



The Lakes of Emerald Hills Inc

Financial Reporting Package

Period Ending 06/30/2025

Corporate Office

14275 SW 142 Avenue Miami, Florida 33186

Office: 305.378.0130 | Fax: 305.378.0259 | Toll Free: 1,800.273.4603 | www.miamimanagement.com

The Lakes of Emerald Hills Inc

		Balance as of 06/30/25	Balance as of 05/31/25	Increase (Decrease)
ASSETS				
CURRENT ASSETS				
1003-0000	CASH - OPERATING - BANK OF AMERICA	0.00	121,948.91	-121,948.91
1004-0000	CASH - OPERATING - POPULAR BANK	179,799.32	56,415.63	123,383.69
1100-0000	ASSESSMENTS RECEIVABLE	16,045.71	47,936.52	-31,890.81
1103-0000	ALLOWANCE FOR BAD DEBT	-4,271.88	-4,271.88	0.00
1130-0000	PREPAID EXPENSES	30.65	35.75	-5.10
1140-0000	PREPAID INSURANCE	14,386.38	14,115.60	270.78
	TOTAL CURRENT ASSETS	<u>205,990.18</u>	<u>236,180.53</u>	<u>-30,190.35</u>
FIXED ASSET				
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
	TOTAL RESERVE FUND	<u>3,283.84</u>	<u>3,283.84</u>	<u>0.00</u>
OTHER ASSETS				
1320-0000	UTILITY DEPOSITS	45.00	45.00	0.00
1350-0000	EXCHANGE	0.00	-1,475.43	1,475.43
	TOTAL OTHER ASSETS	<u>45.00</u>	<u>-1,430.43</u>	<u>1,475.43</u>
	TOTAL ASSETS	<u><u>209,319.02</u></u>	<u><u>238,033.94</u></u>	<u><u>-28,714.92</u></u>
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
2010-0000	ACCRUED EXPENSES	41,430.11	36,812.45	4,617.66
2060-0000	ASSESSMENTS PAID IN ADVANCE	24,968.35	10,523.44	14,444.91
2070-0000	DUE TO TOWNHOUSES	9,996.45	9,996.45	0.00
2075-0000	DEFERRED INCOME	0.00	45,002.22	-45,002.22
	TOTAL CURRENT LIABILITIES	<u>76,394.91</u>	<u>102,334.56</u>	<u>-25,939.65</u>
MEMBERS' EQUITY				
4020.9099	CURRENT EARNINGS	4,692.84	6,443.54	-1,750.70
3600-0000	RETAINED EARNINGS	188,323.03	188,323.03	0.00
3601-0000	PRIOR YEAR ADJUSTMENTS	-60,091.76	-59,067.19	-1,024.57
	TOTAL MEMBERS' EQUITY	<u>132,924.11</u>	<u>135,699.38</u>	<u>-2,775.27</u>
	TOTAL LIABILITIES AND EQUITY	<u><u>209,319.02</u></u>	<u><u>238,033.94</u></u>	<u><u>-28,714.92</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 ***

The Lakes of Emerald Hills Inc

FOR THE MONTH ENDING 06/30/25
INCOME STATEMENT

		<u>ACTUAL</u>	<u>BUDGET</u>	<u>BUDGET VAR.</u>	<u>ACTUAL YTD</u>	<u>BUDGET YTD</u>	<u>BUDGET VAR.</u>	<u>BUDGET % VAR.</u>	<u>YEARLY BUD.</u>	<u>REMAINING BUD.</u>
ASSESSMENT INCOME	4020-0000	45,002.22	45,212.50	(210.28)	270,013.16	271,275.00	(1,261.84)	(0.47)	542,550.00	(272,536.84)
BANK ACCOUNTS INTEREST INCOME	4022-0000	1.24	0.00	1.24	4.37	0.00	4.37	*****	0.00	4.37
ACCUMULATED SURPLUS	4046-0000	2,500.00	2,500.00	0.00	15,000.00	15,000.00	0.00	0.00	30,000.00	(15,000.00)
COLLECTIONS/ADMINISTRATION FEES	4200-0000	715.00	0.00	715.00	790.00	0.00	790.00	*****	0.00	790.00
TOTAL INCOME	4999-0000	48,218.46	47,712.50	505.96	285,807.53	286,275.00	(467.47)	(0.16)	572,550.00	(286,742.47)
EXPENSES										
MANAGEMENT FEES	5001-0000	2,500.00	2,733.33	233.33	15,000.00	16,399.98	1,399.98	8.54	32,799.96	17,799.96
LEGAL AND PROFESSIONAL	5010-0000	75.00	2,500.00	2,425.00	20,797.01	15,000.00	(5,797.01)	(38.65)	30,000.00	9,202.99
ACCOUNTING FEES	5020-0000	0.00	333.33	333.33	0.00	1,999.98	1,999.98	100.00	3,999.96	3,999.96
INSURANCE - EXPENSE	5030-0000	1,307.85	1,187.50	(120.35)	6,848.44	7,125.00	276.56	3.88	14,250.00	7,401.56
LICENSES, FEES, PERMITS	5040-0000	0.00	83.33	83.33	0.00	499.98	499.98	100.00	999.96	999.96
CORPORATE ANNUAL REPORT	5041-0000	5.10	0.00	(5.10)	30.60	0.00	(30.60)	*****	0.00	(30.60)
ELECTRICITY	5050-0000	347.01	416.67	69.66	2,498.63	2,500.02	1.39	0.06	5,000.04	2,501.41
TELEPHONE	5060-0000	0.00	0.00	0.00	702.68	0.00	(702.68)	*****	0.00	(702.68)
WATER AND SEWER	5070-0000	936.13	666.67	(269.46)	6,284.77	4,000.02	(2,284.75)	(57.12)	8,000.04	1,715.27
PEST CONTROL - INTERIOR	6000-0000	400.00	133.33	(266.67)	1,195.00	799.98	(395.02)	(49.38)	1,599.96	404.96
SPRINKLER MAINTENANCE	6003-0000	0.00	291.67	291.67	854.00	1,750.02	896.02	51.20	3,500.04	2,646.04
GENERAL REPAIRS & MAINTENANCE	6009-0000	72.32	41.67	(30.65)	5,875.32	250.02	(5,625.30)	(999.99)	500.04	(5,375.28)
LANDSCAPE MAINTENANCE	6010-0000	9,200.00	608.33	(8,591.67)	18,960.00	3,649.98	(15,310.02)	(419.45)	7,299.96	(11,660.04)
LANDSCAPE REPLACEMENT	6045-0000	0.00	2,083.33	2,083.33	0.00	12,499.98	12,499.98	100.00	24,999.96	24,999.96
SECURITY	6060-0000	34,632.00	33,750.00	(882.00)	197,121.00	202,500.00	5,379.00	2.66	405,000.00	207,879.00
LAKE TREATMENT	6080-0000	0.00	1,958.33	1,958.33	0.00	11,749.98	11,749.98	100.00	23,499.96	23,499.96
LICENSE PLATE READER	6160-0000	0.00	83.33	83.33	0.00	499.98	499.98	100.00	999.96	999.96
PRINTING AND POSTAGE	7000-0000	23.75	333.35	309.60	4,402.24	2,000.10	(2,402.14)	(120.10)	4,000.20	(402.04)
COLLECTIONS/ADMIN EXPENSE	7110-0000	455.00	0.00	(455.00)	500.00	0.00	(500.00)	*****	0.00	(500.00)
BAD DEBT EXPENSE	8020-0000	0.00	250.00	250.00	0.00	1,500.00	1,500.00	100.00	3,000.00	3,000.00
BANK CHARGES	8070-0000	15.00	8.33	(6.67)	45.00	49.98	4.98	9.96	99.96	54.96
WEBSITE	8189-0000	0.00	250.00	250.00	0.00	1,500.00	1,500.00	100.00	3,000.00	3,000.00
TOTAL EXPENSES	9902-0000	49,969.16	47,712.50	(2,256.66)	281,114.69	286,275.00	5,160.31	1.80	572,550.00	291,435.31
NET INCOME	9972-0000	<u>(1,750.70)</u>	<u>0.00</u>	<u>(1,750.70)</u>	<u>4,692.84</u>	<u>0.00</u>	<u>4,692.84</u>	<u>*****</u>	<u>0.00</u>	<u>4,692.84</u>

