

Lakes at Parkland Homeowners Association, Inc.
02/28/2025

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c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33067

ASSETS

Current Assets		
1020-001	Valley National Bank O/A #4986	\$ 55,904.87 0000000000
	Total Current Assets	\$ 55,904.87
Reserve		
1030-001	Valley National Bank Reserve #0176	\$ 87,843.16 0000000000
	Total Reserve Funds	\$ 87,843.16 0000000000
	Total Cash	\$ 143,748.03
Other Assets		
1073-000	Accounts Receivable - Assessments	\$ 28,626.36
1075-000	Accounts Receivable Other	800.00
1110-000	Prepaid Insurance	20,111.85 0000000000
	Total Other Assets	\$ 49,538.21 0000000000
	TOTAL ASSETS	\$ 193,286.24 0000000000

LIABILITIES & OWNER'S FUND BALANCE

Liabilities		
2030-000	Security Deposits	\$ 1,000.00
2100-000	Deferred Maint Income	38,434.67
2200-000	Owner Prepayments	16,310.33 0000000000
	Total Liabilities	\$ 55,745.00
Reserves		
2496-000	Reserve - General	\$ 29,221.43
2496-029	Reserve - Unallocated	54,468.68
2499-000	Reserve - Interest/Service Charge	4,153.05 0000000000
	Total Reserves	\$ 87,843.16
Owner's Fund Balance		
2550-000	Retained Earnings	\$ 33,275.23
	Current Earnings	16,422.85 0000000000
	Total Owner's Fund Balance	\$ 49,698.08 0000000000
	TOTAL LIABILITIES & OWNER'S FUND BALANCE	\$ 193,286.24 0000000000

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33067

		Month To Date	%	Year To Date	%
	INCOME				
3010-000	Maintenance Fees	\$ 38,434.67	99.28%	\$ 76,769.33	99.51%
3040-000	Late Fees	0.00	0.00%	(25.00)	-0.03%
3041-000	Interest on Maintenance	80.12	0.21%	80.12	0.10%
3042-000	Keys, Clickers, Stickers	200.00	0.52%	320.00	0.41%
		00000000	000000	00000000	000000
	TOTAL INCOME	\$ 38,714.79	100.00%	\$ 77,144.45	100.00%
	ADMINISTRATIVE EXPENSE				
5310-000	Management Fees	\$ 1,334.00	3.45%	\$ 2,668.00	3.46%
5312-000	Website Expense	440.00	1.14%	440.00	0.57%
5315-000	Office Expenses	141.56	0.37%	282.66	0.37%
5325-000	Master Association Costs	0.00	0.00%	1,848.25	2.40%
5335-000	License, Permits, Fees	0.00	0.00%	61.25	0.08%
		00000000	000000	00000000	000000
	TOTAL ADMINISTRATIVE EXP	\$ 1,915.56	4.95%	\$ 5,300.16	6.87%
	UTILITIES				
5210-000	Electric	\$ 2,202.92	5.69%	\$ 4,130.04	5.35%
5220-000	Water & Sewer	129.76	0.34%	298.94	0.39%
5230-000	Telephone	454.62	1.17%	1,051.86	1.36%
		00000000	000000	00000000	000000
	TOTAL UTILITIES	\$ 2,787.30	7.20%	\$ 5,480.84	7.10%
	MAINTENANCE & REPAIRS				
5020-000	Lawn Maintenance Contract	\$ 12,800.00	33.06%	\$ 25,600.00	33.18%
5021-000	Landscaping	1,280.00	3.31%	1,280.00	1.66%
5024-001	Pest Control & Fertilization	1,431.00	3.70%	2,862.00	3.71%
5051-000	Irrigation Repairs & Maintenance	1,715.00	4.43%	5,350.00	6.94%
5060-000	Pool Contract	495.00	1.28%	990.00	1.28%
5061-000	Pool Maintenance & Repairs	175.00	0.45%	845.00	1.10%
5100-000	General Repairs & Maintenance	0.00	0.00%	2,500.00	3.24%
5150-006	Street Monitoring	256.80	0.66%	513.60	0.67%
		00000000	000000	00000000	000000
	TOTAL MAINTENANCE & REPAIRS	\$ 18,152.80	46.89%	\$ 39,940.60	51.77%
	RESERVES				
5696-000	Reserve - General	\$ 5,000.00	12.91%	\$ 10,000.00	12.96%
		00000000	000000	00000000	000000
	TOTAL RESERVES	\$ 5,000.00	12.91%	\$ 10,000.00	12.96%
		00000000	000000	00000000	000000
	TOTAL EXPENSES	\$ 27,855.66	71.95%	\$ 60,721.60	78.71%
		00000000	000000	00000000	000000
	NET INCOME (LOSS)	\$ 10,859.13	28.05%	\$ 16,422.85	21.29%
		00000000	000000	00000000	000000

Lakes at Parkland Homeowners Association, Inc.
Budget Comparison Income Statement
02/28/2025

