



The Lakes of Emerald Hills Inc

Financial Reporting Package

Period Ending 10/31/2025

Corporate Office

14275 SW 142 Avenue Miami, Florida 33186

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The Lakes of Emerald Hills Inc

		Balance as of 10/31/25	Balance as of 09/30/25	Increase (Decrease)
ASSETS				
CURRENT ASSETS				
1004-0000	CASH - OPERATING - POPULAR COMMUNITY BANK	167,912.38	128,662.78	39,249.60
1100-0000	ASSESSMENTS RECEIVABLE	94,980.00	54,956.07	40,023.93
1103-0000	ALLOWANCE FOR BAD DEBT	-4,271.88	-4,271.88	0.00
1130-0000	PREPAID EXPENSES	10.25	15.35	-5.10
1140-0000	PREPAID INSURANCE	9,367.50	10,705.72	-1,338.22
	TOTAL CURRENT ASSETS	<u>267,998.25</u>	<u>190,068.04</u>	<u>77,930.21</u>
OTHER ASSETS				
1320-0000	UTILITY DEPOSITS	45.00	45.00	0.00
1350-0000	EXCHANGE	-1,295.00	0.00	-1,295.00
	TOTAL OTHER ASSETS	<u>-1,250.00</u>	<u>45.00</u>	<u>-1,295.00</u>
	TOTAL ASSETS	<u><u>266,748.25</u></u>	<u><u>190,113.04</u></u>	<u><u>76,635.21</u></u>
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
2010-0000	ACCRUED EXPENSES	37,418.91	35,869.38	1,549.53
2060-0000	ASSESSMENTS PAID IN ADVANCE	3,901.96	19,426.97	-15,525.01
2075-0000	DEFERRED INCOME	90,004.36	0.00	90,004.36
	TOTAL CURRENT LIABILITIES	<u>131,325.23</u>	<u>55,296.35</u>	<u>76,028.88</u>
MEMBERS' EQUITY				
4020..9099	CURRENT EARNINGS	10,479.14	7,372.81	3,106.33
3600-0000	RETAINED EARNINGS	188,323.03	188,323.03	0.00
3601-0000	PRIOR YEAR ADJUSTMENTS	-63,379.15	-60,879.15	-2,500.00
	TOTAL MEMBERS' EQUITY	<u>135,423.02</u>	<u>134,816.69</u>	<u>606.33</u>
	TOTAL LIABILITIES AND EQUITY	<u><u>266,748.25</u></u>	<u><u>190,113.04</u></u>	<u><u>76,635.21</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 10/31/25
INCOME STATEMENT

		ACTUAL	BUDGET	BUDGET VAR.	ACTUAL YTD	BUDGET YTD	BUDGET VAR.	BUDGET % VAR.	YEARLY BUD.	REMAINING BUD.
ASSESSMENT INCOME	4020-0000	45,002.22	45,212.50	(210.28)	450,021.96	452,125.00	(2,103.04)	(0.47)	542,550.00	(92,528.04)
BANK ACCOUNTS INTEREST INCOME	4022-0000	2.64	0.00	2.64	15.91	0.00	15.91	*****	0.00	15.91
ACCUMULATED SURPLUS	4046-0000	2,500.00	2,500.00	0.00	25,000.00	25,000.00	0.00	0.00	30,000.00	(5,000.00)
COLLECTIONS/ADMINISTRATION FEES	4200-0000	0.00	0.00	0.00	785.00	0.00	785.00	*****	0.00	785.00
TOTAL INCOME	4999-0000	47,504.86	47,712.50	(207.64)	475,822.87	477,125.00	(1,302.13)	(0.27)	572,550.00	(96,727.13)
EXPENSES										
MANAGEMENT FEES	5001-0000	2,500.00	2,733.33	233.33	25,000.00	27,333.30	2,333.30	8.54	32,799.96	7,799.96
LEGAL AND PROFESSIONAL	5010-0000	1,462.50	2,500.00	1,037.50	23,984.51	25,000.00	1,015.49	4.06	30,000.00	6,015.49
ACCOUNTING FEES	5020-0000	0.00	333.33	333.33	3,500.00	3,333.30	(166.70)	(5.00)	3,999.96	499.96
INSURANCE - EXPENSE	5030-0000	1,338.22	1,187.50	(150.72)	12,231.67	11,875.00	(356.67)	(3.00)	14,250.00	2,018.33
LICENSES, FEES, PERMITS	5040-0000	0.00	83.33	83.33	0.00	833.30	833.30	100.00	999.96	999.96
CORPORATE ANNUAL REPORT	5041-0000	5.10	0.00	(5.10)	51.00	0.00	(51.00)	*****	0.00	(51.00)
ELECTRICITY	5050-0000	344.78	416.67	71.89	3,851.06	4,166.70	315.64	7.58	5,000.04	1,148.98
TELEPHONE	5060-0000	143.01	0.00	(143.01)	1,314.86	0.00	(1,314.86)	*****	0.00	(1,314.86)
WATER AND SEWER	5070-0000	1,324.91	666.67	(658.24)	11,556.01	6,666.70	(4,889.31)	(73.34)	8,000.04	(3,555.97)
PEST CONTROL - INTERIOR	6000-0000	400.00	133.33	(266.67)	1,995.00	1,333.30	(661.70)	(49.63)	1,599.96	(395.04)
SPRINKLER MAINTENANCE	6003-0000	0.00	291.67	291.67	854.00	2,916.70	2,062.70	70.72	3,500.04	2,646.04
GENERAL REPAIRS & MAINTENANCE	6009-0000	0.00	41.67	41.67	14,874.32	416.70	(14,457.62)	(999.99)	500.04	(14,374.28)
LANDSCAPE MAINTENANCE	6010-0000	2,400.00	608.33	(1,791.67)	26,312.00	6,083.30	(20,228.70)	(332.53)	7,299.96	(19,012.04)
LANDSCAPE REPLACEMENT	6045-0000	0.00	2,083.33	2,083.33	0.00	20,833.30	20,833.30	100.00	24,999.96	24,999.96
SECURITY	6060-0000	34,188.00	33,750.00	(438.00)	334,482.50	337,500.00	3,017.50	0.89	405,000.00	70,517.50
LAKE TREATMENT	6080-0000	0.00	1,958.33	1,958.33	0.00	19,583.30	19,583.30	100.00	23,499.96	23,499.96
LICENSE PLATE READER	6160-0000	0.00	83.33	83.33	0.00	833.30	833.30	100.00	999.96	999.96
PRINTING AND POSTAGE	7000-0000	287.01	333.35	46.34	4,751.80	3,333.50	(1,418.30)	(42.55)	4,000.20	(751.60)
COLLECTIONS/ADMIN EXPENSE	7110-0000	5.00	0.00	(5.00)	540.00	0.00	(540.00)	*****	0.00	(540.00)
BAD DEBT EXPENSE	8020-0000	0.00	250.00	250.00	0.00	2,500.00	2,500.00	100.00	3,000.00	3,000.00
BANK CHARGES	8070-0000	0.00	8.33	8.33	45.00	83.30	38.30	45.98	99.96	54.96
WEBSITE	8189-0000	0.00	250.00	250.00	0.00	2,500.00	2,500.00	100.00	3,000.00	3,000.00
TOTAL EXPENSES	9902-0000	44,398.53	47,712.50	3,313.97	465,343.73	477,125.00	11,781.27	2.47	572,550.00	107,206.27
NET INCOME	9972-0000	3,106.33	0.00	3,106.33	10,479.14	0.00	10,479.14	*****	0.00	10,479.14

