



The Lakes of Emerald Hills, Inc.

Financial Reporting Package

Period Ending 02/28/2025

Corporate Office

14275 SW 142 Avenue Miami, Florida 33186

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3473

The Lakes of Emerald Hills Inc

		Balance as of 02/28/25	Balance as of 01/31/25	Increase (Decrease)
ASSETS				
CURRENT ASSETS				
1003-0000	CASH - OPERATING - BANK OF AMERICA	193,917.06	235,231.25	-41,314.19
1100-0000	ASSESSMENTS RECEIVABLE	38,643.82	59,208.44	-20,564.62
1103-0000	ALLOWANCE FOR BAD DEBT	-4,271.88	-4,271.88	0.00
1140-0000	PREPAID INSURANCE	3,324.35	4,432.47	-1,108.12
	TOTAL CURRENT ASSETS	<u>231,613.35</u>	<u>294,600.28</u>	-62,986.93
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	3,283.84	3,283.84	0.00
OTHER ASSETS				
1320-0000	UTILITY DEPOSITS	45.00	45.00	0.00
1350-0000	EXCHANGE	-1,475.43	-784.80	-690.63
	TOTAL OTHER ASSETS	-1,430.43	-739.80	-690.63
	TOTAL ASSETS	<u><u>233,466.76</u></u>	<u><u>297,144.32</u></u>	<u><u>-63,677.56</u></u>
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
2010-0000	ACCRUED EXPENSES	29,546.73	36,452.87	-6,906.14
2060-0000	ASSESSMENTS PAID IN ADVANCE	8,611.78	7,882.41	729.37
2070-0000	DUE TO TOWNHOUSES	9,996.45	9,996.45	0.00
2075-0000	DEFERRED INCOME	45,002.18	90,004.38	-45,002.20
	TOTAL CURRENT LIABILITIES	93,157.14	144,336.11	-51,178.97
MEMBERS' EQUITY				
4020..9099	CURRENT EARNINGS	5,497.53	4,986.12	511.41
3600-0000	RETAINED EARNINGS	188,323.03	188,323.03	0.00
3601-0000	PRIOR YEAR ADJUSTMENTS	-53,510.94	-40,500.94	-13,010.00
	TOTAL MEMBERS' EQUITY	140,309.62	152,808.21	-12,498.59
	TOTAL LIABILITIES AND EQUITY	<u><u>233,466.76</u></u>	<u><u>297,144.32</u></u>	<u><u>-63,677.56</u></u>

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

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

*** UNAUDITED FOR MANAGEMENT PURPOSES ONLY ***

FOR THE MONTH ENDING 02/28/25
INCOME STATEMENT

		ACTUAL	BUDGET	BUDGET VAR.	ACTUAL YTD	BUDGET YTD	BUDGET VAR.	BUDGET % VAR.	YEARLY BUD.	REMAINING BUD.
ASSESSMENT INCOME	4020-0000	45,002.20	45,212.50	(210.30)	90,004.40	90,425.00	(420.60)	(0.47)	542,550.00	(452,545.60)
MISCELLANEOUS INCOME	4031-0000	(25.00)	0.00	(25.00)	0.00	0.00	0.00	*****	0.00	0.00
ACCUMULATED SURPLUS	4046-0000	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	0.00	30,000.00	(25,000.00)
TOTAL INCOME	4999-0000	47,477.20	47,712.50	(235.30)	95,004.40	95,425.00	(420.60)	(0.44)	572,550.00	(477,545.60)
EXPENSES										
MANAGEMENT FEES	5001-0000	2,500.00	2,733.33	233.33	5,000.00	5,466.66	466.66	8.54	32,799.96	27,799.96
LEGAL AND PROFESSIONAL	5010-0000	10,000.00	2,500.00	(7,500.00)	10,000.00	5,000.00	(5,000.00)	(100.00)	30,000.00	20,000.00
ACCOUNTING FEES	5020-0000	0.00	333.33	333.33	0.00	666.66	666.66	100.00	3,999.96	3,999.96
INSURANCE - EXPENSE	5030-0000	1,108.12	1,187.50	79.38	2,216.24	2,375.00	158.76	6.68	14,250.00	12,033.76
LICENSES, FEES, PERMITS	5040-0000	0.00	83.33	83.33	0.00	166.66	166.66	100.00	999.96	999.96
CORPORATE ANNUAL REPORT	5041-0000	5.10	0.00	(5.10)	10.20	0.00	(10.20)	*****	0.00	(10.20)
ELECTRICITY	5050-0000	552.25	416.67	(135.58)	1,090.41	833.34	(257.07)	(30.85)	5,000.04	3,909.63
TELEPHONE	5060-0000	132.96	0.00	(132.96)	303.80	0.00	(303.80)	*****	0.00	(303.80)
WATER AND SEWER	5070-0000	986.12	666.67	(319.45)	2,359.66	1,333.34	(1,026.32)	(76.97)	8,000.04	5,640.38
PEST CONTROL - INTERIOR	6000-0000	395.00	133.33	(261.67)	395.00	266.66	(128.34)	(48.13)	1,599.96	1,204.96
SPRINKLER MAINTENANCE	6003-0000	0.00	291.67	291.67	0.00	583.34	583.34	100.00	3,500.04	3,500.04
GENERAL REPAIRS & MAINTENANCE	6009-0000	378.00	41.67	(336.33)	378.00	83.34	(294.66)	(353.56)	500.04	122.04
LANDSCAPE MAINTENANCE	6010-0000	2,220.00	608.33	(1,611.67)	3,720.00	1,216.66	(2,503.34)	(205.76)	7,299.96	3,579.96
LANDSCAPE REPLACEMENT	6045-0000	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	100.00	24,999.96	24,999.96
SECURITY	6060-0000	27,860.00	33,750.00	5,890.00	61,261.50	67,500.00	6,238.50	9.24	405,000.00	343,738.50
LAKE TREATMENT	6080-0000	0.00	1,958.33	1,958.33	0.00	3,916.66	3,916.66	100.00	23,499.96	23,499.96
LICENSE PLATE READER	6160-0000	0.00	83.33	83.33	0.00	166.66	166.66	100.00	999.96	999.96
PRINTING AND POSTAGE	7000-0000	813.24	333.35	(479.89)	2,757.06	666.70	(2,090.36)	(313.54)	4,000.20	1,243.14
BAD DEBT EXPENSE	8020-0000	0.00	250.00	250.00	0.00	500.00	500.00	100.00	3,000.00	3,000.00
BANK CHARGES	8070-0000	15.00	8.33	(6.67)	15.00	16.66	1.66	9.96	99.96	84.96
WEBSITE	8189-0000	0.00	250.00	250.00	0.00	500.00	500.00	100.00	3,000.00	3,000.00
TOTAL EXPENSES	9902-0000	46,965.79	47,712.50	746.71	89,506.87	95,425.00	5,918.13	6.20	572,550.00	483,043.13
NET INCOME	9972-0000	511.41	0.00	511.41	5,497.53	0.00	5,497.53	*****	0.00	5,497.53

