



Financial Report Package

August 2026

Prepared for

Indian Pond Homeowners Association, Inc.

By

Premier Association Services

Assets

CURRENT CASH ASSETS

10-1001-00 South State - Oper #4498	\$36,287.92	
10-1060-00 Due to Rsrvs from Oper	(4,676.91)	

Total CURRENT CASH ASSETS:		<u>\$31,611.01</u>
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RESERVE ASSETS

12-1215-00 South State - Reserve #4501	18,436.47	
12-1270-00 Due From Oper to Rsrvs	4,676.91	

Total RESERVE ASSETS:		<u>\$23,113.38</u>
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PREPAID EXPENSES

13-1220-00 Prepaid Insurance	13,833.44	
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Total PREPAID EXPENSES:		<u>\$13,833.44</u>
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ACCOUNTS RECEIVABLE

14-1200-00 Accounts Receivable	791.99	
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Total ACCOUNTS RECEIVABLE:		<u>\$791.99</u>
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Total Assets:		<u>\$69,349.82</u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2000-00 Accounts Payable	446.21	
20-2011-00 Accounts Payable - DLR/Itl Mgmt Co	265.00	
20-2100-00 Prepaid Assessments	3,269.68	
20-2150-00 Insurance Loan Payable	10,648.08	

Total CURRENT LIABILITIES:		<u>\$14,628.97</u>
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RESERVES

30-5000-00 Reserve - General	12,294.84	
30-5010-00 Reserve - Painting	5,333.44	
30-5015-00 Reserve - Paving	5,333.44	
30-5080-00 Reserve - Interest	151.66	

Total RESERVES:		<u>\$23,113.38</u>
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EQUITY

33-3100-00 Fund Balance	5,353.53	
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Total EQUITY:		<u>\$5,353.53</u>
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Net Income Gain / Loss	26,253.94	
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		<u>\$26,253.94</u>
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Total Liabilities & Equity:		<u>\$69,349.82</u>
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Income Statement
Indian Pond Homeowners Association, Inc.
End Date: 08/31/2026