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

	Operating Fund
Cash Flows From Operating Activities:	
Maintenance / Assessments Collected	\$79,457.64
Adjustments	\$0.00
Interest Income Received	\$2.64
Wire Transfers	\$0.00
Developer Funds	\$0.00
Other Income Received	\$0.00
Total Sources of Cash	\$79,460.28
Cash Paid For Expenses	
Vendor / Void Checks	\$-41,505.68
Adjustments	\$1,295.00
NSF Checks	\$0.00
Bank Fees / Adjustments	\$0.00
Total Uses of Cash	\$-40,210.68
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	\$39,249.60
Net Decrease / Increase in Cash and Equivalents	\$39,249.60
Cash and Cash Equivalents at Beginning of Period	\$128,662.78
Cash and Cash Equivalents at End of Period	\$167,912.38

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>
10/31/2025			Statement Balance	169,169.88
07/03/2025		000127	MARC KEMP	(1,215.00)
10/06/2025		000289	ORLANDO LASO III, LLC	(42.50)
			Adjusted Statement Balance	167,912.38

Check Book Balance

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
09/30/2025			Reconciled Balance	132,596.28
10/01/2025	Credit	RECEIPTS	Autopay - OPE1J4H0	8,199.12
10/01/2025	Credit	RECEIPTS	ACH PMT TKZJQG	12,461.04
10/01/2025	Credit	RECEIPTS	Online Payment - OP8HRBVL	683.26
10/02/2025	Credit	RECEIPTS	Online Payment - OPURMPFD	683.26
10/02/2025	Credit	RECEIPTS	Autopay - OP688AY2	683.26
10/02/2025	Credit	RECEIPTS	CR batch 406, Prop/Co. 3505	14,440.61
10/04/2025	Credit	RECEIPTS	Autopay - OP4ULXSF	683.26
10/05/2025	Credit	RECEIPTS	Autopay - OPCP35Y0	845.62
10/05/2025	Credit	RECEIPTS	Online Payment - OPCVOJ69	683.26
10/07/2025	Credit	RECEIPTS	CR batch 047, Prop/Co. 3505	3,628.66
10/08/2025	Credit	RECEIPTS	Online Payment - OPCX3RHU	2,054.78
10/08/2025	Credit	RECEIPTS	Online Payment - OP9KV1UT	683.26
10/09/2025	Credit	RECEIPTS	CR batch 265, Prop/Co. 3505	683.26
10/10/2025	Credit	RECEIPTS	Autopay - OPQR0BL	683.26
10/10/2025	Credit	RECEIPTS	Online Payment - OPUZLXWN	1,366.52
10/10/2025	Credit	RECEIPTS	Online Payment - OP0ZIOGY	683.26
10/12/2025	Credit	RECEIPTS	Online Payment - OPIUKABH	1,366.52
10/13/2025	Credit	RECEIPTS	CR batch 698, Prop/Co. 3505	2,024.78
10/15/2025	Credit	RECEIPTS	CR batch 997, Prop/Co. 3505	1,555.29
10/15/2025	Credit	RECEIPTS	Online Payment - OPBOGOB3	683.26
10/16/2025	Credit	RECEIPTS	CR batch 205, Prop/Co. 3505	9,240.66
10/18/2025	Credit	RECEIPTS	Online Payment - OPNQWTSG	683.26
10/21/2025	Credit	RECEIPTS	Online Payment - OP8Q9V79	683.26
10/22/2025	Credit	RECEIPTS	CR batch 675, Prop/Co. 3505	4,832.82
10/22/2025	Credit	RECEIPTS	Online Payment - OP78U4IY	683.26
10/24/2025	Credit	RECEIPTS	CR batch 837, Prop/Co. 3505	1,366.52
10/24/2025	Credit	RECEIPTS	CR batch 887, Prop/Co. 3505	683.26
10/24/2025	Credit	RECEIPTS	Online Payment - OPV7W0DS	683.26
10/27/2025	Credit	RECEIPTS	Online Payment - OPJPO0XN	1,366.52
10/27/2025	Credit	RECEIPTS	CR batch 060, Prop/Co. 3505	2,399.50
10/28/2025	Credit	RECEIPTS	Online Payment - OPCIU82	1,366.52
10/28/2025	Credit	RECEIPTS	CR batch 234, Prop/Co. 3505	683.26
10/31/2025	Credit	DEBIT	INTEREST OPERATING	2.64
10/31/2025	Credit	DEBIT	CHECK# 69 RESIDENTIAL MAINTENA	1,295.00
10/31/2025	Credit	RECEIPTS	CR batch 406, Prop/Co. 3505	10.00
09/02/2025	Debit	000227	HOLLYWOOD POLICE DEPARTMENT	(2,218.50)
09/08/2025	Debit	000259	CITY OF HOLLYWOOD PERMIT	(500.00)
10/01/2025	Debit	000266	MIAMI MANAGEMENT, INC	(2,500.00)
10/03/2025	Debit	000267	CITY OF HOLLYWOOD	(87.21)
10/03/2025	Debit	000268	CITY OF HOLLYWOOD	(25.15)
10/03/2025	Debit	000269	CITY OF HOLLYWOOD	(292.18)
10/03/2025	Debit	000270	CITY OF HOLLYWOOD	(25.15)
10/03/2025	Debit	000271	CITY OF HOLLYWOOD	(10.05)
10/03/2025	Debit	000272	CITY OF HOLLYWOOD	(267.23)