Statement of Cash Flows
3505 - The Lakes of Emerald Hills Inc
For the Month Ending June 30, 2025

	Operating Fund
Cash Flows From Operating Activities:	
Maintenance / Assessments Collected	\$48,756.96
Adjustments	\$0.00
Interest Income Received	\$1.24
Wire Transfers	\$0.00
Developer Funds	\$0.00
Other Income Received	\$121,933.91
Total Sources of Cash	\$170,692.11
Cash Paid For Expenses	
Vendor / Void Checks	\$-45,602.18
Adjustments	\$0.00
NSF Checks	\$-1,706.24
Bank Fees / Adjustments	\$0.00
Total Uses of Cash	\$-47,308.42
Interfund Transfers	
Reserve	\$0.00
Capital Contribution	\$0.00
Special Assessments	\$0.00
Security Deposit	\$0.00
Payroll	\$0.00
Others	\$0.00
Net Cash Used By Operating Activities	\$123,383.69
Net Decrease / Increase in Cash and Equivalents	\$123,383.69
Cash and Cash Equivalents at Beginning of Period	\$56,415.63
Cash and Cash Equivalents at End of Period	\$179,799.32

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>
06/30/2025			Statement Balance	0.00
			Adjusted Statement Balance	0.00

Check Book Balance

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
05/31/2025			Reconciled Balance	121,948.91
06/13/2025	Debit	CREDIT	CHECK LAKES OF EMERALD HILLS	(121,933.91)
06/30/2025	Debit	CREDIT	SERVICE CHARGE	(15.00)
			Adjusted Reconciled Balance	0.00

Unreconciled Transactions

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
			Adjusted Check Book Balance	0.00

In Balance

Statement Reconcile Report

Checking Account Key : 3505A

Bank Name : Popular Community Bank

Statement Balance

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
			06/30/2025 Statement Balance	185,683.07
05/06/2025		000036	HOLLYWOOD POLICE DEPARTMENT	(2,151.00)
06/04/2025		000086	HOLLYWOOD POLICE DEPARTMENT	(2,157.75)
06/27/2025		000117	INTRACOSTAL LANDSCAPING MPV LL	(1,500.00)
06/30/2025		000118	SIEGFRIED RIVERA, P.A.	(75.00)
			Adjusted Statement Balance	179,799.32

Check Book Balance

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
			05/31/2025 Reconciled Balance	58,566.63
06/04/2025	Credit	RECEIPTS	Online Payment - OP9FEP4E	683.26
06/07/2025	Credit	RECEIPTS	Online Payment - OP9O18WE	688.26
06/07/2025	Credit	RECEIPTS	Online Payment - OPQE1HEU	688.26
06/07/2025	Credit	RECEIPTS	Online Payment - OP3YS4Y6	688.26
06/08/2025	Credit	RECEIPTS	Online Payment - OPIBOOVD	688.26
06/08/2025	Credit	RECEIPTS	Online Payment - OPXH9GDP	688.26
06/08/2025	Credit	RECEIPTS	Online Payment - OPCDW8TM	688.26
06/08/2025	Credit	RECEIPTS	Online Payment - OPRHVBCV	688.26
06/09/2025	Credit	RECEIPTS	Online Payment - OPMPDL6X	1,431.52
06/09/2025	Credit	RECEIPTS	Online Payment - OP4792R3	334.72
06/09/2025	Credit	RECEIPTS	Online Payment - OP9AT3P9	1,371.52
06/09/2025	Credit	RECEIPTS	Online Payment - OP0IASO9	1,441.52
06/09/2025	Credit	RECEIPTS	Online Payment - OP6ZHIDV	167.36
06/09/2025	Credit	RECEIPTS	Online Payment - OPC809BZ	688.26
06/10/2025	Credit	RECEIPTS	Online Payment - OPNSD3LD	688.26
06/10/2025	Credit	RECEIPTS	Online Payment - OPAM31HR	663.26
06/10/2025	Credit	RECEIPTS	Online Payment - OPZX8NTO	688.26
06/10/2025	Credit	RECEIPTS	Online Payment - OPFG6EMF	688.26
06/10/2025	Credit	RECEIPTS	Online Payment - OP389GLF	688.26
06/11/2025	Credit	RECEIPTS	Online Payment - OPM1BSJN	167.36
06/11/2025	Credit	RECEIPTS	Online Payment - OPF77T8I	688.26
06/11/2025	Credit	RECEIPTS	Online Payment - OPVSW6J5	688.26
06/11/2025	Credit	RECEIPTS	Online Payment - OPH9QE0K	4,960.83
06/11/2025	Credit	RECEIPTS	CR batch 341, Prop/Co. 3505	1,391.52
06/12/2025	Credit	RECEIPTS	Online Payment - OPPG0IER	688.26
06/12/2025	Credit	RECEIPTS	CR batch 487, Prop/Co. 3505	4,114.56
06/16/2025	Credit	RECEIPTS	Online Payment - OPB4UI5Q	751.80
06/16/2025	Credit	RECEIPTS	CR batch 824, Prop/Co. 3505	4,847.29
06/17/2025	Credit	RECEIPTS	Online Payment - OPEI1448	167.36
06/17/2025	Credit	RECEIPTS	Cr batch 054, Prop/Co. 3505	4,156.01
06/23/2025	Credit	RECEIPTS	Online Payment - OP2LWAP5	688.26
06/24/2025	Credit	RECEIPTS	CR batch 409, Prop/Co. 3505	4,981.98
06/24/2025	Credit	RECEIPTS	Online Payment - OPE8OD7H	661.85
06/25/2025	Credit	DEBIT	MISC DEPOSIT	121,933.91
06/26/2025	Credit	RECEIPTS	Online Payment - OPFNKG70	688.26
06/26/2025	Credit	RECEIPTS	Online Payment - OP0MFH22	663.26
06/27/2025	Credit	RECEIPTS	CR batch 795, Prop/Co. 3505	4,099.56
06/30/2025	Credit	DEBIT	INTEREST OPERATING	1.24
06/04/2025	Debit	000075	MIAMI MANAGEMENT, INC	(7.79)
06/04/2025	Debit	000076	MIAMI MANAGEMENT, INC	(2,500.00)
06/04/2025	Debit	000077	MIAMI MANAGEMENT, INC	(15.00)
06/04/2025	Debit	000078	MIAMI MANAGEMENT, INC	(23.62)

