,359.87	4,950.00	( 24,409.87)	5,400.00
5025-00 Administrative	-	450.00	450.00	4,326.67	4,950.00	623.33	5,400.00
5030-00 Licenses, Permits & Taxes	-	100.00	100.00	4,072.92	1,100.00	( 2,972.92)	1,200.00
5040-00 Corporate Report	-	-	-	61.25	-	( 61.25)	-
5045-00 Locksmith/Keys	-	20.00	20.00	-	220.00	220.00	240.00
5060-00 Bank Charges	0.28	-	( 0.28)	74.28	-	( 74.28)	-
5080-00 Website	-	65.00	65.00	-	715.00	715.00	780.00
<b>Total GENERAL &amp; ADMINISTRATIVE</b>	<b>\$ 14,071.05</b>	<b>\$ 20,480.05</b>	<b>\$ 6,409.00</b>	<b>\$ 231,450.30</b>	<b>\$225,280.55</b>	<b>(\$6,169.75)</b>	<b>\$ 245,760.60</b>
<b>UTILITIES</b>							
6005-00 Electricity	2,494.09	1,500.00	( 994.09)	14,498.26	16,500.00	2,001.74	18,000.00
6010-00 Water & Sewer	762.61	450.00	( 312.61)	3,527.17	4,950.00	1,422.83	5,400.00
6015-00 Telephone	604.66	550.00	( 54.66)	6,798.83	6,050.00	( 748.83)	6,600.00
6020-00 Trash Removal	1,791.60	1,800.00	8.40	24,935.63	19,800.00	( 5,135.63)	21,600.00
<b>Total UTILITIES</b>	<b>\$ 5,652.96</b>	<b>\$ 4,300.00</b>	<b>(\$ 1,352.96)</b>	<b>\$ 49,759.89</b>	<b>\$ 47,300.00</b>	<b>(\$2,459.89)</b>	<b>\$ 51,600.00</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REPAIRS AND MAINTANENCE</b>							
8005-00 Landscaping Maintenance	\$4,900.00	\$4,900.00	\$-	\$73,300.00	\$53,900.00	(\$19,400.00)	\$58,800.00
8010-00 Tree Trimming	1,842.14	2,400.00	557.86	21,350.00	26,400.00	5,050.00	28,800.00
8022-00 Fertilization	-	-	-	155.08	-	(155.08)	-
8032-00 Irrigation Repairs	-	450.00	450.00	10,409.38	4,950.00	(5,459.38)	5,400.00
8035-00 Gate Maintenance & Repairs	-	210.00	210.00	14,403.43	2,310.00	(12,093.43)	2,520.00
8040-00 General Repairs & Maintenance	558.25	949.50	391.25	10,208.48	10,444.50	236.02	11,394.00
8050-00 Plumbing Repairs	375.00	-	(375.00)	1,725.00	-	(1,725.00)	-
8055-00 Pool Maintenance	550.00	500.00	(50.00)	6,600.00	5,500.00	(1,100.00)	6,000.00
8061-00 Gas & Fuel Expense	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
8062-00 Supplies	-	-	-	570.05	-	(570.05)	-
8065-00 Janitorial Service	-	650.00	650.00	2,949.45	7,150.00	4,200.55	7,800.00
8067-00 Payroll Taxes	2,077.94	1,300.00	(777.94)	13,415.18	14,300.00	884.82	15,600.00
8069-00 Payroll Processing Fees	76.52	300.00	223.48	3,375.03	3,300.00	(75.03)	3,600.00
8070-00 Pest Control	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
8085-00 Lake Maintenance	-	399.00	399.00	1,590.00	4,389.00	2,799.00	4,788.00
8115-00 Elevator Repair	-	300.00	300.00	-	3,300.00	3,300.00	3,600.00
8130-00 Fire Alarm Repairs	-	-	-	320.94	-	(320.94)	-
8132-00 Fire Alarm/Extinguisher	-	50.00	50.00	223.63	550.00	326.37	600.00
8146-00 Electrical Repair	250.00	350.00	100.00	250.00	3,850.00	3,600.00	4,200.00
8151-00 Golf Cart Repairs	-	500.00	500.00	3,702.20	5,500.00	1,797.80	6,000.00
8170-00 Security Cameras	320.94	120.00	(200.94)	765.94	1,320.00	554.06	1,440.00
8175-00 Sidewalk Repair	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
8180-00 Roof Repairs	-	-	-	30,306.00	-	(30,306.00)	-
<b>Total REPAIRS AND MAINTANENCE</b>	<b>\$10,950.79</b>	<b>\$13,678.50</b>	<b>\$2,727.71</b>	<b>\$195,619.79</b>	<b>\$150,463.50</b>	<b>(\$45,156.29)</b>	<b>\$164,142.00</b>
<b>RESERVE</b>							
9010-00 RES - Roadways / Paving / Asphalt	-	-	-	(151,908.45)	-	151,908.45	-
9100-00 Reserve Transfer	18,903.45	18,903.45	-	113,420.70	207,937.95	94,517.25	226,841.40
<b>Total RESERVE</b>	<b>\$18,903.45</b>	<b>\$18,903.45</b>	<b>\$-</b>	<b>(\$38,487.75)</b>	<b>\$207,937.95</b>	<b>\$246,425.70</b>	<b>\$226,841.40</b>
<b>Total OPERATING EXPENSE</b>	<b>\$49,578.25</b>	<b>\$57,362.00</b>	<b>\$7,783.75</b>	<b>\$438,342.23</b>	<b>\$630,982.00</b>	<b>\$192,639.77</b>	<b>\$688,344.00</b>
<b>Net Income:</b>	<b>\$7,658.12</b>	<b>\$0.00</b>	<b>\$7,658.12</b>	<b>\$198,094.96</b>	<b>\$0.00</b>	<b>\$198,094.96</b>	<b>\$0.00</b>



GRANT PROPERTY MANAGEMENT

**General Ledger Trial Balance with Details**  
 LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC.  
 Accts: 10-1000-00 To: 99-9999-00 Dates: 11/1/2025 - 11/30/2025

Date: 12/23/2025  
 Time: 3:55 pm  
 Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1008-00	AAB - OPR 2 - XXXX	\$8,781.28	\$-	\$-	\$8,781.28
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
10-1009-00	AAB - OPR 3 - XXXX	153,076.11	-	-	153,076.11
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
10-1010-00	Popular Oper 1	0.14	48,968.56	24,482.24	24,486.46
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/02/2025	494729	\$ -	\$ 7,341.67	Popular Oper 1 Inv # 10.15.25; FIRST INSURANCE FUNDING Chk # 0	
11/03/2025	496015	1,452.00	-	Deposit from batch 34588	
11/04/2025	497705	2,178.00	-	Deposit from batch 34698	
11/05/2025	502696	968.00	-	Deposit from batch 34785	
11/05/2025	505491	749.00	-	Deposit from batch 35054	
11/06/2025	505156	1,210.00	-	Deposit from batch 34958	
11/06/2025	505733	1,210.00	-	Deposit from batch 35056	
11/07/2025	507370	484.00	-	Deposit from batch 35040	
11/07/2025	507582	1,210.00	-	Deposit from batch 35161	
11/10/2025	508952	726.00	-	Deposit from batch 35145	
11/10/2025	509608	484.00	-	Deposit from batch 35311	
11/10/2025	510436	484.00	-	Deposit from batch 35384	
11/12/2025	512371	484.00	-	Deposit from batch 35268	
11/12/2025	513195	726.00	-	Deposit from batch 36470	
11/12/2025	513329	242.00	-	Deposit from batch 36515	
11/12/2025	513347	242.00	-	Deposit from batch 36522	
11/12/2025	515128	1,208.00	-	Deposit from batch 36601	
11/13/2025	514685	242.00	-	Deposit from batch 36459	
11/13/2025	515488	726.00	-	Deposit from batch 36613	
11/13/2025	515546	242.00	-	Deposit from batch 36630	
11/14/2025	516049	100.00	-	Misc Scanned Deposit	
11/14/2025	516759	8,769.16	-	Deposit from batch 36685	
11/14/2025	517002	242.00	-	Deposit from batch 36594	
11/14/2025	517153	242.00	-	Deposit from batch 36709	
11/14/2025	517378	242.00	-	Deposit from batch 36727	
11/17/2025	519202	484.00	-	Deposit from batch 36707	
11/17/2025	519862	726.00	-	Deposit from batch 36847	
11/17/2025	520062	726.00	-	Deposit from batch 36860	
11/18/2025	520843	1,209.00	-	Deposit from batch 36955	
11/18/2025	520913	484.00	-	Deposit from batch 36838	
11/18/2025	521354	-	540.00	Popular Oper 1 Inv # 20495; Milberg Klein P.L. Chk # 10000	
11/18/2025	521356	-	4,900.00	Popular Oper 1 Inv # 3760; OA Landscape & Design LLC Chk # 10001	
11/18/2025	521358	-	4,119.50	Popular Oper 1 Inv # 10.31.25 011310; LUXGARD Windows & Doors Manufacturer Chk # 10002	
11/18/2025	521360	-	375.00	Popular Oper 1 Inv # 02929; Best Choice Plumbing, Inc Chk # 10003	
11/18/2025	521669	484.00	-	Deposit from batch 37047	
11/18/2025	521723	242.00	-	Deposit from batch 37067	
11/19/2025	521981	-	1,900.00	Popular Oper 1 Inv # 121018; GRANT PROPERTY MANAGEMENT Chk # 0	
11/19/2025	522167	726.00	-	Deposit from batch 37017	
11/19/2025	522783	242.00	-	Deposit from batch 37207	
11/19/2025	555747	500.00	-	Move 12/12/2025 Pmt belongs at Lakeview Courts	
11/20/2025	523253	1,914.00	-	Deposit from batch 37235	
11/20/2025	523601	242.00	-	Deposit from batch 37172	
11/21/2025	523819	242.00	-	Deposit from batch 37257	
11/21/2025	524664	242.00	-	Deposit from batch 37252	
11/21/2025	525044	242.00	-	Deposit from batch 37350	
11/21/2025	525161	484.00	-	Deposit from batch 37364	
11/24/2025	525867	484.00	-	Deposit from batch 37322	
11/24/2025	525938	-	550.00	Popular Oper 1 Inv # 1087; Quality Clear Pools Chk # 10004	
11/24/2025	525940	-	1,657.86	Popular Oper 1 Inv # 572; Marshall's Tree Service and Landscaping Chk # 10005	
11/24/2025	526042	968.00	-	Deposit from batch 37401	
11/24/2025	526736	242.00	-	Deposit from batch 37429	



