

Ponte Verde at Palm Beach Lakes Condominium Association, Inc.

Financial Statements

April 30, 2024

SHARMA & ASSOCIATES, INC.

3363 W. Commercial Blvd. Suite 105, Ft. Lauderdale, FL 33309 Office (954) 284-3080 Fax (954) 284-3081
General Accounting ~ Tax Preparation ~ Condo/HOA Accounting ~ Financial Management

Board of Directors
Ponte Verde at Palm Beach Lakes COA
West Palm Beach, FL

The accompanying financial statements of Ponte Verde at Palm Beach Lakes Condominium Association as of and for the period ended April 30, 2024, were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them. Substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

The monthly financial statements for the period listed above which include:

1. Balance Sheet
2. Statement of Revenue & Expenses
3. A/R Delinquency Report
4. Maintenance Prepayments
5. Bank Reconciliations and Statements

Key Financial Metrics for the Period

1. Cash on hand as of the period reporting is approximately:
 - a. Operating (\$47K)
 - b. Reserves \$375K
 - c. Special Assessment \$942K
2. Actual YTD Operating Gain/(Loss) is approx. \$2K as of this period.
3. Total Accounts Receivable is approx. \$80K with an allowance for doubtful accounts established at approx. (\$14K).
4. The Board of Directors will be voting on a special assessment to address major repairs needed to multiple building roof and stairs as well as ficus tree removal, renovation of the gym and replenish the operating fund for repairs performed over the past few years that have greatly reduced the operating fund. The total special assessment will be \$2,525,000, and owners will have the option to pay in full by 6/30/22 or pay in 48 equal monthly payments with interest [3.60% APR] beginning 7/1/22. The Association has secured a loan with Truist Bank to allow the work to be performed now while affording owners who wish to take the option to pay the special assessment over 48 months. No funds have been drawn against the loan as of this period. \$643K. [GL2038]

Notes This Period:

1. GL01044 TRUIST Operating [7544] appears with negative balance due to checks issued that are being withheld for distribution. Actual cash on hand is positive.
2. Insurance reflects a year-to-date expense adjustment to reconcile to insurance schedule updated for most recent insurance policy renewals.
3. GL7403, 7504, 7511 and 7603 reflects a large variance to budget this period.
4. GL5126, 7107, 7202, 7510 and 7524 reflects a unbudgeted expense this period.

Notes This Fiscal Year:

SHARMA & ASSOCIATES, INC.

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Vishnu Sharma, CPA

Sharma & Associates, Inc.

Ft. Lauderdale, FL

June 5, 2024

Ponte Verde at Palm Beach Lake

FUND BALANCE SHEET

As of: 04/30/2024

Assets

Account	Operating	Reserves	Special Assesment	Total
Cash				
01030 Cash: TRUIST Reserves [007	\$0.00	\$374,867.70	\$0.00	\$374,867.70
01044 TRUIST Operating [7544]	(\$46,613.71)	\$0.00	\$0.00	(\$46,613.71)
01045 TRUIST Money Market [7087]	\$28.35	\$0.00	\$0.00	\$28.35
01046 TRUIST Spec Assmnt [2128]	\$0.00	\$0.00	\$849,188.87	\$849,188.87
01080 Deposit in transit	(\$987.34)	\$0.00	\$0.00	(\$987.34)
01086 Due from Operating to Sp.Assmt	\$0.00	\$0.00	\$92,436.72	\$92,436.72
Cash Total	(\$47,572.70)	\$374,867.70	\$941,625.59	\$1,268,920.59
Accounts Receivable				
01100 AR: Maintenance	\$33,316.21	\$0.00	\$0.00	\$33,316.21
01106 AR: Special Assessment 2022	\$0.00	\$0.00	\$46,342.54	\$46,342.54
01107 SA2022 To Be Billed	\$0.00	\$0.00	\$1,201,868.98	\$1,201,868.98
01150 Allowance for Doubtful Acct	(\$6,807.06)	\$0.00	\$0.00	(\$6,807.06)
01151 Allow. for Doubtful Acct - S/A	\$0.00	\$0.00	(\$6,869.33)	(\$6,869.33)
01190 AR Other	\$64,973.87	\$0.00	\$0.00	\$64,973.87
Accounts Receivable Total	\$91,483.02	\$0.00	\$1,241,342.19	\$1,332,825.21
Other Assets				
01210 Prepaid Insurance	\$654,474.56	\$0.00	\$0.00	\$654,474.56
01215 Prepaid Expenses	\$4,768.45	\$0.00	\$0.00	\$4,768.45
01242 Due from Reserves to SA	\$0.00	\$0.00	\$252,934.35	\$252,934.35
01250 Utility Deposits	\$1,300.00	\$0.00	\$0.00	\$1,300.00
01251 Utility Deposits- Units	\$916.56	\$0.00	\$0.00	\$916.56
Other Assets Total	\$661,459.57	\$0.00	\$252,934.35	\$914,393.92
Total Assets:	\$705,369.89	\$374,867.70	\$2,435,902.13	\$3,516,139.72

Liabilities

Account	Operating	Reserves	Special Assesment	Total
Liability				
02010 Accounts Payable	\$980.00	\$0.00	\$0.00	\$980.00
02011 Accounts Payable Clearing	(\$6,541.98)	\$0.00	\$0.00	(\$6,541.98)
02013 Accrued Expenses	\$36,483.86	\$0.00	\$0.00	\$36,483.86
02014 Insurance Payable	\$550,171.89	\$0.00	\$0.00	\$550,171.89
02030 Loan GREC Conversions	\$130,799.45	\$0.00	\$0.00	\$130,799.45
02031 Accrued Interest	\$20,669.05	\$0.00	\$0.00	\$20,669.05
02033 Loan Due to PVE per Grec	\$77,312.06	\$0.00	\$0.00	\$77,312.06
02034 UCC Pmts kept by Grec	(\$37,033.84)	\$0.00	\$0.00	(\$37,033.84)
02036 Due to Sp.Assmt from Operating	\$92,436.72	\$0.00	\$0.00	\$92,436.72
02038 Loan Truist *5159-00004 SA2022	\$0.00	\$0.00	\$643,248.00	\$643,248.00
02040 Security Deposits	\$6,550.00	\$0.00	\$0.00	\$6,550.00
02042 Due to SA from Reserves	\$0.00	\$252,934.35	\$0.00	\$252,934.35

Account	Operating	Reserves	Special Assesment	Total
02067 Deferred Revenue: SA2010	\$608,299.77	\$0.00	\$0.00	\$608,299.77
02069 Deferred Revenue: Settlement	\$311,526.36	\$0.00	\$0.00	\$311,526.36
02070 Prepaid Assessments	\$135,233.06	\$0.00	\$0.00	\$135,233.06
02075 Prepaid- Special Assess Loan	\$7,691.59	\$0.00	\$0.00	\$7,691.59
02499 Exchange	(\$3,587.26)	\$0.00	\$0.00	(\$3,587.26)
Liability Total	\$1,930,990.73	\$252,934.35	\$643,248.00	\$2,827,173.08
Total Liabilities:	\$1,930,990.73	\$252,934.35	\$643,248.00	\$2,827,173.08

Equity

Account	Operating	Reserves	Special Assesment	Total
Reserves				
02505 RESERVES - POOLED FUND	\$0.00	\$1,077,024.14	\$0.00	\$1,077,024.14
02506 Reserves- Painting	\$0.00	(\$301,160.00)	\$0.00	(\$301,160.00)
02517 Reserves- Plumbing	\$0.00	(\$22,420.00)	\$0.00	(\$22,420.00)
02520 Reserves- Roof	\$0.00	(\$633,750.00)	\$0.00	(\$633,750.00)
02530 Reserves- Parking & Paving	\$0.00	(\$13,842.34)	\$0.00	(\$13,842.34)
02590 Reserve - Interest	\$0.00	\$16,081.55	\$0.00	\$16,081.55
Reserves Total	\$0.00	\$121,933.35	\$0.00	\$121,933.35
Special Assessment				
02601 SA2022 Income	\$0.00	\$0.00	\$2,525,000.00	\$2,525,000.00
02602 SA2022 Interest Income	\$0.00	\$0.00	\$770.35	\$770.35
02604 SA2022 Exp: Interest/Loan Fees	\$0.00	\$0.00	(\$53,958.89)	(\$53,958.89)
02605 SA2022 Exp: Roof	\$0.00	\$0.00	(\$651,075.00)	(\$651,075.00)
02606 SA2022 Exp: Stairs	\$0.00	\$0.00	(\$8,025.00)	(\$8,025.00)
02610 SA2022 Exp: Contingency/Admin/Bad Debt	\$0.00	\$0.00	(\$13,188.00)	(\$13,188.00)
02611 SA Bad Debt Expense	\$0.00	\$0.00	(\$6,869.33)	(\$6,869.33)
Special Assessment Total	\$0.00	\$0.00	\$1,792,654.13	\$1,792,654.13
Members Equity				
02810 Fund Balance	(\$1,677,302.99)	\$0.00	\$0.00	(\$1,677,302.99)
02815 Prior Period Adjustment	(\$35,714.07)	\$0.00	\$0.00	(\$35,714.07)
02840 Special Assessment Equity	\$485,206.50	\$0.00	\$0.00	\$485,206.50
Members Equity Total	(\$1,227,810.56)	\$0.00	\$0.00	(\$1,227,810.56)
Current Year Net Income/(Loss)	\$2,189.72	\$0.00	\$0.00	\$2,189.72
Total Equity:	(\$1,225,620.84)	\$121,933.35	\$1,792,654.13	\$688,966.64
Total Liabilities & Equity	\$705,369.89	\$374,867.70	\$2,435,902.13	\$3,516,139.72