Statement Reconcile Report

Checking Account Key : 3505A

Bank Name : Popular Community Bank

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
06/04/2025	Debit	000079	AJ BAPTISTE SECURITY LLC	(720.00)
06/04/2025	Debit	000080	ORLANDO CARRASCO	(315.00)
06/04/2025	Debit	000081	LUCY MARTINEZ-DAVIGLUS	(247.50)
06/04/2025	Debit	000082	KRISTOPHER DOYLE	(1,417.50)
06/04/2025	Debit	000083	D SQUARED SECURITY LLC	(765.00)
06/04/2025	Debit	000084	SHAUN FOWLER	(4,635.00)
06/04/2025	Debit	000085	DONALD IVOR HANSON	(157.50)
06/04/2025	Debit	000087	J GRAZIANI LLC	(2,362.50)
06/04/2025	Debit	000088	BERNARD JERRY JULIUS	(360.00)
06/04/2025	Debit	000089	BRYAN KALISH	(742.50)
06/04/2025	Debit	000090	MARC KEMP	(1,620.00)
06/04/2025	Debit	000091	SEAN B. KEOUGH	(720.00)
06/04/2025	Debit	000092	LANGLEY SECURITY SERVICES LLC	(4,230.00)
06/04/2025	Debit	000093	LARRY VANDUSSELDORP LLC	(2,745.00)
06/04/2025	Debit	000094	MCLEAN SECURITY SERVICES LLC	(2,565.00)
06/04/2025	Debit	000095	JUAN MONTERROSA	(2,407.50)
06/04/2025	Debit	000096	HANSMAN RAMNAUTH	(416.25)
06/04/2025	Debit	000097	ROUTIER SECURITY LLC	(1,710.00)
06/04/2025	Debit	000098	SKOL ENTERPRISES LLC	(1,035.00)
06/04/2025	Debit	000099	SOLO SECURITY LLC	(675.00)
06/04/2025	Debit	000100	SOLO SECURITY LLC	(900.00)
06/04/2025	Debit	000101	TNETT1978LLC	(337.50)
06/04/2025	Debit	000102	JOSHUA TRIPLETT	(922.50)
06/13/2025	Debit	NSF	NSF OL OP4792R3 3505-002008	(334.72)
06/13/2025	Debit	NSF	NSF OL OP9AT3P9 3505-006003	(1,371.52)
06/15/2025	Debit	000103	CITY OF HOLLYWOOD	(87.21)
06/15/2025	Debit	000104	CITY OF HOLLYWOOD	(25.15)
06/15/2025	Debit	000105	CITY OF HOLLYWOOD	(297.84)
06/15/2025	Debit	000106	CITY OF HOLLYWOOD	(25.15)
06/15/2025	Debit	000107	CITY OF HOLLYWOOD	(10.05)
06/15/2025	Debit	000108	CITY OF HOLLYWOOD	(305.81)
06/15/2025	Debit	000109	CITY OF HOLLYWOOD	(247.30)
06/15/2025	Debit	000110	FPL	(54.66)
06/15/2025	Debit	000111	FPL	(201.25)
06/15/2025	Debit	000112	FPL	(111.40)
06/15/2025	Debit	000113	GM LANDSCAPING CORP.	(720.00)
06/15/2025	Debit	000114	INTRACOSTAL LANDSCAPING MPV LL	(3,580.00)
06/17/2025	Debit	000115	SAUNDERS & TAYLOR INSURANCE IN	(1,578.63)
06/20/2025	Debit	000116	WILLIAM JAHNES	(72.32)
Adjusted Reconciled Balance				185,683.07

Unreconciled Transactions

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
05/06/2025		000036	HOLLYWOOD POLICE DEPARTMENT	(2,151.00)
06/04/2025		000086	HOLLYWOOD POLICE DEPARTMENT	(2,157.75)
06/27/2025		000117	INTRACOSTAL LANDSCAPING MPV LL	(1,500.00)
06/30/2025		000118	SIEGFRIED RIVERA, P.A.	(75.00)
Adjusted Check Book Balance				179,799.32

In Balance

The Lakes at Emerald Hills

From: 6/1/2025 to 6/30/2025

<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>
000075	06/04/2025	7000 - 0000	PRINTING AND POSTAGE	MIAMI MANAGEMENT, INC	OFFICE EXPENSES	7.79	7.79
000076	06/04/2025	5001 - 0000	MANAGEMENT FEES	MIAMI MANAGEMENT, INC	06/01/25 ADMINISTRATIVE MANAGE	2,500.00	2,500.00
000077	06/04/2025	7110 - 0000	COLLECTIONS/ADMIN EXPENSE	MIAMI MANAGEMENT, INC	COLLECTION CHARGES	15.00	15.00
000078	06/04/2025	7000 - 0000	PRINTING AND POSTAGE	MIAMI MANAGEMENT, INC	OFFICE EXPENSES	23.62	23.62
000079	06/04/2025	6060 - 0000	SECURITY	AJ BAPTISTE SECURITY LLC	MAY 2025	720.00	720.00
000080	06/04/2025	6060 - 0000	SECURITY	ORLANDO CARRASCO	MAY 2025	315.00	315.00
000081	06/04/2025	6060 - 0000	SECURITY	LUCY MARTINEZ-DAVIGLUS	MAY 2025	247.50	247.50
000082	06/04/2025	6060 - 0000	SECURITY	KRISTOPHER DOYLE	MAY 2025	1,417.50	1,417.50