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**General Ledger Trial Balance with Details**  
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/25/2025	527182	\$ 984.00	\$ -	Deposit from batch 37395	
11/25/2025	527493	484.00	-	Deposit from batch 37406	
11/25/2025	527961	242.00	-	Deposit from batch 37507	
11/25/2025	528257	1,694.00	-	Deposit from batch 37542	
11/26/2025	510521	-	178.24	Popular Oper 1 Inv # 2391654-2237-3; Waste Management Inc of Florida Chk # 0	
11/26/2025	520733	-	849.19	Popular Oper 1 Inv # 11-15-2025; FPL Chk # 0	
11/26/2025	521052	-	417.68	Popular Oper 1 Inv # 11/15/2025; FPL Chk # 0	
11/26/2025	528413	1,340.00	-	Deposit from batch 37547	
11/28/2025	529005	0.27	-	Interest	
11/28/2025	529486	242.00	-	Deposit from batch 37621	
11/30/2025	566715	-	43.52	Misc. Check; Paychex Chk # 0	
11/30/2025	566717	-	394.49	Misc. Check; Paychex Chk # 10013	
11/30/2025	566863	-	320.94	Misc. Check; ADT SECURITY Chk # 0	
11/30/2025	566865	-	762.61	Misc. Check; City of Plantation - Water Chk # 0	
11/30/2025	566867	-	131.26	Misc. Check; AT&T Chk # 0	
11/30/2025	566869	0.14	-	Interest	
11/30/2025	566871	-	0.28	Misc. Check; POPULAR BANK Chk # 0	
11/30/2025	567467	8,236.99	-	nov	
<b>10-1013-00</b>	<b>BOA 0458</b>				
			-	153,086.34	-
					153,086.34
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566873	\$ 5.03	\$ -	Interest	
11/30/2025	567465	153,081.31	-	nov	
<b>10-1019-00</b>	<b>Petty Cash</b>				
			500.00		-
					500.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
<b>10-1026-00</b>	<b>Anchor Bank- OP -9637</b>				
			225,470.87		18.93
					11,416.28
					214,073.52
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/07/2025	566719	\$ -	\$ 77.16	Misc. Check; Paychex Chk # 0	
11/07/2025	566721	-	565.47	Misc. Check; Waste Management Inc of Florida Chk # 0	
11/13/2025	566723	-	44.72	Misc. Check; Paychex Chk # 0	
11/14/2025	566732	-	77.16	Misc. Check; Paychex Chk # 0	
11/16/2025	507382	-	712.76	Petty Cash Fund Inv # 2381197-2237-5; Waste Management Inc of Florida Chk # 0	
11/20/2025	566734	-	52.57	Misc. Check; Paychex Chk # 0	
11/20/2025	566736	-	469.96	Misc. Check; Paychex Chk # 0	
11/21/2025	566738	-	80.43	Misc. Check; Paychex Chk # 0	
11/23/2025	566835	-	694.30	10754; Herman Emmanul Chk # 10003	
11/25/2025	566742	-	178.24	Misc. Check; Waste Management Inc of Florida Chk # 0	
11/26/2025	566744	-	411.00	Misc. Check; Paychex Chk # 0	
11/28/2025	566746	-	197.65	Misc. Check; FPL Chk # 0	
11/28/2025	566752	-	77.16	Misc. Check; Paychex Chk # 0	
11/30/2025	566711	18.93	-	Interest	
11/30/2025	566713	-	77.16	Misc. Check; Paychex Chk # 0	
11/30/2025	566725	-	408.00	Misc. Check; Paychex Chk # 0	
11/30/2025	566730	-	33.00	Misc. Check; Paychex Chk # 0	
11/30/2025	566740	-	473.40	Misc. Check; AT&T Chk # 0	
11/30/2025	566748	-	44.98	Misc. Check; Paychex Chk # 0	
11/30/2025	566750	-	55.86	Misc. Check; FPL Chk # 0	
11/30/2025	566754	-	973.71	Misc. Check; FPL Chk # 0	
11/30/2025	566829	-	400.01	10722; Luis Rupprecht Chk # 10000	
11/30/2025	566831	-	694.30	10752; Herman Emmanul Chk # 10001	
11/30/2025	566833	-	719.76	10753; Carlos Lopez Chk # 10002	
11/30/2025	566837	-	697.66	10755; Carlos Lopez Chk # 10004	
11/30/2025	566839	-	694.30	10756; Herman Emmanul Chk # 10005	
11/30/2025	566841	-	737.44	10757; Carlos Lopez Chk # 10006	
11/30/2025	566843	-	694.30	10758; Herman Emmanul Chk # 10007	
11/30/2025	566845	-	635.81	10759; Carlos Lopez Chk # 10008	
11/30/2025	566847	-	43.52	Misc. Check; Paychex Chk # 0	
11/30/2025	566849	-	394.49	Misc. Check; Paychex Chk # 0	



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**General Ledger Trial Balance with Details**  
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12-1208-00	AAB - RES 2 - XXXX	\$212,427.29	\$-	\$-	\$212,427.29
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12-1222-00	Anchor Bank - RES -3000	347,994.40	-	-	347,994.40
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12-1225-00	Due to/from Operating	(97,077.80)	97,077.80	62,436.20	(62,436.20)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566903	\$ 97,077.80	\$ -	nov	
11/30/2025	566968	-	62,436.20	nov	
12-1235-00	Due to/from Reserves	97,077.80	-	97,077.80	-
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566903	\$ -	\$ 97,077.80	nov	
14-1046-00	Unit Owner Receivables	81,982.77	57,112.00	46,952.16	92,142.61
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/01/2025	484463	\$ 57,112.00	\$ -	Assessment - Batch 33834	
11/03/2025	496015	-	242.00	Deposit from batch 34588	
11/03/2025	496015	-	242.00	Deposit from batch 34588	
11/03/2025	496015	-	242.00	Deposit from batch 34588	
11/03/2025	496015	-	242.00	Deposit from batch 34588	
11/03/2025	496015	-	242.00	Deposit from batch 34588	
11/03/2025	496015	-	242.00	Deposit from batch 34588	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/04/2025	497705	-	242.00	Deposit from batch 34698	
11/05/2025	502696	-	242.00	Deposit from batch 34785	
11/05/2025	502696	-	242.00	Deposit from batch 34785	
11/05/2025	502696	-	242.00	Deposit from batch 34785	
11/05/2025	502696	-	242.00	Deposit from batch 34785	
11/05/2025	505491	-	242.00	Deposit from batch 35054	
11/05/2025	505491	-	240.00	Deposit from batch 35054	
11/05/2025	505491	-	242.00	Deposit from batch 35054	
11/06/2025	505156	-	242.00	Deposit from batch 34958	
11/06/2025	505156	-	242.00	Deposit from batch 34958	
11/06/2025	505156	-	242.00	Deposit from batch 34958	
11/06/2025	505156	-	242.00	Deposit from batch 34958	
11/06/2025	505156	-	242.00	Deposit from batch 34958	
11/06/2025	505733	-	242.00	Deposit from batch 35056	
11/06/2025	505733	-	242.00	Deposit from batch 35056	
11/06/2025	505733	-	242.00	Deposit from batch 35056	
11/06/2025	505733	-	242.00	Deposit from batch 35056	
11/07/2025	507370	-	242.00	Deposit from batch 35040	
11/07/2025	507370	-	242.00	Deposit from batch 35040	
11/07/2025	507582	-	242.00	Deposit from batch 35161	
11/07/2025	507582	-	242.00	Deposit from batch 35161	
11/07/2025	507582	-	242.00	Deposit from batch 35161	
11/07/2025	507582	-	242.00	Deposit from batch 35161	
11/07/2025	507582	-	242.00	Deposit from batch 35161	
11/10/2025	508952	-	242.00	Deposit from batch 35145	
11/10/2025	508952	-	242.00	Deposit from batch 35145	
11/10/2025	508952	-	242.00	Deposit from batch 35145	
11/10/2025	509608	-	242.00	Deposit from batch 35311	
11/10/2025	509608	-	242.00	Deposit from batch 35311	