Date: 9/24/2026
Time: 7:26 pm
Page: 1

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
40-6300 Monthly Assessments	\$ 9,304.68	\$ 9,304.58	\$ 0.10	\$ 74,124.44	\$ 74,436.64	(\$ 312.20)	\$ 111,655.00
40-6305 Special Assessments	-	-	-	21,959.02	-	21,959.02	-
40-6320 NSF Fees	-	-	-	25.00	-	25.00	-
TOTAL INCOME	\$ 9,304.68	\$ 9,304.58	\$ 0.10	\$ 96,108.46	\$ 74,436.64	\$ 21,671.82	\$ 111,655.00
OTHER INCOME							
42-4400 Interest Income - Operating	0.32	-	0.32	1.98	-	1.98	-
TOTAL OTHER INCOME	\$ 0.32	\$ -	\$ 0.32	\$ 1.98	\$ -	\$ 1.98	\$ -
TOTAL INCOME	\$ 9,305.00	\$ 9,304.58	\$ 0.42	\$ 96,110.44	\$ 74,436.64	\$ 21,673.80	\$ 111,655.00
EXPENSES							
ADMINISTRATIVE EXPENSES							
60-7010 Accounting / Tax Fees	-	77.08	77.08	50.00	616.64	566.64	925.00
60-7020 Annual Corporate Report	-	5.67	5.67	67.37	45.36	(22.01)	68.00
60-7030 Bank Fees	-	4.17	4.17	-	33.36	33.36	50.00
60-7040 Insurance Expense	1,383.34	1,285.53	(97.81)	10,477.45	10,284.24	(193.21)	15,426.40
60-7050 Legal & Professional Fees	-	83.33	83.33	250.00	666.64	416.64	1,000.00
60-7060 Management Fees	644.00	643.75	(0.25)	5,150.00	5,150.00	-	7,725.00
60-7065 Office Expenses	-	41.67	41.67	2,167.83	333.36	(1,834.47)	500.00
60-7090 Taxes / Licenses / Fees	-	-	-	50.00	-	(50.00)	-
60-7500 Contingency	(1,854.79)	41.67	1,896.46	(1,854.79)	333.36	2,188.15	500.00
TOTAL ADMINISTRATIVE EXPENSES	\$ 172.55	\$ 2,182.87	\$ 2,010.32	\$ 16,357.86	\$ 17,462.96	\$ 1,105.10	\$ 26,194.40
UTILITIES							
61-7310 Electric	867.77	416.67	(451.10)	3,461.79	3,333.36	(128.43)	5,000.00
61-7340 Telephone/Internet	205.66	250.00	44.34	1,632.02	2,000.00	367.98	3,000.00
TOTAL UTILITIES	\$ 1,073.43	\$ 666.67	(\$ 406.76)	\$ 5,093.81	\$ 5,333.36	\$ 239.55	\$ 8,000.00
REPAIR / MAINTENANCE							
64-7010 Building Repairs & Maintenance	-	416.67	416.67	104.86	3,333.36	3,228.50	5,000.00
64-7014 Power Washing	-	83.33	83.33	-	666.64	666.64	1,000.00
64-7017 Asphalt Expense	-	-	-	14,829.75	-	(14,829.75)	-
64-7018 Gate/Entry Expense	400.18	416.67	16.49	3,201.44	3,333.36	131.92	5,000.00
64-7020 Electrical Repairs	-	250.00	250.00	579.42	2,000.00	1,420.58	3,000.00
64-7045 Pest Control	-	322.55	322.55	-	2,580.40	2,580.40	3,870.58
64-7050 Irrigation Maint. & Repairs	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
64-7055 Tree Trimming/Removal	1,400.00	416.67	(983.33)	2,600.00	3,333.36	733.36	5,000.00
64-7060 Landscaping & Grounds Keeping	2,701.66	2,701.66	-	21,613.28	21,613.28	-	32,419.92
64-7065 Landscape Improvements	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
64-7070 Annual Plants	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
64-7075 Mulch Installation	-	305.84	305.84	-	2,446.72	2,446.72	3,670.10
64-7076 Holiday Lights	-	291.67	291.67	-	2,333.36	2,333.36	3,500.00
64-7100 Lake Maintenance	272.00	166.67	(105.33)	1,476.00	1,333.36	(142.64)	2,000.00
64-7210 Emergency Fund	-	83.33	83.33	-	666.64	666.64	1,000.00
TOTAL REPAIR / MAINTENANCE	\$ 4,773.84	\$ 5,955.07	\$ 1,181.23	\$ 44,404.75	\$ 47,640.56	\$ 3,235.81	\$ 71,460.60
OTHER EXPENSES							
67-8000 Reserves - General	166.67	166.67	-	1,333.36	1,333.36	-	2,000.00
67-8010 Reserve - Painting	166.67	166.67	-	1,333.36	1,333.36	-	2,000.00
67-8020 Reserve - Paving	166.67	166.67	-	1,333.36	1,333.36	-	2,000.00
TOTAL OTHER EXPENSES	\$ 500.01	\$ 500.01	\$ -	\$ 4,000.08	\$ 4,000.08	\$ -	\$ 6,000.00
TOTAL EXPENSES	\$ 6,519.83	\$ 9,304.62	\$ 2,784.79	\$ 69,856.50	\$ 74,436.96	\$ 4,580.46	\$ 111,655.00
NET INCREASE (DECREASE)	\$ 2,785.17	(\$ 0.04)	\$ 2,785.21	\$ 26,253.94	(\$ 0.32)	\$ 26,254.26	\$ -

Homeowner Aging Report Excluding Prepaid

Indian Pond Homeowners Association, Inc.
End Date: 08/31/2026

Date: 9/24/2026
Time: 7:26 pm
Page: 1

Description	Current	Over 30	Over 60	Over 90	Balance
10604 - Robert J Casey & Lindsay Casey Resident Owner			Last Payment: \$422.94 on 09/01/2026		
Delinquency Letter Fee 2026	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Total:	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
10613 - Lilly Pinkas & Lilly Pinkas Liv Tr Previous Owner			Last Payment: \$422.94 on 02/07/2025		
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$101.99	\$101.99
Total:	\$0.00	\$0.00	\$0.00	\$101.99	\$101.99
10700 - Caroline A Coyle Resident Owner			Last Payment: \$422.94 on 09/01/2026		
Assessment - Special #1 2026	\$0.00	\$0.00	\$0.00	\$665.00	\$665.00
Total:	\$0.00	\$0.00	\$0.00	\$665.00	\$665.00
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Indian Pond Homeowners Association, Inc.	\$0.00	\$0.00	\$0.00	\$791.99	\$791.99

Description	Total
Assessment - Homeowner 2025	\$101.99
Assessment - Special #1 2026	\$665.00
Delinquency Letter Fee 2026	\$25.00
AR Total:	\$791.99

PrePaid Homeowner List	
Indian Pond Homeowners Association, Inc.	
End Date: 8/31/2026	