The Lakes at Emerald Hills

From: 6/1/2025 to 6/30/2025

<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>
000083	06/04/2025	6060 - 0000	SECURITY	D SQUARED SECURITY LLC	MAY 2025	765.00	765.00
000084	06/04/2025	6060 - 0000	SECURITY	SHAUN FOWLER	MAY 2025	4,635.00	4,635.00
000085	06/04/2025	6060 - 0000	SECURITY	DONALD IVOR HANSON	MAY 2025	157.50	157.50
000086	06/04/2025	6060 - 0000	SECURITY	HOLLYWOOD POLICE DEPARTMENT	MAY 2025	2,157.75	2,157.75
000087	06/04/2025	6060 - 0000	SECURITY	J GRAZIANI LLC	MAY 2025	2,362.50	2,362.50
000088	06/04/2025	6060 - 0000	SECURITY	BERNARD JERRY JULIUS	MAY 2025	360.00	360.00
000089	06/04/2025	6060 - 0000	SECURITY	BRYAN KALISH	MAY 2025	742.50	742.50
000090	06/04/2025	6060 - 0000	SECURITY	MARC KEMP	MAY 2025	1,620.00	1,620.00

The Lakes at Emerald Hills

From: 6/1/2025 to 6/30/2025

<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>
000091	06/04/2025	6060 - 0000	SECURITY	SEAN B. KEOUGH	MAY 2025	720.00	720.00
000092	06/04/2025	6060 - 0000	SECURITY	LANGLEY SECURITY SERVICES LLC	MAY 2025	4,230.00	4,230.00
000093	06/04/2025	6060 - 0000	SECURITY	LARRY VANDUSSELDORP LLC	MAY 2025	2,745.00	2,745.00
000094	06/04/2025	6060 - 0000	SECURITY	MCLEAN SECURITY SERVICES LLC	MAY 2025	2,565.00	2,565.00
000095	06/04/2025	6060 - 0000	SECURITY	JUAN MONTERROSA	MAY 2025	2,407.50	2,407.50
000096	06/04/2025	6060 - 0000	SECURITY	HANSMAN RAMNAUTH	MAY 2025	416.25	416.25
000097	06/04/2025	6060 - 0000	SECURITY	ROUTIER SECURITY LLC	MAY 2025	1,710.00	1,710.00
000098	06/04/2025	6060 - 0000	SECURITY	SKOL ENTERPRISES LLC	MAY 2025	1,035.00	1,035.00

The Lakes at Emerald Hills

From: 6/1/2025 to 6/30/2025

<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>
000099	06/04/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	MAY 2025	675.00	675.00
000100	06/04/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	MAY 2025 COORDINATOR FEES	900.00	900.00
000101	06/04/2025	6060 - 0000	SECURITY	TNETT1978LLC	MAY 2025	337.50	337.50
000102	06/04/2025	6060 - 0000	SECURITY	JOSHUA TRIPLETT	MAY 2025	922.50	922.50
000103	06/15/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 04/15/25-05/15/25	87.21	87.21
000104	06/15/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 04/15/25-05/15/25	25.15	25.15
000105	06/15/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 04/15/25-05/15/25	297.84	297.84
000106	06/15/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 04/15/25-05/15/25	25.15	25.15

The Lakes at Emerald Hills

From: 6/1/2025 to 6/30/2025

<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>
000107	06/15/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 04/15/25-05/15/25	10.05	10.05
000108	06/15/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 04/15/25-05/15/25	305.81	305.81
000109	06/15/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 04/15/25-05/15/25	247.30	247.30
000110	06/15/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 05/02/25-06/03/25	54.66	54.66
000111	06/15/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 05/02/25-06/03/25	201.25	201.25
000112	06/15/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 05/02/25-06/03/25	111.40	111.40
000113	06/15/2025	6010 - 0000	LANDSCAPE MAINTENANCE	GM LANDSCAPING CORP.	MAY SERVICE	720.00	720.00
000114	06/15/2025	6010 - 0000	LANDSCAPE MAINTENANCE	INTRACOSTAL LANDSCAPING MPV LLC	JUNE - EXTRA WORK - SOD	3,580.00	3,580.00

The Lakes at Emerald Hills

From: **6/1/2025** to **6/30/2025**

<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>
000115	06/17/2025	1140 - 0000	PREPAID INSURANCE	SAUNDERS & TAYLOR INSURANCE INC.	05/20/25-26 D&O POLICY RENEWAL	1,578.63	1,578.63
000116	06/20/2025	6009 - 0000	GENERAL REPAIRS & MAINTENANCE	WILLIAM JAHNES	ANNUAL WEBBITE RENEWAL	72.32	72.32
000117	06/27/2025	6010 - 0000	LANDSCAPE MAINTENANCE	INTRACOSTAL LANDSCAPING MPV LLC	JUNE/2025 MAINT SERVICE	1,500.00	1,500.00
000118	06/30/2025	5010 - 0000	LEGAL AND PROFESSIONAL	SIEGFRIED RIVERA, P.A.	MATTER: HOMEOWNER FEEDING DUCK	75.00	75.00
Grand Total:						45,602.18	



Last statement: May 30, 2025
 This statement: June 30, 2025
 Total days in statement period: 31

Page 1 of 8
 9728602211
 (23)

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

THE LAKES OF EMERALD HILLS, INC.
 OPERAING
 C/O MIAMI MANAGEMENT
 14275 SW 142 AVE
 MIAMI FL 33186-6715

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

WE ARE UPDATING OUR DEPOSIT AGREEMENTS FUNDS AVAILABILITY POLICY. AS OF 7/1/25, THE FIRST \$275 FROM A CHECK DEPOSIT WILL BE AVAILABLE THE FIRST BUSINESS DAY AFTER THE DAY OF THE DEPOSIT. THE REMAINDER WILL BE AVAILABLE ON THE SECOND BUSINESS DAY. LARGE DEPOSIT CHECKS TOTALING MORE THAN \$6,725 ON ANY ONE DAY MAY BE FURTHER DELAYED. THRESHOLDS FOR DETERMINING A REPEAT OVERDRAFT WILL INCREASE FROM \$5,525 TO \$6,725.

Pab Business Interest Checking

Account number	9728602211
Enclosures	23
Low balance	\$45,187.54
Average balance	\$79,023.76
Avg collected balance	\$72,431.00
Interest paid year to date	\$4.37

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
05-30	Beginning balance			\$58,566.63
06-05	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250605 834242628 000043305139198712	683.26		59,249.89
06-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000075*2506 04*MIAMI MANAGEMEN T INC\177888300\13 1613557\177888300 000041001031166112		-7.79	59,242.10
06-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000077*2506 04*MIAMI MANAGEMEN T INC\177888280\13 1613547\177888280 000041001031166108		-15.00	59,227.10
06-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000078*2506 04*MIAMI MANAGEMEN T INC\177888282\13 1613549\177888282 000041001031166110		-23.62	59,203.48

