



# **The Lakes of Emerald Hills, Inc.**

## **Financial Reporting Package**

**Period Ending      01/31/2025**

***Corporate Office***

14275 SW 142 Avenue Miami, Florida 33186

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3473

## The Lakes of Emerald Hills Inc

		Balance as of 01/31/25	Balance as of 12/31/24	Increase (Decrease)
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
1003-0000	CASH - OPERATING - BANK OF AMERICA	235,231.25	188,724.27	46,506.98
1100-0000	ASSESSMENTS RECEIVABLE	59,208.44	5,962.54	53,245.90
1103-0000	ALLOWANCE FOR BAD DEBT	-4,271.88	-4,271.88	0.00
1130-0000	PREPAID EXPENSES	0.00	4,326.08	-4,326.08
1140-0000	PREPAID INSURANCE	4,432.47	0.00	4,432.47
	<b>TOTAL CURRENT ASSETS</b>	<u>294,600.28</u>	<u>194,741.01</u>	<u>99,859.27</u>
<b>FIXED ASSET</b>				
1201-0000	VIGILANT ALPR CAMERA SYSTEM	14,520.00	14,520.00	0.00
1211-0000	ACC DEP - ALPR CAMERA SYSTEM	-11,236.16	-11,236.16	0.00
	<b>TOTAL RESERVE FUND</b>	<u>3,283.84</u>	<u>3,283.84</u>	<u>0.00</u>
<b>OTHER ASSETS</b>				
1320-0000	UTILITY DEPOSITS	45.00	45.00	0.00
1350-0000	EXCHANGE	-784.80	249.63	-1,034.43
	<b>TOTAL OTHER ASSETS</b>	<u>-739.80</u>	<u>294.63</u>	<u>-1,034.43</u>
	<b>TOTAL ASSETS</b>	<u><u>297,144.32</u></u>	<u><u>198,319.48</u></u>	<u><u>98,824.84</u></u>
<b>LIABILITIES AND EQUITY</b>				
<b>CURRENT LIABILITIES</b>				
2010-0000	ACCRUED EXPENSES	36,452.87	0.00	36,452.87
2060-0000	ASSESSMENTS PAID IN ADVANCE	7,882.41	0.00	7,882.41
2070-0000	DUE TO TOWNHOUSES	9,996.45	9,996.45	0.00
2075-0000	DEFERRED INCOME	90,004.38	0.00	90,004.38
	<b>TOTAL CURRENT LIABILITIES</b>	<u>144,336.11</u>	<u>9,996.45</u>	<u>134,339.66</u>
<b>MEMBERS' EQUITY</b>				
4020..9099	CURRENT EARNINGS	4,986.12	61,552.82	-56,566.70
3600-0000	RETAINED EARNINGS	188,323.03	126,770.21	61,552.82
3601-0000	PRIOR YEAR ADJUSTMENTS	-40,500.94	0.00	-40,500.94
	<b>TOTAL MEMBERS' EQUITY</b>	<u>152,808.21</u>	<u>188,323.03</u>	<u>-35,514.82</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>297,144.32</u></u>	<u><u>198,319.48</u></u>	<u><u>98,824.84</u></u>

"If the account "Due to Reserves" appears above, this is an indication that the associations reserves are not fully funded as required by Florida Statutes and per the current approved budget. Management advises that the Board of Directors take the necessary corrective action".

FDIC coverage is \$250,000.00 per depositor at FDIC insured institutions.

**\*\*\* UNAUDITED FOR MANAGEMENT PURPOSES ONLY \*\*\***

FOR THE MONTH ENDING 01/31/25  
INCOME STATEMENT

		ACTUAL	BUDGET	BUDGET VAR.	ACTUAL YTD	BUDGET YTD	BUDGET VAR.	BUDGET % VAR.	YEARLY BUD.	REMAINING BUD.
ASSESSMENT INCOME	4020-0000	45,002.20	45,212.50	(210.30)	45,002.20	45,212.50	(210.30)	(0.47)	542,550.00	(497,547.80)
MISCELLANEOUS INCOME	4031-0000	25.00	0.00	25.00	25.00	0.00	25.00	*****	0.00	25.00
ACCUMULATED SURPLUS	4046-0000	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	0.00	30,000.00	(27,500.00)
<b>TOTAL INCOME</b>	4999-0000	47,527.20	47,712.50	(185.30)	47,527.20	47,712.50	(185.30)	(0.39)	572,550.00	(525,022.80)
<b>EXPENSES</b>										
MANAGEMENT FEES	5001-0000	2,500.00	2,733.33	233.33	2,500.00	2,733.33	233.33	8.54	32,799.96	30,299.96
LEGAL AND PROFESSIONAL	5010-0000	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	100.00	30,000.00	30,000.00
ACCOUNTING FEES	5020-0000	0.00	333.33	333.33	0.00	333.33	333.33	100.00	3,999.96	3,999.96
INSURANCE - EXPENSE	5030-0000	1,108.12	1,187.50	79.38	1,108.12	1,187.50	79.38	6.68	14,250.00	13,141.88
LICENSES, FEES, PERMITS	5040-0000	0.00	83.33	83.33	0.00	83.33	83.33	100.00	999.96	999.96
CORPORATE ANNUAL REPORT	5041-0000	5.10	0.00	(5.10)	5.10	0.00	(5.10)	*****	0.00	(5.10)
ELECTRICITY	5050-0000	538.16	416.67	(121.49)	538.16	416.67	(121.49)	(29.16)	5,000.04	4,461.88
TELEPHONE	5060-0000	170.84	0.00	(170.84)	170.84	0.00	(170.84)	*****	0.00	(170.84)
WATER AND SEWER	5070-0000	1,373.54	666.67	(706.87)	1,373.54	666.67	(706.87)	(106.03)	8,000.04	6,626.50
PEST CONTROL - INTERIOR	6000-0000	0.00	133.33	133.33	0.00	133.33	133.33	100.00	1,599.96	1,599.96
SPRINKLER MAINTENANCE	6003-0000	0.00	291.67	291.67	0.00	291.67	291.67	100.00	3,500.04	3,500.04
GENERAL REPAIRS & MAINTENANCE	6009-0000	0.00	41.67	41.67	0.00	41.67	41.67	100.00	500.04	500.04
LANDSCAPE MAINTENANCE	6010-0000	1,500.00	608.33	(891.67)	1,500.00	608.33	(891.67)	(146.58)	7,299.96	5,799.96
LANDSCAPE REPLACEMENT	6045-0000	0.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	100.00	24,999.96	24,999.96
SECURITY	6060-0000	33,401.50	33,750.00	348.50	33,401.50	33,750.00	348.50	1.03	405,000.00	371,598.50
LAKE TREATMENT	6080-0000	0.00	1,958.33	1,958.33	0.00	1,958.33	1,958.33	100.00	23,499.96	23,499.96
LICENSE PLATE READER	6160-0000	0.00	83.33	83.33	0.00	83.33	83.33	100.00	999.96	999.96
PRINTING AND POSTAGE	7000-0000	1,943.82	333.35	(1,610.47)	1,943.82	333.35	(1,610.47)	(483.12)	4,000.20	2,056.38
BAD DEBT EXPENSE	8020-0000	0.00	250.00	250.00	0.00	250.00	250.00	100.00	3,000.00	3,000.00
BANK CHARGES	8070-0000	0.00	8.33	8.33	0.00	8.33	8.33	100.00	99.96	99.96
WEBSITE	8189-0000	0.00	250.00	250.00	0.00	250.00	250.00	100.00	3,000.00	3,000.00
<b>TOTAL EXPENSES</b>	9902-0000	42,541.08	47,712.50	5,171.42	42,541.08	47,712.50	5,171.42	10.84	572,550.00	530,008.92
<b>NET INCOME</b>	9972-0000	4,986.12	0.00	4,986.12	4,986.12	0.00	4,986.12	*****	0.00	4,986.12