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33067

	MTD Actual	MTD Budget	\$ Var	% Var	YTD Actual	YTD Budget	YTD \$ VAR	YTD % Var	Annual Budget
INCOME									
3010-000 Maintenance Fees	\$ 38,434.67	\$ 38,449	\$ 14.33	(0.04)%	\$ 76,769.33	\$ 76,898	\$ 128.67	(0.17)%	\$ 461,392
3040-000 Late Fees	0.00	0	0.00	0.00 %	(25.00)	0	25.00	0.00 %	0
3041-000 Interest on Maintenance	80.12	0	(80.12)	0.00 %	80.12	0	(80.12)	0.00 %	0
3042-000 Keys, Clickers, Stickers	200.00	0	(200.00)	0.00 %	320.00	0	(320.00)	0.00 %	0
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL INCOME	\$ 38,714.79	\$ 38,449	\$ (265.79)	0.69 %	\$ 77,144.45	\$ 76,898	\$ (246.45)	0.32 %	\$ 461,392
ADMINISTRATIVE EXPENSE									
5310-000 Management Fees	\$ 1,334.00	\$ 1,334	\$ 0.00	0.00 %	\$ 2,668.00	\$ 2,668	\$ 0.00	0.00 %	\$ 16,008
5312-000 Website Expense	440.00	220	(220.00)	100.00 %	440.00	440	0.00	0.00 %	2,640
5315-000 Office Expenses	141.56	208	66.44	(31.94)%	282.66	416	133.34	(32.05)%	2,500
5320-000 Accounting Fees	0.00	167	167.00	(100.00)%	0.00	334	334.00	(100.00)%	2,000
5321-000 Legal Fees	0.00	83	83.00	(100.00)%	0.00	166	166.00	(100.00)%	1,000
5325-000 Master Association Costs	0.00	600	600.00	(100.00)%	1,848.25	1,200	(648.25)	54.02 %	7,204
5330-000 Insurance	0.00	3,017	3,017.00	(100.00)%	0.00	6,034	6,034.00	(100.00)%	36,200
5335-000 License, Permits, Fees	0.00	58	58.00	(100.00)%	61.25	116	54.75	(47.20)%	700
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL ADMINISTRATIVE EXP	\$ 1,915.56	\$ 5,687	\$ 3,771.44	(66.32)%	\$ 5,300.16	\$ 11,374	\$ 6,073.84	(53.40)%	\$ 68,252
UTILITIES									
5210-000 Electric	\$ 2,202.92	\$ 1,542	\$ (660.92)	42.86 %	\$ 4,130.04	\$ 3,084	\$ (1,046.04)	33.92 %	\$ 18,500
5220-000 Water & Sewer	129.76	125	(4.76)	3.81 %	298.94	250	(48.94)	19.58 %	1,500
5230-000 Telephone	454.62	617	162.38	(26.32)%	1,051.86	1,234	182.14	(14.76)%	7,400
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL UTILITIES	\$ 2,787.30	\$ 2,284	\$ (503.30)	22.04 %	\$ 5,480.84	\$ 4,568	\$ (912.84)	19.98 %	\$ 27,400
MAINTENANCE & REPAIRS									
5020-000 Lawn Maintenance Contract	\$ 12,800.00	\$ 12,800	\$ 0.00	0.00 %	\$ 25,600.00	\$ 25,600	\$ 0.00	0.00 %	\$ 153,600
5021-000 Landscaping	1,280.00	2,083	803.00	(38.55)%	1,280.00	4,166	2,886.00	(69.28)%	25,000
5022-000 Tree Trimming	0.00	2,500	2,500.00	(100.00)%	0.00	5,000	5,000.00	(100.00)%	30,000
5024-001 Pest Control & Fertilization	1,431.00	1,417	(14.00)	0.99 %	2,862.00	2,834	(28.00)	0.99 %	17,000
5051-000 Irrigation Repairs & Maintenan	1,715.00	375	(1,340.00)	357.33 %	5,350.00	750	(4,600.00)	613.33 %	4,500
5060-000 Pool Contract	495.00	495	0.00	0.00 %	990.00	990	0.00	0.00 %	5,940
5061-000 Pool Maintenance & Repairs	175.00	250	75.00	(30.00)%	845.00	500	(345.00)	69.00 %	3,000
5075-000 Gate Repair, Maintenance & Sup	0.00	625	625.00	(100.00)%	0.00	1,250	1,250.00	(100.00)%	7,500
5100-000 General Repairs & Maintenance	0.00	3,333	3,333.00	(100.00)%	2,500.00	6,666	4,166.00	(62.50)%	40,000
5106-000 Holiday Lighting	0.00	667	667.00	(100.00)%	0.00	1,334	1,334.00	(100.00)%	8,000
5140-000 Janitorial Service Contract	0.00	600	600.00	(100.00)%	0.00	1,200	1,200.00	(100.00)%	7,200
5150-006 Street Monitoring	256.80	333	76.20	(22.88)%	513.60	666	152.40	(22.88)%	4,000
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL MAINTENANCE & REPAIRS	\$ 18,152.80	\$ 25,478	\$ 7,325.20	(28.75)%	\$ 39,940.60	\$ 50,956	\$ 11,015.40	(21.62)%	\$ 305,740
RESERVES									
5696-000 Reserve - General	\$ 5,000.00	\$ 5,000	\$ 0.00	0.00 %	\$ 10,000.00	\$ 10,000	\$ 0.00	0.00 %	\$ 60,000
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL RESERVES	\$ 5,000.00	\$ 5,000	\$ 0.00	0.00 %	\$ 10,000.00	\$ 10,000	\$ 0.00	0.00 %	\$ 60,000
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL EXPENSES	\$ 27,855.66	\$ 38,449	\$ 10,593.34	(27.55)%	\$ 60,721.60	\$ 76,898	\$ 16,176.40	(21.04)%	\$ 461,392
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
NET INCOME (LOSS)	\$ 10,859.13	\$ 0	\$ (10,859.13)	0.00 %	\$ 16,422.85	\$ 0	\$ (16,422.85)	0.00 %	\$ 0
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1020-001 Valley National Bank O/A #4986				Beginning Balance			72,077.78
	ACK	LP001-002154	02/01/2025	Benchmark Property		1,358.00	
	ACK	LP001-002160	02/01/2025	Lakes at Parkland HO		5,000.00	
FPL#4112	JE	00130383	02/01/2025	ACH		48.18	
FPL#2307	JE	00130384	02/01/2025	ACH		84.97	
FPL#6098	JE	00130385	02/01/2025	ACH		1,298.39	
FPL#3232	JE	00130386	02/01/2025	ACH		201.07	
City of Coconut Cree	JE	00131281	02/01/2025	ACH		129.76	
	RCP	00584365	02/03/2025	Lockbox	850.00		
ATT#1802	JE	00130393	02/04/2025	ACH		454.62	
	RCP	00584621	02/05/2025	Lockbox	994.00		
	RCP	00584644	02/05/2025	RM Cash Proc Post	60.00		
	ACK	LP001-002161	02/06/2025	Alida Operating Co I		128.40	
	ACK	LP001-002162	02/06/2025	5th Avenue Landscapi		15,795.00	
	ACK	LP001-002163	02/06/2025	Southern Plant & Pes		1,431.00	
	RCP	00584943	02/07/2025	Lockbox	994.00		
	ACK	LP001-002164	02/10/2025	Top Notch Pool Servi		670.00	
	RCP	00585056	02/10/2025	Lockbox	966.66		
	RCP	00585416	02/10/2025	RM Cash Proc Post	20.00		
	RCP	00585065	02/11/2025	RM Cash Proc Post	994.00		
	RCP	00585216	02/11/2025	RM Cash Proc Post	40.00		
	RCP	00585351	02/12/2025	Lockbox	284.00		
	RCP	00585393	02/13/2025	Lockbox	301.80		
	RCP	00585802	02/18/2025	Lockbox	2,271.33		
	ACK	LP001-002165	02/19/2025	Ricardo Cukier		220.00	
	RCP	00586082	02/21/2025	RM Cash Proc Post	60.00		
	ACK	LP001-002168	02/25/2025	Benchmark Property M		117.56	
	RCP	00586649	02/25/2025	Lockbox	2,538.00		
	RCP	00586777	02/26/2025	RM Cash Proc Post	1,308.96		
	ACK	LP001-002169	02/27/2025	Alida Operating Co I		128.40	
	ACK	LP001-002170	02/27/2025	Ricardo Cukier		220.00	
FPL	JE	00131583	02/28/2025	Feb Bank Rec		570.31	
				Account Total	11,682.75	27,855.66	-16,172.91
				Ending Balance			55,904.87
1030-001 Valley National Bank Reserve #0176				Beginning Balance			82,693.34
Reserve	JER	00028358	02/01/2025	LP-Reserve	5,000.00		
Valley#0176 Interest	JE	00131581	02/28/2025	Feb Bank Rec	149.82		
				Account Total	5,149.82	0.00	5,149.82
				Ending Balance			87,843.16
1073-000 Accounts Receivable - Assessments				Beginning Balance			34,733.64
				Sub Ledger Activity		6,107.28	
				Account Total	0.00	6,107.28	-6,107.28
				Ending Balance			28,626.36
1075-000 Accounts Receivable Other				Beginning Balance			1,100.00
				Sub Ledger Activity		300.00	
				Account Total	0.00	300.00	-300.00
				Ending Balance			800.00
1110-000 Prepaid Insurance				Beginning Balance			20,111.85
				Ending Balance			20,111.85
2030-000 Security Deposits				Beginning Balance			-1,000.00
				Ending Balance			-1,000.00
2100-000 Deferred Maint Income				Beginning Balance			-76,869.34
	JE	00131592	02/01/2025	Record Feb Maint.	38,434.67		
				Account Total	38,434.67	0.00	38,434.67
				Ending Balance			-38,434.67
2200-000 Owner Prepayments				Beginning Balance			-11,314.98
				Sub Ledger Activity		4,995.35	
				Account Total	0.00	4,995.35	-4,995.35
				Ending Balance			-16,310.33
2496-000 Reserve - General Reserve				Beginning Balance			-24,221.43
	JER	00028358	02/01/2025	LP-Reserve		5,000.00	