Thank you for banking with Popular



Date	Description	Additions	Subtractions	Balance
06-05	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000076*2506 04*MIAMI MANAGEMEN T INC\177888281\113 1613548\177888281 000041001031166106		-2,500.00	56,703.48
06-10	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250610 835277129 000043305135644366	688.26		57,391.74
06-10	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250610 835274891 000043305135643734	3,441.30		60,833.04
06-10	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250610 835375364 000043305136785953	5,434.90		66,267.94
06-10	Check 84 000000007119305800		-4,635.00	61,632.94
06-10	Check 91 000000007119299010		-720.00	60,912.94
06-10	Check 95 000000007119286880		-2,407.50	58,505.44
06-10	Check 99 000000007119299000		-675.00	57,830.44
06-10	Check 100 000000007119298990		-900.00	56,930.44
06-11	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250611 835620032 000043305138509228	4,104.56		61,035.00
06-11	Check 82 000000007086208110		-1,417.50	59,617.50
06-11	Check 93 000000007086190480		-2,745.00	56,872.50
06-11	Check 96 000000007086208190		-416.25	56,456.25
06-11	Check 97 000000007086190400		-1,710.00	54,746.25
06-11	Check 98 000000007086208220		-1,035.00	53,711.25
06-12	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250612 835836958 000043305130348205	1,543.88		55,255.13
06-12	Check 79 000000007119447840		-720.00	54,535.13
06-12	Check 80 000000007119451920		-315.00	54,220.13
06-12	Check 83 000000007119444850		-765.00	53,455.13
06-12	Check 87 000000007119451930		-2,362.50	51,092.63
06-12	Check 88 000000007119436830		-360.00	50,732.63



Date	Description	Additions	Subtractions	Balance
06-12	Check 89 000000007119451940		-742.50	49,990.13
06-12	Check 94 000000007119451910		-2,565.00	47,425.13
06-13	'Image Deposit 000000007086392990	1,391.52		48,816.65
06-13	'Image Deposit 000000007086392870	4,114.56		52,931.21
06-13	Check 90 000000007086373940		-1,620.00	51,311.21
06-13	Check 92 000000007086378010		-4,230.00	47,081.21
06-16	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250614 836298954 000043305134104181	5,649.09		52,730.30
06-16	'Preauthorized Wd PAYABLI SERVICE PAYMENT 250614 000043305134457693		-1,706.24	51,024.06
06-16	Check 102 000000007086529980		-922.50	50,101.56
06-17	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250617 836813949 000043305138365757	751.80		50,853.36
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000106*2506 15*CITY OF HOLLYWO OD\179027944\13295 0598\179027944 000041001032892416		-25.15	50,828.21
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000104*2506 15*CITY OF HOLLYWO OD\179027934\13295 0592\179027934 000041001032892418		-25.15	50,803.06
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000110*2506 15*FPL\179027935\1 32912173\179027935 000041001032677718		-54.66	50,748.40
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000103*2506 15*CITY OF HOLLYWO OD\179027943\13295 0597\179027943 000041001032892420		-87.21	50,661.19
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000112*2506 15*FPL\179027941\1 32912176\179027941 000041001032677716		-111.40	50,549.79
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000111*2506 15*FPL\179027938\1 32912174\179027938 000041001032677714		-201.25	50,348.54

Date	Description	Additions	Subtractions	Balance
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000109*2506 15*CITY OF HOLLYWO OD\179027945\13295 0599\179027945 000041001032892422		-247.30	50,101.24
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000105*2506 15*CITY OF HOLLYWO OD\179027939\13295 0595\179027939 000041001032892414		-297.84	49,803.40
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000108*2506 15*CITY OF HOLLYWO OD\179027936\13295 0593\179027936 000041001032892412		-305.81	49,497.59
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000114*2506 15*INTRACOSTAL LAN DSCAPING MPV L\179 027940\132912175\1 000041001032703782		-3,580.00	45,917.59
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000107*2506 15*CITY OF HOLLYWO OD\179027942\13295 0596\179027942 000041001032892424		-10.05	45,907.54
06-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000113*2506 15*GM LANDSCAPING CORP\179027937\132 950594\179027937 000041001032892432		-720.00	45,187.54
06-18	'Image Deposit 000000007119687070	4,156.01		49,343.55
06-18	'Image Deposit 000000007119687310	4,847.29		54,190.84
06-18	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000115*2506 17*SAUNDERS TAYLO R INSURANCE IN\179 221619\133123259\1 000041001038396870		-1,578.63	52,612.21
06-20	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250619 837239787 000043305131851218	167.36		52,779.57
06-23	Check 81 000000007086852710		-247.50	52,532.07
06-23	Check 85 000000007086888090		-157.50	52,374.57
06-24	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250624 838098451 000043305139277458	688.26		53,062.83
06-24	'Image Deposit 000000007087002410	4,981.98		58,044.81
06-24	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000116*2506 20*WILLIAM JAHNES\ 179622368\13365582 0\179622368 000041001035997824		-72.32	57,972.49



THE LAKES OF EMERALD HILLS, INC.
June 30, 2025

Page 5 of 8
9728602211

Date	Description	Additions	Subtractions	Balance
06-25	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250625 838299962 000043305130958673	661.85		58,634.34
06-25	'Image Deposit 000000007087077070	121,933.91		180,568.25
06-27	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 250627 838759186 000043305134609474	1,351.52		181,919.77
06-27	'Image Deposit 000000007120031190	4,099.56		186,019.33
06-30	Check 101 000000007120092720		-337.50	185,681.83
06-30	'Interest Credit 000000000000000000	1.24		185,683.07
06-30	Ending totals	170,692.11	-43,575.67	\$185,683.07

CHECKS

Number	Date	Amount	Control
79	06-12	720.00	000007119447840
80	06-12	315.00	000007119451920
81	06-23	247.50	000007086852710
82	06-11	1,417.50	000007086208110
83	06-12	765.00	000007119444850
84	06-10	4,635.00	000007119305800
85	06-23	157.50	000007086888090
87 *	06-12	2,362.50	000007119451930
88	06-12	360.00	000007119436830
89	06-12	742.50	000007119451940
90	06-13	1,620.00	000007086373940
91	06-10	720.00	000007119299010
92	06-13	4,230.00	000007086378010
93	06-11	2,745.00	000007086190480
94	06-12	2,565.00	000007119451910
95	06-10	2,407.50	000007119286880
96	06-11	416.25	000007086208190
97	06-11	1,710.00	000007086190400
98	06-11	1,035.00	000007086208220
99	06-10	675.00	000007119299000
100	06-10	900.00	000007119298990
101	06-30	337.50	000007120092720
102	06-16	922.50	000007086529980