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>
10/03/2025	Debit	000273	CITY OF HOLLYWOOD	(453.70)
10/03/2025	Debit	000274	MIAMI MANAGEMENT, INC	(24.62)
10/06/2025	Debit	000275	AJ BAPTISTE SECURITY LLC	(405.00)
10/06/2025	Debit	000276	ALFRED JOHN STABILE III	(1,620.00)
10/06/2025	Debit	000277	KRISTOPHER DOYLE	(405.00)
10/06/2025	Debit	000278	D SQUARED SECURITY LLC	(495.00)
10/06/2025	Debit	000279	SHAUN FOWLER	(3,397.50)
10/06/2025	Debit	000280	HOLLYWOOD POLICE DEPARTMENT	(2,095.50)
10/06/2025	Debit	000281	J GRAZIANI LLC	(3,037.50)
10/06/2025	Debit	000282	BERNARD JERRY JULIUS	(450.00)
10/06/2025	Debit	000283	BRYAN KALISH	(675.00)
10/06/2025	Debit	000284	MARC KEMP	(720.00)
10/06/2025	Debit	000285	SEAN B. KEOUGH	(540.00)
10/06/2025	Debit	000286	LANGLEY SECURITY SERVICES LLC	(3,915.00)
10/06/2025	Debit	000287	LARRY VANDUSSELDORP LLC	(2,160.00)
10/06/2025	Debit	000288	LUIS A SANCHEZ	(1,890.00)
10/06/2025	Debit	000290	MCLEAN SECURITY SERVICES LLC	(2,812.50)
10/06/2025	Debit	000291	JUAN MONTERROSA	(2,610.00)
10/06/2025	Debit	000292	MSS SECURITY SERVICES LLC C/O	(270.00)
10/06/2025	Debit	000293	MICHAEL J. O'BIER	(675.00)
10/06/2025	Debit	000294	SKOL ENTERPRISES LLC	(1,260.00)
10/06/2025	Debit	000295	SOLO SECURITY LLC	(720.00)
10/06/2025	Debit	000296	SOLO SECURITY LLC	(675.00)
10/06/2025	Debit	000297	TIMOTHY LOPES	(202.50)
10/06/2025	Debit	000298	TNETT1978LLC	(495.00)
10/06/2025	Debit	000299	JOSHUA TRIPLETT	(990.00)
10/07/2025	Debit	000300	FPL	(52.31)
10/07/2025	Debit	000301	FPL	(181.40)
10/07/2025	Debit	000302	FPL	(105.78)
10/07/2025	Debit	000303	GM LANDSCAPING CORP.	(720.00)
10/09/2025	Debit	000304	INTRACOSTAL LANDSCAPING MPV LL	(1,500.00)
10/09/2025	Debit	000305	MIAMI MANAGEMENT, INC	(5.00)
10/09/2025	Debit	000306	PRINT-IT USA.COM, INC	(262.39)
10/13/2025	Debit	000307	ABCO PEST CONTROL PRO LLC	(400.00)
10/13/2025	Debit	000308	ORLANDO LASO III, LLC	(430.00)
10/13/2025	Debit	000309	VERIZON WIRELESS	(143.01)
10/15/2025	Debit	000310	SIEGFRIED RIVERA, P.A.	(1,462.50)
Adjusted Reconciled Balance				169,169.88

Unreconciled Transactions

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
07/03/2025		000127	MARC KEMP	(1,215.00)
10/06/2025		000289	ORLANDO LASO III, LLC	(42.50)
Adjusted Check Book Balance				167,912.38

In Balance

The Lakes at Emerald Hills

From: 10/1/2025 to 10/31/2025

<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>
000266	10/01/2025	5001 - 0000	MANAGEMENT FEES	MIAMI MANAGEMENT, INC	10/01/25 ADMINISTRATIVE MANAGE	2,500.00	2,500.00
000267	10/03/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	08/14/25-09/12/25 SVC	87.21	87.21
000268	10/03/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	08/14/25-09/12/25 SVC	25.15	25.15
000269	10/03/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	08/14/25-09/12/25 SVC	292.18	292.18
000270	10/03/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	08/14/25-09/12/25 SVC	25.15	25.15
000271	10/03/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	08/14/25-09/12/25 SVC	10.05	10.05
000272	10/03/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	08/14/25-09/12/25 SVC	267.23	267.23
000273	10/03/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	08/14/25-09/12/25 SVC	453.70	453.70

The Lakes at Emerald Hills

From: 10/1/2025 to 10/31/2025

<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>
000274	10/03/2025	7000 - 0000	PRINTING AND POSTAGE	MIAMI MANAGEMENT, INC	OFFICE EXPENSES	24.62	24.62
000275	10/06/2025	6060 - 0000	SECURITY	AJ BAPTISTE SECURITY LLC	SEPT/2025 SERVICE	405.00	405.00
000276	10/06/2025	6060 - 0000	SECURITY	ALFRED JOHN STABILE III	SEPT/2025 SERVICE	1,620.00	1,620.00
000277	10/06/2025	6060 - 0000	SECURITY	KRISTOPHER DOYLE	SEPT/2025 SERVICE	405.00	405.00
000278	10/06/2025	6060 - 0000	SECURITY	D SQUARED SECURITY LLC	SEPT/2025 SERVICE	495.00	495.00
000279	10/06/2025	6060 - 0000	SECURITY	SHAUN FOWLER	SEPT/2025 SERVICE	3,397.50	3,397.50
000280	10/06/2025	6060 - 0000	SECURITY	HOLLYWOOD POLICE DEPARTMENT	SEPT/2025 SURCHARGE FEES	2,095.50	2,095.50
000281	10/06/2025	6060 - 0000	SECURITY	J GRAZIANI LLC	SEPT/2025 SERVICE	3,037.50	3,037.50

The Lakes at Emerald Hills

From: 10/1/2025 to 10/31/2025

<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>
000282	10/06/2025	6060 - 0000	SECURITY	BERNARD JERRY JULIUS	SEPT/2025 SERVICE	450.00	450.00
000283	10/06/2025	6060 - 0000	SECURITY	BRYAN KALISH	SEPT/2025 SERVICE	675.00	675.00
000284	10/06/2025	6060 - 0000	SECURITY	MARC KEMP	SEPT/2025 SERVICE	720.00	720.00
000285	10/06/2025	6060 - 0000	SECURITY	SEAN B. KEOUGH	SEPT/2025 SERVICE	540.00	540.00
000286	10/06/2025	6060 - 0000	SECURITY	LANGLEY SECURITY SERVICES LLC	SEPT/2025 SERVICE	3,915.00	3,915.00
000287	10/06/2025	6060 - 0000	SECURITY	LARRY VANDUSSELDORP LLC	SEPT/2025 SERVICE	2,160.00	2,160.00
000288	10/06/2025	6060 - 0000	SECURITY	LUIS A SANCHEZ	SEPT/2025 SERVICE	1,890.00	1,890.00
000289	10/06/2025	6060 - 0000	SECURITY	ORLANDO LASO III, LLC	SEPT/2025 SERVICE	42.50	42.50