Date:	9/24/2026
Time:	7:26 pm
Page:	1

Account No:	Homeowner Name	Address	Balance
10605	Lewis S Kimler & Anita M Kimler	10605 Indian Trail Cooper City, FL 33328	(\$1,190.89)
10608	Marlow B Hernandez & Stephanie M Hernandez	10608 Indian Trail Cooper City, FL 33328	(\$707.43)
10705	Ira L Libanoff & Janie W Libanoff	10705 Indian Trail Cooper City, FL 33328	(\$396.83)
10713	Daniel H/E Rutois & Patricia Vela	10713 Indian Trail Cooper City, FL 33328	(\$705.86)
10801	Michael Cogan & Susan Weitzman	10801 Indian Trail Cooper City, FL 33328	(\$235.65)
10809	Mark Weiss & Jill Weiss	10809 Indian Trail Cooper City, FL 33328	(\$0.01)
10813	Phillip Weberman & Peggy Weberman	10813 Indian Trail Cooper City, FL 33328	(\$33.01)
Indian Pond Homeowners Association, Inc. Total		7	(\$3,269.68)

Payables Aging Report
 Indian Pond Homeowners Association, Inc.
 As Of 8/31/2026

Date: 9/24/2026
 Time: 7:26 pm
 Page: 1

Vendor				Current	Over 30	Over 60	Over 90	Balance
FPL								
Invoice #	Date	Check Memo						
082026-2003	08/24/2026			\$446.21	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description					
61-7310-00	\$446.21	\$0.00	17061-62003-FPL					
				\$446.21	\$0.00	\$0.00	\$0.00	\$446.21
Totals:				\$446.21	\$0.00	\$0.00	\$0.00	\$446.21

Date	Check #	Payee	Amount
10-1001-00 South State - Oper #4498			
08/06/2026	100260	COMMUNITY FIRST PENNMANNER Invoice #: C1P011091 60-7065-00 130-IPH-COMMUNITY FIRST PENNMANNER	\$163.77
08/06/2026	100261	BLACKSTONE PROPERTY MAINTENANCE Invoice #: 4642 64-7060-00 BLACKSTONE PROPERTY MAINTENANCE	\$2,701.66
08/06/2026	100262	ALLSTATE RESOURCE MGMT, INC. Invoice #: 221736 64-7100-00 2175-ALLSTATE RESOURCE MGMT, INC.	\$100.00
08/07/2026		12-1215-00 Transfer to South State - Reserve #4501; Monthly Reserve Transfer	\$500.01
08/01/2026	100259	ALLSTATE RESOURCE MGMT, INC. Invoice #: 224798 64-7100-00 2175-ALLSTATE RESOURCE MGMT, INC.	\$172.00
08/17/2026	100263	COMMUNITY FIRST PENNMANNER Invoice #: C1P010832 60-7060-00 130-IPH-COMMUNITY FIRST PENNMANNER	\$644.00
08/17/2026	100264	MIKE NAVIN, LLC Invoice #: 114 64-7055-00 MIKE NAVIN, LLC	\$1,400.00
08/13/2026	300063	FPL Invoice #: 62003 8/2026 61-7310-00 17061-62003-FPL	\$421.56
08/31/2026	100266	AT&I SYSTEMS Invoice #: 47020458 64-7018-00 AT&I SYSTEMS	\$266.43
08/31/2026	100267	AT&I SYSTEMS Invoice #: 47020574 64-7018-00 AT&I SYSTEMS	\$133.75
08/28/2026	5005	FIRST INSURANCE FUNDING Invoice #: 900-107326100 20-2150-00 FIRST INSURANCE FUNDING	\$1,183.12
08/27/2026	0	AT&T (105262) Invoice #: XXXXX3002 61-7340-00 Telephone/Internet	\$205.66
Account Totals			\$7,891.96
Association Totals			\$7,891.96

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/31/2026		AT&I SYSTEMS		100266	(\$266.43)
08/31/2026		AT&I SYSTEMS		100267	(\$133.75)
				Total Uncleared	(\$400.18)

South State - Oper #4498 Summary		
Ending Account Balance:	\$	36,287.92
Uncleared Items:	(\$	400.18)
Adjusted Balance:	\$	36,688.10
Bank Ending Balance:	\$	36,688.10
Difference:	\$	-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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South State - Reserve #4501 Summary					
Ending Account Balance:					\$ 18,436.47
Uncleared Items:					\$-
Adjusted Balance:					\$ 18,436.47
Bank Ending Balance:					\$ 18,436.47
Difference:					\$-



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Statement Ending 08/31/2026

INDIAN POND HOMEOWNERS

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Account Number: XXXXXXXXXXXXXXX4498

INDIAN POND HOMEOWNERS ASSOCIATION, INC
OPERATING
C/O PREMIER ASSOCIATION SERVICES
10112 USA TODAY WAY
MIRAMAR FL 33025-3903

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION INT CHK	XXXXXXXXXXXXXXXX4498	\$36,688.10