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Account Total	0.00	5,000.00	-5,000.00
				Ending Balance			-29,221.43
2496-029	Reserve - Unallocated			Beginning Balance			-54,468.68
				Ending Balance			-54,468.68
2499-000	Reserve - Interest/Service Charge			Beginning Balance			-4,003.23
	Valley#0176 Interest	JE 00131581	02/28/2025	Feb Bank Rec		149.82	
				Account Total	0.00	149.82	-149.82
				Ending Balance			-4,153.05
2550-000	Retained Earnings			Beginning Balance			-33,275.23
				Ending Balance			-33,275.23
3010-000	Maintenance Fees			Beginning Balance			-38,334.66
		JE 00131592	02/01/2025	Record Feb Maint.		38,434.67	
				Account Total	0.00	38,434.67	-38,434.67
				Ending Balance			-76,769.33
3040-000	Late Fees			Beginning Balance			25.00
				Ending Balance			25.00
3041-000	Interest on Maintenance			Beginning Balance			0.00
		RCG 00586665	02/01/2025	RM Charges		80.12	
				Account Total	0.00	80.12	-80.12
				Ending Balance			-80.12
3042-000	Keys, Clickers, Stickers			Beginning Balance			-120.00
	Decals	RCP 00584644	02/05/2025	RM Cash Proc Post		40.00	
	Decals	RCP 00584644	02/05/2025	RM Cash Proc Post		20.00	
	decal	RCP 00585416	02/10/2025	RM Cash Proc Post		20.00	
	Decal	RCP 00585216	02/11/2025	RM Cash Proc Post		20.00	
	Decal	RCP 00585216	02/11/2025	RM Cash Proc Post		20.00	
	Decal	RCP 00586082	02/21/2025	RM Cash Proc Post		20.00	
	Decal	RCP 00586082	02/21/2025	RM Cash Proc Post		40.00	
	Gate Pass	RCP 00586777	02/26/2025	RM Cash Proc Post		20.00	
				Account Total	0.00	200.00	-200.00
				Ending Balance			-320.00
5020-000	Lawn Maintenance Contract			Beginning Balance			12,800.00
	Lawn Cutting Contract	AVC 00381655	02/06/2025	5th Avenue Landscapi	12,800.00		
				Account Total	12,800.00	0.00	12,800.00
				Ending Balance			25,600.00
5021-000	Landscaping			Beginning Balance			0.00
	Tree Root Removal Need to remove dead palm tree at Lakeside on Lox Road and replace 1,280.00	AVC 00381650	02/06/2025	5th Avenue Landscapi	1,280.00		
	1,280.00 Signed approval on file \$1,280.00						
				Account Total	1,280.00	0.00	1,280.00
				Ending Balance			1,280.00
5024-001	Pest Control & Fertilization			Beginning Balance			1,431.00
	Pest Control and Fertilization	AVC 00381651	02/06/2025	Southern Plant & Pes	1,431.00		
				Account Total	1,431.00	0.00	1,431.00
				Ending Balance			2,862.00
5051-000	Irrigation Repairs & Maintenance			Beginning Balance			3,635.00
	Sprinkler Parts & Repairs	AVC 00381647	02/06/2025	5th Avenue Landscapi	770.00		
	Lox Rd Pump Front baring Replaced						
	Irrigation and Sprinklers	AVC 00381648	02/06/2025	5th Avenue Landscapi	620.00		
	Sprinkler Monthly Contract	AVC 00381649	02/06/2025	5th Avenue Landscapi	325.00		
				Account Total	1,715.00	0.00	1,715.00
				Ending Balance			5,350.00
5060-000	Pool Contract			Beginning Balance			495.00

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
FEB Monthly Service Charge - Full Service	AVC	00381823	02/10/2025	Top Notch Pool Servi	495.00		
				Account Total	495.00	0.00	495.00
				Ending Balance			990.00
5061-000	Pool Maintenance & Repairs			Beginning Balance			670.00
Biannual Stabilizer Charge	AVC	00381822	02/10/2025	Top Notch Pool Servi	175.00		
				Account Total	175.00	0.00	175.00
				Ending Balance			845.00
5100-000	General Repairs & Maintenance			Beginning Balance			2,500.00
				Ending Balance			2,500.00
5150-000	Parking Enforcement			Beginning Balance			0.00
Parking Enforcement 01/28-AVC		00381646	02/06/2025	Alida Operating Co I	128.40		
Rcl to 5150-006	JE	00130486	02/06/2025	Adj JE#381646		128.40	
				Account Total	128.40	128.40	0.00
				Ending Balance			0.00
5150-006	Street Monitoring			Beginning Balance			256.80
Alida Operating Co	JE	00130486	02/06/2025	Adj JE#381646	128.40		
Parking Enforcement	AVC	00383260	02/27/2025	Alida Operating Co I	128.40		
				Account Total	256.80	0.00	256.80
				Ending Balance			513.60
5210-000	Electric			Beginning Balance			1,927.12
FPL#4112	JE	00130383	02/01/2025	ACH	48.18		
FPL#2307	JE	00130384	02/01/2025	ACH	84.97		
FPL#6098	JE	00130385	02/01/2025	ACH	1,298.39		
FPL#3232	JE	00130386	02/01/2025	ACH	201.07		
FPL	JE	00131583	02/28/2025	Feb Bank Rec	570.31		
				Account Total	2,202.92	0.00	2,202.92
				Ending Balance			4,130.04
5220-000	Water & Sewer			Beginning Balance			169.18
City of Coconut Cree	JE	00131281	02/01/2025	ACH	129.76		
				Account Total	129.76	0.00	129.76
				Ending Balance			298.94
5230-000	Telephone			Beginning Balance			597.24
ATT#1802	JE	00130393	02/04/2025	ACH	454.62		
				Account Total	454.62	0.00	454.62
				Ending Balance			1,051.86
5310-000	Management Fees			Beginning Balance			1,334.00
LP-Mgmt & Storage	AVC	00380832	02/01/2025	Benchmark Property	1,334.00		
				Account Total	1,334.00	0.00	1,334.00
				Ending Balance			2,668.00
5312-000	Website Expense			Beginning Balance			0.00
WEB SITE SVCS	AVC	00382401	02/18/2025	Ricardo Cukier	220.00		
Website Services	AVC	00383258	02/27/2025	Ricardo Cukier	220.00		
				Account Total	440.00	0.00	440.00
				Ending Balance			440.00
5315-000	Office Expenses			Beginning Balance			141.10
LP-Mgmt & Storage	AVC	00380832	02/01/2025	Benchmark Property	24.00		
Office expenses postage, copies, and envelopes	AVC	00382994	02/25/2025	Benchmark Property M	117.56		
				Account Total	141.56	0.00	141.56
				Ending Balance			282.66
5325-000	Master Association Costs			Beginning Balance			1,848.25
				Ending Balance			1,848.25
5335-000	License, Permits, Fees			Beginning Balance			61.25
				Ending Balance			61.25
5696-000	Reserve - General			Beginning Balance			5,000.00