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**General Ledger Trial Balance with Details**  
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/18/2025	520843	\$ -	\$ 242.00		Deposit from batch 36955
11/18/2025	520843	-	242.00		Deposit from batch 36955
11/18/2025	520843	-	241.00		Deposit from batch 36955
11/18/2025	520843	-	242.00		Deposit from batch 36955
11/18/2025	520913	-	242.00		Deposit from batch 36838
11/18/2025	520913	-	242.00		Deposit from batch 36838
11/18/2025	521669	-	242.00		Deposit from batch 37047
11/18/2025	521669	-	242.00		Deposit from batch 37047
11/18/2025	521723	-	242.00		Deposit from batch 37067
11/19/2025	522167	-	242.00		Deposit from batch 37017
11/19/2025	522167	-	242.00		Deposit from batch 37017
11/19/2025	522167	-	242.00		Deposit from batch 37017
11/19/2025	522783	-	242.00		Deposit from batch 37207
11/19/2025	555747	-	484.00		Move 12/12/2025 Pmt belongs at Lakeview Courts
11/20/2025	523253	-	242.00		Deposit from batch 37235
11/20/2025	523253	-	242.00		Deposit from batch 37235
11/20/2025	523253	-	66.00		Deposit from batch 37235
11/20/2025	523253	-	242.00		Deposit from batch 37235
11/20/2025	523253	-	242.00		Deposit from batch 37235
11/20/2025	523253	-	242.00		Deposit from batch 37235
11/20/2025	523253	-	154.00		Deposit from batch 37235
11/20/2025	523253	-	81.00		Deposit from batch 37235
11/20/2025	523253	-	161.00		Deposit from batch 37235
11/20/2025	523601	-	242.00		Deposit from batch 37172
11/21/2025	523819	-	242.00		Deposit from batch 37257
11/21/2025	524664	-	242.00		Deposit from batch 37252
11/21/2025	525044	-	242.00		Deposit from batch 37350
11/21/2025	525161	-	242.00		Deposit from batch 37364
11/21/2025	525161	-	242.00		Deposit from batch 37364
11/24/2025	525867	-	242.00		Deposit from batch 37322
11/24/2025	525867	-	242.00		Deposit from batch 37322
11/24/2025	526042	-	242.00		Deposit from batch 37401
11/24/2025	526042	-	242.00		Deposit from batch 37401
11/24/2025	526042	-	242.00		Deposit from batch 37401
11/24/2025	526736	-	242.00		Deposit from batch 37429
11/25/2025	527182	-	242.00		Deposit from batch 37395
11/25/2025	527182	-	235.00		Deposit from batch 37395
11/25/2025	527182	-	23.00		Deposit from batch 37395
11/25/2025	527182	-	242.00		Deposit from batch 37395
11/25/2025	527182	-	42.00		Deposit from batch 37395
11/25/2025	527182	-	200.00		Deposit from batch 37395
11/25/2025	527493	-	242.00		Deposit from batch 37406
11/25/2025	527493	-	242.00		Deposit from batch 37406
11/25/2025	527961	-	242.00		Deposit from batch 37507
11/25/2025	528257	-	242.00		Deposit from batch 37542
11/25/2025	528257	-	242.00		Deposit from batch 37542
11/25/2025	528257	-	136.00		Deposit from batch 37542
11/25/2025	528257	-	106.00		Deposit from batch 37542
11/25/2025	528257	-	242.00		Deposit from batch 37542
11/25/2025	528257	-	242.00		Deposit from batch 37542
11/25/2025	528257	-	242.00		Deposit from batch 37542
11/25/2025	528257	-	242.00		Deposit from batch 37542
11/25/2025	528257	-	242.00		Deposit from batch 37542
11/26/2025	528413	-	242.00		Deposit from batch 37547
11/26/2025	528413	-	242.00		Deposit from batch 37547
11/26/2025	528413	-	242.00		Deposit from batch 37547
11/26/2025	528413	-	614.00		Deposit from batch 37547
11/28/2025	529486	-	242.00		Deposit from batch 37621
11/30/2025	554854	-	242.00		Applied Prepaid LCJ8813
11/30/2025	554856	-	242.00		Applied Prepaid LCJ8949
11/30/2025	554858	-	114.00		Applied Prepaid LCJ8851



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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/30/2025	554860	\$ -	\$ 242.00		Applied Prepaid LCJ9171
11/30/2025	554862	-	242.00		Applied Prepaid LCJ9257
11/30/2025	554864	-	242.00		Applied Prepaid LCJ9195
11/30/2025	554866	-	38.00		Applied Prepaid LCJ8823
11/30/2025	554868	-	484.00		Applied Prepaid LCJ9287
11/30/2025	554870	-	242.00		Applied Prepaid LCJ8859
11/30/2025	554872	-	367.00		Applied Prepaid LCJ9177
11/30/2025	554874	-	242.00		Applied Prepaid LCJ9105
11/30/2025	554876	-	968.00		Applied Prepaid LCJ9135
11/30/2025	554878	-	230.00		Applied Prepaid LCJ8935
11/30/2025	554880	-	242.00		Applied Prepaid LCJ9351
11/30/2025	554882	-	242.00		Applied Prepaid LCJ8855
11/30/2025	554884	-	253.00		Applied Prepaid LCJ9011
11/30/2025	554886	-	242.00		Applied Prepaid LCJ8833
11/30/2025	554888	-	91.21		Applied Prepaid LCJ8863
11/30/2025	554890	-	968.00		Applied Prepaid LCJ8941
11/30/2025	554892	-	177.95		Applied Prepaid LCJ8953
11/30/2025	554894	-	2.00		Applied Prepaid LCJ8977
11/30/2025	554896	-	242.00		Applied Prepaid LCJ9025
11/30/2025	554898	-	968.00		Applied Prepaid LCJ9115
11/30/2025	554900	-	484.00		Applied Prepaid LCJ9125
11/30/2025	554902	-	242.00		Applied Prepaid LCJ9245
11/30/2025	554904	-	242.00		Applied Prepaid LCJ9255
11/30/2025	554906	-	53.00		Applied Prepaid LCJ9281
11/30/2025	554908	-	264.00		Applied Prepaid lcj8919a
11/30/2025	554910	-	242.00		Applied Prepaid lcj9239a
11/30/2025	554912	-	242.00		Applied Prepaid lcj9245a
14-1049-00	Allowance for Bad Debts	(10,000.00)	-	-	(10,000.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
15-1101-00	Prepaid Insurance	1,031.50	-	-	1,031.50
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
16-1611-00	Exchange	(20,883.53)	5,567.87	-	(15,315.66)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/23/2025	566835	\$ 694.30	\$ -	10754; Herman Emmanul Chk # 10003	
11/30/2025	566831	694.30	-	10752; Herman Emmanul Chk # 10001	
11/30/2025	566833	719.76	-	10753; Carlos Lopez Chk # 10002	
11/30/2025	566837	697.66	-	10755; Carlos Lopez Chk # 10004	
11/30/2025	566839	694.30	-	10756; Herman Emmanul Chk # 10005	
11/30/2025	566841	737.44	-	10757; Carlos Lopez Chk # 10006	
11/30/2025	566843	694.30	-	10758; Herman Emmanul Chk # 10007	
11/30/2025	566845	635.81	-	10759; Carlos Lopez Chk # 10008	
20-2000-00	Accounts Payable - Legacy (Beg Bal Only)	(119,294.75)	-	-	(119,294.75)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
20-2001-00	Accounts Payable	(11,217.36)	25,441.90	25,786.05	(11,561.51)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/01/2025	503579	\$ -	\$ 712.76	Accounts Payable Inv # 2381197-2237-5	
11/01/2025	504189	-	1,900.00	Accounts Payable Inv # 121018	
11/01/2025	504189	1,900.00	-	Accounts Payable Inv # 121018 (Reversal)	
11/01/2025	521348	-	375.00	Accounts Payable Inv # 02929	
11/01/2025	521854	-	1,900.00	Accounts Payable Inv # 121018	
11/01/2025	525501	-	550.00	Accounts Payable Inv # 1087	
11/01/2025	541066	-	1,842.14	Accounts Payable Inv # 572-2	
11/02/2025	494321	-	7,341.67	Accounts Payable Inv # 10.15.25	
11/02/2025	494729	7,341.67	-	Accounts Payable Inv # 10.15.25; FIRST INSURANCE FUNDING Chk # 0	
11/03/2025	509865	-	178.24	Accounts Payable Inv # 2391654-2237-3	
11/13/2025	527047	-	4,900.00	Accounts Payable Inv # 3834	
11/15/2025	520725	-	849.19	Accounts Payable Inv # 11-15-2025	
11/15/2025	520888	-	417.68	Accounts Payable Inv # 11/15/2025	



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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/16/2025	507382	\$ 712.76	\$ -		Accounts Payable Inv # 2381197-2237-5; Waste Management Inc of Florida Chk # 0
11/18/2025	521354	540.00	-		Accounts Payable Inv # 20495; Milberg Klein P.L. Chk # 10000
11/18/2025	521356	4,900.00	-		Accounts Payable Inv # 3760; OA Landscape & Design LLC Chk # 10001
11/18/2025	521358	4,119.50	-		Accounts Payable Inv # 10.31.25 011310; LUXGARD Windows & Doors Manufacturer Chk # 10002
11/18/2025	521360	375.00	-		Accounts Payable Inv # 02929; Best Choice Plumbing, Inc Chk # 10003
11/18/2025	541188	-	158.24		Accounts Payable Inv # 11.18.25 LCJ
11/18/2025	562128	-	156.89		Accounts Payable Inv # 2392048-2237-7
11/19/2025	521981	1,900.00	-		Accounts Payable Inv # 121018; GRANT PROPERTY MANAGEMENT Chk # 0
11/20/2025	552025	-	4,254.24		Accounts Payable Inv # 03695
11/24/2025	525938	550.00	-		Accounts Payable Inv # 1087; Quality Clear Pools Chk # 10004
11/24/2025	525940	1,657.86	-		Accounts Payable Inv # 572; Marshall's Tree Service and Landscaping Chk # 10005
11/26/2025	510521	178.24	-		Accounts Payable Inv # 2391654-2237-3; Waste Management Inc of Florida Chk # 0
11/26/2025	520733	849.19	-		Accounts Payable Inv # 11-15-2025; FPL Chk # 0
11/26/2025	521052	417.68	-		Accounts Payable Inv # 11/15/2025; FPL Chk # 0
11/26/2025	563352	-	250.00		Accounts Payable Inv # 2658
20-2003-00	Prepaid Maintenance		(25,092.34)	9,092.16	2,771.16 (18,771.34)