* Skip in check sequence

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

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000079	\$720.00**
Seven Hundred Twenty and no/100 DOLLARS ***				
AJ BAPTISTE SECURITY LLC ALIX JEAN-BAPTISTE 1691 NW 1st AVENUE POMPANO BEACH, FL 33060				
⑈000079⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0079, Posted 06-12-25, Amount 720.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000080	\$315.00**
Three Hundred Fifteen and no/100 DOLLARS ***				
ORLANDO CARRASCO 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021				
⑈000080⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0080, Posted 06-12-25, Amount 315.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000081	\$247.50**
Two Hundred Forty-seven and 50/100 DOLLARS ***				
LUCY MARTINEZ-DAVIGLIUS 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021				
⑈000081⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0081, Posted 06-23-25, Amount 247.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000082	\$1,417.50**
One Thousand Four Hundred Seventeen and 50/100 DOLLARS ***				
KRISTOPHER DOYLE 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021				
⑈000082⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0082, Posted 06-11-25, Amount 1,417.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000083	\$765.00**
Seven Hundred Sixty-five and no/100 DOLLARS ***				
D SQUARED SECURITY LLC 14229 SW 95th LANE MIAMI, FL 33186				
⑈000083⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0083, Posted 06-12-25, Amount 765.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000084	\$4,635.00**
Four Thousand Six Hundred Thirty-five and no/100 DOLLARS ***				
SHAUN FOWLER 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021				
⑈000084⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0084, Posted 06-10-25, Amount 4,635.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000085	\$157.50**
One Hundred Fifty-seven and 50/100 DOLLARS ***				
DONALD IVOR HANSON 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021				
⑈000085⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0085, Posted 06-23-25, Amount 157.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000087	\$2,362.50**
Two Thousand Three Hundred Sixty-two and 50/100 DOLLARS ***				
J GRAZIANI LLC 14920 CASTLEGATE AVENUE DAVIE, FL 33331				
⑈000087⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0087, Posted 06-12-25, Amount 2,362.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000088	\$360.00**
Three Hundred Sixty and no/100 DOLLARS ***				
BERNARD JERRY JULIUS 3008 NW 30th TERRACE OAKLAND PARK, FL 33311				
⑈000088⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0088, Posted 06-12-25, Amount 360.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1200
		DATE	CHECK NO.	AMOUNT
		06/04/2025	000089	\$742.50**
Seven Hundred Forty-two and 50/100 DOLLARS ***				
BRYAN KALISHI 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021				
⑈000089⑈ ⑆063112605⑆ 9728602211⑈				

Check # 0089, Posted 06-12-25, Amount 742.50

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0090	06/13/25	1,620.00		00090	00090	06/13/25	1,620.00

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00090 AMOUNT: \$1,620.00

One Thousand Six Hundred Twenty and no/100 DOLLARS ***

for
pay to the order of
MARC KENIP
2377 LAKEVIEW DRIVE
DAVIE, FL 33328

#000090# 063112605# 9728602211#

Check # 0090, Posted 06-13-25, Amount 1,620.00

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0091	06/10/25	720.00		00091	00091	06/10/25	720.00

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00091 AMOUNT: \$720.00

Seven Hundred Twenty and no/100 DOLLARS ***

for
pay to the order of
SEAN B. KEOUGH
3250 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33021

#000091# 063112605# 9728602211#

Check # 0091, Posted 06-10-25, Amount 720.00

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0092	06/13/25	4,230.00		00092	00092	06/04/2025	\$4,230.00

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00092 AMOUNT: \$4,230.00

Four Thousand Two Hundred Thirty and no/100 DOLLARS ***

for
pay to the order of
LANGLEY SECURITY SERVICES LLC
ELLIOTT THOMAS LANDLEY IV
1185 CLASSIC DRIVE
CORAL SPRINGS, FL 33071

#000092# 063112605# 9728602211#

Check # 0092, Posted 06-13-25, Amount 4,230.00

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0093	06/11/25	2,745.00		00093	00093	06/04/2025	\$2,745.00

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00093 AMOUNT: \$2,745.00

Two Thousand Seven Hundred Forty-five and no/100 DOLLARS ***

for
pay to the order of
LARRY VANDUSSELDORP LLC
3250 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33021

#000093# 063112605# 9728602211#

Check # 0093, Posted 06-11-25, Amount 2,745.00

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0094	06/12/25	2,565.00		00094	00094	06/04/2025	\$2,565.00

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00094 AMOUNT: \$2,565.00

Two Thousand Five Hundred Sixty-five and no/100 DOLLARS ***

for
pay to the order of
MCLEAN SECURITY SERVICES LLC
12319 NW 33rd STREET
SUNRISE, FL 33323

#000094# 063112605# 9728602211#

Check # 0094, Posted 06-12-25, Amount 2,565.00

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0095	06/10/25	2,407.50		00095	00095	06/04/2025	\$2,407.50

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00095 AMOUNT: \$2,407.50

Two Thousand Four Hundred Seven and 50/100 DOLLARS ***

for
pay to the order of
JUAN MONTERROSA
921 WEST COUNTRY CLUB CIRCLE
PLANTATION, FL 33317

#000095# 063112605# 9728602211#

Check # 0095, Posted 06-10-25, Amount 2,407.50

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0096	06/11/25	416.25		00096	00096	06/04/2025	\$416.25

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00096 AMOUNT: \$416.25

Four Hundred Sixteen and 25/100 DOLLARS ***

for
pay to the order of
HANSMAN RAMNAUTH
2250 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33021

#000096# 063112605# 9728602211#

Check # 0096, Posted 06-11-25, Amount 416.25

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0097	06/11/25	1,710.00		00097	00097	06/04/2025	\$1,710.00

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00097 AMOUNT: \$1,710.00

One Thousand Seven Hundred Ten and no/100 DOLLARS ***

for
pay to the order of
ROUTER SECURITY LLC
C/O REGINALD ROUTER
10153 NW 66th DRIVE
PARKLAND, FL 33078

#000097# 063112605# 9728602211#

Check # 0097, Posted 06-11-25, Amount 1,710.00

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0098	06/11/25	1,035.00		00098	00098	06/04/2025	\$1,035.00

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00098 AMOUNT: \$1,035.00

One Thousand Thirty-five and no/100 DOLLARS ***

for
pay to the order of
SKOL ENTERPRISES LLC
11250 QUIETWATER WAY
COOPER CITY, FL 33026

#000098# 063112605# 9728602211#

Check # 0098, Posted 06-11-25, Amount 1,035.00

Invoice No.	Inv. Date	Inv. Amount	Disc. Amt	CHECK NO. (VOID)	CHECK NO. (VOID)	DATE	AMOUNT
0099	06/10/25	675.00		00099	00099	06/04/2025	\$675.00

The Lakes of Emerald Hills, Inc.
c/o Miami Management, Inc.
14275 SW 142 Avenue
Miami, FL 33186

DATE: 06/04/2025 CHECK NO.: 00099 AMOUNT: \$675.00

Six Hundred Seventy-five and no/100 DOLLARS ***

for
pay to the order of
SOLO SECURITY LLC
3131 W. BUENA VISTA DR.
MARGATE, FL 33065