General Ledger
LP Lakes at Parkland HOA
For Dates 02/01/2025 to 02/28/2025

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
LP-Reserve #0176	AVC	00381274	02/01/2025	Lakes at Parkland HO	5,000.00		
				Account Total	5,000.00	0.00	5,000.00
				Ending Balance			10,000.00
				Entity Totals	83,251.30	83,251.30	0.00

Bank LP001 OP1 ValleyBnk #4986
For Entities LP to LP
For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
B10AP	Benchmark Property Mgmt <u>Community</u> Lakes at Parkland HOA	00380832 <u>Description</u> LP-Mgmt & Storage	02/01/2025	1,358.00	0.00	LP001 <u>Entity</u> LP	002154 <u>Account</u> 5310-000	C	02/01/2025 <u>Invoice</u> RV0000092500 11	1,358.00 <u>Dist.Amount</u> 1,334.00
	Lakes at Parkland HOA	LP-Mgmt & Storage				LP	5315-000		RV0000092500 11	24.00
L1532	Lakes at Parkland HOA <u>Community</u> Lakes at Parkland HOA	00381274 <u>Description</u> LP-Reserve #0176	02/01/2025	5,000.00	0.00	LP001 <u>Entity</u> LP	002160 <u>Account</u> 5696-000	C	02/01/2025 <u>Invoice</u> RV0000128400 07	5,000.00 <u>Dist.Amount</u> 5,000.00
A3689	Alida Operating Co Inc <u>Community</u> Lakes at Parkland HOA	00381646 <u>Description</u> Parking Enforcement 01/28-02/10/25	02/06/2025	128.40	0.00	LP001 <u>Entity</u> LP	002161 <u>Account</u> 5150-000	C	02/06/2025 <u>Invoice</u> 76066	128.40 <u>Dist.Amount</u> 128.40
F1364	5th Avenue Landscaping <u>Community</u> Lakes at Parkland HOA	00381647 <u>Description</u> Sprinkler Parts & Repairs Lox Rd Pump Front baring Replaced	02/06/2025	770.00	0.00	LP001 <u>Entity</u> LP	002162 <u>Account</u> 5051-000	C	02/06/2025 <u>Invoice</u> PKL338	770.00 <u>Dist.Amount</u> 770.00
F1364	5th Avenue Landscaping <u>Community</u> Lakes at Parkland HOA	00381648 <u>Description</u> Irrigation and Sprinklers	02/06/2025	620.00	0.00	LP001 <u>Entity</u> LP	002162 <u>Account</u> 5051-000	C	02/06/2025 <u>Invoice</u> PKL337	620.00 <u>Dist.Amount</u> 620.00
F1364	5th Avenue Landscaping <u>Community</u> Lakes at Parkland HOA	00381649 <u>Description</u> Sprinkler Monthly Contract	02/06/2025	325.00	0.00	LP001 <u>Entity</u> LP	002162 <u>Account</u> 5051-000	C	02/06/2025 <u>Invoice</u> PKL336	325.00 <u>Dist.Amount</u> 325.00
F1364	5th Avenue Landscaping <u>Community</u> Lakes at Parkland HOA	00381650 <u>Description</u> Tree Root Removal Need to remove dead palm tree at Lakeside on Lox Road and replace 1,280.00 1,280.00 Signed approval on file \$1,280.00	02/06/2025	1,280.00	0.00	LP001 <u>Entity</u> LP	002162 <u>Account</u> 5021-000	C	02/06/2025 <u>Invoice</u> PKL330	1,280.00 <u>Dist.Amount</u> 1,280.00
F1364	5th Avenue Landscaping <u>Community</u> Lakes at Parkland HOA	00381655 <u>Description</u> Lawn Cutting Contract	02/06/2025	12,800.00	0.00	LP001 <u>Entity</u> LP	002162 <u>Account</u> 5020-000	C	02/06/2025 <u>Invoice</u> PKL347	12,800.00 <u>Dist.Amount</u> 12,800.00
S3452	Southern Plant and <u>Community</u> Lakes at Parkland HOA	00381651 <u>Description</u> Pest Control and Fertilization	02/06/2025	1,431.00	0.00	LP001 <u>Entity</u> LP	002163 <u>Account</u> 5024-001	C	02/06/2025 <u>Invoice</u> 025LAKESPAR K	1,431.00 <u>Dist.Amount</u> 1,431.00
T1030	Top Notch Pool Service <u>Community</u> Lakes at Parkland HOA	00381822 <u>Description</u> Biannual Stabilizer Charge	02/10/2025	175.00	0.00	LP001 <u>Entity</u> LP	002164 <u>Account</u> 5061-000	C	02/10/2025 <u>Invoice</u> 119351	175.00 <u>Dist.Amount</u> 175.00
T1030	Top Notch Pool Service <u>Community</u> Lakes at Parkland HOA	00381823 <u>Description</u> FEB Monthly Service Charge - Full Service	02/10/2025	495.00	0.00	LP001 <u>Entity</u> LP	002164 <u>Account</u> 5060-000	C	02/10/2025 <u>Invoice</u> 120024	495.00 <u>Dist.Amount</u> 495.00
R1636	Ricardo Cukier <u>Community</u> Lakes at Parkland HOA	00382401 <u>Description</u> WEB SITE SVCS	02/18/2025	220.00	0.00	LP001 <u>Entity</u> LP	002165 <u>Account</u> 5312-000	C	02/19/2025 <u>Invoice</u> 202501	220.00 <u>Dist.Amount</u> 220.00
B1000	Benchmark Property Mgmt. <u>Community</u> Lakes at Parkland HOA	00382994 <u>Description</u> Office expenses postage, copies, and envelopes	02/25/2025	117.56	0.00	LP001 <u>Entity</u> LP	002168 <u>Account</u> 5315-000	C	02/25/2025 <u>Invoice</u> 4513912	117.56 <u>Dist.Amount</u> 117.56
A3689	Alida Operating Co Inc <u>Community</u> Lakes at Parkland HOA	00383260 <u>Description</u> Parking Enforcement	02/27/2025	128.40	0.00	LP001 <u>Entity</u> LP	002169 <u>Account</u> 5150-006	C	02/27/2025 <u>Invoice</u> 76140	128.40 <u>Dist.Amount</u> 128.40

Bank LP001 OP1 ValleyBnk #4986
For Entities LP to LP
For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
R1636	Ricardo Cukier	00383258	02/27/2025	220.00	0.00	LP001	002170	C	02/27/2025	220.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist Amount</u>
	Lakes at Parkland HOA	Website Services				LP	5312-000		202502	220.00
	Totals			25,068.36	0.00					25,068.36
									Computer Checks:	25,068.36
									Manual Checks:	0.00