Date	GL Ref #	Debit	Credit	Description
11/05/2025	505491	-	25.00	Deposit from batch 35054
11/14/2025	516759	-	242.00	Deposit from batch 36685
11/14/2025	516759	-	242.00	Deposit from batch 36685
11/14/2025	516759	-	230.00	Deposit from batch 36685
11/14/2025	516759	-	242.00	Deposit from batch 36685
11/14/2025	516759	-	242.00	Deposit from batch 36685
11/14/2025	516759	-	242.00	Deposit from batch 36685
11/14/2025	516759	-	53.00	Deposit from batch 36685
11/14/2025	516759	-	177.95	Deposit from batch 36685
11/14/2025	516759	-	91.21	Deposit from batch 36685
11/17/2025	519862	-	242.00	Deposit from batch 36847
11/19/2025	555747	-	16.00	Move 12/12/2025 Pmt belongs at Lakeview Courts
11/20/2025	523253	-	242.00	Deposit from batch 37235
11/24/2025	526042	-	242.00	Deposit from batch 37401
11/25/2025	528257	-	242.00	Deposit from batch 37542
11/30/2025	554854	242.00	-	Adjust Prepaid
11/30/2025	554856	242.00	-	Adjust Prepaid
11/30/2025	554858	114.00	-	Adjust Prepaid
11/30/2025	554860	242.00	-	Adjust Prepaid
11/30/2025	554862	242.00	-	Adjust Prepaid
11/30/2025	554864	242.00	-	Adjust Prepaid
11/30/2025	554866	38.00	-	Adjust Prepaid
11/30/2025	554868	484.00	-	Adjust Prepaid
11/30/2025	554870	242.00	-	Adjust Prepaid
11/30/2025	554872	367.00	-	Adjust Prepaid
11/30/2025	554874	242.00	-	Adjust Prepaid
11/30/2025	554876	968.00	-	Adjust Prepaid
11/30/2025	554878	230.00	-	Adjust Prepaid
11/30/2025	554880	242.00	-	Adjust Prepaid
11/30/2025	554882	242.00	-	Adjust Prepaid
11/30/2025	554884	253.00	-	Adjust Prepaid
11/30/2025	554886	242.00	-	Adjust Prepaid
11/30/2025	554888	91.21	-	Adjust Prepaid
11/30/2025	554890	968.00	-	Adjust Prepaid
11/30/2025	554892	177.95	-	Adjust Prepaid
11/30/2025	554894	2.00	-	Adjust Prepaid
11/30/2025	554896	242.00	-	Adjust Prepaid
11/30/2025	554898	968.00	-	Adjust Prepaid



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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/30/2025	554900 \$ 484.00	\$ -	Adjust Prepaid		
11/30/2025	554902 242.00	-	Adjust Prepaid		
11/30/2025	554904 242.00	-	Adjust Prepaid		
11/30/2025	554906 53.00	-	Adjust Prepaid		
11/30/2025	554908 264.00	-	Adjust Prepaid		
11/30/2025	554910 242.00	-	Adjust Prepaid		
11/30/2025	554912 242.00	-	Adjust Prepaid		
20-2020-00	Accrued Expense	(17,100.00)	-	-	(17,100.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
20-2031-00	Deferred Cable Income	(4,740.00)	-	-	(4,740.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
20-2035-00	Due to/from Reserves	-	62,436.20	-	62,436.20
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566968 \$ 62,436.20	\$ -	nov		
22-2050-00	S/A Liability - Billed	(495,600.00)	-	-	(495,600.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
22-2060-00	S/A Liability SPENT	523,211.53	-	-	523,211.53
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
25-3005-00	RES - Interest	(12,981.58)	-	-	(12,981.58)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
25-3050-00	RES - Painting	(208,177.93)	-	-	(208,177.93)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
25-3082-00	RES - Roof	(257,922.53)	-	18,903.45	(276,825.98)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566901 \$ -	\$ 18,903.45	nov		
30-3505-00	Fund Balance - Operating	(181,029.03)	-	161,318.30	(342,347.33)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	567465 \$ -	\$ 153,081.31	nov		
11/30/2025	567467 -	8,236.99	nov		
40-4005-00	Maintenance Fees	(380,136.51)	18,903.45	57,112.00	(418,345.06)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/01/2025	484463 \$ -	\$ 57,112.00	Assessment - Batch 33834		
11/30/2025	566897 18,903.45	-	nov		
40-4010-00	Reserve Assessment	(189,034.50)	-	18,903.45	(207,937.95)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566897 \$ -	\$ 18,903.45	nov		
40-4020-00	Cable Income	(4,740.00)	-	-	(4,740.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4025-00	Interest Income - Operating	(392.33)	-	24.37	(416.70)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/28/2025	529005 \$ -	\$ 0.27	Interest		
11/30/2025	566711 -	18.93	Interest		
11/30/2025	566869 -	0.14	Interest		
11/30/2025	566873 -	5.03	Interest		
40-4026-00	Interest Income - Collections	(358.22)	-	-	(358.22)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4035-00	Late Fees	(1,975.00)	-	-	(1,975.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4037-00	Access Cards/Key Income	(733.81)	-	100.00	(833.81)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/14/2025	516049 \$ -	\$ 100.00	Access Cards/Key Income		
40-4045-00	Returned Check Fees	(120.00)	-	-	(120.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4050-00	Fines	(428.00)	-	-	(428.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	



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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4062-00	Administrative Fee Income	542.55	-	-	542.55
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4085-00	Parking Income	(1,825.00)	-	-	(1,825.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5005-00	Insurance	76,964.71	7,341.67	-	84,306.38
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/02/2025	494321	\$ 7,341.67	\$ -	Insurance	
50-5007-00	Workers Comp	2,697.00	185.79	-	2,882.79
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/13/2025	566723	\$ 44.72	\$ -	Misc. Check; Paychex Chk # 0	
11/20/2025	566734	52.57	-	Misc. Check; Paychex Chk # 0	
11/30/2025	566748	44.98	-	Misc. Check; Paychex Chk # 0	
11/30/2025	566847	43.52	-	Misc. Check; Paychex Chk # 0	
50-5010-00	Management Fee	21,436.94	3,800.00	1,900.00	23,336.94
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/01/2025	504189	\$ 1,900.00	\$ -	Management Fee	
11/01/2025	504189	-	1,900.00	Management Fee (Reversal)	
11/01/2025	521854	1,900.00	-	Management Fee	
50-5015-00	Audit/Taxes	9,000.00	-	-	9,000.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5016-00	Payroll Maintenance	73,640.13	389.07	-	74,029.20
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/07/2025	566719	\$ 77.16	\$ -	Misc. Check; Paychex Chk # 0	
11/14/2025	566732	77.16	-	Misc. Check; Paychex Chk # 0	
11/21/2025	566738	80.43	-	Misc. Check; Paychex Chk # 0	
11/28/2025	566752	77.16	-	Misc. Check; Paychex Chk # 0	
11/30/2025	566713	77.16	-	Misc. Check; Paychex Chk # 0	
50-5020-00	Legal Fees - General	25,105.63	4,254.24	-	29,359.87
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/20/2025	552025	\$ 4,254.24	\$ -	Legal Fees - General	
50-5025-00	Administrative	4,326.67	-	-	4,326.67
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5030-00	Licenses, Permits & Taxes	4,072.92	-	-	4,072.92
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5040-00	Corporate Report	61.25	-	-	61.25
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5060-00	Bank Charges	74.00	0.28	-	74.28
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566871	\$ 0.28	\$ -	Misc. Check; POPULAR BANK Chk # 0	
60-6005-00	Electricity	12,004.17	2,494.09	-	14,498.26
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/15/2025	520725	\$ 38.68	\$ -	Electricity	
11/15/2025	520725	41.84	-	Electricity	
11/15/2025	520725	500.15	-	Electricity	
11/15/2025	520725	36.96	-	Electricity	
11/15/2025	520725	152.26	-	Electricity	
11/15/2025	520725	39.65	-	Electricity	
11/15/2025	520725	39.65	-	Electricity	
11/15/2025	520888	55.86	-	Electricity	
11/15/2025	520888	88.18	-	Electricity	
11/15/2025	520888	40.52	-	Electricity	
11/15/2025	520888	233.12	-	Electricity	
11/28/2025	566746	197.65	-	Misc. Check; FPL Chk # 0	
11/30/2025	566750	55.86	-	Misc. Check; FPL Chk # 0	
11/30/2025	566754	973.71	-	Misc. Check; FPL Chk # 0	
60-6010-00	Water & Sewer	2,764.56	762.61	-	3,527.17
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	