Ponte Verde at Palm Beach Lake

INCOME STATEMENT

Start: 04/01/2024 | End: 04/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03010 Maintenance Income	222,752.67	222,752.67	0.00	891,010.68	891,010.68	0.00	2,673,032.00
03011 Assoc Owned Commercial Units	(1,521.00)	(1,521.00)	0.00	(6,084.00)	(6,084.00)	0.00	(18,252.00)
03025 Late Fee Income	(3,091.91)	500.00	(3,591.91)	3,009.51	2,000.00	1,009.51	6,000.00
03030 Bank Interest Income	0.59	0.00	0.59	2.21	0.00	2.21	0.00
03040 Other Income	325.00	600.00	(275.00)	800.00	2,400.00	(1,600.00)	7,200.00
03075 Application Fee Income	625.00	1,500.00	(875.00)	1,375.00	6,000.00	(4,625.00)	18,000.00
03077 Common Area Access Cards	0.00	150.00	(150.00)	0.00	600.00	(600.00)	1,800.00
03080 Parking Stickers	1,125.00	333.33	791.67	2,100.00	1,333.32	766.68	4,000.00
03097 MAR Labor Reimb Income	385.20	0.00	385.20	335.20	0.00	335.20	0.00
03098 Owner Chargeback Income	0.00	0.00	0.00	385.20	0.00	385.20	0.00
Income Total	220,600.55	224,315.00	(3,714.45)	892,933.80	897,260.00	(4,326.20)	2,691,780.00
Total Income	220,600.55	224,315.00	(3,714.45)	892,933.80	897,260.00	(4,326.20)	2,691,780.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Receivership Units							
05126 Receiver Units Owner Chargeback	192.60	0.00	(192.60)	192.60	0.00	(192.60)	0.00
Receivership Units Total	192.60	0.00	(192.60)	192.60	0.00	(192.60)	0.00
Administrative							
07101 Professional Fees	0.00	300.00	300.00	12.00	1,200.00	1,188.00	3,600.00
07102 Office/Administrative Expense	1,209.42	1,250.00	40.58	6,131.63	5,000.00	(1,131.63)	15,000.00
07103 License, Taxes, Permits	124.09	666.67	542.58	1,820.09	2,666.68	846.59	8,000.00
07104 Audit	416.67	416.67	0.00	1,691.68	1,666.68	(25.00)	5,000.00
07105 Legal Expense	8,588.00	4,166.67	(4,421.33)	22,824.29	16,666.68	(6,157.61)	50,000.00
07106 Background Check	511.00	666.67	155.67	1,916.00	2,666.68	750.68	8,000.00
07107 Postage / Mailings	111.63	0.00	(111.63)	363.82	0.00	(363.82)	0.00
07109 Bad Debt Expense	0.00	1,666.67	1,666.67	0.00	6,666.68	6,666.68	20,000.00
07110 Vending Machine Supplies	0.00	200.00	200.00	0.00	800.00	800.00	2,400.00
Administrative Total	10,960.81	9,333.35	(1,627.46)	34,759.51	37,333.40	2,573.89	112,000.00
Contract							
07201 Lawn Maintenance	7,885.00	8,000.00	115.00	31,055.00	32,000.00	945.00	96,000.00
07202 Security-Protection Services	10,349.74	0.00	(10,349.74)	37,514.83	0.00	(37,514.83)	0.00
07203 Accounting	3,074.00	3,300.00	226.00	12,736.00	13,200.00	464.00	39,600.00
07204 Pest Control	325.00	2,666.67	2,341.67	7,170.74	10,666.68	3,495.94	32,000.00
07206 Pool Service	1,284.00	1,333.33	49.33	5,192.50	5,333.32	140.82	16,000.00
07207 Lift Station Contract	0.00	425.00	425.00	0.00	1,700.00	1,700.00	5,100.00
07208 Gym Maintenance	179.76	125.00	(54.76)	613.11	500.00	(113.11)	1,500.00
07209 Lake Maintenance	503.50	416.67	(86.83)	937.00	1,666.68	729.68	5,000.00
07211 IT Maintenance Contract	340.00	250.00	(90.00)	680.00	1,000.00	320.00	3,000.00
07212 Fire Alarm Annual Inspection	0.00	300.00	300.00	0.00	1,200.00	1,200.00	3,600.00
Contract Total	23,941.00	16,816.67	(7,124.33)	95,899.18	67,266.68	(28,632.50)	201,800.00

Insurance

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07301 Insurance	58,996.62	63,333.33	4,336.71	213,165.30	253,333.32	40,168.02	760,000.00
Insurance Total	58,996.62	63,333.33	4,336.71	213,165.30	253,333.32	40,168.02	760,000.00
Payroll							
07402 Payroll - Administrative	6,560.00	14,473.33	7,913.33	26,311.00	57,893.32	31,582.32	173,680.00
07403 Payroll - Housekeeping	12,560.00	6,240.00	(6,320.00)	52,686.64	24,960.00	(27,726.64)	74,880.00
07404 Payroll - Maintenance	19,938.00	21,493.33	1,555.33	92,619.00	85,973.32	(6,645.68)	257,920.00
07420 Payroll - Taxes & Fees	2,657.46	3,333.33	675.87	11,935.29	13,333.32	1,398.03	40,000.00
07421 Payroll Benefits/Work Comp Ins	3,309.13	5,833.33	2,524.20	16,755.55	23,333.32	6,577.77	70,000.00
Payroll Total	45,024.59	51,373.32	6,348.73	200,307.48	205,493.28	5,185.80	616,480.00
Repair & Maintenance							
07501 Maintenance Repairs & Supply	3,745.85	12,500.00	8,754.15	13,788.38	50,000.00	36,211.62	150,000.00
07502 Stair Repairs	0.00	416.67	416.67	6,000.00	1,666.68	(4,333.32)	5,000.00
07503 Plumbing Repairs	0.00	416.67	416.67	3,360.84	1,666.68	(1,694.16)	5,000.00
07504 Landscape Extras/Tree Trim	7,400.00	2,500.00	(4,900.00)	28,362.00	10,000.00	(18,362.00)	30,000.00
07505 Electrical Repairs	0.00	333.33	333.33	1,712.00	1,333.32	(378.68)	4,000.00
07506 Janitorial Supplies	1,255.78	666.67	(589.11)	5,027.74	2,666.68	(2,361.06)	8,000.00
07507 Roof Repairs	240.00	125.00	(115.00)	240.00	500.00	260.00	1,500.00
07508 Fire Alarm/Extinguishers Rep	736.80	1,083.33	346.53	12,238.65	4,333.32	(7,905.33)	13,000.00
07510 Gate Maintenance	7,670.83	0.00	(7,670.83)	7,670.83	0.00	(7,670.83)	0.00
07511 Irrigation	5,050.00	416.67	(4,633.33)	5,050.00	1,666.68	(3,383.32)	5,000.00
07512 Golf Cart Maintenance	0.00	500.00	500.00	1,536.60	2,000.00	463.40	6,000.00
07513 Lift Station Repairs	0.00	333.33	333.33	2,349.00	1,333.32	(1,015.68)	4,000.00
07514 Pool Repairs & Maintenance	0.00	416.67	416.67	6,475.00	1,666.68	(4,808.32)	5,000.00
07515 Tennis Courts	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
07516 HVAC Repairs	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
07517 Gym Repairs	144.45	416.67	272.22	144.45	1,666.68	1,522.23	5,000.00
07520 Stucco Repairs	1,859.25	6,666.67	4,807.42	19,193.38	26,666.68	7,473.30	80,000.00
07522 CAP PROJ: BLD Painting	0.00	0.00	0.00	603.46	0.00	(603.46)	0.00
07524 Owner Chargeback Expense	192.60	0.00	(192.60)	770.40	0.00	(770.40)	0.00
Repair & Maintenance Total	28,295.56	27,041.68	(1,253.88)	114,522.73	108,166.72	(6,356.01)	324,500.00
Utilities							
07601 Water & Sewer (2)	43,138.13	44,166.67	1,028.54	181,900.15	176,666.68	(5,233.47)	530,000.00
07602 Electric (29)	3,667.87	4,000.00	332.13	13,617.49	16,000.00	2,382.51	48,000.00
07603 Trash Removal	14,173.17	6,500.00	(7,673.17)	28,346.46	26,000.00	(2,346.46)	78,000.00
07604 Telephone/ Gym Cable/ Answerin	1,400.55	1,250.00	(150.55)	5,602.37	5,000.00	(602.37)	15,000.00
07605 Propane	903.47	500.00	(403.47)	2,430.81	2,000.00	(430.81)	6,000.00
Utilities Total	63,283.19	56,416.67	(6,866.52)	231,897.28	225,666.68	(6,230.60)	677,000.00
Total Expense	230,694.37	224,315.02	(6,379.35)	890,744.08	897,260.08	6,516.00	2,691,780.00
Net Income	(10,093.82)	(0.02)	(10,093.80)	2,189.72	(0.08)	2,189.80	0.00

Ponte Verde at Palm Beach Lakes Condominium Association
As of 04/30/24

Prepaid Expenses Schedule [GL1215]					
<u>GL Acct.</u>		<u>No. of</u>			
<u>No.</u>	<u>Description</u>	<u>Months</u>	<u>Monthly Amt</u>	<u>Total</u>	<u>Comments</u>
7206	Pool Service	1	1,284.00	1,284.00	5/24
7508	Fire Alarm/Extinguisher	1	278.83	278.83	08/23 - 07/24
7508	Fire Alarm/Extinguisher	7	457.96	3,205.62	01/24 - 12/24
	Total			<u>\$ 4,768.45</u>	
	GL			<u>4,768.45</u>	
	Difference			<u>\$ -</u>	

Accrual Schedule [GL2013]					
<u>GL Acct.</u>		<u>No. of</u>			
<u>No.</u>	<u>Description</u>	<u>Months</u>	<u>Monthly Amt</u>	<u>Total</u>	<u>Comments</u>
7104	Audit - 2023	12	416.67	5,000.04	
7104	Audit - 2024	4	416.67	1,666.68	
7201	Lawn Maintenance	1	7,885.00	7,885.00	04/24
7202	Security-Protection Services			11,712.15	Prior Vendor - 2019
7203	Accounting	1	2,959.00	2,959.00	05/23
7204	Pest Control	2	1,799.74	3,599.48	03/24
7208	Gym Maintenance	4	144.45	577.80	11/23-02/24
7209	Lake Maintenance 2021	1	121.00	121.00	
7209	Lake Maintenance	2	121.00	242.00	12/23-01/24
7602	Electric	1	2,720.00	2,720.00	12/23
	Total			<u>\$ 36,483.86</u>	
	GL			<u>36,483.86</u>	
	Difference			<u>\$ -</u>	