#000099# 063112605# 9728602211#

Check # 0099, Posted 06-10-25, Amount 675.00



THE LAKES OF EMERALD HILLS, INC.
June 30, 2025

Page 8 of 8
9728602211

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1260	011
Nine Hundred and no/100 DOLLARS ***		DATE	ORIG. NO.	AMOUNT	
PAY TO THE ORDER OF SOLO SECURITY LLC 3131 W. BUENA VISTA DR. MARGATE, FL 33063		06/04/2025	000100	900.00*	
#000100# 4063112605# 9728602211#					

Check # 0100, Posted 06-10-25, Amount 900.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1260	011
Three Hundred Thirty-seven and 50/100 DOLLARS ***		DATE	CHECK NO.	AMOUNT	
PAY TO THE ORDER OF TNETT1978LLC THOMAS NETTINA 5701 SURREY CIRCLE EAST DAVIE, FL 33331		06/04/2025	000101	\$337.50*	
#000101# 4063112605# 9728602211#					

Check # 0101, Posted 06-30-25, Amount 337.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank		43-1260	011
Nine Hundred Twenty-two and 50/100 DOLLARS ***		DATE	ORIG. NO.	AMOUNT	
PAY TO THE ORDER OF JOSHUA TRIPLETT 16107 SW 82nd AVENUE PALMETTO BAY, FL 33157		06/04/2025	000102	\$922.50*	
#000102# 4063112605# 9728602211#					

Check # 0102, Posted 06-16-25, Amount 922.50

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
3505-010006	Greck, Todd	N	\$0.01	0			n		
3505-001005	Kijner TR, Herry H	P	\$0.36	0			n		
3505-005008	Apteker, Abraham	N	\$0.67	0			n		
3505-002030	Reese, Steven	N	\$5.00	0			n		
3505-002003	Gary, Issa	P	\$167.36	0			n		
3505-002007	Elmowitz, Tina	P	\$167.36	0			n		
3505-002010	Iagulli, Cindy	P	\$167.36	0			n		
3505-007036	Taboada, Marta V	N	\$302.72	0			n		
3505-001001	Levine, Max	P	\$329.72	0			n		
3505-001003	Dehry, Adam	P	\$329.72	0			n		
3505-002008	Harel, Shneior Zalman	P	\$334.72	0			n		
3505-003011	Birken, Gary	N	\$687.93	0			n		
3505-001014	Moscowitz, Elliot N	N	\$688.26	0			n		
3505-002071	Kerem, Ruth	N	\$688.26	0			n		
3505-003009	Charlop, Simcha	N	\$688.26	0			n		
3505-006005	Adler, Jason	N	\$688.26	0			n		
3505-006006	Abitbol, Ronen Azriel	N	\$688.26	0			n		
3505-006014	Mitchell, Pete	N	\$688.26	0			n		
3505-007025	Selva, Guillermo	N	\$688.26	0			n		
3505-006007	Zisquit, Justin	N	\$714.67	0			n		
3505-006009	Manasse, Dorone	N	\$714.67	0			n		
3505-002022	Budman, Barton R	N	\$782.05	0			n		
3505-006003	Aballi, Natalie	N	\$1,371.52	0			n		
3505-002054	Yshaev, Mark	N	\$1,431.52	0			n		NOLA - 3/20/2025
3505-002004	Braun, Tanny	P	\$1,660.36	0			n		NOLA - 3/20/2025
3505-002019	Finder, Ami	N	\$2,060.17	0			n		NOLA - 3/20/2025

June 27, 2025

Delinquency Report by Amount

Manager: Mindy Lisa

3505

Account Receivables Esperanza

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
Units: 27		TOTAL	<u>16,045.71</u>						

The Lakes of Emerald Hills Inc
PREPAID EXPENSES

June 30, 2025

ACCOUNT	DESCRIPTION	AMOUNT
5041	FLORIDA DEPARTMENT OF STATE - 2025 CORPORATE ANNUAL REPORT - CK#124	61.25
	JANUARY	(5.10)
	FEBRUARY	(5.10)
	MARCH	(5.10)
	APRIL	(5.10)
	MAY	(5.10)
	JUNE	(5.10)
1130	TOTAL PREPAID EXPENSES	\$ 30.65

ASSOCIATION NAME: **The Lakes of Emerald Hills Inc**
 ANALYSIS OF INSURANCE: 06/30/25
 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	05/20/26	05/20/26	1,578.63		1,578.63	1,578.63	131.55	1,447.08	131.55
	GL	05/20/25	05/20/26	8,248.80		8,248.80	8,248.80	687.40	7,561.40	687.40
	UMB	05/20/25	05/20/26	5,866.80		5,866.80	5,866.80	488.90	5,377.90	488.90
				15,694.23	0.00	15,694.23	15,694.23	1,307.85	14,386.38	1,307.85

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

June 30, 2025

ACCOUNT	DESCRIPTION	AMOUNT
1003	BEGINNING BALANCE FROM PRIOR MANAGEMENT	45.00
1320	UTILITY DEPOSITS	\$ 45.00

The Lakes of Emerald Hills Inc

EXCHANGE

June 30, 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)
1100	02/28/25 - CHARGE FOR BEGINNING BALANCE FOR UNIT #003005	(690.63)
3601	ADJUST BEGINNING BALANCE PREVIOUS MANAGEMENT COMP	1,475.43
1350	TOTAL EXCHANGE	\$ -

The Lakes of Emerald Hills Inc

ACCRUED EXPENSES

June 30, 2025

ACCOUNT	DESCRIPTION	AMOUNT
5050	FLORIDA POWER & LIGHT	330.75
5070	CITY OF HOLLYWOOD	1,468.61
6000	ABCO PEST CONTROL PRO LLC	400.00
6010	GM LANDSCAPING CORP	4,120.00
6060	AJ BAPTISTE SECURITY LLC	315.00
6060	SOLO SECURITY LLC	1,507.50
6060	ALFRED JOHN STABILE	1,305.00
6060	LUCY MARTINEZ-DAVIGLUS	495.00
6060	D SQUARED SECURITY LLC	1,192.50
6060	BERNARD JERRY JULIUS	1,147.50
6060	BRYAN KALISH	675.00
6060	MARC KEMP	2,430.00
6060	JACOB PIERCE	202.50
6060	LANGLEY SECURITY SERVICES	2,925.00
6060	LARRY VANDUSSELDORP LLC	2,160.00
6060	MCLEAN SECURITY SERVICES	2,250.00
6060	JUAN MONTERROSA	1,912.50
6060	ROUTIER SECURITY LLC	1,440.00
6060	SKOL ENTERPRISES LLC	1,372.50
6060	JOSHUA TRIPLETT	540.00
6060	SHAUN FOWLER	4,005.00
6060	KRISTOPHER DOYLE	720.00
6060	HOLLYWOOD POLICE DEPARTMENT	2,119.50
6060	J GRAZIANI LLC	3,037.50
6060	TNETT 1978 LLC	1,440.00
6060	MICHAEL J O'BRIER	360.00
2010	TOTAL ACCRUED EXPENSES	CONTINUE