Statement of Cash Flows
3505 - The Lakes of Emerald Hills Inc
For the Month Ending February 28, 2025

	Operating Fund
Cash Flows From Operating Activities:	
Maintenance / Assessments Collected	\$23,494.50
Adjustments	\$0.00
Interest Income Received	\$0.00
Wire Transfers	\$0.00
Developer Funds	\$0.00
Other Income Received	\$0.00
Total Sources of Cash	\$23,494.50
Cash Paid For Expenses	
Vendor / Void Checks	\$-62,352.35
Adjustments	\$-906.46
NSF Checks	\$-1,534.88
Bank Fees / Adjustments	\$-15.00
Total Uses of Cash	\$-64,808.69
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	\$-41,314.19
Net Decrease / Increase in Cash and Equivalents	\$-41,314.19
Cash and Cash Equivalents at Beginning of Period	\$235,231.25
Cash and Cash Equivalents at End of Period	\$193,917.06

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>
			02/28/2025 Statement Balance	202,074.05
12/09/2024		5469	CITY OF HOLLYWOOD	(2,157.75)
02/03/2025		NSF	NSF OL OPHSWQQ 3505-007028	(689.26)
02/03/2025		RECEIPTS	Online Payment - OPOYUR7Y	683.26
02/03/2025		RECEIPTS	Online Payment - OPEYL38D	683.26
02/05/2025		000033	HOLLYWOOD POLICE DEPARTMENT	(2,268.75)
02/05/2025		000034	HOLLYWOOD POLICE DEPARTMENT	(2,157.75)
02/11/2025		000048	HOLLYWOOD POLICE DEPARTMENT	(2,250.00)
			Adjusted Statement Balance	193,917.06

Check Book Balance

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
			01/31/2025 Reconciled Balance	237,389.00
02/01/2025	Credit	RECEIPTS	Autopay - OP5VRJAA	683.26
02/02/2025	Credit	RECEIPTS	Online Payment - OPQP6118	683.26
02/02/2025	Credit	RECEIPTS	Online Payment - OPNXQHL0	162.36
02/02/2025	Credit	RECEIPTS	Online Payment - OPWNC2JH	683.26
02/02/2025	Credit	RECEIPTS	Online Payment - OPSLTXTK	903.08
02/03/2025	Credit	RECEIPTS	CR batch 251, Prop/Co. 3505	683.26
02/04/2025	Credit	RECEIPTS	Online Payment - OPXNIV2Y	683.26
02/05/2025	Credit	RECEIPTS	CR batch 732, Prop/Co. 3505	683.26
02/06/2025	Credit	RECEIPTS	CR batch 952, Prop/Co. 3505	10,627.94
02/06/2025	Credit	RECEIPTS	Online Payment - OPEHYWG5	683.26
02/07/2025	Credit	RECEIPTS	CR batch 162, Prop/Co. 3505	1,391.52
02/10/2025	Credit	RECEIPTS	CR batch 502, Prop/Co. 3505	1,366.52
02/10/2025	Credit	RECEIPTS	Online Payment - OPGWREQG	683.26
02/21/2025	Credit	RECEIPTS	CR batch 797, Prop/Co. 3505	844.26
02/24/2025	Credit	RECEIPTS	CR batch 076, Prop/Co. 3505	683.26
02/25/2025	Credit	000014	VOIDED CHECK - Vendor MCLEA	2,520.00
02/25/2025	Credit	000020	VOIDED CHECK - Vendor SOLO	1,485.00
02/27/2025	Credit	RECEIPTS	Online Payment - OPONHE9C	682.96
02/04/2025	Debit	000029	MIAMI MANAGEMENT, INC	(36.35)
02/04/2025	Debit	000030	MIAMI MANAGEMENT, INC	(3,000.00)
02/04/2025	Debit	000031	MIAMI MANAGEMENT, INC	(20.08)
02/04/2025	Debit	000032	TSE CONSULTING LLC	(10,000.00)
02/05/2025	Debit	000035	INTRACOSTAL LANDSCAPING MPV LL	(1,500.00)
02/05/2025	Debit	000036	INTRACOSTAL LANDSCAPING MPV LL	(1,500.00)
02/05/2025	Debit	000037	SOLO SECURITY LLC	(900.00)
02/06/2025	Debit	NSF	NSF OL OPWN2JH 3505-006003	(683.26)
02/06/2025	Debit	NSF	NSF OL OPSLTXTK 3505-002008	(162.36)
02/07/2025	Debit	000038	CITY OF HOLLYWOOD	(100.07)
02/07/2025	Debit	000039	CITY OF HOLLYWOOD	(25.15)
02/07/2025	Debit	000040	CITY OF HOLLYWOOD	(307.48)
02/07/2025	Debit	000041	CITY OF HOLLYWOOD	(25.15)
02/07/2025	Debit	000042	CITY OF HOLLYWOOD	(10.05)
02/07/2025	Debit	000043	CITY OF HOLLYWOOD	(112.93)
02/07/2025	Debit	000044	CITY OF HOLLYWOOD	(370.11)
02/07/2025	Debit	000045	FPL	(61.37)
02/07/2025	Debit	000046	FPL	(216.38)
02/07/2025	Debit	000047	FPL	(116.23)
02/12/2025	Debit	000049	AJ BAPTISTE SECURITY LLC	(1,800.00)
02/12/2025	Debit	000050	ALFRED JOHN STABILE III	(1,057.50)