Ponte Verde at Palm Beach Lake

AGED OWNER BALANCE

As of: 04/30/2024

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
0621	0621	1401 Village 621 LLC	\$161.52	\$0.00	\$0.00	\$192.60	\$354.12
		1401 VILLAGE BOULEVARD 621					
0535	0535	JEAN A & ROLANDE ADOLPHE	\$679.07	\$729.07	\$716.07	\$933.21	\$3,057.42
		1401 VILLAGE BOULEVARD 535					
0622	0622	Argimax A,B,C LLC	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
		1401 VILLAGE BOULEVARD 622					
0727	0727	Lida Azarmi	\$6.96	\$0.00	\$0.00	\$0.00	\$6.96
		1401 VILLAGE BOULEVARD 727					
0828	0828	PATRICIA&ANTHONY BALBOUR	\$163.48	\$122.99	\$0.00	\$0.00	\$286.47
		1401 VILLAGE BOULEVARD 828					
1918	1918	Eduardo Beraja	\$918.87	\$460.27	\$156.27	\$2,617.10	\$4,152.51
		1401 VILLAGE BOULEVARD 1918					
2112	2112	Malusavi Brothers LLC	\$759.48	\$809.48	\$809.48	\$550.12	\$2,928.56
		1401 VILLAGE BOULEVARD 2112					
0518	0518	PATRICIA CANNON	\$146.07	\$146.07	\$102.86	\$0.00	\$395.00
		1401 VILLAGE BOULEVARD 518					
1926	1926	Los Carpinchos LLC	\$0.00	\$0.00	\$0.00	\$35.00	\$35.00
		1401 VILLAGE BOULEVARD 1926					
0225	0225	Bermuda Verde Condominiums Manager LLC	\$146.07	\$0.00	\$0.00	\$46.53	\$192.60
		1401 VILLAGE BOULEVARD 225					
0113	0113	Viera Consulting Inc	\$532.69	\$532.69	\$532.69	\$1,795.75	\$3,393.82
		1401 VILLAGE BOULEVARD 113					
2128	2128	Veleta Fearon-Coote	\$161.76	\$0.00	\$0.00	\$0.00	\$161.76
		1401 VILLAGE BOULEVARD 2128					
2028	2028	CTI Properties LLC	\$156.27	\$156.27	\$156.27	\$93.73	\$562.54
		1401 VILLAGE BOULEVARD 2028					
1618	1618	Dariden Properties II, LLC	\$62.00	\$0.00	\$0.00	\$0.00	\$62.00
		1401 VILLAGE BOULEVARD 1618					
0511	0511	Dariden Properties 1, LLC	\$112.28	\$0.00	\$0.00	\$0.00	\$112.28
		1401 VILLAGE BOULEVARD 511					
2012	2012	Michael Diemer	\$726.27	\$0.00	\$0.00	\$0.00	\$726.27
		1401 VILLAGE BOULEVARD 2012					
2311	2311	ELLYSA INVESTMENTS LLC	\$809.15	\$809.15	\$334.15	\$3,308.85	\$5,261.30
		1401 VILLAGE BOULEVARD 2311					
2023	2023	STEVE FELTINGTON	\$114.69	\$25.00	\$0.00	\$0.00	\$139.69
		1401 VILLAGE BOULEVARD 2023					
2026	2026	Natalie Fernandez	\$600.15	\$0.00	\$0.00	\$0.00	\$600.15
		1401 VILLAGE BOULEVARD 2026					
1825	1825	Federal Nat'l Mortgage Assoc	\$29.00	\$0.00	\$0.00	\$0.00	\$29.00
		1401 VILLAGE BOULEVARD 1825					
2218	2218	CF Opportunity Fund I LLC	\$146.07	\$0.00	\$0.00	\$239.13	\$385.20
		1401 VILLAGE BOULEVARD 2218					
1222	1222	GFBD Investors LLC	\$550.85	\$174.15	\$174.15	\$2,508.85	\$3,408.00
		1401 VILLAGE BOULEVARD 1222					
1426	1426	GGGFL, LLC	\$114.69	\$114.69	\$60.31	\$0.00	\$289.69
		1401 VILLAGE BOULEVARD 1426					
1914	1914	Brian Godsell	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
		1401 VILLAGE BOULEVARD 1914					
1228	1228	Jaclyn Goldsmith	\$174.15	\$174.15	\$174.15	\$302.53	\$824.98
		1401 VILLAGE BOULEVARD 1228					
1824	1824	Guillermo Marcelo Gomez	\$192.60	\$0.00	\$0.00	\$0.00	\$192.60
		1401 VILLAGE BOULEVARD 1824					
0412	0412	GSK Investments LLC	\$313.48	\$163.48	\$163.48	\$1,961.76	\$2,602.20

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
1418	1418	1401 VILLAGE BOULEVARD 412 I AM HOME ASSISTING LIVING LLC 1401 VILLAGE BOULEVARD 1418	\$726.27	\$726.27	\$726.27	\$4,225.13	\$6,403.94
0716	0716	Iki Trace LLC 1401 VILLAGE BOULEVARD 716	\$114.69	\$43.31	\$0.00	\$0.00	\$158.00
2317	2317-23	South Florida Investment III LLC 1401 VILLAGE BOULEVARD 2317	\$174.15	\$174.15	\$104.78	\$0.00	\$453.08
2017	2017	MRP 1995 Investment LLC 1401 VILLAGE BOULEVARD 2017	\$156.27	\$156.27	\$156.27	\$281.27	\$750.08
1615	1615	Luis Gutierrez & Ismenia Rivas 1401 VILLAGE BOULEVARD 1615	\$196.07	\$146.07	\$146.07	\$292.14	\$780.35
0927	0927	Guy Jackmaert and 1401 VILLAGE BOULEVARD 927	\$309.48	\$213.48	\$201.48	\$141.16	\$865.60
1122	1122	JMIA LLC 1401 VILLAGE BOULEVARD 1122	\$42.00	\$0.00	\$0.00	\$0.00	\$42.00
0515	0515	KASTEL THREE LLC 1401 VILLAGE BOULEVARD 515	\$0.00	\$0.00	\$0.00	\$192.60	\$192.60
1224	1224	KASTEL FOUR LLC 1401 VILLAGE BOULEVARD 1224	\$116.00	\$0.00	\$0.00	\$0.00	\$116.00
1022	1022	Kastel Five, LLC 1401 VILLAGE BOULEVARD 1022	\$0.00	\$0.00	\$0.00	\$360.20	\$360.20
0822	0822	MICHAEL KOVACH 1401 VILLAGE BOULEVARD 822	\$163.48	\$163.48	\$163.48	\$1,597.04	\$2,087.48
0728	0728	Errol Lee 1401 VILLAGE BOULEVARD 728	\$596.00	\$40.00	\$0.00	\$0.00	\$636.00
1211	1211	LIMOSAR, INC 1401 VILLAGE BOULEVARD 1211	\$180.00	\$0.00	\$0.00	\$0.00	\$180.00
0717	0717	Lion Moon LLC, 1401 VILLAGE BOULEVARD 717	\$188.48	\$188.48	\$163.48	\$184.56	\$725.00
0936	0936	Franco Daniel Liotti and 1401 VILLAGE BOULEVARD 936	\$439.69	\$114.69	\$114.69	\$1,929.11	\$2,598.18
1611	1611	Pardy Investments LLC 1401 VILLAGE BOULEVARD 1611	\$568.00	\$0.00	\$0.00	\$0.00	\$568.00
0111	0111	Lordan, LLC 1401 VILLAGE BOULEVARD 111	\$146.48	\$25.00	\$0.00	\$0.00	\$171.48
0233	0233	GEORGES LOUIS 1401 VILLAGE BOULEVARD 233	\$146.07	\$40.12	\$0.00	\$0.00	\$186.19
0218	0218	Marcisof LLC 1401 VILLAGE BOULEVARD 218	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
0234	0234	MARCISOF LLC 1401 VILLAGE BOULEVARD 234	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
1018	1018	MARCISOF LLC 1401 VILLAGE BOULEVARD 1018	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
1923	1923	Power Up Miami LLC 1401 VILLAGE BOULEVARD 1923	\$532.69	\$0.00	\$0.00	\$0.00	\$532.69
2222	2222	MYA Group, LLC 1401 VILLAGE BOULEVARD 2222	\$239.64	\$171.07	\$146.07	\$317.14	\$873.92
0417	0417	O & U, LLC 1401 VILLAGE BOULEVARD 417	\$0.00	\$0.00	\$0.00	\$167.60	\$167.60
0223	0223	Sharon Ophir 1401 VILLAGE BOULEVARD 223	\$679.07	\$246.07	\$181.07	\$146.07	\$1,252.28
0612	0612	CF Opportunity Fund LLC 1401 VILLAGE BOULEVARD 612	\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
1215	1215	Investment Property of South Florida 1401 Village Blvd. 1215	\$164.69	\$114.69	\$114.69	\$89.69	\$483.76
1522	1522	ESSAM & NEVINE RAGHEB 1401 VILLAGE BOULEVARD 1522	\$369.04	\$163.48	\$163.48	\$188.00	\$884.00
0913	0913	REAC FAMILY INC	\$149.69	\$0.00	\$0.00	\$0.00	\$149.69

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
1112	1112	1401 VILLAGE BOULEVARD 913 REAC FAMILY INC	\$198.48	\$0.00	\$0.00	\$0.00	\$198.48
1321	1321	1401 VILLAGE BOULEVARD 1112 RESTATE PALM LLC	\$621.07	\$146.07	\$146.07	\$2,775.33	\$3,688.54
1713	1713	1401 VILLAGE BOULEVARD 1321 Fabio Patricio Rotchtein and	\$29.02	\$0.00	\$0.00	\$0.00	\$29.02
0624	0624	1401 VILLAGE BOULEVARD 1713 FABIO ROTCHTEIN & A. DUARTE	\$29.00	\$0.00	\$0.00	\$0.00	\$29.00
2118	2118	1401 VILLAGE BOULEVARD 624 MAGDALENA SANTOS	\$163.48	\$10.36	\$0.00	\$0.00	\$173.84
2115	2115	1401 VILLAGE BOULEVARD 2118 JESSICA SEPULVEDA	\$532.69	\$582.69	\$582.69	\$2,687.21	\$4,385.28
0815	0815	1401 VILLAGE BOULEVARD 2115 WILLEY & EDITH SHALEV	\$114.69	\$0.00	\$0.00	\$0.00	\$114.69
1814	1814	1401 VILLAGE BOULEVARD 815 So. Florida Investments III, L	\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
1821	1821	1401 VILLAGE BOULEVARD 1814 SPADORO PROPERTIES LLC	\$260.49	\$163.48	\$163.48	\$490.44	\$1,077.89
2328	2328	1401 VILLAGE BOULEVARD 1821 TB Real Estate Management	\$174.15	\$68.44	\$0.00	\$0.00	\$242.59
2321	2321	1401 VILLAGE BOULEVARD 2328 Alex E. Theiler-Ahumada	\$1,305.00	\$1,270.00	\$65.00	\$70.00	\$2,710.00
1512	1512	1401 VILLAGE BOULEVARD 2321 ULYSES, LLC	\$188.48	\$163.48	\$0.00	\$0.00	\$351.96
0117	0117	1401 VILLAGE BOULEVARD 1512 WORDOP LLC	\$759.48	\$809.48	\$809.48	\$8,123.12	\$10,501.56
2116	2116	1401 VILLAGE BOULEVARD 117 Elison Yiftach	\$532.69	\$532.69	\$532.69	\$2,271.11	\$3,869.18
0611	0611	1401 VILLAGE BOULEVARD 2116 ZIGANO POA LLC	\$233.48	\$0.00	\$0.00	\$0.00	\$233.48
		1401 VILLAGE BOULEVARD 611					
Community Total			\$19,592.77	\$10,890.78	\$8,061.12	\$41,114.08	\$79,658.75

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fees	01100	\$50.00	\$400.00	\$238.00	\$250.00	\$938.00
02 - NSF charges	01100	\$210.00	\$25.00	\$70.00	\$140.00	\$445.00
07 - Violations Fee	01100	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
09 - Owner Chgback	01100	\$385.20	\$0.00	\$0.00	\$1,198.66	\$1,583.86
A1 - Maint. Assmt.	01100	\$11,209.36	\$5,823.00	\$3,726.00	\$9,490.99	\$30,249.35
S22 - Special Assessment 2022	01106	\$7,738.21	\$4,642.78	\$4,027.12	\$29,934.43	\$46,342.54
Grand Total:		\$19,592.77	\$10,890.78	\$8,061.12	\$41,114.08	\$79,658.75

Account#	Account Description	Delinquency Amount
01100	AR: Maintenance	\$33,316.21
01106	AR: Special Assessment 2022	\$46,342.54
Total:		\$79,658.75

Total Number of Homes: 71

AP Open Items

Ponte Verde at Palm Beach Lake
As of: 04/30/2024

Run Date: 05/30/2024
Run Time: 01:25 PM

Vendor		Item #	Invoice	Date	Reference	Amount
#528 PVR	Golden Rafaul LLC	689233	10/18/22	10/18/2022	Refund preowner Sep &...	\$980.00
						\$980.00