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11/30/2025	566865	\$ 762.61	\$ -	Misc. Check; City of Plantation - Water Chk # 0	
60-6015-00	Telephone	6,194.17	604.66	-	6,798.83
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566740	\$ 473.40	\$ -	Misc. Check; AT&T Chk # 0	
11/30/2025	566867	131.26	-	Misc. Check; AT&T Chk # 0	
60-6020-00	Trash Removal	23,144.03	1,791.60	-	24,935.63
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/01/2025	503579	\$ 712.76	\$ -	Trash Removal	
11/03/2025	509865	178.24	-	Trash Removal	
11/07/2025	566721	565.47	-	Misc. Check; Waste Management Inc of Florida Chk # 0	
11/18/2025	562128	156.89	-	Trash Removal	
11/25/2025	566742	178.24	-	Misc. Check; Waste Management Inc of Florida Chk # 0	
80-8005-00	Landscaping Maintenance	68,400.00	4,900.00	-	73,300.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/13/2025	527047	\$ 4,900.00	\$ -	Landscaping Maintenance	
80-8010-00	Tree Trimming	19,507.86	1,842.14	-	21,350.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/01/2025	541066	\$ 1,842.14	\$ -	Tree Trimming	
80-8022-00	Fertilization	155.08	-	-	155.08
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8032-00	Irrigation Repairs	10,409.38	-	-	10,409.38
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8035-00	Gate Maintenance & Repairs	14,403.43	-	-	14,403.43
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8040-00	General Repairs & Maintenance	9,650.23	558.25	-	10,208.48
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/18/2025	541188	\$ 158.24	\$ -	General Repairs & Maintenance	
11/30/2025	566829	400.01	-	10722; Luis Rupprecht Chk # 10000	
80-8050-00	Plumbing Repairs	1,350.00	375.00	-	1,725.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/01/2025	521348	\$ 375.00	\$ -	Plumbing Repairs	
80-8055-00	Pool Maintenance	6,050.00	550.00	-	6,600.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/01/2025	525501	\$ 550.00	\$ -	Pool Maintenance	
80-8062-00	Supplies	570.05	-	-	570.05
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8065-00	Janitorial Service	2,949.45	-	-	2,949.45
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8067-00	Payroll Taxes	11,337.24	2,077.94	-	13,415.18
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/20/2025	566736	\$ 469.96	\$ -	Misc. Check; Paychex Chk # 0	
11/26/2025	566744	411.00	-	Misc. Check; Paychex Chk # 0	
11/30/2025	566717	394.49	-	Misc. Check; Paychex Chk # 10013	
11/30/2025	566725	408.00	-	Misc. Check; Paychex Chk # 0	
11/30/2025	566849	394.49	-	Misc. Check; Paychex Chk # 0	
80-8069-00	Payroll Processing Fees	3,298.51	76.52	-	3,375.03
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566715	\$ 43.52	\$ -	Misc. Check; Paychex Chk # 0	
11/30/2025	566730	33.00	-	Misc. Check; Paychex Chk # 0	
80-8085-00	Lake Maintenance	1,590.00	-	-	1,590.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8130-00	Fire Alarm Repairs	320.94	-	-	320.94
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8132-00	Fire Alarm/Extinguisher	223.63	-	-	223.63
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80-8146-00	Electrical Repair	-	250.00	-	250.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/26/2025	563352	\$ 250.00	\$ -	Electrical Repair	
80-8151-00	Golf Cart Repairs	3,702.20	-	-	3,702.20
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
80-8170-00	Security Cameras	445.00	320.94	-	765.94
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566863	\$ 320.94	\$ -	Misc. Check; ADT SECURITY Chk # 0	
80-8180-00	Roof Repairs	30,306.00	-	-	30,306.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
90-9010-00	RES - Roadways / Paving / Asphalt	(151,908.45)	18,903.45	18,903.45	(151,908.45)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566901	\$ 18,903.45	\$ -	nov	
11/30/2025	566972	-	18,903.45	nov	
90-9100-00	Reserve Transfer	94,517.25	18,903.45	-	113,420.70
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11/30/2025	566972	\$ 18,903.45	\$ -	nov	
<b>Totals:</b>			<b>\$0.00</b>	<b>\$548,086.91</b>	<b>\$548,086.91</b>
					<b>\$0.00</b>



GRANT PROPERTY MANAGEMENT

**Cash Disbursement**  
**LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO**  
 11/1/2025 - 11/30/2025

Date: 12/23/2025  
 Time: 3:55 pm  
 Page: 1

Date	Check #	Payee	Amount
<b>10-1010-00 Popular Oper 1</b>			
11/02/2025	0	FIRST INSURANCE FUNDING <b>Invoice #: 10.15.25</b> 50-5005-00 Insurance	\$7,341.67
11/26/2025	0	Waste Management Inc of Florida <b>Invoice #: 2391654-2237-3</b> 60-6020-00 Trash Removal	\$178.24
11/26/2025	0	FPL <b>Invoice #: 11-15-2025</b> 60-6005-00 Electricity 60-6005-00 Electricity 60-6005-00 Electricity 60-6005-00 Electricity 60-6005-00 Electricity 60-6005-00 Electricity 60-6005-00 Electricity	\$849.19
11/26/2025	0	FPL <b>Invoice #: 11/15/2025</b> 60-6005-00 Electricity 60-6005-00 Electricity 60-6005-00 Electricity 60-6005-00 Electricity	\$417.68
11/18/2025	10000	Milberg Klein P.L. <b>Invoice #: 20495</b> 50-5020-00 Legal Fees - General	\$540.00
11/18/2025	10001	OA Landscape & Design LLC <b>Invoice #: 3760</b> 80-8005-00 Landscaping Maintenance	\$4,900.00
11/18/2025	10002	LUXGARD Windows & Doors Manufacturer <b>Invoice #: 10.31.25 011310</b> 80-8040-00 General Repairs & Maintenance	\$4,119.50
11/18/2025	10003	Best Choice Plumbing, Inc <b>Invoice #: 02929</b> 80-8050-00 Plumbing Repairs	\$375.00
11/19/2025	0	GRANT PROPERTY MANAGEMENT <b>Invoice #: 121018</b> 50-5010-00 Management Fee	\$1,900.00
11/24/2025	10004	Quality Clear Pools <b>Invoice #: 1087</b> 80-8055-00 Pool Maintenance	\$550.00
11/24/2025	10005	Marshall's Tree Service and Landscaping <b>Invoice #: 572</b> 80-8010-00 Tree Trimming	\$1,657.86
11/30/2025	0	Paychex 80-8069-00 EFT - Misc. Check; Misc. Check	\$43.52
11/30/2025	10013	Paychex 80-8067-00 Misc. Check	\$394.49
11/30/2025	0	ADT SECURITY 80-8170-00 EFT - Misc. Check; Misc. Check	\$320.94
11/30/2025	0	City of Plantation - Water 60-6010-00 EFT - Misc. Check; Misc. Check	\$762.61
11/30/2025	0	AT&T 60-6015-00 EFT - Misc. Check; Misc. Check	\$131.26
11/30/2025	0	POPULAR BANK 50-5060-00 Bank Adjustment - Misc. Check; Misc. Check	\$0.28
<b>Account Totals # Checks:</b>			<b>17 \$24,482.24</b>

10-1026-00 Anchor Bank- OP -9637



**Cash Disbursement**  
**LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO**  
 11/1/2025 - 11/30/2025

Date	Check #	Payee	Amount
11/16/2025	0	Waste Management Inc of Florida	\$712.76
		<b>Invoice #: 2381197-2237-5</b>	
		60-6020-00 Trash Removal	\$712.76
11/30/2025	0	Paychex	\$77.16
		50-5016-00 EFT - Misc. Check; Misc. Check	\$77.16
11/07/2025	0	Paychex	\$77.16
		50-5016-00 EFT - Misc. Check; Misc. Check	\$77.16
11/07/2025	0	Waste Management Inc of Florida	\$565.47
		60-6020-00 EFT - Misc. Check; Misc. Check	\$565.47
11/13/2025	0	Paychex	\$44.72
		50-5007-00 EFT - Misc. Check; Misc. Check	\$44.72
11/30/2025	0	Paychex	\$408.00
		80-8067-00 EFT - Misc. Check; Misc. Check	\$408.00
11/30/2025	0	Paychex	\$33.00
		80-8069-00 EFT - Misc. Check; Misc. Check	\$33.00
11/14/2025	0	Paychex	\$77.16
		50-5016-00 EFT - Misc. Check; Misc. Check	\$77.16
11/20/2025	0	Paychex	\$52.57
		50-5007-00 EFT - Misc. Check; Misc. Check	\$52.57
11/20/2025	0	Paychex	\$469.96
		80-8067-00 EFT - Misc. Check; Misc. Check	\$469.96
11/21/2025	0	Paychex	\$80.43
		50-5016-00 EFT - Misc. Check; Misc. Check	\$80.43
11/30/2025	0	AT&T	\$473.40
		60-6015-00 EFT - Misc. Check; Misc. Check	\$473.40
11/25/2025	0	Waste Management Inc of Florida	\$178.24
		60-6020-00 EFT - Misc. Check; Misc. Check	\$178.24
11/26/2025	0	Paychex	\$411.00
		80-8067-00 EFT - Misc. Check; Misc. Check	\$411.00
11/28/2025	0	FPL	\$197.65
		60-6005-00 EFT - Misc. Check; Misc. Check	\$197.65
11/30/2025	0	Paychex	\$44.98
		50-5007-00 EFT - Misc. Check; Misc. Check	\$44.98
11/30/2025	0	FPL	\$55.86
		60-6005-00 EFT - Misc. Check; Misc. Check	\$55.86
11/28/2025	0	Paychex	\$77.16
		50-5016-00 EFT - Misc. Check; Misc. Check	\$77.16
11/30/2025	0	FPL	\$973.71
		60-6005-00 EFT - Misc. Check; Misc. Check	\$973.71
11/30/2025	10000	Luis Rupprecht	\$400.01
		80-8040-00 10722	\$400.01
11/30/2025	10001	Herman Emmanul	\$694.30
		16-1611-00 10752	\$694.30
11/30/2025	10002	Carlos Lopez	\$719.76
		16-1611-00 10753	\$719.76
11/23/2025	10003	Herman Emmanul	\$694.30
		16-1611-00 10754	\$694.30