LP

Unit Space	R	Sts Type	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
LP-0001 - LAKES AT PARKLAND												
5942	01	C	Wallace Roadarmel Diane Roadarmel				0.00					
					AQ Lckbx Pmt		01/06/2025	-50.00		-50.00		
5947	01	C	Fred Pollino Kelly Newman				0.00					
					AQ Assessment-Quarterly		01/01/2025	994.00		994.00		
5952	01	C	Luke Uk Hur Christina Lee				0.00					
					AQ Assessment-Quarterly		01/01/2025	144.00		144.00		
5954	01	C	Steve Rossman Stacey Rossman				0.00					
					AQ Opening Balance		01/31/2024	-25.00				-25.00
5957	01	C	Jonathan Fraysure Meredithy Fraysure				0.00					
					AQ Assessment-Quarterly		01/01/2025	994.00		994.00		
5964	01	C	Douglas Olsen Lucille Olsen				0.00					
					AQ Assessment-Quarterly		01/01/2025	144.00		144.00		
5967	01	C	Dennis Seloske				0.00					
					AQ Lckbx Pmt		01/13/2025	-25.00		-25.00		
5972	01	C	Adam Smiley Jessica Smiley				0.00					
			COLL-TRIPP		AQ Assessment-Quarterly		01/01/2025	994.00		994.00		
					AQ Assessment-Quarterly		10/01/2024	850.00				850.00
					AD Administrative Cost		07/17/2024	250.00				250.00
					AQ Assessment-Quarterly		07/01/2024	850.00				850.00
					LC Late Charge		04/21/2024	25.00				25.00
					AQ Assessment-Quarterly		04/01/2024	850.00				850.00
					AQ Opening Balance		01/31/2024	775.00				775.00
					Resident Totals			4,594.00	0.00	994.00	0.00	3,600.00
5977	01	C	David Rubin Elise Rubin				0.00					
					AQ Lckbx Pmt		01/16/2025	-2.00		-2.00		
5982	01	C	Charles Shollenberger Angel Shollenberger				0.00					
					AQ Lckbx Pmt		02/05/2025	-994.00	-994.00			
					AQ Opening Balance		01/31/2024	-25.00				-25.00
					Resident Totals			-1,019.00	-994.00	0.00	0.00	-25.00
5984	01	C	Snow Colina				0.00					
					AQ Assessment-Quarterly		01/01/2025	25.00		25.00		
5987	01	C	Shannon Scott Bamon Scott				0.00					
					AQ Lckbx Pmt		02/10/2025	-9.22	-9.22			
5992	01	C	Edward Eberts				0.00					
					AQ Assessment-Quarterly		01/01/2025	99.00		99.00		
6007	01	C	Craig Cottrell Katherine Cottrell				0.00					
					AQ Lckbx Pmt		01/24/2025	-135.00		-135.00		
6014	01	C	Jose Penabaz Nicole Del Rio				0.00					
					AQ Assessment-Quarterly		01/01/2025	169.00		169.00		

LP

Unit Space	R	Sts Type	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
6017	01	C	Anny Pincetti Douglas Smith				0.00					
				AQ	Assessment-Quarterly		01/01/2025	994.00		994.00		
6032	01	C	Demetrious Alexiou Denice Alexiou				0.00					
				AQ	Lckbx Pmt		01/31/2025	-900.00	-900.00			
6037	01	C	Mieczyslaw Kasperski				0.00					
				AQ	Assessment-Quarterly		01/01/2025	994.00		994.00		
6045	01	C	John Yuen Patricia Yuen				0.00					
				AQ	Opening Balance		01/31/2024	-80.00				-80.00
6047	01	C	Stephanie Mogul Arlene Mogul				0.00					
				AQ	Assessment-Quarterly		01/01/2025	994.00		994.00		
6055	01	C	Ferdushi Hossain				0.00					
				AQ	Assessment-Quarterly		01/01/2025	629.98		629.98		
6057	01	C	Timothy Kardok				0.00					
				AQ	Lckbx Pmt		02/25/2025	-285.00	-285.00			
6062	01	C	Randall Zeltwanger Kimberly Zeltwanger				0.00					
				AQ	Lckbx Pmt		01/02/2025	-25.00		-25.00		
6065	01	C	E. Machado K. Camargo				0.00					
				AQ	Assessment-Quarterly		01/01/2025	144.00		144.00		
6067	01	C	Sharon Bilu				0.00					
				AQ	Lckbx Pmt		02/12/2025	-284.00	-284.00			
				AQ	Lckbx Pmt		01/13/2025	-284.00		-284.00		
				AQ	Lckbx Pmt		12/12/2024	-11.98			-11.98	
				Resident Totals				-579.98	-284.00	-284.00	-11.98	0.00
6077	01	C	R. Narayanan S. Murali				0.00					
				AQ	Assessment-Quarterly		01/01/2025	144.00		144.00		
6082	01	C	V. Nathani C. Paturi				0.00					
				AQ	Assessment-Quarterly		01/01/2025	144.00		144.00		
6094	01	C	C. Campanella G. Herrera				0.00					
				AQ	Assessment-Quarterly		01/01/2025	144.00		144.00		
6097	01	C	Jordan Wong				0.00					
				AQ	Assessment-Quarterly		01/01/2025	994.00		994.00		
7533	01	C	Joshua Velez Megham Velez				0.00					
				AQ	Lckbx Pmt		01/03/2025	-6.00		-6.00		
7541	01	C	Laura Anne Royle				0.00					
				AQ	Lckbx Pmt		12/11/2024	-994.00			-994.00	
				AQ	Lckbx Pmt		12/11/2024	-994.00			-994.00	
				AQ	Lckbx Pmt		12/11/2024	-994.00			-994.00	
				Resident Totals				-2,982.00	0.00	0.00	-2,982.00	0.00
7543	02	C	Yunjin Zhang		11/12/2024		500.00					
				AQ	Assessment-Quarterly		01/01/2025	144.00		144.00		