**Statement of Cash Flows**  
**3505 - The Lakes of Emerald Hills Inc**  
For the Month Ending January 31, 2025

	<b>Operating Fund</b>
<b>Cash Flows From Operating Activities:</b>	
Maintenance / Assessments Collected	\$93,262.09
Adjustments	\$-683.26
Interest Income Received	\$0.00
Wire Transfers	\$0.00
Developer Funds	\$0.00
Other Income Received	\$0.00
<b>Total Sources of Cash</b>	<b>\$92,578.83</b>
<b>Cash Paid For Expenses</b>	
Vendor / Void Checks	\$-46,678.00
Adjustments	\$-6,304.91
NSF Checks	\$-2,125.94
Bank Fees / Adjustments	\$0.00
<b>Total Uses of Cash</b>	<b>\$-55,108.85</b>
<b>Interfund Transfers</b>	
Reserve	\$0.00
Capital Contribution	\$0.00
Special Assessments	\$0.00
Security Deposit	\$0.00
Payroll	\$0.00
Others	\$0.00
<b>Net Cash Used By Operating Activities</b>	<b>\$37,469.98</b>
<b>Net Decrease / Increase in Cash and Equivalents</b>	<b>\$37,469.98</b>
<b>Cash and Cash Equivalents at Beginning of Period</b>	<b>\$197,761.27</b>
<b>Cash and Cash Equivalents at End of Period</b>	<b>\$235,231.25</b>

**Statement Reconcile Report**

Checking Account Key : 3505  
 Bank Name : Bank of America

**Statement Balance**

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
			01/31/2025 Statement Balance	237,389.00
12/09/2024		5469	CITY OF HOLLYWOOD	(2,157.75)
			Adjusted Statement Balance	235,231.25

**Check Book Balance**

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
			Reconciled Balance	0.00
12/31/2024	Credit	DEBIT	BEGINNING BALANCE	197,761.27
01/08/2025	Credit	RECEIPTS	CR batch 863, Prop/Co. 3505	34,011.82
01/10/2025	Credit	RECEIPTS	CR batch 458, Prop/Co. 3505	4,124.56
01/16/2025	Credit	RECEIPTS	CR batch 311, Prop/Co. 3505	9,915.10
01/16/2025	Credit	RECEIPTS	Online Payment - OP8JKAAS	683.26
01/16/2025	Credit	RECEIPTS	Online Payment - OPBBWHGJ	683.26
01/16/2025	Credit	RECEIPTS	Online Payment - OP34KA18	162.36
01/16/2025	Credit	RECEIPTS	Online Payment - OPMHMG26	683.26
01/16/2025	Credit	RECEIPTS	Online Payment - OPMFIF0X	683.26
01/16/2025	Credit	RECEIPTS	Online Payment - OPJALJG4	683.26
01/16/2025	Credit	RECEIPTS	Online Payment - OP13I063	709.67
01/16/2025	Credit	RECEIPTS	Online Payment - OP746OX2	683.26
01/16/2025	Credit	RECEIPTS	Online Payment - OPMAF3V3	683.26
01/16/2025	Credit	RECEIPTS	Online Payment - OPN3BFVS	683.26
01/16/2025	Credit	RECEIPTS	Online Payment - OPKSTA3A	186.76
01/17/2025	Credit	RECEIPTS	CR batch 519, Prop/Co. 3505	4,891.35
01/17/2025	Credit	RECEIPTS	Online Payment - OPFOH1JW	683.26
01/17/2025	Credit	RECEIPTS	Online Payment - OPFN9G7Y	683.26
01/17/2025	Credit	RECEIPTS	Online Payment - OPAPEX2M	683.26
01/17/2025	Credit	RECEIPTS	Online Payment - OP40OHT5	683.26
01/19/2025	Credit	RECEIPTS	Online Payment - OP3272FU	683.26
01/19/2025	Credit	RECEIPTS	Online Payment - OPLZ7OPC	683.26
01/19/2025	Credit	RECEIPTS	Online Payment - OP58XDKT	683.26
01/20/2025	Credit	RECEIPTS	Online Payment - OPBVP700	683.26
01/20/2025	Credit	RECEIPTS	ACH PMT 32F8L1	3,492.46
01/22/2025	Credit	RECEIPTS	Online Payment - OP3WQU59	683.26
01/22/2025	Credit	RECEIPTS	CR batch 935, Prop/Co. 3505	8,464.30
01/23/2025	Credit	RECEIPTS	CR batch 973, Prop/Co. 3505	683.26
01/23/2025	Credit	RECEIPTS	Online Payment - OPCN2NDI	683.26
01/24/2025	Credit	RECEIPTS	CR batch 219, Prop/Co. 3505	1,804.33
01/27/2025	Credit	RECEIPTS	CR batch 368, Prop/Co. 3505	1,391.52
01/27/2025	Credit	RECEIPTS	Online Payment - OPYZ35X2	683.26
01/27/2025	Credit	RECEIPTS	Online Payment - OPDC7JC8	683.66
01/27/2025	Credit	RECEIPTS	Online Payment - OPOYWX96	683.26
01/28/2025	Credit	RECEIPTS	CR batch 545, Prop/Co. 3505	6,311.70
01/28/2025	Credit	RECEIPTS	Online Payment - OPHSWOQQ	689.26
01/29/2025	Credit	RECEIPTS	CR batch 755, Prop/Co. 3505	1,366.52
01/30/2025	Credit	RECEIPTS	CR batch 003, Prop/Co. 3505	708.26
01/31/2025	Credit	DEBIT	RCL CK#5409 CAMPBELL CHRIS - V	240.00
01/31/2025	Credit	DEBIT	RCL CK#5380 CITY OF HOLLYWOOD-	620.50
01/31/2025	Credit	DEBIT	RCL CK#5373 CITY OF HOLLYWOOD-	680.00
01/31/2025	Credit	DEBIT	RCL CK#5342 CITY OF HOLLYWOOD-	699.00
01/31/2025	Credit	DEBIT	RCL JE CPA#24	400.00
12/31/2018	Debit	CREDIT	CPA#24 AJE	(400.00)
01/06/2022	Debit	5342	CITY OF HOLLYWOOD	(699.00)