The Lakes of Emerald Hills Inc
ACCRUED EXPENSES
 June 30, 2025

ACCOUNT	DESCRIPTION	AMOUNT
6060	HANSMAN RAMNAUTH	360.00
6060	SEAN B KEOUGH	720.00
7000	MIAMI MANAGEMENT INC	23.75
7110	MIAMI MANAGEMENT INC	455.00
2010	TOTAL ACCRUED EXPENSES	\$ 41,430.11

6/27/2025

ASSESSMENTS PAID IN ADVANCE

Sort by Account Number

Account Number	Name	Type	Balance	Accept Pymt. 0=Yes // 2=No
3505-013000	FAMILY TNHSES OF LKS EMERAL	O	-0.02	0
3505-005004	Mukama, Barry	N	-4.00	0
3505-007008	Emas, Marshall	N	-9.57	0
3505-005003	Benomry, Samuel	N	-22.08	0
3505-001015	Barron, Earl	N	-25.00	0
3505-002044	Hogarth, Marielyn Altagrace	N	-25.00	0
3505-002049	LaRocco, August	N	-25.00	0
3505-002051	Strader, John	N	-25.00	0
3505-002052	Shlomo, Yogev	N	-25.00	0
3505-005021	Bejar, Hugo	N	-25.00	0
3505-007022	Braver, Howard	N	-25.00	0
3505-007026	Schiller, Jordan	N	-25.00	0
3505-007034	Brown, Susanne T	N	-25.00	0
3505-010004	Demetriou, Victor	N	-25.00	0
3505-002035	Whatley, Evelyn	N	-26.41	0
3505-007027	Muth, Richard	N	-26.41	0
3505-005005	Dague, Nicholas	N	-41.43	0
3505-002062	Shambora, Paul	N	-50.00	0
3505-003008	Barrett, James	N	-50.00	0
3505-005002	Tescher, Marc B	N	-50.00	0
3505-007021	Beakey, Joseph William	N	-50.00	0
3505-010001	Resnick, Malcolm	N	-50.00	0
3505-001009	Gottlieb, Jay	N	-52.82	0
3505-006010	Connor, Michael J	N	-52.82	0
3505-002009	Sehnert, Trent	P	-324.72	0
3505-002005	D Aiguillon, Frieda	P	-424.72	0
3505-007042	Krantz, Alec	N	-678.26	0
3505-001013	Shuster, Marc	N	-683.26	0
3505-002020	Goldberg, Eitan Moshe	N	-683.26	0
3505-002028	Landau, Joanna	N	-683.26	0
3505-002031	Waisman, Isaac	N	-683.26	0
3505-002043	Tenn, Lloyd	N	-683.26	0
3505-002055	Cohen, Charles I	N	-683.26	0
3505-002059	Cahn, Marilyn	N	-683.26	0
3505-005014	Vlad, Cristian	N	-683.26	0
3505-007007	Rimon Shaashoua REV LIB TR	N	-683.26	0
3505-007016	Glazer, Eric M	N	-683.26	0
3505-007028	Levin, Nehemia	N	-683.26	0
3505-007048	Holtzman, Robert	N	-683.26	0
3505-007030	Morrison, Theodore	N	-683.66	0
3505-002039	Cano, Roberto	N	-690.63	0
3505-002029	Stein, Elliott	N	-708.26	0
3505-002067	Shifman, Pesach	N	-708.26	0
3505-005006	Anidjar, Samuel	N	-709.67	0
3505-006016	Oami, Oren	N	-709.67	0
3505-005011	Schwarz, Briana Michelle	N	-717.90	0
3505-007018	Frankel, David	N	-733.26	0
3505-005017	Warshaw, Jonathan J	N	-745.54	0
3505-002023	Finder, Richard	N	-1,366.52	0

6/27/2025

ASSESSMENTS PAID IN ADVANCE

Sort by Account Number

Account Number	Name	Type	Balance	Accept Pymt. 0=Yes // 2=No
3505-002046	3156 N 34TH ST LLC	N	-1,366.52	0
3505-002066	Oami, Tomer	N	-1,366.52	0
3505-005015	Mintz, Mark	N	-1,366.52	0
3505-007029	Malinasky, Doron	N	-1,366.52	0
3505-007049	Villella, Frank J	N	-1,366.52	0
Units: 54		TOTAL	<u>-24,968.35</u>	

The Lakes of Emerald Hills Inc

DUE TO TOWNHOUSES

June 30, 2025

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

The Lakes of Emerald Hills Inc

DUE TO DEFERRED INCOME

June 30, 2025

ACCOUNT	DESCRIPTION	AMOUNT
4020	TOWNHOMES - 2ND QUARTER	9,240.66
	APRIL	(3,080.22)
	MAY	(3,080.22)
	JUNE	(3,080.22)
4020	HOMES - 2ND QUARTER	122,356.36
	APRIL	(40,785.46)
	MAY	(40,785.46)
	JUNE	(40,785.46)
4020	PARK ROAD HOMES - 2ND QUARTER	3,409.56
	APRIL	(1,136.52)
	MAY	(1,136.52)
	JUNE	(1,136.50)
2075	TOTAL DEFERRED INCOME	\$ (0.00)

The Lakes of Emerald Hills Inc
PRIOR YEAR ADJUSTMENTS

June 30, 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)
	FEBRUARY	(2,500.00)
	MARCH	(2,500.00)
	APRIL	(2,500.00)
	MAY	(2,500.00)
	JUNE	(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)
3601	TOTAL PRIOR YEAR ADJUSTMENTS	CONTINUE

The Lakes of Emerald Hills Inc
PRIOR YEAR ADJUSTMENTS

June 30, 2025

ACCOUNT	DESCRIPTION	AMOUNT
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)
5020	CHECK KEY STROKES INC	(773.50)
6010	GM LANDSCAPING CK#74 - DECEMBER SERVICE	(360.00)
6010	INTRACOASTAL LANDSCAPING MPV LLC CK#36	(1,500.00)
6060	HOLLYWOOD POLICE DEPARTMENT CK#33	(2,268.75)
6060	HOLLYWOOD POLICE DEPARTMENT CK#34	(2,157.75)
6060	HOLLYWOOD POLICE DEPARTMENT CK#48	(2,250.00)
5010	TRIPP SCOTT PA CK#80	(1,200.00)
6060	CK#5469 - CITY OF HOLLYWOOD POLICE -VOIDED	2,157.75
1100	ADJUST BEGINNING BALANCE FOR UNIT#3505-002030	(25.00)
6003	CK#000023 - BEST OF BROWARD SPRINKLERS INC	(189.00)
1350	ADJUST BEGINNING BALANCE PRIOR MANAGEMENT COMP	1,475.43
3601	TOTAL PRIOR YEAR ADJUSTMENTS	\$ (60,091.76)