The Lakes at Emerald Hills

From: 10/1/2025 to 10/31/2025

<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>
000290	10/06/2025	6060 - 0000	SECURITY	MCLEAN SECURITY SERVICES LLC	SEPT/2025 SERVICE	2,812.50	2,812.50
000291	10/06/2025	6060 - 0000	SECURITY	JUAN MONTERROSA	SEPT/2025 SERVICE	2,610.00	2,610.00
000292	10/06/2025	6060 - 0000	SECURITY	MSS SECURITY SERVICES LLC C/O MACY STALNAKER	SEPT/2025 SERVICE	270.00	270.00
000293	10/06/2025	6060 - 0000	SECURITY	MICHAEL J. O'BIER	SEPT/2025 SERVICE	675.00	675.00
000294	10/06/2025	6060 - 0000	SECURITY	SKOL ENTERPRISES LLC	SEPT/2025 SERVICE	1,260.00	1,260.00
000295	10/06/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	SEPT/2025 COORDINATOR FEES	720.00	720.00
000296	10/06/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	SEPT/2025 COORDINATOR FEES	675.00	675.00
000297	10/06/2025	6060 - 0000	SECURITY	TIMOTHY LOPES	SEPT/2025 SERVICE	202.50	202.50

The Lakes at Emerald Hills

From: 10/1/2025 to 10/31/2025

<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>
000298	10/06/2025	6060 - 0000	SECURITY	TNETT1978LLC	SEPT/2025 SERVICE	495.00	495.00
000299	10/06/2025	6060 - 0000	SECURITY	JOSHUA TRIPLETT	SEPT/2025 SERVICE	990.00	990.00
000300	10/07/2025	5050 - 0000	ELECTRICITY	FPL	09/03/25-10/03/25 SVC	52.31	52.31
000301	10/07/2025	5050 - 0000	ELECTRICITY	FPL	09/03/25-10/03/25 SVC	181.40	181.40
000302	10/07/2025	5050 - 0000	ELECTRICITY	FPL	09/03/25-10/03/25 SVC	105.78	105.78
000303	10/07/2025	6010 - 0000	LANDSCAPE MAINTENANCE	GM LANDSCAPING CORP.	SEPTEMBER/2025 LAWN SERVICE	720.00	720.00
000304	10/09/2025	6010 - 0000	LANDSCAPE MAINTENANCE	INTRACOSTAL LANDSCAPING MPV LLC	OCTOBER/2025 LANDSCAPING SVC	1,500.00	1,500.00
000305	10/09/2025	7110 - 0000	COLLECTIONS/ADMIN EXPENSE	MIAMI MANAGEMENT, INC	COLLECTION CHARGES	5.00	5.00

The Lakes at Emerald Hills

From: 10/1/2025 to 10/31/2025

<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>
000306	10/09/2025	7000 - 0000	PRINTING AND POSTAGE	PRINT-IT USA.COM, INC	201-BUDGET MEETING NOTICE	262.39	262.39
000307	10/13/2025	6000 - 0000	PEST CONTROL - INTERIOR	ABCO PEST CONTROL PRO LLC	OCTOBER/2025 LAWN & SHRUB SPRA	400.00	400.00
000308	10/13/2025	6060 - 0000	SECURITY	ORLANDO LASO III, LLC	SEPT/2025 SERVICE - DIFF. SVC	430.00	430.00
000309	10/13/2025	5060 - 0000	TELEPHONE	VERIZON WIRELESS	09/02/25-10/01/2025 SVC	143.01	143.01
000310	10/15/2025	5010 - 0000	LEGAL AND PROFESSIONAL	SIEGFRIED RIVERA, P.A.	SEPT/2025 GENERAL MATTERS	1,462.50	1,462.50
Grand Total:						41,505.68	



Last statement: September 30, 2025
 This statement: October 31, 2025
 Total days in statement period: 31

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 (26)

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

Pab Business Interest Checking

Account number 9728602211
 Enclosures 26
 Low balance \$132,596.28
 Average balance \$159,918.06
 Avg collected balance \$155,742.00
 Interest paid year to date \$15.91

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
09-30	Beginning balance			\$132,596.28
10-02	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251002 862512326 000043305139788907	22,026.68		154,622.96
10-03	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251003 862900128 000043305132076344	683.26		155,306.22
10-03	'Image Deposit 000000007002036630	14,450.61		169,756.83
10-03	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000266*2510 01*MIAMI MANAGEMEN T INC\189021307\14 4731086\189021307 000041001036095716		-2,500.00	167,256.83
10-03	Check 227 000000007002013410		-2,218.50	165,038.33
10-07	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251007 863880885 000043305136995071	683.26		165,721.59
10-07	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251007 863873496 000043305136993862	1,528.88		167,250.47
10-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000274*2510 03*MIAMI MANAGEMEN T INC\189293854\14 5014971\189293854 000041001037493231		-24.62	167,225.85

Thank you for banking with Popular



THE LAKES OF EMERALD HILLS, INC.
 October 31, 2025

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Date	Description	Additions	Subtractions	Balance
10-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000271*2510 03*CITY OF HOLLYWO OD\189293853\14501 4970\189293853 000041001037521035		-10.05	167,215.80
10-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000270*2510 03*CITY OF HOLLYWO OD\189293849\14501 4966\189293849 000041001037521039		-25.15	167,190.65
10-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000268*2510 03*CITY OF HOLLYWO OD\189293851\14501 4968\189293851 000041001037521045		-25.15	167,165.50
10-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000267*2510 03*CITY OF HOLLYWO OD\189293850\14501 4967\189293850 000041001037521033		-87.21	167,078.29
10-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000272*2510 03*CITY OF HOLLYWO OD\189293852\14501 4969\189293852 000041001037521041		-267.23	166,811.06
10-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000269*2510 03*CITY OF HOLLYWO OD\189293865\14501 4979\189293865 000041001037521043		-292.18	166,518.88
10-07	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000273*2510 03*CITY OF HOLLYWO OD\189293855\14501 4972\189293855 000041001037521037		-453.70	166,065.18
10-08	'Image Deposit 000000007002399030	3,628.66		169,693.84
10-09	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251009 864500424 000043305131826305	2,054.78		171,748.62
10-09	'Image Deposit 000000007002464080	683.26		172,431.88
10-09	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000302*2510 07*FPL\189533232\1 45266786\189533232 000041001037130280		-105.78	172,326.10
10-09	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000300*2510 07*FPL\189533230\1 45266784\189533230 000041001037130282		-52.31	172,273.79
10-09	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000301*2510 07*FPL\189533231\1 45266785\189533231 000041001037130284		-181.40	172,092.39