**Statement Reconcile Report**

Checking Account Key : 3505  
 Bank Name : Bank of America

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
04/04/2022	Debit	5373	CITY OF HOLLYWOOD	(680.00)
05/05/2022	Debit	5380	CITY OF HOLLYWOOD	(620.50)
11/03/2022	Debit	5409	CHRIS CAMPBELL	(240.00)
10/04/2024	Debit	5467	CITY OF HOLLYWOOD	(2,103.00)
11/01/2024	Debit	5468	CITY OF HOLLYWOOD	(2,136.75)
01/14/2025	Debit	000001	AJ BAPTISTE SECURITY LLC	(405.00)
01/14/2025	Debit	000002	ALFRED JOHN STABILE III	(1,057.50)
01/14/2025	Debit	000003	ALEX ALMEIDA	(135.00)
01/14/2025	Debit	000004	D SQUARED SECURITY LLC	(540.00)
01/14/2025	Debit	000005	SHAWN FOWLER	(4,680.00)
01/14/2025	Debit	000006	J GRAZIANI LLC	(3,037.50)
01/14/2025	Debit	000007	BERNARD JULIUS	(697.50)
01/14/2025	Debit	000008	BRYAN KALISH	(1,192.50)
01/14/2025	Debit	000009	MARC KEMP	(1,260.00)
01/14/2025	Debit	000010	SEAN KEOUGH	(1,080.00)
01/14/2025	Debit	000011	KRISTY DESALTO INC	(135.00)
01/14/2025	Debit	000012	LANGLEY SECURITY SERVICES LLC	(4,140.00)
01/14/2025	Debit	000013	LARRY VANDUSSELDORP LLC	(2,508.75)
01/14/2025	Debit	000014	MCLEAN SECURITY SERVICES LLC	(2,520.00)
01/14/2025	Debit	000015	MIAMI MANAGEMENT, INC	(2,500.00)
01/14/2025	Debit	000016	MIAMI MANAGEMENT, INC	(1,887.39)
01/14/2025	Debit	000017	JUAN MONTERROSA	(2,520.00)
01/14/2025	Debit	000018	ROUTIER SECURITY LLC	(1,800.00)
01/14/2025	Debit	000019	SKOL ENTERPRISES LLC	(1,800.00)
01/14/2025	Debit	000020	SOLO SECURITY LLC	(1,485.00)
01/14/2025	Debit	000021	JOSHUA TRIPLETT	(1,080.00)
01/14/2025	Debit	000022	JOSUE VAZQUEZ	(45.00)
01/23/2025	Debit	000023	CITY OF HOLLYWOOD	(40.55)
01/23/2025	Debit	000024	FPL	(56.87)
01/23/2025	Debit	000025	FPL	(212.96)
01/23/2025	Debit	000026	FPL	(111.48)
01/23/2025	Debit	NSF	NSF ACH 3505-010005	(683.26)
01/23/2025	Debit	NSF	NSF ACH 3505-006014	(759.42)
01/23/2025	Debit	NSF	NSF OL OPBBWHGJ 3505002064	(683.26)
01/23/2025	Debit	REMOVE	Removed Check 1618	(683.26)
01/27/2025	Debit	000027	BEST OF BROWARD SPRINKLERS INC	(360.00)
01/27/2025	Debit	000028	KRISTY DESALTO INC	(2,992.50)
01/31/2025	Debit	CREDIT	CHECK VESTA PROPERTY SERVICES	(4,934.73)
01/31/2025	Debit	CREDIT	CHECK KEY STROKES INC	(1,199.34)
01/31/2025	Debit	CREDIT	CHECK VERIZON ACH	(170.84)
Adjusted Reconciled Balance				237,389.00

**Unreconciled Transactions**

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
12/09/2024		5469	CITY OF HOLLYWOOD	(2,157.75)
Adjusted Check Book Balance				235,231.25

**In Balance**

**The Lakes of Emerald Hills Inc**

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**From: 1/1/2025 to 1/31/2025**

<u>Check #</u>	<u>Date</u>	<u>GL Acct. #</u>	<u>GL Description</u>	<u>Check Name</u>	<u>Check Description</u>	<u>Invoice Amt</u>	<u>Total Amount</u>
000001	01/14/2025	6060 - 0000	SECURITY	AJ BAPTISTE SECURITY LLC	DECEMBER	405.00	405.00
000002	01/14/2025	6060 - 0000	SECURITY	ALFRED JOHN STABILE III	DECEMBER	1,057.50	1,057.50
000003	01/14/2025	6060 - 0000	SECURITY	ALEX ALMEIDA	DECEMBER	135.00	135.00
000004	01/14/2025	6060 - 0000	SECURITY	D SQUARED SECURITY LLC	DECEMBER	540.00	540.00
000005	01/14/2025	6060 - 0000	SECURITY	SHAWN FOWLER	DECEMBER	4,680.00	4,680.00
000006	01/14/2025	6060 - 0000	SECURITY	J GRAZIANI LLC	DECEMBER	3,037.50	3,037.50
000007	01/14/2025	6060 - 0000	SECURITY	BERNARD JULIUS	DECEMBER	697.50	697.50
000008	01/14/2025	6060 - 0000	SECURITY	BRYAN KALISH	DECEMBER	1,192.50	1,192.50