Statement Reconcile Report

Checking Account Key : 3505

Bank Name : Bank of America

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
02/12/2025	Debit	000051	D SQUARED SECURITY LLC	(540.00)
02/12/2025	Debit	000052	SHAUN FOWLER	(1,890.00)
02/12/2025	Debit	000053	J GRAZIANI LLC	(3,037.50)
02/12/2025	Debit	000054	CHRISTIAN JULES	(270.00)
02/12/2025	Debit	000055	BERNARD JERRY JULIUS	(360.00)
02/12/2025	Debit	000056	BRYAN KALISH	(922.50)
02/12/2025	Debit	000057	MARC KEMP	(1,440.00)
02/12/2025	Debit	000058	SEAN B. KEOUGH	(720.00)
02/12/2025	Debit	000059	KRISTY DESALTO INC	(1,260.00)
02/12/2025	Debit	000060	LANGLEY SECURITY SERVICES LLC	(4,545.00)
02/12/2025	Debit	000061	LARRY VANDUSSELDORP LLC	(1,620.00)
02/12/2025	Debit	000062	ERIC LOSENBECK	(450.00)
02/12/2025	Debit	000063	MCLEAN SECURITY SERVICES LLC	(2,667.00)
02/12/2025	Debit	000064	JUAN MONTERROSA	(2,925.00)
02/12/2025	Debit	000065	ROUTIER SECURITY LLC	(1,575.00)
02/12/2025	Debit	000066	SKOL ENTERPRISES LLC	(1,800.00)
02/12/2025	Debit	000067	SOLO SECURITY LLC	(900.00)
02/12/2025	Debit	000068	SOLO SECURITY LLC	(1,597.00)
02/12/2025	Debit	000069	JOSHUA TRIPLET	(1,035.00)
02/13/2025	Debit	000070	MCLEAN SECURITY SERVICES LLC	(2,520.00)
02/13/2025	Debit	000071	SOLO SECURITY LLC	(1,485.00)
02/13/2025	Debit	000072	GREGORY MARINO	(585.00)
02/13/2025	Debit	000073	RBN SECURITY SERVICES LLC	(405.00)
02/19/2025	Debit	000074	GM LANDSCAPING CORP.	(720.00)
02/25/2025	Debit	000075	AMERICAN ALLSTATE BACKFLOW SPE	(126.00)
02/25/2025	Debit	000076	AMERICAN ALLSTATE BACKFLOW SPE	(126.00)
02/25/2025	Debit	000077	AMERICAN ALLSTATE BACKFLOW SPE	(126.00)
02/25/2025	Debit	000078	ABCO PEST CONTROL PRO LLC	(175.00)
02/25/2025	Debit	000079	INTRACOSTAL LANDSCAPING MPV LL	(1,500.00)
02/25/2025	Debit	000080	TRIPP SCOTT, P.A.	(1,200.00)
02/28/2025	Debit	CREDIT	CHECK KEY STROKE INC	(773.50)
02/28/2025	Debit	CREDIT	CHECK VERIZON WIRELESS	(132.96)
02/28/2025	Debit	CREDIT	SERVICE CHARGE - REMOTE DEPOSI	(15.00)
Adjusted Reconciled Balance				202,074.05

Unreconciled Transactions

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
12/09/2024		5469	CITY OF HOLLYWOOD	(2,157.75)
02/03/2025		NSF	NSF OL OPHSWQQ 3505-007028	(689.26)
02/03/2025		RECEIPTS	Online Payment - OPOYUR7Y	683.26
02/03/2025		RECEIPTS	Online Payment - OPEYL38D	683.26
02/05/2025		000033	HOLLYWOOD POLICE DEPARTMENT	(2,268.75)
02/05/2025		000034	HOLLYWOOD POLICE DEPARTMENT	(2,157.75)
02/11/2025		000048	HOLLYWOOD POLICE DEPARTMENT	(2,250.00)
Adjusted Check Book Balance				193,917.06

In Balance

The Lakes at Emerald Hills

From: 2/1/2025 to 2/28/2025

<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>
000014	02/25/2025	6060 - 0000	SECURITY	MCLEAN SECURITY SERVICES LLC	DECEMBER	-2,520.00	
000020	02/25/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	DECEMBER	-1,485.00	-2,520.00
000029	02/04/2025	7000 - 0000	PRINTING AND POSTAGE	MIAMI MANAGEMENT, INC	OFFICE EXPENSES	36.35	-1,485.00
000030	02/04/2025	5001 - 0000	MANAGEMENT FEES	MIAMI MANAGEMENT, INC	02/01/25 ADMINISTRATIVE MANAGE	2,500.00	36.35
000031	02/04/2025	7000 - 0000	PRINTING AND POSTAGE	MIAMI MANAGEMENT, INC	02/01/25 ANNUAL OFFICE EXPENSE	500.00	
000032	02/04/2025	5010 - 0000	LEGAL AND PROFESSIONAL	TSE CONSULTING LLC	TSE CONSULTING	10,000.00	3,000.00
000033	02/05/2025	6060 - 0000	SECURITY	HOLLYWOOD POLICE DEPARTMENT	DECEMBER 2024 ADMIN FEES	2,268.75	20.08
000034	02/05/2025	6060 - 0000	SECURITY	HOLLYWOOD POLICE DEPARTMENT	NOVEMBER 2024 ADMIN FEES	2,157.75	10,000.00
							2,268.75

The Lakes at Emerald Hills

From: 2/1/2025 to 2/28/2025

<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>
000035	02/05/2025	6010 - 0000	LANDSCAPE MAINTENANCE	INTRACOSTAL LANDSCAPING MPV LLC	JANUARY	1,500.00	2,157.75
000036	02/05/2025	6010 - 0000	LANDSCAPE MAINTENANCE	INTRACOSTAL LANDSCAPING MPV LLC	DECEMBER SERVICE	1,500.00	1,500.00
000037	02/05/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	COORDIATOR FEE FOR DECEMBER	900.00	1,500.00
000038	02/07/2025	5050 - 0000	ELECTRICITY	CITY OF HOLLYWOOD	SVR. 12/14/24-01/14/25	100.07	900.00
000039	02/07/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 12/14/24-01/14/25	25.15	100.07
000040	02/07/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 12/14/24-01/14/25	307.48	25.15
000041	02/07/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 12/14/24-01/14/25	25.15	307.48
000042	02/07/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 12/14/24-01/14/25	10.05	25.15
							10.05