Date	Description	Additions	Subtractions	Balance
10-09	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000303*2510 07*GM LANDSCAPING CORP\189533229\145 338830\189533229 000041001037505856		-720.00	171,372.39
10-09	Check 277 000000007002430080		-405.00	170,967.39
10-09	Check 279 000000007002435410		-3,397.50	167,569.89
10-09	Check 283 000000007002445060		-675.00	166,894.89
10-09	Check 284 000000007002434850		-720.00	166,174.89
10-09	Check 285 000000007002445090		-540.00	165,634.89
10-09	Check 288 000000007002436720		-1,890.00	163,744.89
10-09	Check 291 000000007002436300		-2,610.00	161,134.89
10-09	Check 295 000000007002445080		-720.00	160,414.89
10-09	Check 296 000000007002445070		-675.00	159,739.89
10-10	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251010 864742627 000043305133642019	683.26		160,423.15
10-10	Check 275 000000007002553690		-405.00	160,018.15
10-10	Check 276 000000007002545480		-1,620.00	158,398.15
10-10	Check 282 000000007002543970		-450.00	157,948.15
10-10	Check 290 000000007002558260		-2,812.50	155,135.65
10-10	Check 293 000000007002542340		-675.00	154,460.65
10-14	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251014 865491894 000043305139106253	1,366.52		155,827.17
10-14	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251011 865033560 000043305135387527	2,733.04		158,560.21
10-14	'Image Deposit 000000007125884410	2,024.78		160,584.99
10-14	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000305*2510 09*MIAMI MANAGEMEN T INC\189874940\14 5728016\189874940 000041001038014869		-5.00	160,579.99

Date	Description	Additions	Subtractions	Balance
10-14	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000306*2510 09*PRINTIT USACOM INC\189874938\1457 28014\189874938 000041001038051225		-262.39	160,317.60
10-14	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000304*2510 09*INTRACOSTAL LAN DSCAPING MPV L\189 874939\145728015\1 000041001038051217		-1,500.00	158,817.60
10-14	Check 278 000000007002630670		-495.00	158,322.60
10-14	Check 281 000000007125827340		-3,037.50	155,285.10
10-14	Check 287 000000007125807510		-2,160.00	153,125.10
10-14	Check 294 000000007125827360		-1,260.00	151,865.10
10-14	Check 297 000000007125832230		-202.50	151,662.60
10-15	'Image Deposit 000000007126001160	1,555.29		153,217.89
10-15	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000309*2510 13*VERIZON WIRELES S\190101217\145932 627\190101217 000041001036361752		-143.01	153,074.88
10-15	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000307*2510 13*ABCO PEST CONTR OL PRO LLC\1901012 16\145932626\19010 000041001036361744		-400.00	152,674.88
10-15	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000308*2510 13*ORLANDO LASO II I LLC\190101218\14 5965284\190101218 000041001036527502		-430.00	152,244.88
10-15	Check 292 000000007125964160		-270.00	151,974.88
10-16	'Image Deposit 000000007002823720	9,240.66		161,215.54
10-16	Check 286 000000007126035570		-3,915.00	157,300.54
10-17	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251017 866253078 000043305134649101	683.26		157,983.80
10-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*000310*2510 15*SIEGFRIED RIVER A PA\190383654\146 262446\190383654 000041001038183591		-1,462.50	156,521.30
10-20	'Preauthorized Credit THE LAKES OF EME AVIDPAY REF*CK*000069*2505 29*JS RESIDENTIAL MAINTENANCE IN\177 420739\146434701\1 000041001033116902	1,295.00		157,816.30



THE LAKES OF EMERALD HILLS, INC.
October 31, 2025

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Date	Description	Additions	Subtractions	Balance
10-20	Check 299 000000007002978950		-990.00	156,826.30
10-21	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251021 866834926 000043305139039772	683.26		157,509.56
10-21	Check 298 000000007126209560		-495.00	157,014.56
10-22	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251022 867159960 000043305131797305	683.26		157,697.82
10-22	'Image Deposit 000000007003136220	4,832.82		162,530.64
10-23	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251023 867364495 000043305133527398	683.26		163,213.90
10-24	'Image Deposit 000000007126405750	683.26		163,897.16
10-24	'Image Deposit 000000007003212010	1,366.52		165,263.68
10-24	Check 259 000000007003191710		-500.00	164,763.68
10-24	Check 280 000000007003191720		-2,095.50	162,668.18
10-27	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251025 867817247 000043305136842492	683.26		163,351.44
10-28	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251028 868311616 000043305130485416	1,366.52		164,717.96
10-28	'Image Deposit 000000007003416400	683.26		165,401.22
10-28	'Image Deposit 000000007126519390	2,399.50		167,800.72
10-29	'Preauthorized Credit PAY IN-PAYABLI D TRANSFER 251029 868539821 000043305132001852	1,366.52		169,167.24
10-31	'Interest Credit 000000000000000000	2.64		169,169.88
10-31	Ending totals	80,755.28	-44,181.68	\$169,169.88

CHECKS

Number	Date	Amount	Control
227	10-03	2,218.50	000007002013410
259 *	10-24	500.00	000007003191710
275 *	10-10	405.00	000007002553690
276	10-10	1,620.00	000007002545480
277	10-09	405.00	000007002430080
278	10-14	495.00	000007002630670

Number	Date	Amount	Control
279	10-09	3,397.50	000007002435410
280	10-24	2,095.50	000007003191720
281	10-14	3,037.50	000007125827340
282	10-10	450.00	000007002543970
283	10-09	675.00	000007002445060
284	10-09	720.00	000007002434850
285	10-09	540.00	000007002445090
286	10-16	3,915.00	000007126035570
287	10-14	2,160.00	000007125807510
288	10-09	1,890.00	000007002436720
290 *	10-10	2,812.50	000007002558260
291	10-09	2,610.00	000007002436300
292	10-15	270.00	000007125964160
293	10-10	675.00	000007002542340
294	10-14	1,260.00	000007125827360
295	10-09	720.00	000007002445080
296	10-09	675.00	000007002445070
297	10-14	202.50	000007125832230
298	10-21	495.00	000007126209560
299	10-20	990.00	000007002978950

* 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	63-1200 631
DATE	CHECK NO.	AMOUNT	
09/02/2025	000227	\$2,218.50*	
Two Thousand Two Hundred Eighteen and 50/100 DOLLARS ***			
PAY TO THE ORDER OF	HOLLYWOOD POLICE DEPARTMENT 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021		
*000227# 063112605# 9728602211#			