**The Lakes of Emerald Hills Inc**

**From: 1/1/2025 to 1/31/2025**

<u>Check #</u>	<u>Date</u>	<u>GL Acct. #</u>	<u>GL Description</u>	<u>Check Name</u>	<u>Check Description</u>	<u>Invoice Amt</u>	<u>Total Amount</u>
000009	01/14/2025	6060 - 0000	SECURITY	MARC KEMP	DECEMBER	1,260.00	1,260.00
000010	01/14/2025	6060 - 0000	SECURITY	SEAN KEOUGH	DECEMBER	1,080.00	1,080.00
000011	01/14/2025	6060 - 0000	SECURITY	KRISTY DESALTO INC	DECEMBER	135.00	135.00
000012	01/14/2025	6060 - 0000	SECURITY	LANGLEY SECURITY SERVICES LLC	DECEMBER	4,140.00	4,140.00
000013	01/14/2025	6060 - 0000	SECURITY	LARRY VANDUSSELDORP LLC	DECEMBER	2,508.75	2,508.75
000014	01/14/2025	6060 - 0000	SECURITY	MCLEAN SECURITY SERVICES LLC	DECEMBER	2,520.00	2,520.00
000015	01/14/2025	5001 - 0000	MANAGEMENT FEES	MIAMI MANAGEMENT, INC	01/01/25 ADMINISTRATIVE MANAGE	2,500.00	2,500.00
000016	01/14/2025	7000 - 0000	PRINTING AND POSTAGE	MIAMI MANAGEMENT, INC	OFFICE EXPENSES	1,887.39	1,887.39

**The Lakes of Emerald Hills Inc**

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From: 1/1/2025 to 1/31/2025

<u>Check #</u>	<u>Date</u>	<u>GL Acct. #</u>	<u>GL Description</u>	<u>Check Name</u>	<u>Check Description</u>	<u>Invoice Amt</u>	<u>Total Amount</u>
000017	01/14/2025	6060 - 0000	SECURITY	JUAN MONTERROSA	DECEMBER	2,520.00	2,520.00
000018	01/14/2025	6060 - 0000	SECURITY	ROUTIER SECURITY LLC	DECEMBER	1,800.00	1,800.00
000019	01/14/2025	6060 - 0000	SECURITY	SKOL ENTERPRISES LLC	DECEMBER	1,800.00	1,800.00
000020	01/14/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	DECEMBER	1,485.00	1,485.00
000021	01/14/2025	6060 - 0000	SECURITY	JOSHUA TRIPLETT	DECEMBER	1,080.00	1,080.00
000022	01/14/2025	6060 - 0000	SECURITY	JOSUE VAZQUEZ	DECEMBER	45.00	45.00
000023	01/23/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 11/15/24-12/14/24	40.55	40.55
000024	01/23/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 12/03/24-01/03/25	56.87	40.55
							56.87

**The Lakes of Emerald Hills Inc**

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From: 1/1/2025 to 1/31/2025

<u>Check #</u>	<u>Date</u>	<u>GL Acct. #</u>	<u>GL Description</u>	<u>Check Name</u>	<u>Check Description</u>	<u>Invoice Amt</u>	<u>Total Amount</u>
000025	01/23/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 12/03/24-01/03/25	212.96	212.96
000026	01/23/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 12/03/24-01/03/25	111.48	111.48
000027	01/27/2025	6018 - 0000	SPRINKLER SUPPLIES/REPAIRS	BEST OF BROWARD SPRINKLERS INC	DECEMBER VISITS TO COMMUNITY	360.00	360.00
000028	01/27/2025	6060 - 0000	SECURITY	KRISTY DESALTO INC	DECEMBER - ADDITIONAL FUNDS NO	2,992.50	2,992.50
<b>Grand Total:</b>						<b>40,280.50</b>	



P.O. Box 15284  
Wilmington, DE 19850

## Business Advantage

### Customer service information

☎ 1.888.BUSINESS (1.888.287.4637)

🌐 bankofamerica.com

✉ Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

LAKES OF EMERALD HILLS, INC  
2500 HOLLYWOOD BLVD STE 314  
HOLLYWOOD, FL 33020-6615

## Your Business Economy Checking

for January 1, 2025 to January 31, 2025

Account number: 0037 6244 1276

LAKES OF EMERALD HILLS, INC

### Account summary

Beginning balance on January 1, 2025	\$197,761.27
Deposits and other credits	92,295.57
Withdrawals and other debits	-48,428.09
Checks	-4,239.75
Service fees	-0.00
<b>Ending balance on January 31, 2025</b>	<b>\$237,389.00</b>

# of deposits/credits: 27

# of withdrawals/debits: 35

# of deposited items: 110

# of days in cycle: 31

Average ledger balance: \$216,524.05

## Help prevent check fraud

Consider writing fewer checks and paying bills in our Mobile app, Online Banking, or setting up automatic payments directly on utility sites.

Scan the code to learn more or visit: [bofa.com/HelpPreventFraud](https://bofa.com/HelpPreventFraud)



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.

SSM-03-24-0504B | 6490905

## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**How to Contact Us** - You may call us at the telephone number listed on the front of this statement.

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or 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.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will provisionally credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you and you agree to not make a claim against us, for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.


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**Deposits and other credits**

Date	Description	Amount
01/08/25	Zelle payment from DMD CANDACE R COLELLA Conf# 99auc3h7b	400.00
01/09/25	Counter Credit	6,857.60
01/09/25	Counter Credit	6,857.60
01/09/25	Counter Credit	6,832.60
01/09/25	Counter Credit	6,832.60
01/09/25	Counter Credit	5,948.16
01/09/25	Counter Credit	683.26
01/13/25	Counter Credit	4,124.56
01/17/25	Counter Credit	6,336.44
01/17/25	Counter Credit	3,578.66
01/17/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	2,895.40
01/21/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	5,679.25
01/21/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	5,542.24
01/21/25	Counter Credit	4,891.35
01/21/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	683.26
01/21/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	683.26
01/23/25	Counter Credit	6,414.52
01/23/25	Counter Credit	2,049.78
01/24/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	683.26
01/27/25	Counter Credit	1,804.33
01/28/25	Counter Credit	1,391.52

*continued on the next page*




## Account security you can see

Check your security meter level and watch it rise as you take action to help protect against fraud. See it in the Mobile Banking app and Online Banking.