The Lakes at Emerald Hills

From: 2/1/2025 to 2/28/2025

<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>
000043	02/07/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 12/14/24-01/14/25	112.93	112.93
000044	02/07/2025	5070 - 0000	WATER AND SEWER	CITY OF HOLLYWOOD	SVR. 12/14/24-01/14/25	370.11	370.11
000045	02/07/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 01/03/25-02/04/25	61.37	61.37
000046	02/07/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 01/03/25-02/04/25	216.38	216.38
000047	02/07/2025	5050 - 0000	ELECTRICITY	FPL	SVR. 01/03/25-02/04/25	116.23	116.23
000048	02/11/2025	6060 - 0000	SECURITY	HOLLYWOOD POLICE DEPARTMENT	DECEMBER 2024 ADMIN FEES	2,250.00	2,250.00
000049	02/12/2025	6060 - 0000	SECURITY	AJ BAPTISTE SECURITY LLC	JANAURY	1,800.00	1,800.00
000050	02/12/2025	6060 - 0000	SECURITY	ALFRED JOHN STABILE III	JANUARY	1,057.50	1,057.50

The Lakes at Emerald Hills

From: 2/1/2025 to 2/28/2025

<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>
000051	02/12/2025	6060 - 0000	SECURITY	D SQUARED SECURITY LLC	JANUARY	540.00	540.00
000052	02/12/2025	6060 - 0000	SECURITY	SHAUN FOWLER	JANAURY	1,890.00	1,890.00
000053	02/12/2025	6060 - 0000	SECURITY	J GRAZIANI LLC	JANAUARY	3,037.50	3,037.50
000054	02/12/2025	6060 - 0000	SECURITY	CHRISTIAN JULES	JANAURY	270.00	270.00
000055	02/12/2025	6060 - 0000	SECURITY	BERNARD JERRY JULIUS	JANUARY	360.00	360.00
000056	02/12/2025	6060 - 0000	SECURITY	BRYAN KALISH	JANUARY	922.50	922.50
000057	02/12/2025	6060 - 0000	SECURITY	MARC KEMP	JANAURY	1,440.00	1,440.00
000058	02/12/2025	6060 - 0000	SECURITY	SEAN B. KEOUGH	JANAURY	720.00	720.00

The Lakes at Emerald Hills

From: 2/1/2025 to 2/28/2025

<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>
000059	02/12/2025	6060 - 0000	SECURITY	KRISTY DESALTO INC	JANUARY	1,260.00	1,260.00
000060	02/12/2025	6060 - 0000	SECURITY	LANGLEY SECURITY SERVICES LLC	JANUARY	4,545.00	4,545.00
000061	02/12/2025	6060 - 0000	SECURITY	LARRY VANDUSSELDORP LLC	JANUARY	1,620.00	1,620.00
000062	02/12/2025	6060 - 0000	SECURITY	ERIC LOSENBECK	JANUARY	450.00	450.00
000063	02/12/2025	6060 - 0000	SECURITY	MCLEAN SECURITY SERVICES LLC	JANUARY	2,667.00	2,667.00
000064	02/12/2025	6060 - 0000	SECURITY	JUAN MONTERROSA	JANUARY	2,925.00	2,925.00
000065	02/12/2025	6060 - 0000	SECURITY	ROUTIER SECURITY LLC	JANUARY	1,575.00	1,575.00
000066	02/12/2025	6060 - 0000	SECURITY	SKOL ENTERPRISES LLC	JANUARY	1,800.00	1,800.00

The Lakes at Emerald Hills

From: 2/1/2025 to 2/28/2025

<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>
000067	02/12/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	JANUARY	900.00	900.00
000068	02/12/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	JANUARY	1,597.00	1,597.00
000069	02/12/2025	6060 - 0000	SECURITY	JOSHUA TRIPLETT	JANUARY	1,035.00	1,035.00
000070	02/13/2025	6060 - 0000	SECURITY	MCLEAN SECURITY SERVICES LLC	DECEMBER	2,520.00	2,520.00
000071	02/13/2025	6060 - 0000	SECURITY	SOLO SECURITY LLC	DECEMBER	1,485.00	1,485.00
000072	02/13/2025	6060 - 0000	SECURITY	GREGORY MARINO	JANUARY	585.00	585.00
000073	02/13/2025	6060 - 0000	SECURITY	RBN SECURITY SERVICES LLC	JANUARY	405.00	405.00
000074	02/19/2025	6010 - 0000	LANDSCAPE MAINTENANCE	GM LANDSCAPING CORP.	DECEMBER AND JANUARY	720.00	720.00

The Lakes at Emerald Hills

From: 2/1/2025 to 2/28/2025

<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	02/25/2025	6009 - 0000	GENERAL REPAIRS & MAINTENANCE	AMERICAN ALLSTATE BACKFLOW SPECIALISTS, INC	CITY REQUIRED BACKFLOW RECERTI	126.00	126.00
000076	02/25/2025	6009 - 0000	GENERAL REPAIRS & MAINTENANCE	AMERICAN ALLSTATE BACKFLOW SPECIALISTS, INC	CITY REQUIRED BACKFLOW RECERTS	126.00	126.00
000077	02/25/2025	6009 - 0000	GENERAL REPAIRS & MAINTENANCE	AMERICAN ALLSTATE BACKFLOW SPECIALISTS, INC	CITY REQUIRED BACKFLOW RECERTS	126.00	126.00
000078	02/25/2025	6001 - 0000	PEST CONTROL - EXTERIOR	ABCO PEST CONTROL PRO LLC	JANUARY SERVICE	175.00	175.00
000079	02/25/2025	6010 - 0000	LANDSCAPE MAINTENANCE	INTRACOSTAL LANDSCAPING MPV LLC	FEBRUARY	1,500.00	1,500.00
000080	02/25/2025	5010 - 0000	LEGAL AND PROFESSIONAL	TRIPP SCOTT, P.A.	MATTER; 2024	1,200.00	1,200.00
Grand Total:						62,352.35	