Check # 0227, Posted 10-03-25, Amount 2,218.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
09/06/2025	000259	\$500.00*	
Five Hundred and no/100 DOLLARS ***			
PAY TO THE ORDER OF	CITY OF HOLLYWOOD PERMIT 1145 SAWGRASS CORP PKWY SUNRISE, FL 33323		
*000259# 063112605# 9728602211#			

Check # 0259, Posted 10-24-25, Amount 500.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
10/06/2025	000275	\$405.00*	
Four Hundred Five and no/100 DOLLARS ***			
PAY TO THE ORDER OF	AJ BAPTISTE SECURITY LLC ALIX JEAN-BAPTISTE 1691 NW 1st AVENUE POMPANO BEACH, FL 33060		
*000275# 063112605# 9728602211#			

Check # 0275, Posted 10-10-25, Amount 405.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
10/06/2025	000276	\$1,620.00*	
One Thousand Six Hundred Twenty and no/100 DOLLARS ***			
PAY TO THE ORDER OF	ALFRED JOHN STABLE III 3882 NW 59th STREET COCONUT CREEK, FL 33073		
*000276# 063112605# 9728602211#			

Check # 0276, Posted 10-10-25, Amount 1,620.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
10/06/2025	000277	\$405.00*	
Four Hundred Five and no/100 DOLLARS ***			
PAY TO THE ORDER OF	KRISTOPHER DOYLE 3250 HOLLYWOOD BLVD HOLLYWOOD, FL 33021		
*000277# 063112605# 9728602211#			

Check # 0277, Posted 10-09-25, Amount 405.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
10/06/2025	000278	\$495.00*	
Four Hundred Ninety-five and no/100 DOLLARS ***			
PAY TO THE ORDER OF	D SQUARED SECURITY LLC 14229 SW 95th LANE MIAMI, FL 33186		
*000278# 063112605# 9728602211#			

Check # 0278, Posted 10-14-25, Amount 495.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
10/06/2025	000279	\$3,397.50*	
Three Thousand Three Hundred Ninety-seven and 50/100 DOLLARS ***			
PAY TO THE ORDER OF	SHAWN FOWLER 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021		
*000279# 063112605# 9728602211#			

Check # 0279, Posted 10-09-25, Amount 3,397.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
10/06/2025	000280	\$2,095.50*	
Two Thousand Ninety-five and 50/100 DOLLARS ***			
PAY TO THE ORDER OF	HOLLYWOOD POLICE DEPARTMENT 3250 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021		
*000280# 063112605# 9728602211#			

Check # 0280, Posted 10-24-25, Amount 2,095.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
10/06/2025	000281	\$3,037.50*	
Three Thousand Thirty-seven and 50/100 DOLLARS ***			
PAY TO THE ORDER OF	J GRAZIANI LLC 14920 CASTLEGATE AVENUE DAVIE, FL 33331		
*000281# 063112605# 9728602211#			

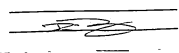
Check # 0281, Posted 10-14-25, Amount 3,037.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	63-1200 631
DATE	CHECK NO.	AMOUNT	
10/05/2025	000282	\$450.00*	
Four Hundred Fifty and no/100 DOLLARS ***			
PAY TO THE ORDER OF	BERNARD JERRY JULIUS 3008 NW 30th TERRACE OAKLAND PARK, FL 33311		
*000282# 063112605# 9728602211#			

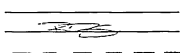
Check # 0282, Posted 10-10-25, Amount 450.00

THE LAKES OF EMERALD HILLS, INC.
October 31, 2025

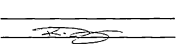
Page 9 of 9
9728602211

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	43-3700	631
DATE	CHECK NO.	AMOUNT		
10/09/2025	000294	\$1,260.00		
One Thousand Two Hundred Sixty and no/100 DOLLARS ***				
PAY TO THE ORDER OF	SKOL ENTERPRISES LLC 11250 QUIETWATER WAY COOPER CITY, FL 33026			
 *000294* 0631126050 9728602211*				

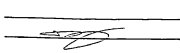
Check # 0294, Posted 10-14-25, Amount 1,260.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	43-3700	631
DATE	CHECK NO.	AMOUNT		
10/06/2025	000295	\$720.00		
Seven Hundred Twenty and no/100 DOLLARS ***				
PAY TO THE ORDER OF	SOLO SECURITY LLC 3131 W. BUNNA VISTA DR. MARGATE, FL 33063			
 *000295* 0631126050 9728602211*				

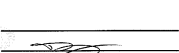
Check # 0295, Posted 10-09-25, Amount 720.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	43-3700	631
DATE	CHECK NO.	AMOUNT		
10/06/2025	000296	\$675.00		
Six Hundred Seventy-five and no/100 DOLLARS ***				
PAY TO THE ORDER OF	SOLO SECURITY LLC 3131 W. BUNNA VISTA DR. MARGATE, FL 33063			
 *000296* 0631126050 9728602211*				

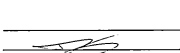
Check # 0296, Posted 10-09-25, Amount 675.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	43-3700	631
DATE	CHECK NO.	AMOUNT		
10/06/2025	000297	\$202.50		
Two Hundred Two and 50/100 DOLLARS ***				
PAY TO THE ORDER OF	TIMOTHY LOPES 3250 HOLLYWOOD BLVD			
 *000297* 0631126050 9728602211*				

Check # 0297, Posted 10-14-25, Amount 202.50

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	43-3700	631
DATE	CHECK NO.	AMOUNT		
10/06/2025	000298	\$495.00		
Four Hundred Ninety-five and no/100 DOLLARS ***				
PAY TO THE ORDER OF	TNETT1978LLC THOMAS NETTINA 3701 SURREY CIRCLE EAST DAVIE, FL 33331			
 *000298* 0631126050 9728602211*				

Check # 0298, Posted 10-21-25, Amount 495.00

The Lakes of Emerald Hills, Inc. c/o Miami Management, Inc. 14275 SW 142 Avenue Miami, FL 33186		Popular Community Bank	43-3700	631
DATE	CHECK NO.	AMOUNT		
10/06/2025	000299	\$990.00		
Nine Hundred Ninety and no/100 DOLLARS ***				
PAY TO THE ORDER OF	JOSHUA TRIPLETT 16107 SW 83rd AVENUE PALMETTO BAY, FL 33157			
 *000299* 0631126050 9728602211*				