**To learn more, visit [bofa.com/SecurityCenter](https://bofa.com/SecurityCenter) or scan this code.**

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.



SSM-11-23-0458.C | 6115469

**Deposits and other credits - continued**

Date	Description	Amount
01/28/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	1,366.92
01/29/25	Counter Credit	5,466.08
01/29/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	1,372.52
01/29/25	Counter Credit	845.62
01/30/25	Counter Credit	1,366.52
01/31/25	Counter Credit	708.26

**Total deposits and other credits****\$92,295.57****Withdrawals and other debits**

Date	Description	Amount
01/06/25	KEY STROKES, INC DES:SALE ID: INDN:LAKES OF EMERALD HILLS CO ID:9215986202 PPD	-1,199.34
01/09/25	KEY STROKES, INC DES:SALE ID: INDN:LAKES OF EMERALD HILLS CO ID:9215986202 PPD	-400.00
01/14/25	Vesta Property Services Bill Payment	-4,934.73
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000005 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000005*250114*SHAWN FOWLER\165310 987\XXXXXXXXXX\165310987	-4,680.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000012 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000012*250114*LANGLEY SECURITY SE RVICES LLC\XXXXXXXXXX\117120168\165310990	-4,140.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000006 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000006*250114*J GRAZIANI LLC\1653 11001\XXXXXXXXXX\165311001	-3,037.50
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000017 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000017*250114*JUAN MONTERROSA\165 311003\XXXXXXXXXX\165311003	-2,520.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000014 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000014*250114*MCLEAN SECURITY SER VICES LLC\XXXXXXXXXX\117120176\165311005	-2,520.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000013 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000013*250114*LARRY VANDUSSELDORP LLC\XXXXXXXXXX\117120173\165310999	-2,508.75
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000015 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000015*250114*MIAMI MANAGEMENT IN C\XXXXXXXXXX\117120166\165310986	-2,500.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000016 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000016*250114*MIAMI MANAGEMENT IN C\XXXXXXXXXX\117120167\165310989	-1,887.39
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000019 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000019*250114*SKOL ENTERPRISES LL C\XXXXXXXXXX\117120171\165310997	-1,800.00

*continued on the next page*

**Withdrawals and other debits - continued**

Date	Description	Amount
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000018 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000018*250114*ROUTIER SECURITY LL C\XXXXXXXX\117076284\165311006	-1,800.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000020 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000020*250114*SOLO SECURITY LLC\165310998\XXXXXXXX\165310998	-1,485.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000009 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000009*250114*MARC KEMP\XXXXXXXX\XXXXXXXX\165310975	-1,260.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000008 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000008*250114*BRYAN KALISH\165311007\XXXXXXXX\165311007	-1,192.50
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000021 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000021*250114*JOSHUA TRIPLETT\165311008\XXXXXXXX\165311008	-1,080.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000010 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000010*250114*SEAN KEOUGH\165311004\XXXXXXXX\165311004	-1,080.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000002 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000002*250114*ALFRED JOHN STABILE III\XXXXXXXX\117076279\165310978	-1,057.50
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000007 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000007*250114*BERNARD JULIUS\165310996\XXXXXXXX\165310996	-697.50
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000004 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000004*250114*D SQUARED SECURITY LLC\XXXXXXXX\117120164\165310976	-540.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000001 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000001*250114*AJ BAPTISTE SECURIT Y LLC\XXXXXXXX\117076282\165311000	-405.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000011 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000011*250114*KRISTY DESALTO INC\XXXXXXXX\117120165\165310977	-135.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000003 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000003*250114*ALEX ALMEIDA\165310993\XXXXXXXX\165310993	-135.00
01/15/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000022 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000022*250114*JOSUE VAZQUEZ\165310995\XXXXXXXX\165310995	-45.00
01/21/25	VERIZON WIRELESS DES:PAYMENTS ID:052332832800001 INDN:000000052332832800001 CO ID:6223344794 CCD	-170.84
01/24/25	Payabli Service DES:Payment ID:XXXXXXXX INDN:The Lakes of Emerald H CO ID:1841393599 WEB	-1,442.68

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## Withdrawals and other debits - continued

Date	Description	Amount
01/24/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000025 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000025*250123*FPL\XXXXXXXXXX\11800 6399\XXXXXXXXXX	-212.96
01/24/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000026 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000026*250123*FPL\XXXXXXXXXX\11800 6401\XXXXXXXXXX	-111.48
01/24/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000024 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000024*250123*FPL\XXXXXXXXXX\11800 6400\XXXXXXXXXX	-56.87
01/24/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000023 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000023*250123*CITY OF HOLLYWOOD\1 66148525\XXXXXXXXXX\166148525	-40.55
01/28/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000028 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000028*250127*KRISTY DESALTO INC\ XXXXXXXXXX\118343471\166416488	-2,992.50
01/28/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000027 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000027*250127*BEST OF BROWARD SPR INKLERS IN\XXXXXXXXXX\118299606\166416487	-360.00
<b>Total withdrawals and other debits</b>		<b>-\$48,428.09</b>

## Checks

Date	Check #	Amount	Date	Check #	Amount
01/27/25	5467	-2,103.00	01/27/25	5468	-2,136.75
<b>Total checks</b>					<b>-\$4,239.75</b>
<b>Total # of checks</b>					<b>2</b>