Ponte Verde at Palm Beach Lake

PREPAID OWNERS

As of: 04/30/2024

Owner	Address	Account #	Lot #		Prepaid Balance
Juan Franciso Crespo	1401 VILLAGE BOULEVARD 118	0118	0118	PP - General	\$1,058.00
				Total	\$1,058.00
Erasure Wonderland LLC	1401 VILLAGE BOULEVARD 123	0123	0123	PP - General	\$121.50
				Total	\$121.50
ANTHONY & DENISE BONCININO	1401 VILLAGE BOULEVARD 125	0125	0125	PP - General	\$293.97
				Total	\$293.97
JMS Investments & Holdings Llc	1401 VILLAGE BOULEVARD 126	0126	0126	PP - General	\$447.69
				Total	\$447.69
PIAMONTE SUL LLC	1401 VILLAGE BOULEVARD 128	0128	0128	PP - General	\$759.48
				Total	\$759.48
AKDK, LLC	1401 VILLAGE BOULEVARD 131	0131	0131	PP - General	\$2,112.55
				Total	\$2,112.55
REGINA & KONRAD SAWICKI	1401 VILLAGE BOULEVARD 133	0133	0133	PP - General	\$532.69
				Total	\$532.69
John Baco LLC	1401 VILLAGE BOULEVARD 136	0136	0136	PP - General	\$22.00
				Total	\$22.00
IL Barone LLC	1401 VILLAGE BOULEVARD 137	0137	0137	PP - General	\$227.04
				Total	\$227.04
Andrea Borell	1401 VILLAGE BOULEVARD 228	0228	0228	PP - General	\$490.00
				Total	\$490.00
Juan Pablo Botero	1401 VILLAGE BOULEVARD 311	0311	0311	PP - General	\$0.85
				Total	\$0.85
GGG US INC.	1401 VILLAGE BOULEVARD 316	0316	0316	PP - General	\$532.69
				Total	\$532.69
OM Properties Group LLC	1401 VILLAGE BOULEVARD 318	0318	0318	PP - General	\$545.00
				Total	\$545.00
AKDK LLC	1401 VILLAGE BOULEVARD 321	0321	0321	PP - General	\$578.00
				Total	\$578.00
AUDREY HOFFMAN (*)	1401 VILLAGE BOULEVARD 323	0323	0323	PP - General	\$274.00
				Total	\$274.00
Jupiter PBG Realty Corp	1401 VILLAGE BOULEVARD 324	0324	0324	PP - General	\$428.33
				Total	\$428.33
OMJ INVESTMENTS LLC	1401 VILLAGE BOULEVARD 327	0327	0327	PP - General	\$174.15
				Total	\$174.15
Bermuda Verde Condominiums Manager LLC	1401 VILLAGE BOULEVARD 328	0328	0328	PP - General	\$2.00
				Total	\$2.00
Fortune Properties LLC	1401 VILLAGE BOULEVARD 414	0414	0414	PP - General	\$2,100.00
				Total	\$2,100.00
Stark & Goldberg LLC	1401 VILLAGE BOULEVARD 415	0415	0415	PP - General	\$1,835.04
				Total	\$1,835.04
O & U, LLC	1401 VILLAGE BOULEVARD 417	0417	0417	PP - General	(\$25.00)
				Total	(\$25.00)
Future Rental LLC	1401 VILLAGE BOULEVARD 423	0423	0423	PP - General	\$2.00
				Total	\$2.00
Los Nicanores LLC	1401 VILLAGE BOULEVARD 425	0425	0425	PP - General	\$532.69
				Total	\$532.69
Durul Kayili	1401 VILLAGE BOULEVARD 426	0426	0426	PP - General	\$604.00
				Total	\$604.00
Bidask Ladrillo LLC	1401 VILLAGE BOULEVARD 517	0517	0517	PP - General	\$436.47
				Total	\$436.47
CF Opportunity Fund I, LLC	1401 VILLAGE BOULEVARD 528	0528	0528	PP - General	\$15.00
				Total	\$15.00
Alpha Investments LLC	1401 VILLAGE BOULEVARD 534	0534	0534	PP - General	\$375.00
				Total	\$375.00

Owner	Address	Account #	Lot #		Prepaid Balance
PIRAGUAS, LLC	1401 VILLAGE BOULEVARD 613	0613	0613	PP - General	\$460.00
				Total	\$460.00
Maria C & Maria D Rolando	1401 VILLAGE BOULEVARD 618	0618	0618	PP - General	\$0.52
				Total	\$0.52
Rick & Claribel Baron	1401 VILLAGE BOULEVARD 623	0623	0623	PP - General	\$351.80
				Total	\$351.80
O & U LLC	1401 VILLAGE BOULEVARD 627	0627	0627	PP - General	\$653.92
				Total	\$653.92
Marcisof LLC	1401 VILLAGE BOULEVARD 711	0711	0711	PP - General	\$711.48
				Total	\$711.48
FARISHA MOHAMMED	1401 VILLAGE BOULEVARD 715	0715	0715	PP - General	\$2,295.66
				Total	\$2,295.66
KAREN MASON (R)	1401 VILLAGE BOULEVARD 716	0716	0716	PP - General	\$532.69
				Total	\$532.69
Lucy Alvarado	1401 VILLAGE BOULEVARD 718	0718	0718	PP - General	\$865.04
				Total	\$865.04
Angela Diaz	1401 VILLAGE BOULEVARD 722	0722	0722	PP - General	\$4,222.63
				Total	\$4,222.63
Ovidio Viera	1401 VILLAGE BOULEVARD 726	0726	0726	PP - General	\$360.69
				Total	\$360.69
Ponte Verde 811 LLC	1401 VILLAGE BOULEVARD 811	0811	0811	PP - General	\$3,701.63
				Total	\$3,701.63
Alex Alexandris	1401 VILLAGE BOULEVARD 812	0812	0812	PP - General	\$596.00
				Total	\$596.00
Farzaneh Kaveh and	1401 VILLAGE BOULEVARD 817	0817	0817	PP - General	\$80.34
				Total	\$80.34
DIANE KUPELNICK	1401 VILLAGE BOULEVARD 915	0915	0915	PP - General	\$2,939.52
				Total	\$2,939.52
Blue Two LLC	1401 VILLAGE BOULEVARD 917	0917	0917	PP - General	\$759.48
				Total	\$759.48
Tao Zhang	1401 VILLAGE BOULEVARD 921	0921	0921	PP - General	\$4,014.63
				Total	\$4,014.63
Charles P. Deri	1401 VILLAGE BOULEVARD 924	0924	0924	PP - General	\$147.69
				Total	\$147.69
Sasnta Ana Property Inv. LLC	1401 VILLAGE BOULEVARD 931	0931	0931	PP - General	\$1.44
				Total	\$1.44
Bantu Logistics LLC	1401 Village Blvd. 933	0933	0933	PP - General	\$1,132.22
				Total	\$1,132.22
Viera Consulting Inc.	1401 VILLAGE BOULEVARD 935	0935	0935	PP - General	\$3,840.52
				Total	\$3,840.52
Franco Daniel Liotti and	1401 VILLAGE BOULEVARD 936	0936	0936	PP - General	(\$25.00)
				Total	(\$25.00)
EiDi LLC	1401 VILLAGE BOULEVARD 937	0937	0937	PP - General	\$805.60
				Total	\$805.60
ALLAN KUPELNICK	1401 VILLAGE BOULEVARD 1013	1013	1013	PP - General	\$2,230.35
				Total	\$2,230.35
GGGFL LLC	1401 VILLAGE BOULEVARD 1014	1014	1014	PP - General	\$339.00
				Total	\$339.00
Kastel Five, LLC	1401 VILLAGE BOULEVARD 1022	1022	1022	PP - General	(\$25.00)
				Total	(\$25.00)
Christine Abkarian	1401 VILLAGE BOULEVARD 1025	1025	1025	PP - General	\$534.69
				Total	\$534.69
JERICO 123, LLC	1401 VILLAGE BOULEVARD 1026	1026	1026	PP - General	\$179.38
				Total	\$179.38
HASSAN KAVEH	1401 VILLAGE BOULEVARD 1028	1028	1028	PP - General	\$25.00
				Total	\$25.00
Chorco LLC	1401 VILLAGE BOULEVARD 1111	1111	1111	PP - General	\$880.96
				Total	\$880.96
Jose Roberto Saravia and	1401 VILLAGE BOULEVARD 1113	1113	1113	PP - General	\$1.31

Owner	Address	Account #	Lot #		Prepaid Balance
	1113			Total	\$1.31
OMAIRA PARRALES	1401 VILLAGE BOULEVARD	1127	1127	PP - General	\$2,109.80
	1127			Total	\$2,109.80
JOSEPH A. KRIZAN	1401 VILLAGE BOULEVARD	1213	1213	PP - General	\$333.00
	1213			Total	\$333.00
Blackbenz LLC	1401 VILLAGE BOULEVARD	1214	1214	PP - General	\$339.00
	1214			Total	\$339.00
NC & EOC LLC	1401 VILLAGE BOULEVARD	1216	1216	PP - General	\$599.69
	1216			Total	\$599.69
CNRC INTERNATIONAL LLC	1401 VILLAGE BOULEVARD	1217	1217	PP - General	\$1,139.15
	1217			Total	\$1,139.15
Kostyantyn Martynishyn	1401 VILLAGE BOULEVARD	1225	1225	PP - General	\$385.00
	1225			Total	\$385.00
LJT Investment Group, LLC	1401 VILLAGE BOULEVARD	1313	1313	PP - General	\$679.07
	1313			Total	\$679.07
JMS Investments Holdings	1401 VILLAGE BOULEVARD	1316	1316	PP - General	\$9,585.07
	1316			Total	\$9,585.07
Sonoma Bay 3611, LLC	1401 VILLAGE BOULEVARD	1317	1317	PP - General	\$147.73
	1317			Total	\$147.73
Carmencita, LLC	1401 VILLAGE BOULEVARD	1323	1323	PP - General	\$679.07
	1323			Total	\$679.07
JMS Investments Holdings	1401 VILLAGE BOULEVARD	1324	1324	PP - General	\$679.07
	1324			Total	\$679.07
CF Opportunity Fund LLC	1401 VILLAGE BOULEVARD	1333	1333	PP - General	\$2,044.98
	1333			Total	\$2,044.98
Ovi Investments LLC	1401 VILLAGE BOULEVARD	1334	1334	PP - General	\$520.00
	1334			Total	\$520.00
Xun & James Kern	1401 VILLAGE BOULEVARD	1412	1412	PP - General	\$547.88
	1412			Total	\$547.88
Kempston LLC	1401 VILLAGE BOULEVARD	1414	1414	PP - General	\$524.69
	1414			Total	\$524.69
JP & N Consulting, LLC	1401 VILLAGE BOULEVARD	1427	1427	PP - General	\$53.73
	1427			Total	\$53.73
CF Opportunity Fund I, LLC	1401 VILLAGE BOULEVARD	1511	1511	PP - General	\$88.71
	1511			Total	\$88.71
BRIAN GODSELL	1401 VILLAGE BOULEVARD	1524	1524	PP - General	\$89.69
	1524			Total	\$89.69
Ovidio Viera	1401 VILLAGE BOULEVARD	1525	1525	PP - General	\$360.69
	1525			Total	\$360.69
Bermuda Verde Condominiums Manager LLC	1401 VILLAGE BOULEVARD	1621	1621	PP - General	\$28.08
	1621			Total	\$28.08
FAENA INVESTMENT LLC	1401 VILLAGE BOULEVARD	1625	1625	PP - General	\$146.07
	1625			Total	\$146.07
LYUBOV 18, LLC	1401 VILLAGE BOULEVARD	1626	1626	PP - General	\$17.00
	1626			Total	\$17.00
IRWIN & BARBARA PITNICK	1401 VILLAGE BOULEVARD	1627	1627	PP - General	\$1,358.14
	1627			Total	\$1,358.14
AMADUR LLC	1401 VILLAGE BOULEVARD	1628	1628	PP - General	\$685.57
	1628			Total	\$685.57
Damein Nicholas & Elizabeth S Truoccolo	1401 VILLAGE BOULEVARD	1712	1712	PP - General	\$809.15
	1712			Total	\$809.15
Multimedios Canning LLC	1401 VILLAGE BOULEVARD	1715	1715	PP - General	\$114.69
	1715			Total	\$114.69
EIDI LLC	1401 VILLAGE BOULEVARD	1722	1722	PP - General	\$1,214.15
	1722			Total	\$1,214.15
Bebrun 17 LLC	1401 VILLAGE BOULEVARD	1723	1723	PP - General	\$339.00
	1723			Total	\$339.00
JMS Investments & Holdings LLC	1401 VILLAGE BOULEVARD	1725	1725	PP - General	\$114.69
	1725			Total	\$114.69