Check # 0299, Posted 10-20-25, Amount 990.00

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		
3505-005008	Apteker, Abraham	N	\$0.67	0			n		
3505-005003	Benomry, Samuel	N	\$2.92	0			n		
3505-007042	Krantz, Alec	N	\$5.00	0			n		NOLA - 3/20/2025
3505-002007	Elmowitz, Tina	P	\$162.36	0			n		NOLA - 6/5/2025
3505-001005	Kijner TR, Herry H	P	\$170.08	0			n		
3505-001004	Berenstein, Victor	P	\$324.72	0			n		
3505-001007	Tenenbaum, Oliver	P	\$324.72	0			n		NOLA - 6/5/2025
3505-002002	Friedman, Yosef	P	\$324.72	0			n		NOLA - 6/5/2025
3505-002003	Gary, Issa	P	\$324.72	0			n		NOLA - 6/5/2025
3505-002012	Chiari, Maria	P	\$324.72	0			n		NOLA - 6/5/2025
3505-001003	Dehry, Adam	P	\$487.08	0			n		NOLA - 6/5/2025
3505-002010	Iagulli, Cindy	P	\$492.08	0			n		NOLA - 6/5/2025
3505-005002	Tescher, Marc B	N	\$608.26	0			n		
3505-005017	Warshaw, Jonathan J	N	\$620.98	0			n		
3505-001001	Levine, Max	P	\$654.44	0			n		NOLA - 6/5/2025
3505-002037	Dorfman, Vernon G	N	\$658.26	0			n		NIL - 6/5/2025
3505-002044	Hogarth, Marielyn Altagrace	N	\$658.26	0			n		
3505-002067	Shifman, Pesach	N	\$658.26	0			n		
3505-002008	Harel, Shneior Zalman	P	\$659.44	0			n		NOLA - 6/5/2025
3505-003011	Birken, Gary	N	\$678.59	0			n		NOLA - 6/5/2025
3505-001016	Cohen, Gilbert	N	\$683.26	0			n		
3505-002015	Gottfried, Yisroel	N	\$683.26	0			n		
3505-002020	Goldberg, Eitan Moshe	N	\$683.26	0			n		NOLA - 6/5/2025
3505-002031	Waisman, Isaac	N	\$683.26	0			n		
3505-002038	Lasry, Avrohom	N	\$683.26	0			n		NOLA - 6/5/2025
3505-002051	Strader, John	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
3505-002058	Cedrati, Adam	N	\$683.26	0			n		NOLA - 6/5/2025
3505-003007	Collins, Stuart	N	\$683.26	0			n		
3505-005023	Bober, Carlton	N	\$683.26	0			n		NOLA - 6/5/2025
3505-006002	Huebner, David	N	\$683.26	0			n		NIL - 6/5/2025
3505-006017	Feig, Kevin	N	\$683.26	0			n		
3505-007001	3180 N 36TH Street LLC	N	\$683.26	0			n		NIL - 6/5/2025
3505-007028	Levin, Nehemia	N	\$683.26	0			n		
3505-007033	Fisher, Robert	N	\$683.26	0			n		
3505-007044	Battat, Joseph	N	\$683.26	0			n		
3505-002030	Reese, Steven	N	\$688.26	0			n		NOLA - 6/5/2025
3505-006010	Connor, Michael J	N	\$1,313.70	0			n		
3505-010001	Resnick, Malcolm	N	\$1,316.52	0			n		
3505-002049	LaRocco, August	N	\$1,341.52	0			n		
3505-002052	Shlomo, Yogev	N	\$1,341.52	0			n		
3505-001011	Gluck, Lori	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-002017	Avni, Gil	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-002033	Setton, Daniel	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-002040	Burnstein, Mitchell	N	\$1,366.52	0			n		
3505-002050	Neuwirth, Jonathan	N	\$1,366.52	0			n		NOLA - 3/20/2025
3505-002063	Strauss, Kenneth	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-002064	Borkin, Alison	N	\$1,366.52	0			n		
3505-003003	Setton, Joe	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-003005	Mann, Joshua	N	\$1,366.52	0			n		NIL - 6/5/2025
3505-003006	Susterman, Sasha	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-003012	Shapiro, Howard	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-003013	Ben, Lawrence	N	\$1,366.52	0			n		
3505-005013	Minars, Michael	N	\$1,366.52	0			n		NOLA - 6/5/2025

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
3505-005016	3071 N35 LLC Joseph Linder	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-005018	Abitbol, Jason	N	\$1,366.52	0			n		NOLA - 3/20/2025
3505-006004	Melotti, Enzo Andrea	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-006006	Abitbol, Ronen Azriel	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-007002	Piotrkowski, Joel	N	\$1,366.52	0			n		NOLA - 3/20/2025
3505-007003	Bober, Daniel	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-007005	Levy, Mark A	N	\$1,366.52	0			n		
3505-007006	Eidelman, Aaron	N	\$1,366.52	0			n		
3505-007009	Yagudaev, Elina	N	\$1,366.52	0			n		NOLA - 3/20/2025
3505-007019	Weil, Michael	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-007035	Meer, Baruch	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-007043	Alvarez, Amarilis	N	\$1,366.52	0			n		
3505-007046	Vaquera Corp,	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-008001	Berntein, Ellie A	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-010002	Kane, Jonathan	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-010003	Assouline, Eric	N	\$1,366.52	0			n		NOLA - 6/5/2025
3505-006009	Manasse, Dorone	N	\$1,419.34	0			n		NOLA - 6/5/2025
3505-007036	Taboada, Marta V	N	\$1,669.24	0			n		NOLA - 6/5/2025
3505-002004	Braun, Tanny	P	\$1,985.08	0			n		NIL - 6/5/2025
3505-001014	Moscowitz, Elliot N	N	\$2,054.78	0			n		NOLA - 6/5/2025
3505-006014	Mitchell, Pete	N	\$2,054.78	0			n		NOLA - 6/5/2025
3505-006007	Zisquit, Justin	N	\$2,134.01	0			n		NOLA - 6/5/2025
3505-002022	Budman, Barton R	N	\$2,148.57	0			n		NOLA - 6/5/2025
3505-002019	Finder, Ami	N	\$2,717.69	0			n		NIL - 6/5/2025
3505-006003	Aballi, Natalie	N	\$2,738.04	0			n		NOLA - 6/5/2025
3505-002054	Yshaev, Mark	N	\$2,798.04	0			n		NIL - 6/5/2025
3505-013000	FAMILY TNHSES OF LKS E O		\$9,240.64	0			n		

October 30, 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: 82		TOTAL	<u>94,980.00</u>						

The Lakes of Emerald Hills Inc
PREPAID EXPENSES

October 31, 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)
	JULY	(5.10)
	AUGUST	(5.10)
	SEPTEMBER	(5.10)
1130	TOTAL PREPAID EXPENSES	\$ 10.25