## Daily ledger balances

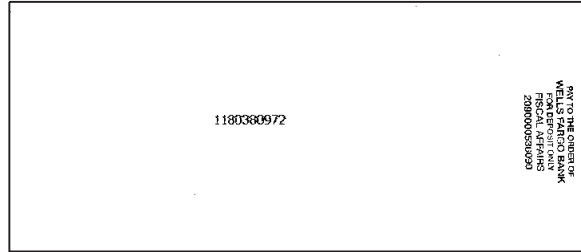
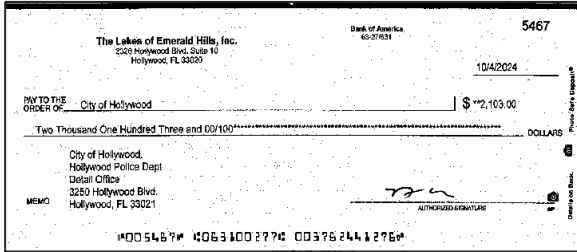
Date	Balance (\$)	Date	Balance (\$)	Date	Balance (\$)
01/01	197,761.27	01/15	193,257.44	01/27	228,224.06
01/06	196,561.93	01/17	206,067.94	01/28	227,630.00
01/08	196,961.93	01/21	223,376.46	01/29	235,314.22
01/09	230,573.75	01/23	231,840.76	01/30	236,680.74
01/13	234,698.31	01/24	230,659.48	01/31	237,389.00
01/14	229,763.58				

### Check images

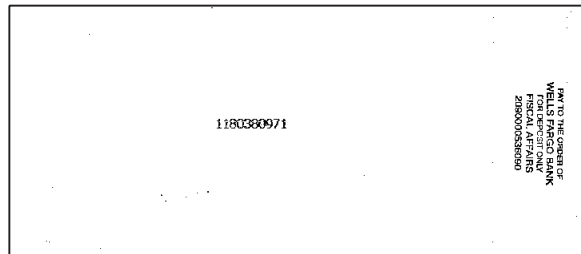
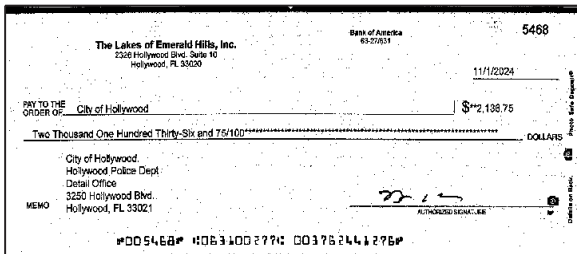
This page shows your check images. Please refer to the Checks section for details.

Account number: 0037 6244 1276

Check number: 5467 | Amount: \$2,103.00



Check number: 5468 | Amount: \$2,136.75



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**Delinquency Report by Amount**

**3505 The Lakes of Emerald Hills Inc**

Accept Pymt.  
0=Yes // 2=No

Account	Name	Type	Balance	Status	Flag Description	Payment Method	Monitor	Monitor Comments	Last Action Letter
3505-007048	Holtzman, Robert	N	\$0.63	0			n		
3505-005008	Apteker, Abraham	N	\$0.67	0			n		
3505-002002	Friedman, Yosef	P	\$1.80	0			n		
3505-005011	Schwarz, Briana Michelle	N	\$5.44	0			n		
3505-002032	Cohen, Tal	N	\$63.54	0			n		
3505-007036	Taboada, Marta V	N	\$74.46	0			n		
3505-001001	Levine, Max	P	\$162.36	0			n		
3505-001003	Dehry, Adam	P	\$162.36	0			n		
3505-001004	Berenstein, Victor	P	\$162.36	0			n		
3505-002003	Gary, Issa	P	\$162.36	0			n		
3505-002006	Goldstein, Natalio Pablo	P	\$162.36	0			n		
3505-002008	Harel, Shneior Z	P	\$162.36	0			n		
3505-002010	Iagulli, Cindy	P	\$162.36	0			n		
3505-002012	Chiari, Maria	P	\$162.36	0			n		
3505-001005	Kijner TR, Herry H	P	\$366.18	0			n		
3505-007010	Zusman, Victoria	N	\$667.10	0			n		
3505-003011	Birken, Gary	N	\$682.93	0			n		
3505-002034	Brik, Alex	N	\$682.96	0			n		
3505-001010	Berger, David	N	\$683.26	0			n		
3505-001011	Gluck, Lori	N	\$683.26	0			n		
3505-001013	Shuster, Marc	N	\$683.26	0			n		
3505-001014	Moscowitz, Elliot N	N	\$683.26	0			n		
3505-002020	Goldberg, Eitan	N	\$683.26	0			n		
3505-002036	Levy, Mitchell	N	\$683.26	0			n		
3505-002038	Lasry, Avrohom	N	\$683.26	0			n		
3505-002046	3156 N 34TH ST LLC	N	\$683.26	0			n		
3505-002049	LaRocco, August	N	\$683.26	0			n		

**Delinquency Report by Amount**

**3505 The Lakes of Emerald Hills Inc**

Accept Pymt.  
0=Yes // 2=No

Account	Name	Type	Balance	Status	Flag Description	Payment Method	Monitor	Monitor Comments	Last Action Letter
3505-002050	Neuwirth, Jonathan	N	\$683.26	0			n		
3505-002054	Yshaev, Mark	N	\$683.26	0			n		
3505-002057	Roffman, Gary	N	\$683.26	0			n		
3505-002065	Levin, Zisa	N	\$683.26	0			n		
3505-002069	Gallo, Michael	N	\$683.26	0			n		
3505-002071	Kerem, Ruth	N	\$683.26	0			n		
3505-003006	Susterman, Sasha	N	\$683.26	0			n		
3505-003009	Charlop, Simcha	N	\$683.26	0			n		
3505-005009	Scanlon, Michael	N	\$683.26	0			n		
3505-005015	Mintz, Mark	N	\$683.26	0			n		
3505-005018	Abitbol, Jason	N	\$683.26	0			n		
3505-006002	Huebner, David	N	\$683.26	0			n		
3505-006003	Aballi, Natalie	N	\$683.26	0			n		
3505-006004	Melotti, Enzo	N	\$683.26	0			n		
3505-006005	Adler, Jason	N	\$683.26	0			n		
3505-006017	Feig, Kevin	N	\$683.26	0			n		
3505-007001	Huebner, David	N	\$683.26	0			n		
3505-007002	Piotrkowski, Joel	N	\$683.26	0			n		
3505-007003	Bober, Daniel	N	\$683.26	0			n		
3505-007004	Dagan, Eli	N	\$683.26	0			n		
3505-007009	Yagudaev, Elina	N	\$683.26	0			n		
3505-007019	Weil, Michael	N	\$683.26	0			n		
3505-007025	Selva, Guillermo	N	\$683.26	0			n		
3505-007038	Milestone, Neil	N	\$683.26	0			n		
3505-007039	Morse, Daniel	N	\$683.26	0			n		
3505-007043	Alvarez, Amarilis	N	\$683.26	0			n		
3505-007044	Battat, Joseph	N	\$683.26	0			n		