LP

Unit Space	R	Sts Type	Resident Co-Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
				AQ	Assessment-Quarterly	01/01/2025	850.00		850.00		
					Resident Totals		994.00	0.00	994.00	0.00	0.00
7573	01	C	Milton Rodriguez Lisney Rodriguez			0.00					
				AQ	Assessment-Quarterly	01/01/2025	144.00		144.00		
7576	01	C	Ye Wang Jie Liu			0.00					
				AQ	Assessment-Quarterly	01/01/2025	144.00		144.00		
7583	01	C	Jeffrey Wernick Joy Ernck			0.00					
				AQ	Lckbx Pmt	02/18/2025	-994.00	-994.00			
				AQ	Lckbx Pmt	02/07/2025	-994.00	-994.00			
					Resident Totals		-1,988.00	-1,988.00	0.00	0.00	0.00
7586	01	C	Prop Florida LP IH2			0.00					
				AQ	Lckbx Pmt	01/07/2025	-506.00		-506.00		
7593	01	C	Billy Scott Valerie Scott			0.00					
				AQ	Assessment-Quarterly	01/01/2025	969.00		969.00		
7596	01	C	Juan Betts Zulema Quinones			0.00					
				AQ	Assessment-Quarterly	01/01/2025	144.00		144.00		
7601	01	C	Michael Nemeroff Beth Nemeroff			0.00					
				AQ	Assessment-Quarterly	01/01/2025	144.00		144.00		
7606	01	C	Michael Immerman Julie Immerman			0.00					
				AQ	Lckbx Pmt	01/07/2025	-25.00		-25.00		
7621	01	C	Ron Bilu Patricia Smith			0.00					
				AQ	Assessment-Quarterly	01/01/2025	38.00		38.00		
7623	01	C	Mitchell Klein			0.00					
				AQ	Lckbx Pmt	01/16/2025	-650.00		-650.00		
7631	01	C	Ilya Sokolovsky			0.00					
				AQ	Assessment-Quarterly	01/01/2025	225.00		225.00		
7633	01	C	R. Narayanan S Salvi			0.00					
				AQ	Lckbx Pmt	02/18/2025	-114.33	-114.33			
7638	01	C	Dana Simhon			0.00					
				AQ	Assessment-Quarterly	01/01/2025	144.00		144.00		
7643	01	C	Jonathan Motathey Johanna Motathey			0.00					
				AQ	Assessment-Quarterly	01/01/2025	994.00		994.00		
				AQ	Assessment-Quarterly	10/01/2024	355.00				355.00
					Resident Totals		1,349.00	0.00	994.00	0.00	355.00
7646	01	C	Marvin Blankenship Tina Blankenship			0.00					
				AQ	Lckbx Pmt	01/07/2025	-735.00		-735.00		
7653	01	C	Robert Berger Luciana Berger			0.00					
				AQ	Lckbx Pmt	01/23/2025	-25.00		-25.00		
7676	01	C	Jane Sebben			0.00					

LP

Unit Space	R	Sts Type	Resident Co-Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
				AQ	Assessment-Quarterly	01/01/2025	119.00		119.00		
7683	01	C	John Kelly Caterine Kelly			0.00					
				AQ	Assessment-Quarterly	01/01/2025	994.00		994.00		
7686	01	C	Noam Silverman Lauren Silverman			0.00					
				AQ	Lckbx Pmt	01/02/2025	-850.00		-850.00		
				AQ	Opening Balance	01/31/2024	-331.00				-331.00
					Resident Totals		-1,181.00	0.00	-850.00	0.00	-331.00
7693	01	C	Vivian Peralta Gerald Peralta			0.00					
				AQ	Lckbx Pmt	01/21/2025	-46.00		-46.00		
				AQ	Lckbx Pmt	01/21/2025	-10.00		-10.00		
					Resident Totals		-56.00	0.00	-56.00	0.00	0.00
7703	01	C	Carl Huberman Aura Huberman			0.00					
				AQ	Lckbx Pmt	02/13/2025	-301.80	-301.80			
7713	01	C	M. Freedman L. Klein			0.00					
				AQ	Lckbx Pmt	02/18/2025	-994.00	-994.00			
				AQ	Lckbx Pmt	01/21/2025	-994.00		-994.00		
				AQ	Lckbx Pmt	01/06/2025	-994.00		-994.00		
					Resident Totals		-2,982.00	-994.00	-1,988.00	0.00	0.00
7716	01	C	Ernesto Alfaro Belkis Alfaro			0.00					
				AQ	Assessment-Quarterly	01/01/2025	919.00		919.00		
7723	01	C	Sholom Lapidus Kreina Nechama Tiechtel-Lapidus			0.00					
				AQ	Assessment-Quarterly	01/01/2025	994.00		994.00		
				AQ	Assessment-Quarterly	10/01/2024	850.00				850.00
				AD	Administrative Cost	07/17/2024	250.00				250.00
				AQ	Assessment-Quarterly	07/01/2024	121.38				121.38
					Resident Totals		2,215.38	0.00	994.00	0.00	1,221.38
7756	01	P	James Gurr Eileen Gurr		07/10/2024	0.00					
				AQ	Lckbx Pmt	01/29/2025	-1,019.00		-1,019.00		
7756	02	C	Daniel Cohen Claudia Hoyos		07/10/2024	0.00					
				AQ	Assessment-Quarterly	01/01/2025	994.00		994.00		
7776	01	C	Stephen Bast Olga Bast			0.00					
				LC	Lckbx Pmt	07/01/2024	-25.00				-25.00
7783	02	C	Jeffrey Shapiro		09/09/2024	500.00					
				AM	tr frm res 1	01/16/2025	-95.00		-95.00		
7786	01	C	Roychoudhury Shukla N. Shukla			0.00					
				LC	waive per BOD	01/20/2025	-25.00		-25.00		
				AQ	Assessment-Quarterly	01/01/2025	525.00		525.00		
					Resident Totals		500.00	0.00	500.00	0.00	0.00
7793	01	C	Joy Belnavis			0.00					
				AQ	Lckbx Pmt	02/25/2025	-25.00	-25.00			
7806	02	C	Michael Pina Jamie Silverman		09/13/2024	0.00					
				AQ	Assessment-Quarterly	01/01/2025	994.00		994.00		
7823	01	C	Irwin Adelman Jocelyn Adelman			0.00					

Delinquent & Prepaid Resident Report
LP Lakes at Parkland HOA
02/28/2025

LP

Unit Space	R Sts Type	Resident Co-Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
			AQ	Lckbx Pmt	01/16/2025	-34.00		-34.00		
7833	01 C	Stefan Hester Rebecca Hester				0.00				
			AQ	Assessment-Quarterly	01/01/2025	144.00		144.00		
7836	01 C	Louis Miller Maureen Miller				0.00				
			AQ	Assessment-Quarterly	01/01/2025	144.00		144.00		
7843	01 C	Gregory Santoro Joan Santoro				0.00				
			AQ	Assessment-Quarterly	01/01/2025	25.00		25.00		
			AM	Lckbx Pmt	06/12/2024	-25.00				-25.00
				Resident Totals		0.00	0.00	25.00	0.00	-25.00
7863	01 C	Adam Offman Candis Offman				0.00				
			AQ	Assessment-Quarterly	01/01/2025	50.00		50.00		
			AM	Lckbx Pmt	10/07/2024	-50.00				-50.00
				Resident Totals		0.00	0.00	50.00	0.00	-50.00
7866	01 C	Roldney Pauleus				0.00				
			AQ	Lckbx Pmt	01/21/2025	-325.00		-325.00		
7873	01 C	Andy Anglin Charlene Anglin				0.00				
			AQ	Assessment-Quarterly	01/01/2025	994.00		994.00		
			AQ	Assessment-Quarterly	10/01/2024	850.00				850.00
			AQ	Assessment-Quarterly	07/01/2024	850.00				850.00
			LC	Late Charge	04/21/2024	25.00				25.00
				Resident Totals		2,719.00	0.00	994.00	0.00	1,725.00
7883	01 C	Jason Friedman Kelly Friedman				0.00				
			AQ	Assessment-Quarterly	01/01/2025	994.00		994.00		
			AQ	Assessment-Quarterly	10/01/2024	850.00				850.00
			AD	Administrative Cost	07/17/2024	250.00				250.00
			AQ	Assessment-Quarterly	07/01/2024	850.00				850.00
				Resident Totals		2,944.00	0.00	994.00	0.00	1,950.00
			Entity Totals	Delinquent		29,426.36	0.00	20,574.98	0.00	8,851.38
				Prepays		-16,310.33	-5,895.35	-6,860.00	-2,993.98	-561.00
				Net		13,116.03	-5,895.35	13,714.98	-2,993.98	8,290.38
			AD	Administrative Cost		750.00	0.00	0.00	0.00	750.00
						0.00	0.00	0.00	0.00	0.00
			AM	Assessment-Monthly		0.00	0.00	0.00	0.00	0.00
						-170.00	0.00	-95.00	0.00	-75.00
			AQ	Assessment-Quarterly		28,626.36	0.00	20,574.98	0.00	8,051.38
						-16,090.33	-5,895.35	-6,740.00	-2,993.98	-461.00
			LC	Late Charge		50.00	0.00	0.00	0.00	50.00
						-50.00	0.00	-25.00	0.00	-25.00