Owner	Address	Account #	Lot #		Prepaid Balance
THOMAS J. GEORGE	1401 VILLAGE BOULEVARD	1812	1812	PP - General	\$1,951.03
	1812			Total	\$1,951.03
ERIC LEONEL MARROQUIN (*)	1401 VILLAGE BOULEVARD	1818	1818	PP - General	\$475.00
	1818			Total	\$475.00
Olga Voronina	1401 VILLAGE BOULEVARD	1818	1818	PP - General	\$596.00
	1818			Total	\$596.00
CF Opportunity Fund I,LLC	1401 VILLAGE BOULEVARD	1827	1827	PP - General	\$686.40
	1827			Total	\$686.40
NICHOLAS SPADORO	1401 VILLAGE BOULEVARD	1828	1828	PP - General	\$753.63
	1828			Total	\$753.63
Leetren Management, Inc.	1401 VILLAGE BOULEVARD	1911		PP - General	\$3,071.06
	1911			Total	\$3,071.06
PROKOPIOS PANAGAKOS	1401 VILLAGE BOULEVARD	1912	1912	PP - General	\$8,236.35
	1912			Total	\$8,236.35
Bank of New York Mellon	1401 VILLAGE BOULEVARD	1913	1913	PP - S22 - Special Assessment	\$2,596.76
	1913			2022	\$2,596.76
				Total	
SFR 2012-1 Florida, LLC	1401 VILLAGE BOULEVARD	1917	1917	PP - General	\$646.27
	1917			Total	\$646.27
Eduardo Beraja	1401 VILLAGE BOULEVARD	1918	1918	PP - General	(\$25.00)
	1918			Total	(\$25.00)
AES Real Estate Investments, L	1401 VILLAGE BOULEVARD	1921	1921	PP - General	\$25.00
	1921			Total	\$25.00
Ovidio Viera	1401 VILLAGE BOULEVARD	1922	1922	PP - General	\$6,986.87
	1922			Total	\$6,986.87
Mamita & Pimpu LLC	1401 VILLAGE BOULEVARD	1925	1925	PP - General	\$40.00
	1925			Total	\$40.00
GEORGE PODRAY	1401 VILLAGE BOULEVARD	1928	1928	PP - General	\$738.63
	1928			Total	\$738.63
Eidi, LLC	1401 VILLAGE BOULEVARD	2018	2018	PP - General	\$686.27
	2018			Total	\$686.27
Jorge R. Zajjur Castro	1401 VILLAGE BOULEVARD	2021	2021	PP - General	\$763.27
	2021			Total	\$763.27
Daniel & Delia Daringa	1401 VILLAGE BOULEVARD	2022	2022	PP - General	\$1,982.57
	2022			Total	\$1,982.57
PUMA Stone, LLC	1401 VILLAGE BOULEVARD	2025	2025	PP - General	\$333.00
	2025			Total	\$333.00
GM27 Group, LLC	1401 VILLAGE BOULEVARD	2027	2027	PP - General	\$726.27
	2027			Total	\$726.27
PROKOPIOS PANAGAKOS	1401 VILLAGE BOULEVARD	2111	2111	PP - General	\$8,521.40
	2111			Total	\$8,521.40
Land Time Corp.	1401 VILLAGE BOULEVARD	2123	2123	PP - General	\$890.69
	2123			Total	\$890.69
CARLOS GOMES	1401 VILLAGE BOULEVARD	2126	2126	PP - General	\$0.01
	2126			Total	\$0.01
DGNA LLC	1401 VILLAGE BOULEVARD	2216	2216	PP - General	\$253.08
	2216			Total	\$253.08
MIABA CORPORATION	1401 VILLAGE BOULEVARD	2224	2224	PP - General	\$710.57
	2224			Total	\$710.57
Dailia E Acosta	1401 VILLAGE BOULEVARD	2225	2225	PP - General	\$384.00
	2225			Total	\$384.00
JP & N Consulting, LLC	1401 VILLAGE BOULEVARD	2228	2228	PP - General	\$5.93
	2228			Total	\$5.93
Bermuda Verde Condominiums	1401 VILLAGE BOULEVARD	2312	2312	PP - General	\$223.30
Manager LLC	2312			Total	\$223.30
LUKE NAPODANO	1401 VILLAGE BOULEVARD	2314	2314	PP - General	\$2,596.76
	2314			Total	\$2,596.76
Ovidio Viera	1401 VILLAGE BOULEVARD	2315	2315	PP - General	\$5,135.89
	2315			Total	\$5,135.89

Owner	Address	Account #	Lot #		Prepaid Balance
Orient 15 LLC	1401 VILLAGE BOULEVARD 2316	2316	2316	PP - General	\$4,390.87
				Total	\$4,390.87
South Florida Investment III LLC	1401 VILLAGE BOULEVARD 2317	2317	2317-23	PP - General	(\$25.00)
				Total	(\$25.00)
PROKOPIOS PANAGAKOS	1401 VILLAGE BOULEVARD 2318	2318	2318	PP - General	\$7,203.20
				Total	\$7,203.20
Firat Cig	1401 VILLAGE BOULEVARD 2324	2324	2324	PP - General	\$418.00
				Total	\$418.00
Alpha Investment LLC	1401 VILLAGE BOULEVARD 2325	2325	2325	PP - General	\$333.09
				Total	\$333.09
Connor Dog LLC	1401 Village Blvd. 2327	2327	2327	PP - General	\$100.00
				Total	\$100.00
				PP - General	\$132,636.30
				PP - S22 - Special Assessment 2022	\$2,596.76
				Total	\$135,233.06

Ponte Verde at Palm Beach Lake
BANK RECONCILIATION
Statement Date: 4/30/2024

Run Date: 05/29/2024
Run Time: 04:33 PM

Reconciliation Summary: TFC - Truist		GL Account: 01030 - Cash: TRUIST Reserves [007]	
Bank Statement Balance	\$374,867.70	Account Balance	\$374,867.70
GL Account Balance	\$374,867.70	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$374,867.70
		- Statement Balance	\$374,867.70
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



999-99-99 41140 0 C 001 30 50 004
PONTE VERDE AT PALM BEACH LAKES
CONDOMINIUM ASSN INC / RESERVE ACCT
C/O SHARMA & ASSOCIATES INC
3363 W COMMERCIAL BLVD STE 105
FT LAUDERDALE FL 33309-3470

Your account statement
For 04/30/2024

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS MONEY MKT SAVINGS 1100008720078

Account summary

Your previous balance as of 03/31/2024	\$374,109.54
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 758.16
Your new balance as of 04/30/2024	= \$374,867.70

Interest summary

Interest paid this statement period	\$758.16
2024 interest paid year-to-date	\$3,048.54
Interest rate	2.47%
Annual percentage yield (APY) earned	2.49%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/30	INTEREST PAYMENT	758.16
Total deposits, credits and interest		= \$758.16



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:					
3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
5. Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

Ponte Verde at Palm Beach Lake
BANK RECONCILIATION
Statement Date: 4/30/2024

Run Date: 05/30/2024
Run Time: 01:17 PM

Reconciliation Summary: TFC - Truist			GL Account: 01044 - TRUIST Operating [7544]	
Bank Statement Balance	\$46,386.79	Account Balance	(\$46,613.71)	
GL Account Balance	(\$46,613.71)	+ Uncleared Payments	\$93,418.50	
Difference	\$93,000.50	- Uncleared Deposits	\$418.00	
		Reconciling Balance	\$46,386.79	
		- Statement Balance	\$46,386.79	
		Difference	\$0.00	

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
7750	8/22/2023	AP 1144196	Betternoi - Better Noi LLC	Uncleared	0.00	565.00
7780	9/14/2023	AP 1175263	MEP LLC - Maroon Equity Partne...	Uncleared	0.00	2,049.14
7818	11/8/2023	AP 1247332	KAYE - KAYE, BENDER & REMBAUM, PL	Uncleared	0.00	9,162.84
7819	11/29/2023	AP 1275186	KAYE - KAYE, BENDER & REMBAUM, PL	Uncleared	0.00	24.45
7826	12/13/2023	AP 1291891	LSM - LIFE SAFETY MANAGEMENT, ...	Uncleared	0.00	5,495.54
7889	2/13/2024	AP 1404100	RSS - Regions Security Service...	Uncleared	0.00	8,624.54
	2/29/2024	AP 1422500	AP Adjustment	Uncleared	0.00	70.00
7917	2/29/2024	AP 1432667	SJAM - SJAM Permit Solution	Uncleared	0.00	79.04
7942	4/3/2024	AP 1498492	QUILLC - QUILL LLC	Uncleared	0.00	520.58
7958	4/16/2024	AP 1518768	ACMEglass - ACME	Uncleared	0.00	192.60
7953	4/16/2024	AP 1518768	Amegas - Amerigas	Uncleared	0.00	903.47
7955	4/16/2024	AP 1518768	Betternoi - Better Noi LLC	Uncleared	0.00	511.00
7959	4/16/2024	AP 1518768	ENUFIN - ENUMERATE FINANCIAL S...	Uncleared	0.00	111.63
7956	4/16/2024	AP 1518768	G&N - G & N Painting Services	Uncleared	0.00	240.00
7946	4/16/2024	AP 1518768	HDSUPPL - HD SUPPLY FACILITIES...	Uncleared	0.00	4,950.47
7949	4/16/2024	AP 1518768	KAYE - KAYE, BENDER & REMBAUM, PL	Uncleared	0.00	6,788.00
7952	4/16/2024	AP 1518768	Keith's - Keith's Lawn Service...	Uncleared	0.00	7,400.00
7945	4/16/2024	AP 1518768	RSS - Regions Security Service...	Uncleared	0.00	14,820.57
7951	4/16/2024	AP 1518768	TOBIA - Tobia Pool Care LLC	Uncleared	0.00	1,284.00
7954	4/16/2024	AP 1518768	TOPNOTCH - Top-Notch Fitness INC	Uncleared	0.00	324.21
7947	4/16/2024	AP 1518768	TRIP - TRIPP SCOTT PA	Uncleared	0.00	1,800.00
7950	4/16/2024	AP 1518768	WM - WM CORPORATE SERVICES, INC	Uncleared	0.00	17,906.50
7962	4/17/2024	AP 1519524	ACMEglass - ACME	Uncleared	0.00	192.60
7960	4/17/2024	AP 1519524	AQUAGE-GEH - AQUAGENIX	Uncleared	0.00	886.50