**Delinquency Report by Amount**

**3505 The Lakes of Emerald Hills Inc**

Accept Pymt.  
0=Yes // 2=No

Account	Name	Type	Balance	Status	Flag Description	Payment Method	Monitor	Monitor Comments	Last Action Letter
3505-007049	Villella, Rosemary	N	\$683.26	0			n		
3505-008001	Berntein, Ellie A	N	\$683.26	0			n		
3505-010003	Assouline, Eric	N	\$683.26	0			n		
3505-002030	Reese, Steven	N	\$708.26	0			n		
3505-002035	Whatley, Evelyn	N	\$708.26	0			n		
3505-002064	Borkin, Alison	N	\$708.26	0			n		
3505-005006	Anidjar, Samuel	N	\$709.67	0			n		
3505-006009	Manasse, Dorone	N	\$709.67	0			n		
3505-007042	Krantz, Alec	N	\$709.67	0			n		
3505-007046	Vaquera Corp,	N	\$734.67	0			n		
3505-007015	Zeig, Justin	N	\$739.67	0			n		
3505-006014	Leader, Michael	N	\$759.42	0			n		
3505-002022	Budman, Barton	N	\$784.42	0			n		
3505-002007	Elmowitz, Tina	P	\$903.08	0			n		
3505-002015	Gottfried, Yisroel	N	\$1,411.97	0			n		
3505-002004	Braun, Tanny	P	\$1,433.00	0			n		
3505-002037	Dorfman, Vernon G	N	\$1,442.93	0			n		
3505-007026	Wood, Roland	N	\$1,469.60	0			n		
3505-002019	Finder, Ami	N	\$2,021.58	0			n		
3505-003005	Mann, Joshua	N	\$3,521.94	0			n		
3505-013000	FAMILY TNHSES OF LKS E O		\$9,240.64	0			n		

Units: 75

**TOTAL** **59,208.44**

ASSOCIATION NAME: **The Lakes of Emerald Hills Inc**  
 ANALYSIS OF INSURANCE: 01/31/25  
 YEAR ENDED: December 31, 2025

INSURANCE PREMIUM AMORTIZATION

NAME COMPANY /AGENT	TYPE OF COVER	POLICY PERIOD BEG	POLICY PERIOD END	ANNUAL PREMIUM	INT/SVC CHARGE	TOTAL PREMIUM	BEGINNING BALANCE	AMORTZ.	ENDING BALANCE	ESTIMATED MONTHLY AMORTZ.
SAUNDERS & TAYLOR	D&O	05/20/24	05/20/25	1,578.63		1,578.63	1,578.63	1,052.42	526.21	131.55
	GL	05/20/24	05/20/25	8,743.35		8,743.35	8,743.35	5,828.90	2,914.45	728.61
	UMB	05/20/24	05/20/25	2,975.43		2,975.43	2,975.43	1,983.62	991.81	247.95
				13,297.41	0.00	13,297.41	13,297.41	8,864.94	4,432.47	1,108.12

INSURANCE NOTES PAYABLE

FINANCED COMPANY	RATE	DOWN PAYMENT	NUMBER OF PAYMENTS	FIRST DUE	LAST DUE	AMOUNT PAYMENTS	BEGINNING BALANCE	PAYMENTS	ENDING BALANCE
							0.00	0.00	0.00

**The Lakes of Emerald Hills Inc**  
**UTILITY DEPOSITS**

January 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
1003	BEGINNING BALANCE FROM PRIOR MANAGEMENT	45.00
<b>1320</b>	<b>UTILITY DEPOSITS</b>	<b>\$ 45.00</b>

**The Lakes of Emerald Hills Inc**  
**EXCHANGE**

January 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
1100	01/31/25 - ADJUST BEGINNING BALANCE FOR UNIT #003005 TO PRIOR MANAGEMENT DELIQUENCY REPORT.	(690.63)
1100	01/31/25 - ADJUST AR TO SCHEDULE	(94.17)
<b>1350</b>	<b>TOTAL EXCHANGE</b>	<b>\$ (784.80)</b>

**The Lakes of Emerald Hills Inc**

**ACCRUED EXPENSES**

January 31, 2025

<b>ACCOUNT</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
5041	FLORIDA DEPARTMENT OF REVENUE	5.10
5050	FLORIDA POWER & LIGHT	156.85
5070	CITY OF HOLLYWOOD	1,332.99
6010	INTERCOASTAL LANDSCAPING MPZ LLC	1,500.00
6060	ALFRED JOHN STABILE III	1,057.50
6060	AJ BAPTISTE SECURITY LLC	1,800.00
6060	BRYAN KALISH	922.50
6060	D SQUARED SECURITY LLC	540.00
6060	SOLO SECURITY LLC	900.00
6060	BERNARD JULIUS	360.00
6060	J GRAZIANI LLC	3,037.50
6060	JUAN MONTERROSA	2,925.00
6060	LANGLEY SECURITY SERVICES LLC	4,545.00
6060	CHRISTIAN JULES	270.00
6060	MCLEAN SECURITY SERVICES LLC	2,667.00
6060	LARRY VANDUSSELDORP LLC	1,620.00
6060	MARC KEMP	1,440.00
6060	ROUTIER SECURITY LLC	1,575.00
6060	SHAWN FOWLER	1,890.00
6060	SOLO SECURITY LLC	1,597.00
6060	JOSHUA TRIPLETT	1,035.00
6060	SKOL ENTERPRISES LLC	1,800.00
6060	SEAN KEOUGH	720.00
6060	KRISTY DESALTO INC	1,260.00
6060	ERIC LOSENBECK	450.00
6060	RBN SECURITY SERVICES LLC	405.00
<b>2010</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>CONTINUE</b>

**The Lakes of Emerald Hills Inc**  
**ACCRUED EXPENSES**  
January 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
6060	GREGORY MARINO	585.00
7110	MIAMI MANAGEMENT INC	56.43
2010	<b>TOTAL ACCRUED EXPENSES</b>	\$ 36,452.87