GRANT PROPERTY MANAGEMENT

**Cash Disbursement**  
**LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO**  
 11/1/2025 - 11/30/2025

Date:	12/23/2025
Time:	3:55 pm
Page:	3

Date	Check #	Payee	Amount	Amount
11/30/2025	10004	Carlos Lopez 16-1611-00 10755	\$697.66	\$697.66
11/30/2025	10005	Herman Emmanul 16-1611-00 10756	\$694.30	\$694.30
11/30/2025	10006	Carlos Lopez 16-1611-00 10757	\$737.44	\$737.44
11/30/2025	10007	Herman Emmanul 16-1611-00 10758	\$694.30	\$694.30
11/30/2025	10008	Carlos Lopez 16-1611-00 10759	\$635.81	\$635.81
11/30/2025	0	Paychex 50-5007-00 EFT - Misc. Check; Misc. Check	\$43.52	\$43.52
11/30/2025	0	Paychex 80-8067-00 EFT - Misc. Check; Misc. Check	\$394.49	\$394.49
<b>Account Totals</b>			<b># Checks:</b>	<b>30</b>
				<b>\$11,416.28</b>
<b>Association Totals</b>			<b># Checks:</b>	<b>47</b>
				<b>\$35,898.52</b>

**Lakeview Courts at Jacaranda  
Accrued Expenses  
30-Nov-25**

Balance B/f		\$ 12,600.00
Lawn	8005	\$ 4,500.00
<b>Total Accrued Expenses</b>		<b><u><u>\$ 17,100.00</u></u></b>



**Bank Account Reconciliation**  
 LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO  
 Anchor Bank - RES -3000 (End: 11/30/2025)

Date:	12/23/2025
Time:	3:56 pm
Page:	1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
10/31/2025		northstar - North Star Contractors, Inc. - Check 50009		0	(\$1,985.00)
				<b>Total Uncleared</b>	<b>(\$1,985.00)</b>

<b>Anchor Bank - RES -3000 Summary</b>	
Ending Account Balance:	\$ 347,994.40
Uncleared Items:	(\$ 1,985.00)
<hr/>	
Adjusted Balance:	\$ 349,979.40
Bank Ending Balance:	\$ 349,979.40
<hr/>	
Difference:	\$ -



**Bank Account Reconciliation**  
**LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO**  
 Anchor Bank- OP -9637 (End: 11/30/2025)

Date: 12/23/2025  
 Time: 3:56 pm  
 Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
05/02/2025		waste - WM Corporate Services, Inc. - Check 50225		0	(\$513.82)
05/18/2025		waste - WM Corporate Services, Inc. - Check 51825		0	(\$110.58)
06/04/2025		Deposit 24		0	\$18,634.00
06/09/2025		Deposit 20		0	\$884.00
06/15/2025		waste - WM Corporate Services, Inc. - Check 61525		0	(\$1,354.97)
07/02/2025		waste - WM Corporate Services, Inc. - Check 70225		0	(\$742.70)
10/02/2025		waste - WM Corporate Services, Inc. - Check 100225		0	(\$1,317.20)
10/17/2025		waste - WM Corporate Services, Inc. - Check 101725		0	(\$1,401.49)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50069		0	(\$4,915.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50074		0	(\$3,270.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50072		0	(\$2,570.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50067		0	(\$1,930.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50070		0	(\$1,930.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50071		0	(\$1,930.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50065		0	(\$1,928.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50068		0	(\$1,715.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50073		0	(\$1,448.00)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50066		0	(\$965.00)
10/31/2025		ruppreluis - Luis Rupprecht - Check 50076		0	(\$632.55)
10/31/2025		northstar - North Star Contractors, Inc. - Check 50075		0	(\$285.00)
11/16/2025		Waste Management Inc of Florida		0	(\$712.76)
<b>Total Uncleared</b>					<b>(\$10,154.07)</b>

**Anchor Bank- OP -9637 Summary**

Ending Account Balance:	\$ 214,073.52
Uncleared Items:	(\$10,154.07)
<hr/>	
Adjusted Balance:	\$ 224,227.59
Bank Ending Balance:	\$ 224,227.59
<hr/>	
Difference:	\$-



**Bank Account Reconciliation**  
LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO  
BOA 0458 (End: 11/30/2025)

Date: 12/23/2025  
Time: 3:56 pm  
Page: 3

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

**BOA 0458 Summary**

Ending Account Balance:	\$ 153,086.34
Uncleared Items:	\$-
Adjusted Balance:	\$ 153,086.34
Bank Ending Balance:	\$ 153,086.34
Difference:	\$-



**Bank Account Reconciliation**  
 LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATIO  
 Popular - OPR - 4361 (End: 11/30/2025)

Date: 12/23/2025  
 Time: 3:56 pm  
 Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
11/18/2025		LUXGARD Windows & Doors Manufacturer		10002	(\$4,119.50)
11/19/2025		Move 12/12/2025 Pmt belongs at Lakeview Courts	38719 - Move or Return Paymer	0	\$500.00
11/24/2025		Marshall's Tree Service and Landscaping		10005	(\$1,657.86)
11/24/2025		Quality Clear Pools		10004	(\$550.00)
11/26/2025		FPL		0	(\$849.19)
11/26/2025		FPL		0	(\$417.68)
11/26/2025		Waste Management Inc of Florida		0	(\$178.24)
11/30/2025		Paychex		10013	(\$394.49)
11/30/2025		Paychex		0	(\$43.52)
				<b>Total Uncleared</b>	<b>(\$7,710.48)</b>

**Popular - OPR - 4361 Summary**

Ending Account Balance:	\$ 24,486.46
Uncleared Items:	(\$7,710.48)
<hr/>	
Adjusted Balance:	\$ 32,196.94
Bank Ending Balance:	\$ 32,196.94
<hr/>	
Difference:	\$-



Last statement: October 31, 2025  
 This statement: November 28, 2025  
 Total days in statement period: 28

Page 1 of 5  
 [REDACTED] 4361  
 (3)

00000262 MIMRIP04931129250649 01 MC00 0000



LAKEVIEW COURTS JACARANDA HOA  
 C/O GRANT PROPERTY MANAGEMENT  
 7124 N NOB HILL RD  
 TAMARAC FL 33321-1841

Direct inquiries to:  
 Customer Care Center,  
 1-800-377-0800

Popular Bank  
 P.O. Box 4890  
 Miami Lakes, FL 33014

## Pab Business Interest Checking

Account number	[REDACTED] 4361	Beginning balance	\$8,236.99
Enclosures	3	Total additions	40,231.43
Low balance	\$2,026.38	Total subtractions	16,271.48
Average balance	\$20,256.17	Ending balance	\$32,196.94
Avg collected balance	\$17,740.00		
Interest paid year to date	\$2.29		

### CHECKS

Number	Date	Amount	Control
10000	11-24	540.00	000007004726190
10001	11-26	4,900.00	000007004882290
10003 *	11-26	375.00	000007004879550

\* Skip in check sequence

### OTHER DEBITS

Date	Description	Subtractions
11-04	'Preauthorized Wd ADT SECURITY SERADTPAPACH251104 000043301602434803	320.94
11-04	'Preauthorized Wd FIRST INSURANCEINSURANCE251104 900-104210752 000071925338640198	7,341.67
11-17	'Preauthorized Wd CITY OF PLANTATIPlant Util251117 000091000016171485	762.61
11-20	'Preauthorized Wd LAKEVIEWCOUR361VENDOR PAY251120 000026008819234215	1,900.00
11-26	'Preauthorized Wd ATTPAYMENT251126 000031100207337898	131.26

### CREDITS

Date	Description	Additions
11-04	'Preauthorized Credit 11/03 COLL EXCEPTASN DUESEFF 11/04/2025 000149001104141938	1,452.00

*Thank you for banking with Popular*



LAKEVIEW COURTS JACARANDA HOA  
November 28, 2025

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4361

Date	Description	Additions
11-05	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251105 000026008812829812	2,178.00
11-05	'Lock Box Deposit 000000007126960450	749.00
11-06	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251106 000026008812361155	968.00
11-06	'Lock Box Deposit 000000007003911030	1,210.00
11-07	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251107 000026008810735060	1,210.00
11-07	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251107 871643611 000043305137319610	1,210.00
11-10	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251110 000026008819332700	484.00
11-10	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251108 871930185 000043305139017593	484.00
11-10	'Lock Box Deposit 000000007127258110	484.00
11-12	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251111 872337291 000043305131570008	242.00
11-12	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251111 872340507 000043305131572824	242.00
11-12	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251112 000026008819248769	726.00
11-12	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251111 872468305 000043305132751340	726.00
11-12	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251112 872664319 000043305134414303	726.00
11-12	'Lock Box Deposit 000000007127409390	1,208.00
11-13	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251113 872879845 000043305135893819	242.00
11-13	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251113 000026008819470470	484.00
11-14	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251114 000026008817429616	242.00
11-14	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251114 873124568 000043305137789508	242.00