P.O. Box 15284
Wilmington, DE 19850

Business Advantage

Customer service information

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🌐 bankofamerica.com

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

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

Your Business Economy Checking

for February 1, 2025 to February 28, 2025

Account number: 0037 6244 1276

LAKES OF EMERALD HILLS, INC

Account summary

Beginning balance on February 1, 2025	\$237,389.00
Deposits and other credits	25,449.72
Withdrawals and other debits	-56,744.67
Checks	-4,005.00
Service fees	-15.00
Ending balance on February 28, 2025	\$202,074.05

of deposits/credits: 15

of withdrawals/debits: 53

of deposited items: 12

of days in cycle: 28

Average ledger balance: \$216,753.52

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SSM-10-23-0400.B | 6019196

IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

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

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

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

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

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

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

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

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

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

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Deposits and other credits

Date	Description	Amount
02/04/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	1,528.88
02/04/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	903.08
02/04/25	Counter Credit	683.26
02/04/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	683.26
02/05/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	683.26
02/06/25	Counter Credit	683.26
02/07/25	Counter Credit	10,627.94
02/10/25	Counter Credit	1,391.52
02/11/25	Counter Credit	1,366.52
02/12/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	683.26
02/18/25	THE LAKES OF EME DES:AVIDPAY ID:CK000014 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000014*250114*MCLEAN SECURITY SER VICES LLC\XXXXXXXXXX\120384958\168159709	2,520.00
02/18/25	THE LAKES OF EME DES:AVIDPAY ID:CK000020 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000020*250114*SOLO SECURITY LLC\1 68193147\XXXXXXXXXX\168193147	1,485.00
02/24/25	Counter Credit	844.26
02/26/25	Counter Credit	683.26
02/28/25	PAY IN-PAYABLI D DES:Transfer ID:XXXXXXXXX INDN:The Lakes of Emerald H CO ID:WFMSPROPAY CCD	682.96

Total deposits and other credits **\$25,449.72**

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SSM-09-24-0005.B | 6936906

Withdrawals and other debits

Date	Description	Amount
02/05/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000032 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000032*250204*TSE CONSULTING LLC\ XXXXXXXXXX\119079037\167074158	-10,000.00
02/05/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000030 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000030*250204*MIAMI MANAGEMENT IN C\XXXXXXXXXX\119079035\167074156	-3,000.00
02/05/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000029 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000029*250204*MIAMI MANAGEMENT IN C\XXXXXXXXXX\119079034\167074155	-36.35
02/05/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000031 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000031*250204*MIAMI MANAGEMENT IN C\XXXXXXXXXX\119079036\167074157	-20.08
02/06/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000036 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000036*250205*INTRACOSTAL LANDSCA PING MPV L\XXXXXXXXXX\119225117\167224533	-1,500.00
02/06/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000035 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000035*250205*INTRACOSTAL LANDSCA PING MPV L\XXXXXXXXXX\119225102\167224485	-1,500.00
02/06/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000037 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000037*250205*SOLO SECURITY LLC\ 67224539\XXXXXXXXXX\167224539	-900.00
02/07/25	Payabli Service DES:Payment ID:XXXXXXXX INDN:The Lakes of Emerald H CO ID:1841393599 WEB	-162.36
02/10/25	KEY STROKES, INC DES:SALE ID: INDN:LAKES OF EMERALD HILLS CO ID:9215986202 PPD	-773.50
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000044 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000044*250207*CITY OF HOLLYWOOD\ 67523692\XXXXXXXXXX\167523692	-370.11
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000040 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000040*250207*CITY OF HOLLYWOOD\ 67523634\XXXXXXXXXX\167523634	-307.48
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000046 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000046*250207*FPL\XXXXXXXXXX\11948 1083\XXXXXXXXXX	-216.38
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000047 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000047*250207*FPL\XXXXXXXXXX\11948 1082\XXXXXXXXXX	-116.23
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000043 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000043*250207*CITY OF HOLLYWOOD\ 67523682\XXXXXXXXXX\167523682	-112.93
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000038 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000038*250207*CITY OF HOLLYWOOD\ 67523627\XXXXXXXXXX\167523627	-100.07
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000045 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000045*250207*FPL\XXXXXXXXXX\11948 1084\XXXXXXXXXX	-61.37
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000041 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000041*250207*CITY OF HOLLYWOOD\ 67523683\XXXXXXXXXX\167523683	-25.15

continued on the next page

Withdrawals and other debits - continued

Date	Description	Amount
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000039 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000039*250207*CITY OF HOLLYWOOD\1 67523633\XXXXXXXXXX\167523633	-25.15
02/10/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000042 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000042*250207*CITY OF HOLLYWOOD\1 67523636\XXXXXXXXXX\167523636	-10.05
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000060 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000060*250212*LANGLEY SECURITY SE RVICES LLC\XXXXXXXXXX\119986165\167885009	-4,545.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000053 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000053*250212*J GRAZIANI LLC\1678 84997\XXXXXXXXXX\167884997	-3,037.50
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000064 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000064*250212*JUAN MONTERROSA\167 885016\XXXXXXXXXX\167885016	-2,925.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000063 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000063*250212*MCLEAN SECURITY SER VICES LLC\XXXXXXXXXX\119986169\167885018	-2,667.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000052 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000052*250212*SHAUN FOWLER\167884 999\XXXXXXXXXX\167884999	-1,890.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000066 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000066*250212*SKOL ENTERPRISES LL C\XXXXXXXXXX\119952105\167885020	-1,800.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000049 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000049*250212*AJ BAPTISTE SECURIT Y LLC\XXXXXXXXXX\119918251\167885001	-1,800.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000061 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000061*250212*LARRY VANDUSSELDORP LLC\XXXXXXXXXX\119952103\167885015	-1,620.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000068 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000068*250212*SOLO SECURITY LLC\1 67885022\XXXXXXXXXX\167885022	-1,597.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000065 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000065*250212*ROUTIER SECURITY LL C\XXXXXXXXXX\119918259\167885042	-1,575.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000057 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000057*250212*MARC KEMP\XXXXXXXXX \XXXXXXXXXX\167885024	-1,440.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000059 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000059*250212*KRISTY DESALTO INC\ XXXXXXXXXX\119952099\167885007	-1,260.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000050 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000050*250212*ALFRED JOHN STABILE III\XXXXXXXXXX\119918252\167885006	-1,057.50