1/30/2025

**ASSESSMENTS PAID IN ADVANCE**

Sort by Account Number

Account Number	Name	Type	Balance	Accept Pymt. 0=Yes // 2=No
3505-007030	Morrison, Theodore	N	-0.30	0
3505-003004	Leightman, Raymond	N	-0.37	0
3505-005004	Mukama, Barry	N	-4.00	0
3505-002016	Hirschfeld, Beth M	N	-7.37	0
3505-007008	Emas, Marshall	N	-9.57	0
3505-005005	Dague, Nicholas	N	-16.43	0
3505-005017	Warshaw, Jonathan J	N	-20.76	0
3505-005003	Benomry, Samuel	N	-22.34	0
3505-001015	Barron, Earl	N	-25.00	0
3505-002044	Hogarth, Marielyn	N	-25.00	0
3505-002051	Strader, John	N	-25.00	0
3505-002062	Shambora, Paul	N	-25.00	0
3505-002067	Lippman, Hal	N	-25.00	0
3505-003008	Barrett, James	N	-25.00	0
3505-003012	Shapiro, Howard	N	-25.00	0
3505-005002	Tescher, Marc B	N	-25.00	0
3505-005021	Bejar, Hugo	N	-25.00	0
3505-007012	Oklin, Ronald	N	-25.00	0
3505-007021	Beakey, Joseph William	N	-25.00	0
3505-010001	Resnick, Malcolm	N	-25.00	0
3505-010002	Kane, Jonathan	N	-25.00	0
3505-001009	Gottlieb, Jay	N	-26.41	0
3505-002072	Amaya, Randolph	N	-26.41	0
3505-005022	Koch, Brian	N	-26.41	0
3505-006010	Connor, Michael J	N	-26.41	0
3505-007027	Muth, Richard	N	-26.41	0
3505-003003	Setton, Joe	N	-86.94	0
3505-002009	Sehnert, Trent	P	-487.08	0
3505-002005	Daiguillon, Frieda	P	-587.08	0
3505-002039	Cano, Roberto	N	-690.63	0
3505-006016	Oami, Oren	N	-709.67	0
3505-002023	Finder, Richard	N	-2,049.78	0
3505-002066	Oami, Tomer	N	-2,733.04	0
Units: 33		<b>TOTAL</b>	<b><u>-7,882.41</u></b>	

**The Lakes of Emerald Hills Inc**  
**DUE TO TOWNHOUSES**  
January 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
	BEGINNING BALANCE FROM PRIOR MANAGEMENT	9,996.45
<b>2070</b>	<b>TOTAL DUE TO TOWNHOUSES</b>	<b>\$ 9,996.45</b>

**The Lakes of Emerald Hills Inc**

**DUE TO DEFERRED INCOME**

January 31, 2025

<b>ACCOUNT</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4020	TOWNHOMES - 1ST QUARTER JANUARY	9,240.66 (3,080.22)
4020	HOMES - 1ST QUARTER JANUARY	122,356.36 (40,785.46)
4020	PARK ROAD HOMES - 1ST QUARTER JANUARY	3,409.56 (1,136.52)
<b>2075</b>	<b>TOTAL DEFERRED INCOME</b>	<b>\$ 90,004.38</b>

**The Lakes of Emerald Hills Inc**  
**PRIOR YEAR ADJUSTMENTS**

January 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
5030	RECLASS CURRENT INSURANCE POLICY -JANUARY - MAY 2025	5,540.59
1350	RECLASS PRIOR MANAGEMENT EXCHANGE BALANCE	(249.63)
1130	RECLASS PRIOR MANAGEMENT PREPAID EXPENSE BALANCE	(4,326.08)
1100	RECLASS OUTSTANDING BALANCE OF JE CPA#24	400.00
1100	CK#5342 CITY OF HOLLYWOOD- VOID - OUTSTANDING BALANCE FROM PREVIOUS MANAGEMENT COMPANY	699.00
1100	CK#5373 CITY OF HOLLYWOOD- VOID - OUTSTANDING BALANCE FROM PREVIOUS MANAGEMENT COMPANY	680.00
1100	CK#5380 CITY OF HOLLYWOOD- VOID - OUTSTANDING BALANCE FROM PREVIOUS MANAGEMENT COMPANY	620.50
1100	CK#5409 CAMPBELL CHRIS - VOID - OUTSTANDING BALANCE FROM PREVIOUS MANAGEMENT COMPANY	240.00
5001	CHECK VESTA PROPERTY SERVICES -OCTOBER - DECEMBER 2024 MANAGEMENT FEES	(4,934.73)
5020	CHECK KEY STROKES INC	(1,199.34)
4046	SECURITY SAVINGS SURPLUS JANUARY	(2,500.00)
6060	CK#000001 - AJ BAPTISTE SECURITY LLC	(405.00)
6060	CK#000002 - ALFRED JOHN STABILE III	(1,057.50)
6060	CK#000003 - ALEX ALMEIDA	(135.00)
6060	CK#000004 - D SQUARED SECURITY LLC	(540.00)
6060	CK#000005 - SHAWN FOWLER	(4,680.00)
6060	CK#000006 - J GRAZIANI LLC	(3,037.50)
6060	CK#000007 - BERNARD JULIUS	(697.50)
6060	CK#000008 - BRYAN KALISH	(1,192.50)
6060	CK#000009 - MARC KEMP	(1,260.00)
6060	CK#000010 - SEAN KEOUGH	(1,080.00)
6060	CK#000011 - KRISTY DESALTO INC	(135.00)
6060	CK#000012 - LANGLEY SECURITY SERVICES LLC	(4,140.00)
6060	CK#000013 - LARRY VANDUSSELDORP LLC	(2,508.75)
6060	CK#000014 - MCLEAN SECURITY SERVICES LLC	(2,520.00)
6060	CK#000017 - JUAN MONTERROSA	(2,520.00)
6060	CK#000018 - ROUTIER SECURITY LLC	(1,800.00)
6060	CK#000019 - SKOL ENTERPRISES LLC	(1,800.00)
6060	CK#000020 - SOLO SECURITY LLC	(1,485.00)
6060	CK#000021 - JOSHUA TRIPLETT	(1,080.00)
6060	CK#000022 - JOSUE VAZQUEZ	(45.00)
6060	CK#000028 - KRISTY DESALTO INC	(2,992.50)
6003	CK#000027 - BEST OF BROWARD SPRINKLERS INC	(360.00)
<b>3601</b>	<b>TOTAL PRIOR YEAR ADJUSTMENTS</b>	<b>\$ (40,500.94)</b>