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
7961	4/17/2024	AP 1519524	CITY OF W - CITY OF WEST PALM ...	Uncleared	0.00	72.34
7963	4/17/2024	AP 1519524	ENUFIN - ENUMERATE FINANCIAL S...	Uncleared	0.00	3,074.00
7964	4/18/2024	AP 1521434	SoutFI - South Florida Booting INC	Uncleared	0.00	3,200.00
7968	4/23/2024	AP 1531326	FIOMAN - Florida Managements a...	Uncleared	0.00	2,132.00
	4/30/2024	AR 1539998	Cash Receipts - Manual	Uncleared	418.00	0.00
37.48	4/30/2024	AP 1546685	FPL - FPL..	Uncleared	0.00	37.48
Totals					\$418.00	\$93,418.50



999-99-99-99 41140 14 C 001 30 55 004
PONTE VERDE AT PALM BEACH LAKES
CONDOMINIUM ASSOCIATION INC / OPERATING
C/O SHARMA & ASSOCIATES INC
3363 W COMMERCIAL BLVD STE 105
FT LAUDERDALE FL 33309-3470

Your account statement
For 04/30/2024

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 1100018217544

Account summary

Your previous balance as of 03/31/2024	\$73,977.58
Checks	- 38,375.00
Other withdrawals, debits and service charges	- 216,944.58
Deposits, credits and interest	+ 227,728.79
Your new balance as of 04/30/2024	= \$46,386.79

Interest summary

Interest paid this statement period	\$0.53
2024 interest paid year-to-date	\$1.97
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/02	7918	3,074.00	04/17	*7939	418.00	04/22	*7965	720.00
04/01	7919	2,383.02	04/15	7940	4,254.00	04/23	7966	2,160.00
04/01	*7926	191.50	04/19	7941	3,140.52	04/22	7967	1,440.00
04/01	7927	10,095.45	04/15	*7943	3,250.00	04/30	*7969	4,750.00
04/04	*7929	1,270.00	04/23	7944	1,228.51			

* indicates a skip in sequential check numbers above this item

Total checks = \$38,375.00

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/01	PREMIUM BLUECROSSFLORIDA 0705 PONTE VERDE AT PALM BE	3,970.33
04/02	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	31.21
04/02	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	313.17
04/02	ACH CORP DEBIT INSURANCE FIRST INSURANCE Ponte Verde at Palm BeCUSTOMER ID 900-101016822	61,130.21
04/03	ACH CORP DEBIT PREM PYMT THE HARTFORD PONTE VERDE AT PALM BE CUSTOMER ID 012800290001	454.32
04/03	INS PYMT HUMANA, INC. 1755 111211PONTE VERD	562.84
04/04	ACH CORP DEBIT WAGE GARN ADP WAGE GARN PONTE VERDE AT PALM BECUSTOMER ID 793071813956D3F	578.65
04/04	ACH CORP DEBIT ADP Tax ADP Tax PONTE VERDE AT PALM BE CUSTOMER ID KWD3F 040407A01	4,222.77
04/04	ACH CORP DEBIT WAGE PAY ADP WAGE PAY PONTE VERDE AT PALM BE CUSTOMER ID 793071813955D3F	13,096.41
04/08	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 00001611 1611	545.00
04/08	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 00002321 2321	647.00
04/10	ASSN PER UNIT FEE 22920051	3.75
04/11	PAYMENT WPB UTILITIES 1448 GREC CONVERSIONS XXI	21,933.42
04/12	PAYMENT WPB UTILITIES 2140 GREC CONVERSION XXI	21,204.71
04/15	561361276 COMCAST 8535114 0704 PILAR *PUENTE	546.54

continued

■ ASSOC SVCS INTEREST CHECKING 1100018217544 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/17	ACH CORP DEBIT WAGE GARN ADP WAGE GARN PONTE VERDE AT PALM BECUSTOMER ID 728092569499D3F	578.65
04/17	ACH CORP DEBIT WAGE PAY ADP WAGE PAY PONTE VERDE AT PALM BE CUSTOMER ID 728092569498D3F	12,999.33
04/17	ACH CORP DEBIT ADP Tax ADP Tax PONTE VERDE AT PALM BE CUSTOMER ID KWD3F 041808A01	4,171.29
04/18	ACH CORP DEBIT BATCH FUND Paymerang, LLC Ponte Verde at Palm BeCUSTOMER ID 9878	1.01
04/18	TRUIST ONLINE CREDIT CARD PMT CLIENT ASSISTED TO ****5777 -	4,035.15
04/19	TRUIST ONLINE CREDIT CARD PMT CLIENT ASSISTED TO ****5777 -	27.00
04/22	561370657 COMCAST 8535114 4124 PILAR *PUENTE	166.46
04/22	561361797 COMCAST 8535114 4687 PILAR *PUENTE	298.80
04/22	Return Deposit Item 9999 99000231	596.00
04/23	ACH CORP DEBIT PREM PYMNT ZENITH PONTE VERDE AT PALM BECUSTOMER ID DP135549207001	70.00
04/26	ACH CORP DEBIT INSURANCE FIRST INSURANCE Ponte Verde at Palm BeCUSTOMER ID 900-101016822	61,130.21
04/29	561356706 COMCAST 8535114 1448 PILAR *PUENTE	344.34
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE HOA	23.08
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	34.92
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	36.10
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	36.69
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	37.44
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	37.48
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	37.97
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	38.37
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	39.14
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	39.28
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	39.33
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	39.50
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	39.70
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	39.96
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	40.27
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	40.77
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	42.32
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	42.88
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	46.69
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	61.39
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	67.77
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	72.96
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	73.91
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	80.04
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	179.68
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	242.74
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	326.44
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	432.48
04/30	ELEC PYMT FPL DIRECT DEBIT PPDA PONTE VERDE AT PALM BE	1,016.71

Total other withdrawals, debits and service charges = \$216,944.58

Overdraft and Returned Item Fees

	TOTAL THIS STATEMENT PERIOD(\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	0.00	108.00
Total Returned Item Fees	0.00	0.00
Refunds for Overdraft/Returned Item Fees	0.00	0.00

*Total Overdraft Fees include Overdraft Fees and Negative Account Balance Fees.

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/01	CONSOL ELEC DEPOSIT 1	635.00
04/01	CONSOL ELEC BILL PAY DEPOSIT 7	3,056.00
04/02	CONSOL ELEC DEPOSIT 1	557.00
04/02	CONSOL ELEC BILL PAY DEPOSIT 17	8,534.69
04/03	CONSOL ELEC BILL PAY DEPOSIT 5	2,383.00
04/03	CONSOLIDATED COUPON PAYMENT 6	2,903.00

continued



■ ASSOC SVCS INTEREST CHECKING 1100018217544 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/03	CONSOL ELEC DEPOSIT 15	8,208.00
04/03	CONSOL ELEC DEPOSIT 173	85,853.00
04/04	REMOTE DEPOSIT	325.00
04/04	REMOTE DEPOSIT	350.00
04/04	REMOTE DEPOSIT	625.00
04/04	CONSOL ELEC DEPOSIT 1	635.00
04/04	REMOTE DEPOSIT	775.00
04/04	CONSOL ELEC BILL PAY DEPOSIT 4	1,026.63
04/05	CONSOL ELEC DEPOSIT 1	418.00
04/05	CONSOLIDATED COUPON PAYMENT 2	836.00
04/05	CONSOL ELEC BILL PAY DEPOSIT 7	2,703.15
04/08	CONSOL ELEC DEPOSIT 1	596.00
04/08	CONSOLIDATED COUPON PAYMENT 2	836.00
04/08	CONSOL ELEC BILL PAY DEPOSIT 14	7,015.37
04/09	CONSOLIDATED COUPON PAYMENT 1	533.00
04/09	CONSOL ELEC DEPOSIT 1	596.00
04/10	CONSOLIDATED COUPON PAYMENT 1	192.60
04/10	CONSOL ELEC DEPOSIT 1	596.00
04/11	CONSOL ELEC DEPOSIT 1	418.00
04/11	CONSOLIDATED COUPON PAYMENT 3	1,013.00
04/12	CONSOL ELEC DEPOSIT 1	533.00
04/12	REMOTE DEPOSIT	534.00
04/15	REMOTE DEPOSIT	596.00
04/15	CONSOLIDATED COUPON PAYMENT 1	596.00
04/15	REMOTE DEPOSIT	5,148.00
04/16	CONSOL ELEC DEPOSIT 1	570.00
04/17	CONSOLIDATED COUPON PAYMENT 1	570.00
04/17	CONSOL ELEC DEPOSIT 1	596.00
04/18	REMOTE DEPOSIT	596.00
04/18	REMOTE DEPOSIT	596.00
04/18	CONSOL ELEC DEPOSIT 1	596.00
04/18	CONSOLIDATED COUPON PAYMENT 3	1,075.23
04/18	CONSOL ELEC BILL PAY DEPOSIT 4	1,357.00
04/19	REMOTE DEPOSIT	720.00
04/19	REMOTE DEPOSIT	7,328.00
04/19	REMOTE DEPOSIT	16,806.00
04/19	REMOTE DEPOSIT	26,757.00
04/22	CONSOL ELEC DEPOSIT 1	418.00
04/22	CONSOL ELEC BILL PAY DEPOSIT 3	1,599.00
04/23	COUPON PAYMENT 1812	596.00
04/23	COUPON PAYMENT 1812	596.00
04/23	COUPON PAYMENT 1812	596.00
04/24	CONSOL ELEC BILL PAY DEPOSIT 2	1,053.00
04/25	VENDORPYMT Ponte Verde at P 4331-488 Ponte Verde a CUSTOMER ID 10696654	1.01
04/25	CONSOLIDATED COUPON PAYMENT 1	596.00
04/26	CONSOLIDATED COUPON PAYMENT 1	508.76
04/26	REMOTE DEPOSIT	3,250.00
04/29	CONSOLIDATED COUPON PAYMENT 16	5,347.82
04/30	CONSOL ELEC BILL PAY DEPOSIT 1	418.00
04/30	CONSOL ELEC DEPOSIT 4	16,155.00
04/30	INTEREST PAYMENT	0.53
Total deposits, credits and interest		= \$227,728.79

Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](#).