Batch	GL Date	Bank	Name	Batch Total
00584365	02/03/2025	LP001	OP1 ValleyBnk #4986	850.00
00584621	02/05/2025	LP001	OP1 ValleyBnk #4986	994.00
00584644	02/05/2025	LP001	OP1 ValleyBnk #4986	60.00
00584943	02/07/2025	LP001	OP1 ValleyBnk #4986	994.00
00585056	02/10/2025	LP001	OP1 ValleyBnk #4986	966.66
00585065	02/11/2025	LP001	OP1 ValleyBnk #4986	994.00
00585216	02/11/2025	LP001	OP1 ValleyBnk #4986	40.00
00585351	02/12/2025	LP001	OP1 ValleyBnk #4986	284.00
00585393	02/13/2025	LP001	OP1 ValleyBnk #4986	301.80
00585416	02/10/2025	LP001	OP1 ValleyBnk #4986	20.00
00585802	02/18/2025	LP001	OP1 ValleyBnk #4986	2,271.33
00586082	02/21/2025	LP001	OP1 ValleyBnk #4986	60.00
00586649	02/25/2025	LP001	OP1 ValleyBnk #4986	2,538.00
00586777	02/26/2025	LP001	OP1 ValleyBnk #4986	1,308.96
Report Totals				11,682.75

Batch 00584365

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7576	01 Ye Wang	Lckbx Pmt	02/03/25	850.00 00017815	CHG	AQ Assessment-Quarterly	850.00
			Batch Total	02/03/25	850.00			

Batch 00584621
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	5982	01 Charles Shollenberger	Lckbx Pmt	02/05/25	994.00 85617093	PREP AQ	Assessment-Quarterly	994.00
			Batch Total	02/05/25	994.00			

Batch 00584644

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0000		LP - Common Area	Decals	02/05/25	40.00 4867	MISC	3042-000	40.00
LP-0000		LP - Common Area	Decals	02/05/25	20.00 80924165	MISC	3042-000	20.00
			Batch Total	02/05/25	60.00			

Batch 00584943

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7583	01 Jeffrey Wernick	Lckbx Pmt	02/07/25	994.00 00000900	PREP AQ	Assessment-Quarterly	994.00
			Batch Total	02/07/25	994.00			

Batch 00585056

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	5987	01 Shannon Scott	Lckbx Pmt	02/10/25	66.66 00995626	CHG	AQ Assessment-Quarterly	57.44
						PREP	AQ Assessment-Quarterly	9.22
LP-0001	7643	01 Jonathan Motathey	Lckbx Pmt	02/10/25	900.00 00018091	CHG	LC Late Charge	25.00
						CHG	AQ Assessment-Quarterly	380.00
						CHG	AQ Assessment-Quarterly	495.00
			Batch Total	02/10/25	966.66			

Batch 00585065

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6002	01 Michael Wechsler	Payment Received	02/11/25	994.00 1349	CHG	AQ Assessment-Quarterly	994.00
			Batch Total	02/11/25	994.00			

Batch 00585216

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0000		LP - Common Area	Decal	02/11/25	20.00 1369946	MISC	3042-000	20.00
LP-0000		LP - Common Area	Decal	02/11/25	20.00 211	MISC	3042-000	20.00
			Batch Total	02/11/25	40.00			

Batch 00585351

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6067	01 Sharon Bilu	Lckbx Pmt	02/12/25	284.00 00018100	PREP AQ	Assessment-Quarterly	284.00
			Batch Total	02/12/25	284.00			

Batch 00585393

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7703	01 Carl Huberman	Lckbx Pmt	02/13/25	301.80 75500159	PREP AQ	Assessment-Quarterly	301.80
			Batch Total	02/13/25	301.80			

Batch 00585416

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0000		LP - Common Area	decal	02/10/25	20.00	MISC	3042-000	20.00
			Batch Total	02/10/25	20.00			

Batch 00585802

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7583	01 Jeffrey Wernick	Lckbx Pmt	02/18/25	994.00 00000906	PREP AQ	Assessment-Quarterly	994.00
LP-0001	7633	01 R. Narayanan	Lckbx Pmt	02/18/25	283.33 75564274	CHG AQ	Assessment-Quarterly	169.00
						PREP AQ	Assessment-Quarterly	114.33
LP-0001	7713	01 M. Freedman	Lckbx Pmt	02/18/25	994.00 00018121	PREP AQ	Assessment-Quarterly	994.00
			Batch Total	02/18/25	2,271.33			

Batch 00586082

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0000		LP - Common Area	Decal	02/21/25	20.00 709	MISC	3042-000	20.00
LP-0000		LP - Common Area	Decal	02/21/25	40.00 161	MISC	3042-000	40.00
			Batch Total	02/21/25	60.00			

Batch 00586649

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6055	01 Ferdushi Hossain	Lckbx Pmt	02/25/25	500.00 00004630	CHG	AQ Assessment-Quarterly	135.98
						CHG	AQ Assessment-Quarterly	364.02
LP-0001	6057	01 Timothy Kardok	Lckbx Pmt	02/25/25	1,019.00 00001254	CHG	AQ Assessment-Quarterly	734.00
						PREP	AQ Assessment-Quarterly	285.00
LP-0001	7793	01 Joy Belnavis	Lckbx Pmt	02/25/25	1,019.00 25794359	CHG	AQ Assessment-Quarterly	994.00
						PREP	AQ Assessment-Quarterly	25.00
Batch Total				02/25/25	2,538.00			

Batch 00586777

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0000		LP - Common Area	Gate Pass	02/26/25	20.00 1738	MISC	3042-000	20.00
LP-0001	5947	01 Fred Pollino	Tripp Scott PA	02/26/25	1,288.96 38495	CHG	AQ Assessment-Quarterly	83.84
						CHG	AD Administrative Cost	250.00
						CHG	RC Returned Check Fee	25.00
						CHG	AQ Assessment-Quarterly	850.00
						CHG	IM prior IM	80.12
			Batch Total	02/26/25	1,308.96			

Bank Balance As Of 02/28/2025	56,314.52
Outstanding Checks AP	-409.65
Adjusted Bank Balance	55,904.87
Book Balance As Of 02/28/2025	55,904.87
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	55,904.87