ASSOCIATION NAME: **The Lakes of Emerald Hills Inc**
 ANALYSIS OF INSURANCE: 10/31/25
 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	05/20/26	05/20/26	1,578.63		1,578.63	1,578.63	657.76	920.87	131.55
	GL	05/20/25	05/20/26	8,248.80		8,248.80	8,248.80	3,437.00	4,811.80	687.40
	UMB	05/20/25	05/20/26	5,866.80		5,866.80	5,866.80	2,444.50	3,422.30	488.90
SAUNDERS & TAYLOR	TERRORISM	05/20/25	05/20/26	364.35		364.35	364.35	151.81	212.54	30.36
				16,058.58	0.00	16,058.58	16,058.58	6,691.08	9,367.51	1,338.22

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

October 31, 2025

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

The Lakes of Emerald Hills Inc
EXCHANGE

October 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
1004	CHECK#69 RESIDENTIAL MAINTENANCE REFUND AVIDPAY	(1,295.00)
1350	TOTAL EXCHANGE	\$ (1,295.00)

The Lakes of Emerald Hills Inc

ACCRUED EXPENSES

October 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
5050	FLORIDA POWER & LIGHT	309.58
5070	CITY OF HOLLYWOOD	2,021.33
6010	GM LANDSCAPING CORP	900.00
6060	AJ BAPTISTE SECURITY LLC	652.50
6060	ALFRED JOHN STABILE III	697.50
6060	LUCY MARTINEZ DAVIGLUS	540.00
6060	KRISTOPHER DOYLE	787.50
6060	D SQUARED SECURITY LLC	697.50
6060	HOLLYWOOD POLICE DEPARTMENT	2,080.50
6060	J GRAZIANI LLC	3,037.50
6060	BERNARD JERRY JULIUS	630.00
6060	BRYAN KALISH	922.50
6060	LANGLEY SECURITY SERVICES	4,590.00
6060	LARRY VANDUSSELDORP LLC	1,620.00
6060	LUIS A SANCHEZ	697.50
6060	MARC KEMP	1,372.50
6060	MCLEAN SECURITY SERVICES	1,710.00
6060	MICHAEL J. O'BIER	945.00
6060	JUAN MONTEROSA	1,530.00
6060	ORLANDO LASO III, LLC	202.50
6060	SEAN B. KEOUGH	675.00
6060	SHAUN FOWLER	5,782.50
6060	SKOL ENTERPRISES LLC	1,428.75
6060	SOLO SECURITY LLC	2,238.75
6060	JUOSHUA TRIPLETT	765.00
6060	TNETT1978LLC	585.00
2010	TOTAL ACCRUED EXPENSES	\$ 37,418.91

10/30/202:

ASSESSMENTS PAID IN ADVANCE

Sort by Account Number

Account Number	Name	Type	Balance	Accept Pymt. 0=Yes // 2=No
3505-007030	Morrison, Theodore	N	-0.40	0
3505-005004	Mukama, Barry	N	-4.00	0
3505-008002	Rollins, Oneida	N	-5.00	0
3505-002032	Cohen, Tal	N	-7.37	0
3505-007008	Emas, Marshall	N	-9.57	0
3505-001015	Barron, Earl	N	-25.00	0
3505-002025	Alberto A & Patti Manopla	N	-25.00	0
3505-002026	Shelomith, Barry	N	-25.00	0
3505-002027	Swart, Patrick	N	-25.00	0
3505-002029	Stein, Elliott	N	-25.00	0
3505-005021	Bejar, Hugo	N	-25.00	0
3505-007022	Braver, Howard	N	-25.00	0
3505-007038	Milestone, Neil	N	-25.00	0
3505-005006	Anidjar, Samuel	N	-26.41	0
3505-007027	Muth, Richard	N	-26.41	0
3505-002070	Sheen Revocable Living	N	-50.00	0
3505-003008	Barrett, James	N	-50.00	0
3505-007034	Brown, Susanne T	N	-50.00	0
3505-005011	Schwarz, Briana Michelle	N	-54.68	0
3505-007018	Frankel, David	N	-75.00	0
3505-002035	Whatley, Evelyn	N	-79.23	0
3505-005005	Dague, Nicholas	N	-91.43	0
3505-002005	D Aiguillon, Frieda	P	-100.00	0
3505-002062	Shambora, Paul	N	-100.00	0
3505-007021	Beakey, Joseph William	N	-100.00	0
3505-001009	Gottlieb, Jay	N	-105.64	0
3505-002028	Landau, Joanna	N	-683.26	0
3505-002071	Kerem, Ruth	N	-683.26	0
3505-002039	Cano, Roberto	N	-690.63	0
3505-006016	Oami, Oren	N	-709.67	0
Units: 30		TOTAL	<u>-3,901.96</u>	

The Lakes of Emerald Hills Inc

DUE TO DEFERRED INCOME

October 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
4020	TOWNHOMES - 4TH QUARTER SEPTEMBER OCTOBER NOVEMBER	9,240.66 (3,080.22)
4020	HOMES - 4TH QUARTER SEPTEMBER OCTOBER NOVEMBER	122,356.36 (40,785.46)
4020	PARK ROAD HOMES -4TH QUARTER SEPTEMBER OCTOBER NOVEMBER	3,409.56 (1,136.54)
2075	TOTAL DEFERRED INCOME	\$ 90,004.36

The Lakes of Emerald Hills Inc
PRIOR YEAR ADJUSTMENTS

October 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)
	FEBRUARY	(2,500.00)
	MARCH	(2,500.00)
	APRIL	(2,500.00)
	MAY	(2,500.00)
	JUNE	(2,500.00)
	JULY	(2,500.00)
	AUGUST	(2,500.00)
	SEPTEMBER	(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)
3601	TOTAL PRIOR YEAR ADJUSTMENTS	CONTINUE

The Lakes of Emerald Hills Inc
PRIOR YEAR ADJUSTMENTS

October 31, 2025

ACCOUNT	DESCRIPTION	AMOUNT
6060	CK#000019 - SKOL ENTERPRISES LLC	(1,800.00)
6060	CK#000020 - SOLO SECURITY LLC	(1,485.00)
6060	CK#000021 - JOSHUA TRIPLET	(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)
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
1221	RECLASS VIGILANT CAMERA SYSTEM BALANCE FROM PRIOR MANAGEMENT.	(3,283.84)
2070	RECLASS DUE TO TOWNHOUSES BALANCE FROM PRIOR MANAGEMENT	9,996.45
4046	RECLASS SECURITY SAVINGS FROM PY	(2,500.00)
3601	TOTAL PRIOR YEAR ADJUSTMENTS	\$ (63,379.15)