ASSOCIATION INT CHK - XXXXXXXXXXXXXXX4498

Account Summary

Date	Description	Amount
08/01/2026	Beginning Balance	\$35,272.82
	11 Credit(s) This Period	\$8,907.06
	10 Debit(s) This Period	\$7,491.78
08/31/2026	Ending Balance	\$36,688.10

Interest Summary

Description	Amount
Interest Earned From 08/01/2026 Through 08/31/2026	
Annual Percentage Yield Earned	0.01%
Interest Days	31
Interest Earned	\$0.32
Interest Paid This Period	\$0.32
Interest Paid Year-to-Date	\$1.98
Minimum Balance	\$35,100.82
Average Available Balance	\$37,521.56

Deposits

Date	Description	Amount
08/04/2026	CORP ICL/RDC DEPOSIT	\$845.88
08/05/2026	CORP ICL/RDC DEPOSIT	\$845.88
08/12/2026	CORP ICL/RDC DEPOSIT	\$422.94
08/27/2026	CORP ICL/RDC DEPOSIT	\$422.94
08/31/2026	CORP ICL/RDC DEPOSIT	\$422.94

5 item(s) totaling \$2,960.58

Other Credits

Date	Description	Amount
08/04/2026	PAYABLI DEPOSIT TRANSFER 941407803	\$422.94
08/04/2026	Indian Pond Home OnlinePay 86844	\$845.88
08/04/2026	Indian Pond Home ASSN DUES 71	\$3,383.52
08/11/2026	Indian Pond Home OnlinePay 87292	\$845.88
08/21/2026	Indian Pond Home OnlinePay 87706	\$447.94
08/31/2026	INTEREST	\$0.32

6 item(s) totaling \$5,946.48

Electronic Debits

Date	Description	Amount
08/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100259* 260731* ALLSTATE RESOURCE MGMT INC/2174	\$172.00

Member FDIC
NMLS# 403455



ASSOCIATION INT CHK - XXXXXXXXXXXXXXX4498 (continued)**Electronic Debits (continued)**

Date	Description	Amount
08/04/2026	FPL DIRECT DEBIT ELEC PYMT XXXXXX2003 PPDA	\$421.56
08/07/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100262* 260806* ALLSTATE RESOURCE MGMT INC\2178	\$100.00
08/07/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100260* 260806* COMMUNITY FIRST PENNMANNER\2178	\$163.77
08/07/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100261* 260806* BLACKSTONE PROPERTY MAINTENAN\2	\$2,701.66
08/18/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100263* 260817* COMMUNITY FIRST PENNMANNER\2190	\$644.00
08/18/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100264* 260817* MIKE NAVIN LLC\219021480\180869	\$1,400.00
08/27/2026	ATT PAYMENT XXXXX1002EPAYN	\$205.66
08/28/2026	FIRST INSURANCE INSURANCE 900-107326100	\$1,183.12
		9 item(s) totaling \$6,991.77

Other Debits

Date	Description	Amount
08/07/2026	CincXfer to 4501	\$500.01
		1 item(s) totaling \$500.01

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/03/2026	\$35,100.82	08/11/2026	\$38,403.80	08/27/2026	\$37,447.96
08/04/2026	\$40,177.48	08/12/2026	\$38,826.74	08/28/2026	\$36,264.84
08/05/2026	\$41,023.36	08/18/2026	\$36,782.74	08/31/2026	\$36,688.10
08/07/2026	\$37,557.92	08/21/2026	\$37,230.68		

Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

*Excludes Health Savings Accounts

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

DOCUMENTATION AND CONFIRMATION OF TRANSFERS

BILLING RIGHTS NOTICE FOR CONSUMER LINE OF CREDIT

In your letter, give us the following information:

- You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do, we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

1. We cannot try to collect the amount in question or report you as delinquent on that amount.
2. The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
3. While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
4. We can apply any unpaid amount against your credit limit.

Daily Balance Method (including Current Transactions)

get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit, electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

Month 20

Write in your register all items that appear on this statement but have not been listed in your register. Example: Automatic payments, automatic transfers, interest.

Date		Amount
		\$
Total Checks/Withdrawals not deducted		\$

Date	Amount
	\$
Total Deposits not credited	\$

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	\$
Total Deposits not credited	\$
Subtotal	\$
Subtract Total Checks/Withdrawals not deducted	\$
Total	\$

This balance should agree with your records.