LAKEVIEW COURTS JACARANDA HOA  
November 28, 2025

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4361

Date	Description	Additions
11-14	'Lock Box Deposit 000000007004393250	100.00
11-14	'Lock Box Deposit 000000007004393780	242.00
11-14	'Lock Box Deposit 000000007004393270	8,769.16
11-17	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251117 000026008817408201	242.00
11-17	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251115 873414550 000043305139626742	726.00
11-17	'Lock Box Deposit 000000007127589680	726.00
11-18	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251118 873867497 000043305132325929	484.00
11-18	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251118 873986472 000043305133548968	242.00
11-18	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251118 000026008815134540	484.00
11-18	'Lock Box Deposit 000000007127663820	1,209.00
11-19	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251119 874190825 000043305135250834	242.00
11-19	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251119 000026008811858741	484.00
11-20	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251120 000026008819234214	726.00
11-20	'Lock Box Deposit 000000007127736410	242.00
11-20	'Lock Box Deposit 000000007127736020	1,914.00
11-21	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251121 000026008816617806	242.00
11-21	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251121 874655453 000043305138821054	242.00
11-21	'Lock Box Deposit 000000007127822420	484.00
11-24	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251124 000026008815005441	242.00
11-24	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251122 874892392 000043305130509389	242.00
11-24	'Lock Box Deposit 000000007127926320	968.00





LAKEVIEW COURTS JACARANDA HOA  
November 28, 2025

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Date	Description	Additions
11-25	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251125 875251828 000043305133149189	242.00
11-25	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251125 000026008813511867	484.00
11-25	'Lock Box Deposit 000000007127983150	984.00
11-25	'Lock Box Deposit 000000007127983440	1,694.00
11-26	'Preauthorized Credit LAKEVIEWCOUR361ASSN DUES251126 000026008812401695	484.00
11-26	'Lock Box Deposit 000000007004935940	1,340.00
11-28	'Preauthorized Credit PAYABLI DEPOSITTRANSFER251127 875823149 000043305137640983	242.00
11-28	'Interest Credit 000000000000000000	0.27

#### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	8,236.99	11-12	14,873.38	11-20	30,252.93
11-04	2,026.38	11-13	15,599.38	11-21	31,220.93
11-05	4,953.38	11-14	25,194.54	11-24	32,132.93
11-06	7,131.38	11-17	26,125.93	11-25	35,536.93
11-07	9,551.38	11-18	28,544.93	11-26	31,954.67
11-10	11,003.38	11-19	29,270.93	11-28	32,196.94

#### OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



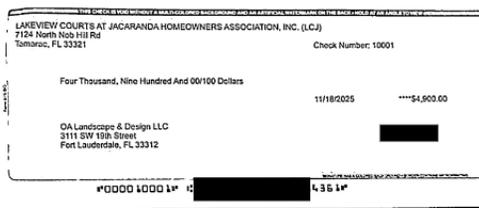


LAKEVIEW COURTS JACARANDA HOA  
November 28, 2025

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4361



Check # 10000, Posted 11-24-25, Amount 540.00



Check # 10001, Posted 11-26-25, Amount 4,900.00



Check # 10003, Posted 11-26-25, Amount 375.00





4500 PGA Boulevard, Suite 111  
Palm Beach Gardens, FL 33418

Account Number  
Statement Date  
Statement Thru Date  
Check/Items Enclosed  
Page

9637  
11/28/2025  
11/30/2025  
14  
1

00000024 F4270DDA112925005843 01 00000000 0000000 006



LAKEVIEW COURTS AT JACARANDA HOA, INC  
OPERATING ACCOUNT  
C/O GRANT PROPERTY MANAGEMENT CO  
851 BROKEN SOUND PKWY NW STE 102  
BOCA RATON FL 33487-3638

**Customer Service Information**

- Phone: 561-383-3170
- Bank Email: [abcustomerservice@anchorbank.com](mailto:abcustomerservice@anchorbank.com)
- Loans: 561-383-3175
- Loan Email: [loanops@anchorbank.com](mailto:loanops@anchorbank.com)
- Visit Us Online: [www.anchorbank.com](http://www.anchorbank.com)
- Find Us On:

00000024 0000097 0001-0005

**ANCHORS ASSN NOW ACCT**

Account Number: 9637

Account Owner(s): LAKEVIEW COURTS AT JACARANDA HOA, INC

**Balance Summary**

Beginning Balance as of 11/01/2025	\$237,431.40
+ Deposits and Credits (1)	\$18.93
- Withdrawals and Debits (41)	\$13,222.74
<b>Ending Balance as of 11/30/2025</b>	<b>\$224,227.59</b>
Service Charges for Period	\$0.00
Minimum Balance for Period	\$224,208

**Earnings Summary**

Interest for Period Ending 11/30/2025	\$18.93
Interest Paid Year to Date	\$317.46
Annual Percentage Yield Earned (APYE)	0.10%
Average Balance for APYE	\$230,327.42
Number of Days for APYE	30

**DEPOSITS AND OTHER CREDITS**

Date	Description	Deposits
Nov 28	INTEREST PAID	18.93

**DEBITS AND OTHER WITHDRAWALS**

Date	Description	Withdrawals
Nov 03	PAYCHEX EIB/INVOICE LAKEVIEW COURTS AT JAC	77.16
Nov 06	PAYX-PIA-WC/WC-PREMIUM LAKEVIEW COURTS AT JAC	43.52
Nov 06	PAYCHEX TPS/TAXES LAKEVIEW COURTS AT JAC	394.49
Nov 07	PAYCHEX EIB/INVOICE LAKEVIEW COURTS AT JAC	77.16
Nov 07	WASTE MANAGEMENT/PAYMENT LOG IN TO THE MY WM ACCOUNT PAGE FOR PAYMENT DETAILS. LAKEVIEW COURTS JACARA	565.47
Nov 13	PAYX-PIA-WC/WC-PREMIUM LAKEVIEW COURTS AT JAC	44.72
Nov 13	PAYCHEX TPS/TAXES LAKEVIEW COURTS AT JAC	408.00
Nov 14	PAYCHEX-HRS/HRS PMT LAKEVIEW COURTS AT JA	33.00
Nov 14	PAYCHEX EIB/INVOICE LAKEVIEW COURTS AT JAC	77.16
Nov 20	PAYX-PIA-WC/WC-PREMIUM LAKEVIEW COURTS AT JAC	52.57
Nov 20	PAYCHEX TPS/TAXES LAKEVIEW COURTS AT JAC	469.96
Nov 21	PAYCHEX EIB/INVOICE LAKEVIEW COURTS AT JAC	80.43
Nov 24	ATT/PAYMENT LAKEVIEW COURTS	473.40





Account Number XXXXXXXXXX 9637  
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 Page 2

**DEBITS AND OTHER WITHDRAWALS (Continued)**

Date	Description	Withdrawals
Nov 25	WASTE MANAGEMENT/PAYMENT LOG IN TO THE MY WM ACCOUNT PAGE FOR PAYMENT DETAILS. LAKEVIEW COURTS JACARA	178.24
Nov 26	PAYCHEX TPS/TAXES LAKEVIEW COURTS AT JAC	411.00
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	36.96
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	38.68
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	39.65
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	40.52
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	41.84
Nov 28	PAYX-PIA-WC/WC-PREMIUM LAKEVIEW COURTS AT JAC	44.98
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	55.86
Nov 28	PAYCHEX EIB/INVOICE LAKEVIEW COURTS AT JAC	77.16
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	88.18
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	152.26
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	233.12
Nov 28	FPL DIRECT DEBIT/ELEC PYMT LAKEVIEW COURTS AT JAC	500.15

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**CHECKS PAID**

\* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Nov 06	10722	400.01	Nov 17	10756	694.30	Nov 04	*50058	571.34
Nov 03	*10752	694.30	Nov 17	10757	737.44	Nov 14	50059	602.88
Nov 03	10753	719.76	Nov 24	10758	694.30	Nov 10	*50064	550.00
Nov 10	10754	694.30	Nov 24	10759	635.81	Nov 25	*50077	445.00
Nov 10	10755	697.66	Nov 04	*50056	350.00			

**FEE RECAP**

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

**DAILY BALANCE SUMMARY**

Date	Balance	Date	Balance	Date	Balance
Nov 03	235,940.18	Nov 13	231,143.51	Nov 24	226,592.26
Nov 04	235,018.84	Nov 14	230,430.47	Nov 25	225,969.02
Nov 06	234,180.82	Nov 17	228,998.73	Nov 26	225,558.02
Nov 07	233,538.19	Nov 20	228,476.20	Nov 28	224,227.59
Nov 10	231,596.23	Nov 21	228,395.77		





Account Number ██████████ 9637  
 Statement Date 11/28/2025  
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### CHECK IMAGES