continued on the next page

Withdrawals and other debits - continued

Date	Description	Amount
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000069 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000069*250212*JOSHUA TRIPLETT\167 885028\XXXXXXXXXX\167885028	-1,035.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000056 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000056*250212*BRYAN KALISH\167885 013\XXXXXXXXXX\167885013	-922.50
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000067 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000067*250212*SOLO SECURITY LLC\1 67885050\XXXXXXXXXX\167885050	-900.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000058 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000058*250212*SEAN B KEOUGH\16788 5011\XXXXXXXXXX\167885011	-720.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000051 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000051*250212*D SQUARED SECURITY LLC\XXXXXXXXXX\119952101\167885010	-540.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000062 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000062*250212*ERIC LOSENBECK\1678 85038\XXXXXXXXXX\167885038	-450.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000055 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000055*250212*BERNARD JERRY JULIU S\XXXXXXXXXX\119986167\167885014	-360.00
02/13/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000054 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000054*250212*CHRISTIAN JULES\167 885003\XXXXXXXXXX\167885003	-270.00
02/14/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000072 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000072*250213*GREGORY MARINO\1680 29525\XXXXXXXXXX\168029525	-585.00
02/14/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000073 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000073*250213*RBN SECURITY SERVIC ES LLC\XXXXXXXXXX\120159923\168029529	-405.00
02/19/25	VERIZON WIRELESS DES:PAYMENTS ID:052332832800001 INDN:0000000052332832800001 CO ID:6223344794 CCD	-132.96
02/20/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000074 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000074*250219*GM LANDSCAPING CORP \XXXXXXXXXX\120687246\168522267	-720.00
02/26/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000079 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000079*250225*INTRACOSTAL LANDSCA PING MPV L\XXXXXXXXXX\121219063\169004436	-1,500.00
02/26/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000080 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000080*250225*TRIPP SCOTT PA\1690 04435\XXXXXXXXXX\169004435	-1,200.00
02/26/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000078 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000078*250225*ABCO PEST CONTROL P RO LLC\XXXXXXXXXX\121219064\169004439	-175.00
02/26/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000076 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000076*250225*AMERICAN ALLSTATE B ACKFLOW SP\XXXXXXXXXX\121262693\169004434	-126.00

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Withdrawals and other debits - continued

Date	Description	Amount
02/26/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000077 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000077*250225*AMERICAN ALLSTATE B ACKFLOW SP\XXXXXXXXXX\121262695\169004437	-126.00
02/26/25	AVIDPAY SERVICE DES:AVIDPAY ID:CK000075 INDN:The Lakes of Emerald H CO ID:HXXXXXXXXX CCD PMT INFO:REF*CK*000075*250225*AMERICAN ALLSTATE B ACKFLOW SP\XXXXXXXXXX\121262696\169004438	-126.00

Total withdrawals and other debits **-\$56,744.67**

Checks

Date	Check #	Amount	Date	Check #	Amount
02/14/25	70	-2,520.00	02/18/25	71	-1,485.00
Total checks					-\$4,005.00
Total # of checks					2

Service fees

Date	Transaction description	Amount
02/07/25	REMOTE DEPOSIT MONTHLY FEE	-15.00

Total service fees **-\$15.00**

Note your Ending Balance already reflects the subtraction of Service Fees.

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
02/01	237,389.00	02/11	236,687.77	02/19	203,836.57
02/04	241,187.48	02/12	237,371.03	02/20	203,116.57
02/05	228,814.31	02/13	204,959.53	02/24	203,960.83
02/06	225,597.57	02/14	201,449.53	02/26	201,391.09
02/07	236,048.15	02/18	203,969.53	02/28	202,074.05
02/10	235,321.25				

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Check images

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

Account number: 0037 6244 1276
 Check number: 70 | Amount: \$2,520.00

Bank of America 6327 631

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

DATE	CHECK NO	AMOUNT
02/13/2025	000070	\$2,520.00*

Two Thousand Five Hundred Twenty and no/100 DOLLARS ***

ORDER OF
 MCLEAN SECURITY SERVICES LLC
 12119 NW 33rd STREET
 SUNRISE, FL 33323

#000070# ⑆063100277⑆ 003762441276⑆

PROCEED WITH CAUTION TO THE REVERSE SIDE OF THIS CHECK

>287078707<- 1507
 07 - 188818360
 02/14/2025 - 14:28:44

PROCEED WITH CAUTION TO THE REVERSE SIDE OF THIS CHECK

ENDORSE CHECK HERE:
 16873

Check number: 71 | Amount: \$1,485.00

Bank of America 6327 631

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

DATE	CHECK NO	AMOUNT
02/13/2025	000071	\$1,485.00*

One Thousand Four Hundred Eighty-five and no/100 DOLLARS ***

ORDER OF
 SOLO SECURITY LLC
 3131 W. BUENA VISTA DR.
 MARGATE, FL 32063

#000071# ⑆063100277⑆ 003762441276⑆

PROCEED WITH CAUTION TO THE REVERSE SIDE OF THIS CHECK

>287078707<- 1507
 04 - 187038787
 02/18/2025 - 15:23:00

PROCEED WITH CAUTION TO THE REVERSE SIDE OF THIS CHECK

ENDORSE CHECK HERE:
 K. McLean
 16873

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Delinquency Report by Amount