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Statement Ending 08/31/2026

INDIAN POND HOMEOWNERS

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Account Number: XXXXXXXXXXXXXXX4501

INDIAN POND HOMEOWNERS ASSOCIATION, INC
RESERVE
C/O PREMIER ASSOCIATION SERVICES
10112 USA TODAY WAY
MIRAMAR FL 33025-3903

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX4501	\$18,436.47

ASSOCIATION MMA - XXXXXXXXXXXXXXX4501

Account Summary

Date	Description	Amount
08/01/2026	Beginning Balance	\$17,934.90
	2 Credit(s) This Period	\$501.57
	0 Debit(s) This Period	\$0.00
08/31/2026	Ending Balance	\$18,436.47

Interest Summary

Description	Amount
Interest Earned From 08/01/2026 Through 08/31/2026	
Annual Percentage Yield Earned	0.10%
Interest Days	31
Interest Earned	\$1.56
Interest Paid This Period	\$1.56
Interest Paid Year-to-Date	\$10.98
Minimum Balance	\$17,934.90
Average Available Balance	\$18,338.13

Other Credits

Date	Description	Amount
08/07/2026	CincXfer from 4498	\$500.01
08/31/2026	INTEREST	\$1.56
		2 item(s) totaling \$501.57

Daily Balances

Date	Amount	Date	Amount
08/07/2026	\$18,434.91	08/31/2026	\$18,436.47

Member FDIC
NMLS# 403455



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Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

*Excludes Health Savings Accounts

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

DOCUMENTATION AND CONFIRMATION OF TRANSFERS

BILLING RIGHTS NOTICE FOR CONSUMER LINE OF CREDIT

In your letter, give us the following information:

- While we investigate whether or not there has been an error, the following are true:

- ### Daily Balance Method (including Current Transactions)

get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit, electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

Month 20

Write in your register all items that appear on this statement but have not been listed in your register. Example: Automatic payments, automatic transfers, interest.

Date		Amount
		\$
	Total Checks/Withdrawals not deducted	\$

Date	Amount
	\$
Total Deposits not credited	\$

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	\$
Total Deposits not credited	\$
Subtotal	\$
Subtract Total Checks/Withdrawals not deducted	\$
Total	\$

This balance should agree with your records.

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General Ledger Trial Balance with Details

Indian Pond Homeowners Association, Inc.

Accts: 10-1000-00 To: 99-9999-00 Dates: 8/1/2026 - 8/31/2026

Date: 9/24/2026

Time: 7:26 pm

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1001-00	South State - Oper #4498	\$35,272.82	\$8,907.06	\$7,891.96	\$36,287.92
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1164916	\$ 3,383.52	\$ -	Deposit from batch 86628	
08/01/2026	1178042	-	172.00	South State - Oper #4498; ALLSTATE RESOURCE MGMT, INC. Chk # 100259 Inv: 224798 ALLSTATE RESOURCE MGMT, INC.	
08/03/2026	1172323	845.88	-	Deposit from batch 86844	
08/04/2026	1173406	845.88	-	Deposit from batch 86981	
08/04/2026	1173957	422.94	-	Deposit from batch 87052	
08/05/2026	1174776	845.88	-	Deposit from batch 87168	
08/06/2026	1175979	-	163.77	South State - Oper #4498; COMMUNITY FIRST PENNMANNER Chk # 100260 Inv: C1P011091 COMMUNITY FIRST PENNMANNER	
08/06/2026	1175981	-	2,701.66	South State - Oper #4498; BLACKSTONE PROPERTY MAINTENANCE Chk # 100261 Inv: 4642 BLACKSTONE PROPERTY MAINTENANCE	
08/06/2026	1175983	-	100.00	South State - Oper #4498; ALLSTATE RESOURCE MGMT, INC. Chk # 100262 Inv: 221736 ALLSTATE RESOURCE MGMT, INC.	
08/07/2026	1177060	-	500.01	Monthly Reserve Transfer	
08/10/2026	1178420	845.88	-	Deposit from batch 87292	
08/12/2026	1180302	422.94	-	Deposit from batch 87463	
08/13/2026	1186792	-	421.56	South State - Oper #4498; FPL Chk # 300063 Inv: 62003 8/2026 FPL	
08/17/2026	1182208	-	644.00	South State - Oper #4498; COMMUNITY FIRST PENNMANNER Chk # 100263 Inv: C1P010832 COMMUNITY FIRST PENNMANNER	
08/17/2026	1182210	-	1,400.00	South State - Oper #4498; MIKE NAVIN, LLC Chk # 100264 Inv: 114 MIKE NAVIN, LLC	
08/20/2026	1184151	447.94	-	Deposit from batch 87706	
08/27/2026	1189701	422.94	-	Deposit from batch 87979	
08/27/2026	1206278	-	205.66	South State - Oper #4498 Inv # XXXXX3002; AT&T (105262) Chk # 0 Inv: XXXXX3002 AT&T (105262)	
08/28/2026	1206274	-	1,183.12	South State - Oper #4498 Inv # 900-107326100; FIRST INSURANCE FUNDING Chk # 5005 Inv: 900-107326100 FIRST INSURANCE FUNDING	
08/31/2026	1190937	-	266.43	South State - Oper #4498; AT&I SYSTEMS Chk # 100266 Inv: 47020458 AT&I SYSTEMS	
08/31/2026	1190939	-	133.75	South State - Oper #4498; AT&I SYSTEMS Chk # 100267 Inv: 47020574 AT&I SYSTEMS	
08/31/2026	1191355	422.94	-	Deposit from batch 88087	
08/31/2026	1191768	0.32	-	Interest	
10-1060-00	Due to Rsrvs from Oper	(4,676.91)	-	-	(4,676.91)
Date	GL Ref #	Debit	Credit	Description	
12-1215-00	South State - Reserve #4501	17,934.90	501.57	-	18,436.47
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	1177060	\$ 500.01	\$ -	Monthly Reserve Transfer	
08/31/2026	1191770	1.56	-	Interest	
12-1270-00	Due From Oper to Rsrvs	4,676.91	-	-	4,676.91
Date	GL Ref #	Debit	Credit	Description	
13-1220-00	Prepaid Insurance	15,216.78	-	1,383.34	13,833.44
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	1206307	\$ -	\$ 1,383.34	Allocate Prepaid Ins thru 6/27	
13-1230-00	Prepaid Expense	644.00	-	644.00	-
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1185042	\$ -	\$ 644.00	Reclass COMMUNITY FIRST PENNMANNER Invoice #: C1P010958 (Reversal)	
14-1200-00	Accounts Receivable	818.10	9,329.68	9,355.79	791.99
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1164916	\$ -	\$ 3,383.52	Deposit from batch 86628	
08/01/2026	1013585	9,304.68	-	Assessment - Homeowner - Batch 75750	