00000024 0000100 0003-0005

LAKEVIEW COURTS AT ANCHORAGE  
 8787 W. SPANISH BLVD  
 FORT LAUDERDALE, FL 33322

01/24/2025 19722

PAY TO THE ORDER OF LUIS FILIP FRECHT  
 1817 W. SPANISH BLVD  
 PLANTATION, FL 33322

AMOUNT \*\*\$400.01\*\*

FOUR HUNDRED AND 00/100

ANCHOR BANK

\*0000010722\* ██████████ 5656\* ██████████ 9637\*

11/06/2025 Check 10722 \$400.01

LAKEVIEW COURTS AT ANCHORAGE  
 8787 W. SPANISH BLVD  
 FORT LAUDERDALE, FL 33322

10/30/2025 19752

PAY TO THE ORDER OF HERMAN EMBANAL  
 1127 NW 153ST  
 FORT LAUDERDALE, FL 33311

AMOUNT \*\*\$694.30\*\*

SIX HUNDRED NINETY FOUR AND 30/100

ANCHOR BANK

\*0000010752\* ██████████ 5656\* ██████████ 9637\*

11/03/2025 Check 10752 \$694.30

LAKEVIEW COURTS AT ANCHORAGE  
 8787 W. SPANISH BLVD  
 FORT LAUDERDALE, FL 33322

11/03/2025 19753

PAY TO THE ORDER OF CARLOS LOPEZ  
 1244 NW 23 RD  
 SUNGATE, FL 33311

AMOUNT \*\*\$719.76\*\*

SEVEN HUNDRED NINETEEN AND 76/100

ANCHOR BANK

\*0000010753\* ██████████ 5656\* ██████████ 9637\*

11/03/2025 Check 10753 \$719.76

LAKEVIEW COURTS AT ANCHORAGE  
 8787 W. SPANISH BLVD  
 FORT LAUDERDALE, FL 33322

11/06/2025 19754

PAY TO THE ORDER OF HERMAN EMBANAL  
 1127 NW 153ST  
 FORT LAUDERDALE, FL 33311

AMOUNT \*\*\$694.30\*\*

SIX HUNDRED NINETY FOUR AND 30/100

ANCHOR BANK

\*0000010754\* ██████████ 5656\* ██████████ 9637\*

11/10/2025 Check 10754 \$694.30

LAKEVIEW COURTS AT ANCHORAGE  
 8787 W. SPANISH BLVD  
 FORT LAUDERDALE, FL 33322

11/10/2025 19755

PAY TO THE ORDER OF CARLOS LOPEZ  
 1244 NW 23 RD  
 SUNGATE, FL 33311

AMOUNT \*\*\$697.66\*\*

SIX HUNDRED NINETY SEVEN AND 66/100

ANCHOR BANK

\*0000010755\* ██████████ 5656\* ██████████ 9637\*

11/10/2025 Check 10755 \$697.66

LAKEVIEW COURTS AT ANCHORAGE  
 8787 W. SPANISH BLVD  
 FORT LAUDERDALE, FL 33322

11/17/2025 19756

PAY TO THE ORDER OF HERMAN EMBANAL  
 1127 NW 153ST  
 FORT LAUDERDALE, FL 33311

AMOUNT \*\*\$694.30\*\*

SIX HUNDRED NINETY FOUR AND 30/100

ANCHOR BANK

\*0000010756\* ██████████ 5656\* ██████████ 9637\*

11/17/2025 Check 10756 \$694.30



Account Number [REDACTED] 9637  
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**CHECK IMAGES (Continued)**

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LAKEVIEW COURTS AT JACARANDA  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 17 2025

11/17/2025 10757

TO THE ORDER OF CARLOS LOPEZ  
 38141 NW 35 ROAD  
 SUNRISE, FL 33081

\*\*\*\$737.44\*\*

SEVEN HUNDRED THIRTY SEVEN AND 44/100 DOLLARS

ANCHOR BANK

#0000010757# [REDACTED] 5656# [REDACTED] 9637#

11/17/2025 Check 10757 \$737.44

LAKEVIEW COURTS AT JACARANDA  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 24 2025

11/24/2025 10758

TO THE ORDER OF HERMAN ELAMAKAL  
 1107 NW 1551  
 FORT LAUDERDALE, FL 33311

\*\*\*\$694.30\*\*

SIX HUNDRED NINETY FOUR AND 30/100 DOLLARS

ANCHOR BANK

#0000010758# [REDACTED] 5656# [REDACTED] 9637#

11/24/2025 Check 10758 \$694.30

LAKEVIEW COURTS AT JACARANDA  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 17 2025

11/17/2025 10759

TO THE ORDER OF CARLOS LOPEZ  
 38141 NW 35 ROAD  
 SUNRISE, FL 33081

\*\*\*\$635.81\*\*

SIX HUNDRED THIRTY FIVE AND 81/100 DOLLARS

ANCHOR BANK

#0000010759# [REDACTED] 5656# [REDACTED] 9637#

11/24/2025 Check 10759 \$635.81

LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC.  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 04 2025

11/04/2025 50056

TO THE ORDER OF Phixser Solutions Inc  
 15271 NW 60th Ave, Ste 104  
 Miami Lakes, FL 33014

\*\*\*THREE HUNDRED FIFTY AND 00/100 DOLLARS\*\*\*

10/22/2025 \$350.00\*\*\*\*

VOID After 180 Days

#050056# [REDACTED] 5656# [REDACTED] 9637#

11/04/2025 Check 50056 \$350.00

LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC.  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 04 2025

11/04/2025 50058

TO THE ORDER OF Lorraine Holt  
 8967 West Sunrise Blvd  
 Plantation, FL 33322

\*\*\*FIVE HUNDRED SEVENTY ONE AND 34/100 DOLLARS\*\*\*

10/22/2025 \$571.34\*\*\*\*

VOID After 180 Days

#050058# [REDACTED] 5656# [REDACTED] 9637#

11/04/2025 Check 50058 \$571.34

LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC.  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 14 2025

11/14/2025 50059

TO THE ORDER OF Luis Rupprecht  
 9821 NW 18 Pl  
 Plantation, FL 33322

\*\*\*SIX HUNDRED TWO AND 88/100 DOLLARS\*\*\*

10/22/2025 \$602.88\*\*\*\*

VOID After 180 Days

#050059# [REDACTED] 5656# [REDACTED] 9637#

11/14/2025 Check 50059 \$602.88

LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC.  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 04 2025

11/04/2025 50055

TO THE ORDER OF Phixser Solutions Inc  
 15271 NW 60th Ave, Ste 104  
 Miami Lakes, FL 33014

\*\*\*THREE HUNDRED FIFTY AND 00/100 DOLLARS\*\*\*

10/22/2025 \$350.00\*\*\*\*

VOID After 180 Days

#050055# [REDACTED] 5656# [REDACTED] 9637#

LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC.  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 04 2025

11/04/2025 50059

TO THE ORDER OF Luis Rupprecht  
 9821 NW 18 Pl  
 Plantation, FL 33322

\*\*\*SIX HUNDRED TWO AND 88/100 DOLLARS\*\*\*

10/22/2025 \$602.88\*\*\*\*

VOID After 180 Days

#050059# [REDACTED] 5656# [REDACTED] 9637#

LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC.  
 Operating Account  
 8731 W Broward Blvd Suite 400  
 Plantation, FL 33324

NOV 04 2025

11/04/2025 50058

TO THE ORDER OF Lorraine Holt  
 8967 West Sunrise Blvd  
 Plantation, FL 33322

\*\*\*FIVE HUNDRED SEVENTY ONE AND 34/100 DOLLARS\*\*\*

10/22/2025 \$571.34\*\*\*\*

VOID After 180 Days

#050058# [REDACTED] 5656# [REDACTED] 9637#



Account Number ██████████ 9637  
 Statement Date 11/28/2025  
 Statement Thru Date 11/30/2025  
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**CHECK IMAGES (Continued)**

Lakeview Courts At Jacaranda Homeowners Association, Inc. 50064  
 Operating Account  
 2000 Lakeside Parkway  
 Fort Lauderdale, FL 33324

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

TO THE ORDER OF  
 Quality Clear Pools  
 P.O. Box 4372  
 Fort Lauderdale, FL 33338

10/31/2025 \$550.00\*\*\*\*

Valid After 180 Days

⑆050064⑆ ██████████ 5656⑆ ██████████ 9637⑆

Lakeview Courts At Jacaranda Homeowners Association, Inc. 50077  
 Operating Account  
 2000 Lakeside Parkway  
 Fort Lauderdale, FL 33324

\*\*\*\*\* FOUR HUNDRED FORTY FIVE AND 00/100 DOLLARS \*\*\*\*\*

TO THE ORDER OF  
 SSC Repair & Installation, Inc.  
 P.O. Box 450653  
 Fort Lauderdale, FL 33345

10/29/2025 \$445.00\*\*\*\*

Valid After 180 Days

⑆050077⑆ ██████████ 5656⑆ ██████████ 9637⑆

11/10/2025 Check 50064 \$550.00

11/25/2025 Check 50077 \$445.00

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**Client service information**

-  1.800.878.7878
-  [bankofamerica.com/privatebank](http://bankofamerica.com/privatebank)
-  Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

LAKEVIEW COURTS AT JACARANDA  
HOMEOWNERS ASSOCIATION, INC  
9255 W SUNRISE BLVD  
PLANTATION, FL 33322-5277

## Your Business Advantage Savings

for November 1, 2025 to November 30, 2025

Account number: XXXXXXXXXX 0458

**LAKEVIEW COURTS AT JACARANDA HOMEOWNERS ASSOCIATION, INC**

### Account summary

Beginning balance on November 1, 2025	\$153,081.31	# of deposits/credits: 1
Deposits and other credits	5.03	# of withdrawals/debits: 0
Withdrawals and other debits	-0.00	# of days in cycle: 30
Service fees	-0.00	Average ledger balance: \$153,081.47
<b>Ending balance on November 30, 2025</b>	<b>\$153,086.34</b>	Average collected balance: \$153,081.47

Annual Percentage Yield Earned this statement period: 0.04%.  
Interest Paid Year To Date: \$56.02.

Important disclosure information listed on the "Important Information for Bank Deposit Accounts" page.

Available in English and Spanish

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When you use the QRC feature, certain information is collected from your mobile device for business purposes. Mobile Banking requires that you download the Mobile Banking app and is only available for select mobile devices. Message and data rates may apply. Fees or other costs may apply to wire transfers. See the Online Banking Service Agreement at [bankofamerica.com](http://bankofamerica.com). Data connection required. Carrier fees may apply.



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**Deposits and other credits**

Date	Description	Amount
11/28/25	Interest Earned	5.03
<b>Total deposits and other credits</b>		<b>\$5.03</b>

**Daily ledger balances**

Date	Balance (\$)	Date	Balance(\$)
11/01	153,081.31	11/28	153,086.34



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