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Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

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- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

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Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

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- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
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1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:					
3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
		Outstanding Deposits and Other Credits (Section B)			
5. Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.		Date/Type	Amount	Date/Type	Amount

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Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

CHECK NO. 7918 CHECK DATE 3/13/2024 VENDOR NO. ENUFIN

Pay: THREE THOUSAND SEVENTY FOUR DOLLARS AND 00/100 CENTS ***

MEMO: INV12829

ENumerate Financial Services
3363 W. Commercial Blvd. Suite 105
Ft. Lauderdale FL 33309

CHECK AMOUNT ** \$3,074.00 **

AUTHORIZED SIGNATURE

1100018217544

CHECK#:7918 \$3,074.00

MOBILE DEPOSIT

CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RESERVED FOR FINANCIAL INSTITUTION USE

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

CHECK NO. 7919 CHECK DATE 3/13/2024 VENDOR NO. HDSUPPL

Pay: TWO THOUSAND THREE HUNDRED EIGHTY THREE DOLLARS AND 02/100 CENTS ***

MEMO: DBR0815711

HD SUPPLY FACILITIES MAINTENANCE, LTD.
P.O. BOX 509058
SAN DIEGO CA 92150-9058

CHECK AMOUNT ** \$2,383.02 **

AUTHORIZED SIGNATURE

1100018217544

CHECK#:7919 \$2,383.02

MOBILE DEPOSIT

CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RESERVED FOR FINANCIAL INSTITUTION USE

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

CHECK NO. 7926 CHECK DATE 3/13/2024 VENDOR NO. AQUAGENIX

Pay: ONE HUNDRED NINETY ONE DOLLARS AND 50/100 CENTS ***

MEMO: INV 026697

AQUAGENIX
100 n Conahan Drive
Hazleton PA 18201

CHECK AMOUNT ** \$191.50 **

AUTHORIZED SIGNATURE

1100018217544

CHECK#:7926 \$191.50

MOBILE DEPOSIT

CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RESERVED FOR FINANCIAL INSTITUTION USE

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

CHECK NO. 7927 CHECK DATE 3/13/2024 VENDOR NO. RSS

Pay: TEN THOUSAND NINETY FIVE DOLLARS AND 45/100 CENTS ***

MEMO: 30598

Regions Security Services INC
1100 NW 72nd Ave
Miami FL 33126

CHECK AMOUNT ** \$10,095.45 **

AUTHORIZED SIGNATURE

1100018217544

CHECK#:7927 \$10,095.45

MOBILE DEPOSIT

CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RESERVED FOR FINANCIAL INSTITUTION USE

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

CHECK NO. 7929 CHECK DATE 3/14/2024 VENDOR NO. #327PVR

Pay: ONE THOUSAND TWO HUNDRED SEVENTY DOLLARS AND 00/100 CENTS ***

MEMO: 03/14/24

Paul Lyttle
8060 Sunrise Lakes Dr N bldg 27 APT304
Sunrise FL 33322

CHECK AMOUNT ** \$1,270.00 **

AUTHORIZED SIGNATURE

1100018217544

CHECK#:7929 \$1,270.00

MOBILE DEPOSIT

CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RESERVED FOR FINANCIAL INSTITUTION USE

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. 7939 CHECK DATE 3/26/2024 VENDOR NO. ROMAN

PAY: FOUR HUNDRED EIGHTEEN DOLLARS AND 00/100 CENTS ***

Memo: 03/26/24

Florida Managements and Investments LLC
5637 Saddle Trail Lane
West Palm Beach FL 33449

CHECK AMOUNT ** \$418.00 **

AUTHORIZED SIGNATURE

⑆007939⑆ ⑆263191387⑆ ⑆100018217544⑆

CHECK#:7939 \$418.00

DO NOT WRITE, STAMP OR SIGN BELOW FINELINE
PREPARED FOR FINANCIAL INSTITUTION USE

☐ CHECK HERE IF MOBILE DEPOSIT

MOBILE DEPOSIT

Pay to the Order of

⑆007939⑆ ⑆263191387⑆ ⑆100018217544⑆

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. 7940 CHECK DATE 3/27/2024 VENDOR NO. TOSIA

PAY: FOUR THOUSAND TWO HUNDRED FIFTY FOUR DOLLARS AND 00/100 CENTS ***

Memo: 43031 JAW7

Tosia Pool Care LLC
6492 Kirsten Way
Lake Worth FL 33467

CHECK AMOUNT ** \$4,254.00 **

AUTHORIZED SIGNATURE

⑆007940⑆ ⑆263191387⑆ ⑆100018217544⑆

CHECK#:7940 \$4,254.00

For Deposit Only - JPMC

☐ CHECK HERE IF MOBILE DEPOSIT

MOBILE DEPOSIT

Pay to the Order of

⑆007940⑆ ⑆263191387⑆ ⑆100018217544⑆

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. 7941 CHECK DATE 4/3/2024 VENDOR NO. MEP LLC

PAY: THREE THOUSAND ONE HUNDRED FORTY DOLLARS AND 52/100 CENTS ***

Memo: Pon1428

Maroon Equity Partners, LLC
401 E Las Olas Blvd Ste 1400
Fort Lauderdale FL 33301

CHECK AMOUNT ** \$3,140.52 **

AUTHORIZED SIGNATURE

⑆007941⑆ ⑆263191387⑆ ⑆100018217544⑆

CHECK#:7941 \$3,140.52

For Deposit Only - JPMC

☐ CHECK HERE IF MOBILE DEPOSIT

MOBILE DEPOSIT

Pay to the Order of

⑆007941⑆ ⑆263191387⑆ ⑆100018217544⑆

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. 7943 CHECK DATE 4/10/2024 VENDOR NO. CSE

PAY: THREE THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100 CENTS ***

Memo: 24143

CSE Consulting Structural Engineers
1025 Cedar Falls Dr
Weston FL 33327

CHECK AMOUNT ** \$3,250.00 **

AUTHORIZED SIGNATURE

⑆007943⑆ ⑆263191387⑆ ⑆100018217544⑆

CHECK#:7943 \$3,250.00

For Deposit Only - JPMC

☐ CHECK HERE IF MOBILE DEPOSIT

MOBILE DEPOSIT

Pay to the Order of

⑆007943⑆ ⑆263191387⑆ ⑆100018217544⑆

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. 7944 CHECK DATE 4/15/2024 VENDOR NO. SIAM

PAY: ONE THOUSAND TWO HUNDRED TWENTY EIGHT DOLLARS AND 51/100 CENTS ***

Memo: 1001261024

SIAM Permit Solution
11469 SW 5 ST
Miami NotApplicable 33174

CHECK AMOUNT ** \$1,228.51 **

AUTHORIZED SIGNATURE

⑆007944⑆ ⑆263191387⑆ ⑆100018217544⑆

CHECK#:7944 \$1,228.51

For Deposit Only - JPMC

☐ CHECK HERE IF MOBILE DEPOSIT

MOBILE DEPOSIT

Pay to the Order of

⑆007944⑆ ⑆263191387⑆ ⑆100018217544⑆



Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. CHECK DATE VENDOR NO.
7965 4/19/2024 eredis

Pay: SEVEN HUNDRED TWENTY DOLLARS AND 00/100 CENTS ***

Memo: 04/19/24

PAY TO THE ORDER OF Eredis Castillo
1401 Village Boulevard
West Palm Beach FL 33409

CHECK AMOUNT ** \$720.00 **

AUTHORIZED SIGNATURE

⑈007965⑈ ⑈263191387⑈ ⑈100018217544⑈

CHECK#:7965 \$720.00

For Deposit Only - JPMC

⑈007965⑈ ⑈263191387⑈ ⑈100018217544⑈

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. CHECK DATE VENDOR NO.
7966 4/19/2024 RalderRiv

Pay: TWO THOUSAND ONE HUNDRED SIXTY DOLLARS AND 00/100 CENTS ***

Memo: 04/19/24

PAY TO THE ORDER OF Ralder Rivero Chines
16087 E Alan Black Blvd
Loxahatchee FL 33470

CHECK AMOUNT ** \$2,160.00 **

AUTHORIZED SIGNATURE

⑈007966⑈ ⑈263191387⑈ ⑈100018217544⑈

CHECK#:7966 \$2,160.00

For Deposit Only - JPMC

⑈007966⑈ ⑈263191387⑈ ⑈100018217544⑈

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. CHECK DATE VENDOR NO.
7967 4/25/2024 AdriaMar

Pay: ONE THOUSAND FOUR HUNDRED FORTY DOLLARS AND 00/100 CENTS ***

Memo: 04/25/24

PAY TO THE ORDER OF Adria Marmol
1401 Village Boulevard
West Palm Beach NotApplicable 33409

CHECK AMOUNT ** \$1,440.00 **

AUTHORIZED SIGNATURE

⑈007967⑈ ⑈263191387⑈ ⑈100018217544⑈

CHECK#:7967 \$1,440.00

For Deposit Only - JPMC

⑈007967⑈ ⑈263191387⑈ ⑈100018217544⑈

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust

CHECK NO. CHECK DATE VENDOR NO.
7969 4/26/2024 StreamLand

Pay: FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND 00/100 CENTS ***

Memo: 2322

PAY TO THE ORDER OF Streamline Land Services LLC
19182 Capet Creek CT
Loxahatchee FL 33470

CHECK AMOUNT ** \$4,750.00 **

AUTHORIZED SIGNATURE

⑈007969⑈ ⑈263191387⑈ ⑈100018217544⑈

CHECK#:7969 \$4,750.00

For Deposit Only - JPMC

⑈007969⑈ ⑈263191387⑈ ⑈100018217544⑈

Ponte Verde at Palm Beach Lake

Run Date: 05/29/2024
Run Time: 04:33 PM

BANK RECONCILIATION

Statement Date: 4/30/2024

Reconciliation Summary: TFC - Truist		GL Account: 01045 - TRUIST Money Market [7087]	
Bank Statement Balance	\$28.35	Account Balance	\$28.35
GL Account Balance	\$28.35	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$28.35
		- Statement Balance	\$28.35
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



999-99-99 41140 0 C 001 30 50 004
PONTE VERDE AT PALM BEACH LAKES
CONDO ASSN INC / MONEY MARKET ACCT
C/O SHARMA & ASSOCIATES INC
3363 W COMMERCIAL BLVD STE 105
FT LAUDERDALE FL 33309-3470

Your account statement
For 04/30/2024

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS MONEY MKT SAVINGS 1100008867087

Account summary

Your previous balance as of 03/31/2024	\$28.29
Checks	- 0.00
Other withdrawals, debits and service charges	- 1.01
Deposits, credits and interest	+ 1.07
Your new balance as of 04/30/2024	= \$28.35

Interest summary

Interest paid this statement period	\$0.06
2024 interest paid year-to-date	\$0.24
Interest rate	2.47%
Annual percentage yield (APY) earned	2.63%

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/19	ACH CORP DEBIT BATCH FUND Paymerang, LLC Ponte Verde at Palm Be	1.01
Total other withdrawals, debits and service charges		= \$1.01

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/25	VENDORPYMT Ponte Verde at P 4331-489 Ponte Verde a CUSTOMER ID 10696668	1.01
04/30	INTEREST PAYMENT	0.06
Total deposits, credits and interest		= \$1.07



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Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

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- The dollar amount of the suspected error

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3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
5. Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

Ponte Verde at Palm Beach Lake
BANK RECONCILIATION
Statement Date: 4/30/2024

Run Date: 05/29/2024
Run Time: 04:33 PM

Reconciliation Summary: TFC - Truist		GL Account: 01046 - TRUIST Spec Assmnt [2128]	
Bank Statement Balance	\$850,525.45	Account Balance	\$849,188.87
GL Account Balance	\$849,188.87	+ Uncleared Payments	\$1,336.58
Difference	\$1,336.58	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$850,525.45
		- Statement Balance	\$850,525.45
		Difference	\$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
5035	3/14/2024	AP 1460031	#327PVR - Paul Lyttle	Uncleared	0.00	348.30
5039	4/17/2024	AP 1519525	ENUFIN - ENUMERATE FINANCIAL S...	Uncleared	0.00	404.00
5040	4/23/2024	AP 1531325	FIOMAN - Florida Managements a...	Uncleared	0.00	584.28
Totals					\$0.00	\$1,336.58