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08/01/2026	1170777 \$ -	\$ 422.94	Applied Prepaid 10608		
08/01/2026	1170779 -	422.94	Applied Prepaid 10713		
08/01/2026	1170781 -	0.01	Applied Prepaid 10809		
08/01/2026	1170783 -	422.94	Applied Prepaid 10813		
08/03/2026	1172323 -	845.88	Deposit from batch 86844		
08/04/2026	1173406 -	845.88	Deposit from batch 86981		
08/04/2026	1173957 -	422.94	Deposit from batch 87052		
08/05/2026	1174776 -	845.87	Deposit from batch 87168		
08/10/2026	1178420 -	845.88	Deposit from batch 87292		
08/12/2026	1180302 -	422.94	Deposit from batch 87463		
08/17/2026	1184094 25.00	-	Delinquency Letter Fee - Batch 87624		
08/20/2026	1184151 -	447.94	Deposit from batch 87706		
08/31/2026	1191355 -	26.11	Deposit from batch 88087		
20-2000-00	Accounts Payable	(2,242.11)	9,246.74	7,450.84	(446.21)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1168910	\$ -	\$ 172.00	Accounts Payable Inv # 224798 Inv: 224798 ALLSTATE RESOURCE MGMT, INC.	
08/01/2026	1178042	172.00	-	Accounts Payable Inv # 224798; ALLSTATE RESOURCE MGMT, INC. Chk # 100259 Inv: 224798 ALLSTATE RESOURCE MGMT, INC.	
08/04/2026	1175973	-	100.00	Accounts Payable Inv # 221736 Inv: 221736 ALLSTATE RESOURCE MGMT, INC.	
08/04/2026	1175977	-	2,701.66	Accounts Payable Inv # 4642 Inv: 4642 BLACKSTONE PROPERTY MAINTENANCE	
08/06/2026	1175979	163.77	-	Accounts Payable Inv # C1P011091; COMMUNITY FIRST PENNMANNER Chk # 100260 Inv: C1P011091 COMMUNITY FIRST PENNMANNER	
08/06/2026	1175981	2,701.66	-	Accounts Payable Inv # 4642; BLACKSTONE PROPERTY MAINTENANCE Chk # 100261 Inv: 4642 BLACKSTONE PROPERTY MAINTENANCE	
08/06/2026	1175983	100.00	-	Accounts Payable Inv # 221736; ALLSTATE RESOURCE MGMT, INC. Chk # 100262 Inv: 221736 ALLSTATE RESOURCE MGMT, INC.	
08/13/2026	1186790	-	421.56	Accounts Payable Inv # 62003 8/2026 Inv: 62003 8/2026 FPL	
08/13/2026	1186792	421.56	-	Accounts Payable Inv # 62003 8/2026; FPL Chk # 300063 Inv: 62003 8/2026 FPL	
08/14/2026	1182204	-	1,400.00	Accounts Payable Inv # 114 Inv: 114 MIKE NAVIN, LLC	
08/17/2026	1182208	644.00	-	Accounts Payable Inv # C1P010832; COMMUNITY FIRST PENNMANNER Chk # 100263 Inv: C1P010832 COMMUNITY FIRST PENNMANNER	
08/17/2026	1182210	1,400.00	-	Accounts Payable Inv # 114; MIKE NAVIN, LLC Chk # 100264 Inv: 114 MIKE NAVIN, LLC	
08/18/2026	1190225	-	133.75	Accounts Payable Inv # 47020574 Inv: 47020574 AT&I SYSTEMS	
08/18/2026	1190227	-	266.43	Accounts Payable Inv # 47020458 Inv: 47020458 AT&I SYSTEMS	
08/24/2026	1202755	-	446.21	Accounts Payable Inv # 082026-2003 Inv: 082026-2003 FPL	
08/27/2026	1206276	-	205.66	Accounts Payable Inv# XXXXX3002 Inv: XXXXX3002 AT&T (105262)	
08/27/2026	1206278	205.66	-	Accounts Payable Inv # XXXXX3002; AT&T (105262) Chk # 0 Inv: XXXXX3002 AT&T (105262)	
08/28/2026	1206272	-	1,183.12	Accounts Payable Inv# 900-107326100 Inv: 900-107326100 FIRST INSURANCE FUNDING	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/28/2026	1206274 \$ 1,183.12	\$ -	Accounts Payable Inv # 900-107326100; FIRST INSURANCE FUNDING Chk # 5005 Inv: 900-107326100 FIRST INSURANCE FUNDING		