3505 The Lakes of Emerald Hills Inc

Accept Pymt.
0=Yes // 2=No

Account	Name	Type	Balance	Status	Flag Description	Payment Method	Monitor	Monitor Comments	Last Action Letter
3505-007048	Holtzman, Robert	N	\$0.63	0			n		
3505-005008	Apteker, Abraham	N	\$0.67	0			n		
3505-002002	Friedman, Yosef	P	\$1.80	0			n		
3505-005011	Schwarz, Briana Michelle	N	\$5.44	0			n		
3505-002032	Cohen, Tal	N	\$63.54	0			n		
3505-007036	Taboada, Marta V	N	\$74.46	0			n		
3505-001001	Levine, Max	P	\$162.36	0			n		
3505-001003	Dehry, Adam	P	\$162.36	0			n		
3505-001004	Berenstein, Victor	P	\$162.36	0			n		
3505-002003	Gary, Issa	P	\$162.36	0			n		
3505-002006	Goldstein, Natalio Pablo	P	\$162.36	0			n		
3505-002008	Harel, Shneior Zalman	P	\$162.36	0			n		
3505-002010	Iagulli, Cindy	P	\$162.36	0			n		
3505-002012	Chiari, Maria	P	\$162.36	0			n		
3505-001005	Kijner TR, Herry H	P	\$211.18	0			n		
3505-007010	Zusman, Victoria	N	\$667.10	0			n		
3505-001010	Berger, David	N	\$683.26	0			n		
3505-001011	Gluck, Lori	N	\$683.26	0			n		
3505-001014	Moscowitz, Elliot N	N	\$683.26	0			n		
3505-002020	Goldberg, Eitan	N	\$683.26	0			n		
3505-002038	Lasry, Avrohom	N	\$683.26	0			n		
3505-002046	3156 N 34TH ST LLC	N	\$683.26	0			n		
3505-002050	Neuwirth, Jonathan	N	\$683.26	0			n		
3505-002054	Yshaev, Mark	N	\$683.26	0			n		
3505-002057	Roffman, Gary	N	\$683.26	0			n		
3505-002064	Borkin, Alison	N	\$683.26	0			n		
3505-002069	Gallo, Michael	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
3505-002071	Kerem, Ruth	N	\$683.26	0			n		
3505-005015	Mintz, Mark	N	\$683.26	0			n		
3505-005018	Abitbol, Jason	N	\$683.26	0			n		
3505-006002	Huebner, David	N	\$683.26	0			n		
3505-006003	Aballi, Natalie	N	\$683.26	0			n		
3505-006004	Melotti, Enzo	N	\$683.26	0			n		
3505-006005	Adler, Jason	N	\$683.26	0			n		
3505-007001	Huebner, David	N	\$683.26	0			n		
3505-007002	Piotrkowski, Joel	N	\$683.26	0			n		
3505-007003	Bober, Daniel	N	\$683.26	0			n		
3505-007009	Yagudaev, Elina	N	\$683.26	0			n		
3505-007039	Morse, Daniel	N	\$683.26	0			n		
3505-007043	Alvarez, Amarilis	N	\$683.26	0			n		
3505-007044	Battat, Joseph	N	\$683.26	0			n		
3505-007049	Villella, Rosemary	N	\$683.26	0			n		
3505-002030	Reese, Steven	N	\$708.26	0			n		
3505-002035	Whatley, Evelyn	N	\$708.26	0			n		
3505-005006	Anidjar, Samuel	N	\$709.67	0			n		
3505-006009	Manasse, Dorone	N	\$709.67	0			n		
3505-007042	Krantz, Alec	N	\$709.67	0			n		
3505-007046	Vaquera Corp,	N	\$734.67	0			n		
3505-007015	Zeig, Justin	N	\$739.67	0			n		
3505-006014	Leader, Michael	N	\$759.42	0			n		
3505-002022	Budman, Barton	N	\$784.42	0			n		
3505-002015	Gottfried, Yisroel	N	\$1,411.97	0			n		
3505-002004	Braun, Tanny	P	\$1,433.00	0			n		
3505-002037	Dorfman, Vernon G	N	\$1,442.93	0			n		

ASSOCIATION NAME: **The Lakes of Emerald Hills Inc**
 ANALYSIS OF INSURANCE: 02/28/25
 YEAR ENDED: December 31, 2025

INSURANCE PREMIUM AMORTIZATION

NAME COMPANY /AGENT	TYPE OF COVER	POLICY PERIOD BEG	POLICY PERIOD END	ANNUAL PREMIUM	INT/SVC CHARGE	TOTAL PREMIUM	BEGINNING BALANCE	AMORTZ.	ENDING BALANCE	ESTIMATED MONTHLY AMORTZ.
SAUNDERS & TAYLOR	D&O	05/20/24	05/20/25	1,578.63		1,578.63	1,578.63	1,183.97	394.66	131.55
	GL	05/20/24	05/20/25	8,743.35		8,743.35	8,743.35	6,557.51	2,185.84	728.61
	UMB	05/20/24	05/20/25	2,975.43		2,975.43	2,975.43	2,231.57	743.86	247.95
				13,297.41	0.00	13,297.41	13,297.41	9,973.06	3,324.35	1,108.12

INSURANCE NOTES PAYABLE

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

The Lakes of Emerald Hills Inc
UTILITY DEPOSITS

February 28, 2025

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

The Lakes of Emerald Hills Inc
EXCHANGE

February 28, 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)
1350	TOTAL EXCHANGE	\$ (1,475.43)

The Lakes of Emerald Hills Inc

ACCRUED EXPENSES

February 28, 2025

ACCOUNT	DESCRIPTION	AMOUNT
5041	FLORIDA DEPARTMENT OF REVENUE	10.20
5050	FLORIDA POWER & LIGHT	315.12
5070	CITY OF HOLLYWOOD	1,368.17
6001	ABCO PEST CONTROL PRO LLC	220.00
6010	GM LANDSCAPING CORP	360.00
6060	SOLO SECURITY LLC	720.00
6060	ALFRED JOHN STABLE III	360.00
6060	ALEX ALMEIDA	157.50
6060	ORLANDO CARRASCO	517.00
6060	LUCY MARTINEZ-DAVIGLUS	495.00
6060	J GRAZIANI LLC	2,362.50
6060	BERNARD JERRY JULIUS	1,395.00
6060	BRYAN KALISH	697.50
6060	MARC KEMP	1,395.00
6060	SEAN B. KEOUGH	720.00
6060	KRISTY DESALTO INC	405.00
6060	LANGLEY SECURITY SERVICES	3,015.00
6060	LARRY VANDUSSELDORP LLC	2,160.00
6060	MCLEAN SECURITY SERVICES	2,205.00
6060	JUAN MONTERROSA	2,497.50
6060	ROUTIER SECURITY LLC	1,720.00
6060	SKOL ENTERPRISES LLC	1,395.00
6060	JOSHUA TRIPLETT	225.00
6060	SHAUN FOWLER	2,205.00
6060	DONALD IVOR HANSON	157.50
6060	GREGORY MARINO	360.00
2010	TOTAL ACCRUED EXPENSES	CONTINUE