999-99-99-99 41140 4 C 001 30 55 004
PONTE VERDE AT PALM BEACH LAKES CONDO
ASSOCIATON INC SPECIAL ASSESSMENT ACCT
C/O SHARMA & ASSOCIATES INC
3363 W COMMERCIAL BLVD STE 105
FORT LAUDERDALE FL 33309-3470

Your account statement
For 04/30/2024

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ ASSOC SVCS INTEREST CHECKING 1100020362128

Account summary

Your previous balance as of 03/31/2024	\$805,321.42
Checks	- 8,543.69
Other withdrawals, debits and service charges	- 2,654.59
Deposits, credits and interest	+ 56,402.31
Your new balance as of 04/30/2024	= \$850,525.45

Interest summary

Interest paid this statement period	\$6.84
2024 interest paid year-to-date	\$25.24
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/02	5034	404.00	04/26	5037	3,250.00	04/23	5038	4,775.00
04/17	*5036	114.69						

* indicates a skip in sequential check numbers above this item

Total checks = \$8,543.69

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/08	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 00000913913	126.69
04/08	ASSOC PAY ACH RETURN FEE AUTOPAY ADJUSTMENT 00001112 1112	175.48
04/18	ACH CORP DEBIT BATCH FUND Paymerang, LLC Ponte Verde at Palm Be CUSTOMER ID 9878	1.01
04/22	RETURN DEPOSIT ITEM 99000232	163.48
04/24	ACH CORP DEBIT COMM LOANS TRUIST 9700745159/0000000004CUSTOMER ID 1020000498657	2,187.93

Total other withdrawals, debits and service charges = \$2,654.59

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/01	CONSOL ELEC DEPOSIT 1	174.15
04/01	CONSOL ELEC BILL PAY DEPOSIT 3	375.45
04/02	CONSOL ELEC DEPOSIT 1	164.00
04/02	REMOTE DEPOSIT	1,307.87
04/02	CONSOL ELEC BILL PAY DEPOSIT 15	2,135.83
04/03	CONSOL ELEC DEPOSIT 1	174.15
04/03	CONSOL ELEC BILL PAY DEPOSIT 1	418.00
04/03	CONSOLIDATED COUPON PAYMENT 5	632.91
04/03	CONSOL ELEC DEPOSIT 20	2,756.46
04/03	CONSOL ELEC DEPOSIT 130	17,314.52
04/04	CONSOLIDATED COUPON PAYMENT 1	163.00
04/05	CONSOLIDATED COUPON PAYMENT 1	114.69
04/05	CONSOL ELEC DEPOSIT 1	114.69
04/05	CONSOL ELEC BILL PAY DEPOSIT 3	371.14

continued

■ ASSOC SVCS INTEREST CHECKING 1100020362128 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
04/08	CONSOL ELEC DEPOSIT 1	163.48
04/08	CONSOLIDATED COUPON PAYMENT 2	229.38
04/08	CONSOL ELEC BILL PAY DEPOSIT 7	1,092.76
04/09	CONSOL ELEC BILL PAY DEPOSIT 1	114.69
04/09	CONSOLIDATED COUPON PAYMENT 1	146.07
04/09	CONSOL ELEC DEPOSIT 1	163.48
04/10	CONSOL ELEC DEPOSIT 1	163.48
04/15	REMOTE DEPOSIT	163.48
04/15	REMOTE DEPOSIT	1,133.41
04/16	CONSOL ELEC BILL PAY DEPOSIT 1	114.69
04/16	CONSOL ELEC DEPOSIT 1	157.00
04/17	CONSOL ELEC DEPOSIT 1	163.48
04/18	REMOTE DEPOSIT	163.48
04/18	REMOTE DEPOSIT	163.48
04/18	CONSOL ELEC DEPOSIT 1	163.48
04/18	CONSOL ELEC BILL PAY DEPOSIT 1	596.00
04/19	REMOTE DEPOSIT	1,894.97
04/19	REMOTE DEPOSIT	4,514.63
04/19	REMOTE DEPOSIT	7,162.20
04/22	CONSOL ELEC DEPOSIT 1	114.69
04/22	CONSOL ELEC BILL PAY DEPOSIT 1	146.07
04/23	COUPON PAYMENT 1812	163.43
04/23	COUPON PAYMENT 1812	163.48
04/23	CONSOL ELEC BILL PAY DEPOSIT 4	521.52
04/24	CONSOL ELEC BILL PAY DEPOSIT 1	114.69
04/25	VENDORPYMT Ponte Verde at P 4331-758 Ponte Verde a CUSTOMER ID 10696661	1.01
04/25	CONSOL ELEC BILL PAY DEPOSIT 3	344.07
04/25	CONSOL ELEC DEPOSIT 1	3,213.54
04/26	CONSOL ELEC DEPOSIT 1	570.76
04/30	CONSOL ELEC BILL PAY DEPOSIT 2	260.76
04/30	CONSOL ELEC DEPOSIT 4	6,100.95
04/30	INTEREST PAYMENT	6.84
Total deposits, credits and interest		= \$56,402.31



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
2. Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:					
3. Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:					
4. Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:					
5. Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.					
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC



Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust:

CHECK NO. 5034 CHECK DATE 3/13/2024 VENDOR NO. ENUPIN

Pay: FOUR HUNDRED FOUR DOLLARS AND 00/100 CENTS ***

MEMO: RV12923

ENUNERATE FINANCIAL SERVICES
3363 W. Commercial Blvd. Suite 105
Ft. Lauderdale FL 33309

CHECK AMOUNT ** \$404.00 **

AUTHORIZED SIGNATURE

⑆005034⑆ ⑆263191387⑆ ⑆100020362128⑆

CHECK#:5034 \$404.00

For Information Only
Return to: Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

☐ CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
* REFERENCED FOR FINANCIAL INSTITUTION USE *

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust:

CHECK NO. 5036 CHECK DATE 3/26/2024 VENDOR NO. FIOMAN

Pay: ONE HUNDRED FOURTEEN DOLLARS AND 69/100 CENTS ***

MEMO: 09/26/24

Florida Managements and Investments LLC
5697 Saddle Trail Lane
West Palm Beach FL 33449

CHECK AMOUNT ** \$114.69 **

AUTHORIZED SIGNATURE

⑆005036⑆ ⑆263191387⑆ ⑆100020362128⑆

CHECK#:5036 \$114.69

For Information Only
Return to: Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

☐ CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
* REFERENCED FOR FINANCIAL INSTITUTION USE *

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust:

CHECK NO. 5037 CHECK DATE 4/10/2024 VENDOR NO. PVR

Pay: THREE THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100 CENTS ***

MEMO: 04/10/24

Ponte Verde At Palm Beach Lake
1401 Village Blvd
West Palm Beach FL 33409

CHECK AMOUNT ** \$3,250.00 **

AUTHORIZED SIGNATURE

⑆005037⑆ ⑆263191387⑆ ⑆100020362128⑆

CHECK#:5037 \$3,250.00

For Information Only
Return to: Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

☐ CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
* REFERENCED FOR FINANCIAL INSTITUTION USE *

Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

Trust:

CHECK NO. 5038 CHECK DATE 4/15/2024 VENDOR NO. SIAM

Pay: FOUR THOUSAND SEVEN HUNDRED SEVENTY FIVE DOLLARS AND 00/100 CENTS ***

MEMO: 1001253024

SIAM Permit Solution
11469 SW 5 ST
Miami NotApplicable 33174

CHECK AMOUNT ** \$4,775.00 **

AUTHORIZED SIGNATURE

⑆005038⑆ ⑆263191387⑆ ⑆100020362128⑆

CHECK#:5038 \$4,775.00

For Information Only
Return to: Ponte Verde at Palm Beach Lake
1401 Village Boulevard
West Palm Beach FL 33409

☐ CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
* REFERENCED FOR FINANCIAL INSTITUTION USE *



Business Loan Statement



5042 8540889 100-50-02-57
PONTE VERDE AT PALM BEACH LAKES
3363 W COMMERCIAL BLVD STE 105
FORT LAUDERDALE FL 33309-3470

Page 1 of 2

Statement Date: 05/09/2024

Loan Summary

Account Number.....9700745159-00004
Current Loan Amount.....\$2,007,498.00
Current Principal Balance.....\$643,248.00
Interest Rate.....3.95000%
Daily Interest Charge.....\$70.5786
Interest Paid YTD.....\$8,610.59
Maturity Date.....11/24/2026

Promissory Note #9700745159/00003

Your payment is being drafted from account #####2128.

For over 135 years, through good times and turbulent times, through depressions and recessions, Truist has remained a solid, consistent guiding light for our clients. Despite the very challenging economic environment, Truist's financial performance remains strong. We have avoided the major problems being experienced by many of our competitors by making sound investments and decisions that are in your best interest. So no matter what your next financial need may be, you can take comfort in knowing that Truist is where it has always been, right by your side. Stop by your local branch, visit TRUIST.com, or call 844.4TRUIST to experience the Truist difference.

Billing Summary

Payment Due Date.....05/24/2024
Current Principal Due.....\$0.00
Current Interest Due.....\$2,117.36
Current Late Fees Due.....\$0.00
Current Other Fees Due.....\$0.00
Past Due Date.....00/00/0000
Past Due Amount.....\$0.00
Total Amount Due.....\$2,117.36

Equal Housing Lender

Member FDIC

Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
	CURRENT RATE				3.95	
04/24/24	INTEREST PAYMENT INTEREST		2,187.93			
04/24/24	CHARGES THIS PERIOD INTEREST		2,117.36			

Detach here and mail with your payment in the enclosed envelope. Make check payable to Truist. Be sure to include your loan account number on the check. Allow 7 days for postal delivery.

PAYMENT VOUCHER

Account Number	TC	Statement Date	Payment Due Date
9700745159 00004	84	05/09/2024	05/24/2024

102970074515900004600000002117360506

☐ Check here if you prefer to have your payment drafted.

PONTE VERDE AT PALM BEACH LAKES

Total Amount Due: \$2,117.36

Amount Enclosed \$.

TRUIST ITEM PROCESSING CENTER
PO BOX 580050
CHARLOTTE NC 28258-0050



⑈00004⑈ ⑆526022229⑆ 9700745159⑈ 84

Helpful Information:

For questions regarding this bill, or to pay your account off in full, please contact your local Truist account officer.

Only Checks or Money Orders should be sent by Mail.

This statement does not reflect activity after statement date.

Payments can be accepted at teller windows of any branch.

Messages:

Member FDIC

*Automatic Payment Authorization**9700745159-00004*

By signing below, you authorize Truist Bank to initiate electronic debits from the checking or savings account listed below ("Account") in the amount of your scheduled loan payment, as and when same shall be due and payable. You certify that you are an authorized signatory on the Account and that the Account is a business account. You agree that the electronic debits you authorize comply with all applicable law (including but not limited to laws administered by the U.S. Office of Foreign Assets Control) and with NACHA Rules and Guidelines. This authorization will remain in place until your account officer receives written notice from you to cancel your automatic payments.

Checking or Savings Account Number to Draft _____ Check One: ☐ Checking ☐ Savings

Financial Institution to Draft _____ Financial Institution's Transit Routing Number _____

Date _____ Signature of Account Holder _____

Name and Title (if applicable) _____

Include a blank voided check (for checking accounts) or a voided deposit slip (for savings accounts).

Please allow 15 days for the setup of the Automatic Payment Draft to be completed.