08/31/2026	1190937 266.43	-	Accounts Payable Inv # 47020458; AT&I SYSTEMS Chk # 100266 Inv: 47020458 AT&I SYSTEMS		
08/31/2026	1190939 133.75	-	Accounts Payable Inv # 47020574; AT&I SYSTEMS Chk # 100267 Inv: 47020574 AT&I SYSTEMS		
08/31/2026	1167438 1,854.79	-	Accounts Payable Inv # 07102026 (Reversal) Inv: 07102026 Marc Seitles		
08/31/2026	1206305 -	420.45	Adjust A/P		
20-2011-00	Accounts Payable - DLR/Itl Mgmt Co	(240.00)	-	25.00	(265.00)
Date	GL Ref #	Debit	Credit	Description	
08/17/2026	1184094	\$ -	\$ 25.00	Delinquency Letter Fee - Batch 87624	
20-2100-00	Prepaid Assessments	(3,718.73)	1,268.83	819.78	(3,269.68)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1170777	\$ 422.94	\$ -	Adjust Prepaid	
08/01/2026	1170779	422.94	-	Adjust Prepaid	
08/01/2026	1170781	0.01	-	Adjust Prepaid	
08/01/2026	1170783	422.94	-	Adjust Prepaid	
08/05/2026	1174776	-	0.01	Deposit from batch 87168	
08/27/2026	1189701	-	422.94	Deposit from batch 87979	
08/31/2026	1191355	-	396.83	Deposit from batch 88087	
20-2150-00	Insurance Loan Payable	(11,831.20)	1,183.12	-	(10,648.08)
Date	GL Ref #	Debit	Credit	Description	
08/28/2026	1206272	\$ 1,183.12	\$ -	FIRST INSURANCE FUNDING Inv: 900-107326100 FIRST INSURANCE FUNDING	
20-3030-00	Accrued Expense	(420.45)	420.45	-	-
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1185050	\$ 420.45	\$ -	FPL July Accrual (Reversal)	
30-5000-00	Reserve - General	(12,128.17)	-	166.67	(12,294.84)
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	1177062	\$ -	\$ 166.67	Reserve - General	
30-5010-00	Reserve - Painting	(5,166.77)	-	166.67	(5,333.44)
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	1177062	\$ -	\$ 166.67	Reserve - Painting	
30-5015-00	Reserve - Paving	(5,166.77)	-	166.67	(5,333.44)
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	1177062	\$ -	\$ 166.67	Reserve - Paving	
30-5080-00	Reserve - Interest	(150.10)	-	1.56	(151.66)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	1191770	\$ -	\$ 1.56	Interest	
33-3100-00	Fund Balance	(5,353.53)	-	-	(5,353.53)
Date	GL Ref #	Debit	Credit	Description	
40-6300-00	Monthly Assessments	(64,819.76)	-	9,304.68	(74,124.44)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1013585	\$ -	\$ 9,304.68	Assessment - Homeowner - Batch 75750	
40-6305-00	Special Assessments	(21,959.02)	-	-	(21,959.02)
Date	GL Ref #	Debit	Credit	Description	
40-6320-00	NSF Fees	(25.00)	-	-	(25.00)
Date	GL Ref #	Debit	Credit	Description	
42-4400-00	Interest Income - Operating	(1.66)	-	0.32	(1.98)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	1191768	\$ -	\$ 0.32	Interest	
60-7010-00	Accounting / Tax Fees	50.00	-	-	50.00
Date	GL Ref #	Debit	Credit	Description	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-7020-00	Annual Corporate Report	67.37	-	-	67.37
Date	GL Ref #	Debit	Credit	Description	
60-7040-00	Insurance Expense	9,094.11	1,383.34	-	10,477.45
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	1206307	\$ 1,383.34	\$ -	Allocate Prepaid Ins thru 6/27	