The Lakes of Emerald Hills Inc
ACCRUED EXPENSES
February 28, 2025

ACCOUNT	DESCRIPTION	AMOUNT
6060	HOLLYWOOD POLICE DEPARTMENT	1,795.50
7000	MIAMI MANAGEMENT INC	313.24
2010	TOTAL ACCRUED EXPENSES	\$ 29,546.73

2/27/2025

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
3505-007030	Morrison, Theodore	N	-0.30	0
3505-003011	Birken, Gary	N	-0.33	0
3505-003004	Leightman, Raymond	N	-0.37	0
3505-005004	Mukama, Barry	N	-4.00	0
3505-002016	Hirschfeld, Beth M	N	-7.37	0
3505-007008	Emas, Marshall	N	-9.57	0
3505-005005	Dague, Nicholas	N	-16.43	0
3505-005003	Benomry, Samuel	N	-22.34	0
3505-001015	Barron, Earl	N	-25.00	0
3505-002044	Hogarth, Marielyn	N	-25.00	0
3505-002051	Strader, John	N	-25.00	0
3505-002062	Shambora, Paul	N	-25.00	0
3505-002067	Lippman, Hal	N	-25.00	0
3505-003008	Barrett, James	N	-25.00	0
3505-003012	Shapiro, Howard	N	-25.00	0
3505-005002	Tescher, Marc B	N	-25.00	0
3505-005021	Bejar, Hugo	N	-25.00	0
3505-007012	Oklin, Ronald	N	-25.00	0
3505-007021	Beakey, Joseph William	N	-25.00	0
3505-010001	Resnick, Malcolm	N	-25.00	0
3505-010002	Kane, Jonathan	N	-25.00	0
3505-010003	Assouline, Eric	N	-25.00	0
3505-001009	Gottlieb, Jay	N	-26.41	0
3505-002072	Amaya, Randolph	N	-26.41	0
3505-005022	Koch, Brian	N	-26.41	0
3505-006010	Connor, Michael J	N	-26.41	0
3505-007027	Muth, Richard	N	-26.41	0
3505-003003	Setton, Joe	N	-86.94	0
3505-002009	Sehnert, Trent	P	-487.08	0
3505-002005	Daiguillon, Frieda	P	-587.08	0
3505-002039	Cano, Roberto	N	-690.63	0
3505-006016	Oami, Oren	N	-709.67	0
3505-005017	Warshaw, Jonathan J	N	-724.78	0
3505-002023	Finder, Richard	N	-2,049.78	0
3505-002066	Oami, Tomer	N	-2,733.04	0
Units: 36		TOTAL	<u>-8,611.78</u>	

The Lakes of Emerald Hills Inc

DUE TO TOWNHOUSES

February 28, 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

February 28, 2025

ACCOUNT	DESCRIPTION	AMOUNT
4020	TOWNHOMES - 1ST QUARTER	9,240.66
	JANUARY	(3,080.22)
	FEBRUARY	(3,080.22)
4020	HOMES - 1ST QUARTER	122,356.36
	JANUARY	(40,785.46)
	FEBRUARY	(40,785.46)
4020	PARK ROAD HOMES - 1ST QUARTER	3,409.56
	JANUARY	(1,136.52)
	FEBRUARY	(1,136.52)
2075	TOTAL DEFERRED INCOME	\$ 45,002.18

The Lakes of Emerald Hills Inc
PRIOR YEAR ADJUSTMENTS

February 28, 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 FEBRUARY	(2,500.00) (2,500.00)
6060	CK#000001 - AJ BAPTISTE SECURITY LLC	(405.00)
6060	CK#000002 - ALFRED JOHN STABILE III	(1,057.50)
6060	CK#000003 - ALEX ALMEIDA	(135.00)
6060	CK#000004 - D SQUARED SECURITY LLC	(540.00)
6060	CK#000005 - SHAWN FOWLER	(4,680.00)
6060	CK#000006 - J GRAZIANI LLC	(3,037.50)
6060	CK#000007 - BERNARD JULIUS	(697.50)
6060	CK#000008 - BRYAN KALISH	(1,192.50)
6060	CK#000009 - MARC KEMP	(1,260.00)
6060	CK#000010 - SEAN KEOUGH	(1,080.00)
6060	CK#000011 - KRISTY DESALTO INC	(135.00)
6060	CK#000012 - LANGLEY SECURITY SERVICES LLC	(4,140.00)
6060	CK#000013 - LARRY VANDUSSELDORP LLC	(2,508.75)
6060	CK#000014 - MCLEAN SECURITY SERVICES LLC	(2,520.00)
6060	CK#000017 - JUAN MONTERROSA	(2,520.00)
6060	CK#000018 - ROUTIER SECURITY LLC	(1,800.00)
6060	CK#000019 - SKOL ENTERPRISES LLC	(1,800.00)
6060	CK#000020 - SOLO SECURITY LLC	(1,485.00)
6060	CK#000021 - JOSHUA TRIPLETT	(1,080.00)
6060	CK#000022 - JOSUE VAZQUEZ	(45.00)
6060	CK#000028 - KRISTY DESALTO INC	(2,992.50)
3601	TOTAL PRIOR YEAR ADJUSTMENTS	CONTINUE

The Lakes of Emerald Hills Inc
PRIOR YEAR ADJUSTMENTS

February 28, 2025

ACCOUNT	DESCRIPTION	AMOUNT
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)
3601	TOTAL PRIOR YEAR ADJUSTMENTS	\$ (53,510.94)