60-7050-00	Legal & Professional Fees	250.00	-	-	250.00
Date	GL Ref #	Debit	Credit	Description	
60-7060-00	Management Fees	4,506.00	644.00	-	5,150.00
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1185042	\$ 644.00	\$ -	Reclass COMMUNITY FIRST PENNMANNER Invoice #: C1P010958 (Reversal)	
60-7065-00	Office Expenses	2,167.83	-	-	2,167.83
Date	GL Ref #	Debit	Credit	Description	
60-7090-00	Taxes / Licenses / Fees	50.00	-	-	50.00
Date	GL Ref #	Debit	Credit	Description	
60-7500-00	Contingency	-	-	1,854.79	(1,854.79)
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	1167438	\$ -	\$ 1,854.79	Marc Seitles (Reversal) Inv: 07102026 Marc Seitles	
61-7310-00	Electric	2,594.02	1,288.22	420.45	3,461.79
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1185050	\$ -	\$ 420.45	FPL July Accrual (Reversal)	
08/13/2026	1186790	421.56	-	17061-62003-FPL Inv: 62003 8/2026 FPL	
08/24/2026	1202755	446.21	-	17061-62003-FPL Inv: 082026-2003 FPL	
08/31/2026	1206305	420.45	-	Adjust A/P	
61-7340-00	Telephone/Internet	1,426.36	205.66	-	1,632.02
Date	GL Ref #	Debit	Credit	Description	
08/27/2026	1206276	\$ 205.66	\$ -	Telephone/Internet Inv: XXXXX3002 AT&T (105262)	
64-7010-00	Building Repairs & Maintenance	104.86	-	-	104.86
Date	GL Ref #	Debit	Credit	Description	
64-7017-00	Asphalt Expense	14,829.75	-	-	14,829.75
Date	GL Ref #	Debit	Credit	Description	
64-7018-00	Gate/Entry Expense	2,801.26	400.18	-	3,201.44
Date	GL Ref #	Debit	Credit	Description	
08/18/2026	1190225	\$ 133.75	\$ -	AT&I SYSTEMS Inv: 47020574 AT&I SYSTEMS	
08/18/2026	1190227	266.43	-	AT&I SYSTEMS Inv: 47020458 AT&I SYSTEMS	
64-7020-00	Electrical Repairs	579.42	-	-	579.42
Date	GL Ref #	Debit	Credit	Description	
64-7055-00	Tree Trimming/Removal	1,200.00	1,400.00	-	2,600.00
Date	GL Ref #	Debit	Credit	Description	
08/14/2026	1182204	\$ 1,400.00	\$ -	MIKE NAVIN, LLC Inv: 114 MIKE NAVIN, LLC	
64-7060-00	Landscaping & Grounds Keeping	18,911.62	2,701.66	-	21,613.28
Date	GL Ref #	Debit	Credit	Description	
08/04/2026	1175977	\$ 2,701.66	\$ -	BLACKSTONE PROPERTY MAINTENANCE Inv: 4642 BLACKSTONE PROPERTY MAINTENANCE	
64-7100-00	Lake Maintenance	1,204.00	272.00	-	1,476.00
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	1168910	\$ 172.00	\$ -	2175-ALLSTATE RESOURCE MGMT, INC. Inv: 224798 ALLSTATE RESOURCE MGMT, INC.	

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08/04/2026	1175973	\$ 100.00	\$ -	2175-ALLSTATE RESOURCE MGMT, INC. Inv: 221736 ALLSTATE RESOURCE MGMT, INC.	
67-8000-00	Reserves - General	1,166.69	166.67	-	1,333.36
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	1177062	\$ 166.67	\$ -	Reserves - General	
67-8010-00	Reserve - Painting	1,166.69	166.67	-	1,333.36
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	1177062	\$ 166.67	\$ -	Reserve - Painting	
67-8020-00	Reserve - Paving	1,166.69	166.67	-	1,333.36
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	1177062	\$ 166.67	\$ -	Reserve - Paving	
Totals:		\$0.00	\$39,652.52	\$39,652.52	\$0.00