Check	Date	Vendor	Type	Amount
002158	01/29/2025	F1027 Florida Dept of State	C	61.25
002169	02/27/2025	A3689 Alida Operating Co Inc	C	128.40
002170	02/27/2025	R1636 Ricardo Cukier	C	220.00
Report Total				409.65

Batch	Date	Description	Amount
		Bank Code Total	0.00



P.O. Box 558
Wayne, NJ 07474-0558

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2957 M0656DDA030125072156 15 000000000 221086 003



LAKES AT PARKLAND HOA INC
C/O BENCHMARK PROPERTY MANAGEMENT
7932 WILES RD
CORAL SPRINGS FL 33067



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

HOA BUSINESS CHECKING - XXXXXX4986

SUMMARY FOR THE PERIOD: 02/01/25 - 02/28/25

LAKES AT PARKLAND HOA INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$77,022.43		\$12,552.75		\$33,260.66		\$56,314.52

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$77,022.43
02/03	CHECK 2157	-\$625.00		\$76,397.43
02/04	ACH CREDIT Lakes at Parklan OnlinePay 250204 11455		\$850.00	\$77,247.43
02/05	LOCK BOX DEPOSIT		\$994.00	\$78,241.43
02/05	CHECK 2154	-\$1,358.00		\$76,883.43
02/07	DEPOSIT		\$20.00	\$76,903.43
02/07	DEPOSIT		\$60.00	\$76,963.43
02/07	DEPOSIT		\$850.00	\$77,813.43
02/07	LOCK BOX DEPOSIT		\$994.00	\$78,807.43
02/10	LOCK BOX DEPOSIT		\$66.66	\$78,874.09
02/10	ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 250210	-\$48.18		\$78,825.91
02/10	ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 250210	-\$84.97		\$78,740.94
02/10	ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 250210	-\$201.07		\$78,539.87
02/10	ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 250210	-\$1,298.39		\$77,241.48
02/11	ACH CREDIT Lakes at Parklan OnlinePay 250211 11462		\$900.00	\$78,141.48
02/11	CHECK 2163	-\$1,431.00		\$76,710.48
02/11	CHECK 2162	-\$15,795.00		\$60,915.48
02/13	ACH CREDIT Lakes at Parklan OnlinePay 250213 11464		\$284.00	\$61,199.48
02/13	LOCK BOX DEPOSIT		\$301.80	\$61,501.28

Have Questions? 800-522-4100

valley.com

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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
02/18	DEPOSIT		\$20.00	\$61,521.28
02/18	DEPOSIT		\$40.00	\$61,561.28
02/18	DEPOSIT 42904986		\$994.00	\$62,555.28
02/18	LOCK BOX DEPOSIT		\$1,277.33	\$63,832.61
02/18	CHECK 2155	-\$128.40		\$63,704.21
02/18	CHECK 2161	-\$128.40		\$63,575.81
02/19	ACH CREDIT		\$994.00	\$64,569.81
	Lakes at Parklan OnlinePay 250219 11467			
02/20	ACH DEBIT	-\$129.76		\$64,440.05
	CITY OF COCONUT BILLPAY 250220			
02/20	CHECK 2164	-\$670.00		\$63,770.05
02/24	ACH DEBIT	-\$570.31		\$63,199.74
	FPL DIRECT DEBIT ELEC PYMT 250224			
02/24	ACH DEBIT	-\$454.62		\$62,745.12
	ATT Payment 250222			
02/25	LOCK BOX DEPOSIT		\$2,538.00	\$65,283.12
02/25	CHECK 2165	-\$220.00		\$65,063.12
02/26	CHECK 2168	-\$117.56		\$64,945.56
02/28	DEPOSIT		\$60.00	\$65,005.56
02/28	DEPOSIT		\$1,308.96	\$66,314.52
02/28	CHECK 2159	-\$5,000.00		\$61,314.52
02/28	CHECK 2160	-\$5,000.00		\$56,314.52
Ending Balance				\$56,314.52

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
02/05	2154	\$1,358.00	02/11	2162	\$15,795.00
02/18	2155	\$128.40	02/11	2163	\$1,431.00
02/03	2157*	\$625.00	02/20	2164	\$670.00
02/28	2159*	\$5,000.00	02/25	2165	\$220.00
02/28	2160	\$5,000.00	02/26	2168*	\$117.56
02/18	2161	\$128.40			

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00

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Wayne, NJ 07474-0558

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Check Images for Account XXXXXX4986

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 02/05/2025 Check: 002154 Pay This Amount: \$*****1,358.00

One Thousand Three Hundred Fifty-Eight and no/100 DOLLARS*****

Pay to the order of
Benchmark Property Mgmt
7932 Willes Road
Coral Springs, FL 33067

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002154# ⑆021201383⑆ 42904986⑆

02/05/2025 # 2154 \$1,358.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 02/06/2025 Check: 002161 Pay This Amount: \$*****128.40

One Hundred Twenty-Eight and 40/100 DOLLARS*****

Pay to the order of
ALMA Operating Co Inc

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002161# ⑆021201383⑆ 42904986⑆

02/18/2025 # 2161 \$128.40

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 01/28/2025 Check: 002155 Pay This Amount: \$*****128.40

One Hundred Twenty-Eight and 40/100 DOLLARS*****

Pay to the order of
ALMA Operating Co Inc

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002155# ⑆021201383⑆ 42904986⑆

02/18/2025 # 2155 \$128.40

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 02/06/2025 Check: 002162 Pay This Amount: \$*****15,795.00

Fifteen Thousand Seven Hundred Ninety-Five and no/100 DOLLARS*****

Pay to the order of
Sto Architect Landscaping
610 N. University Drive
Coral Springs, FL 33071

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002162# ⑆021201383⑆ 42904986⑆

02/11/2025 # 2162 \$15,795.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 01/28/2025 Check: 002157 Pay This Amount: \$*****625.00

Six Hundred Twenty-Five and no/100 DOLLARS*****

Pay to the order of
David D'Amico
Cleaning & Maintenance
11203 Ladison Street
Doon Koon, FL 33428

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002157# ⑆021201383⑆ 42904986⑆

02/03/2025 # 2157 \$625.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 02/06/2025 Check: 002163 Pay This Amount: \$*****1,431.00

One Thousand Four Hundred Thirty-One and no/100 DOLLARS*****

Pay to the order of
Southern Plant and
Tree Services
9024 Dreamweaver Circle
Boynton Beach, FL 33472

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002163# ⑆021201383⑆ 42904986⑆

02/11/2025 # 2163 \$1,431.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 01/30/2025 Check: 002159 Pay This Amount: \$*****5,000.00

Five Thousand and no/100 DOLLARS*****

Pay to the order of
Lakes at Parkland HOA

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002159# ⑆021201383⑆ 42904986⑆

02/28/2025 # 2159 \$5,000.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 02/10/2025 Check: 002164 Pay This Amount: \$*****670.00

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

Pay to the order of
Top Notch Pool Service
1921 Dunk's Road
Margate, FL 33063

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002164# ⑆021201383⑆ 42904986⑆

02/20/2025 # 2164 \$670.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 02/01/2025 Check: 002160 Pay This Amount: \$*****5,000.00

Five Thousand and no/100 DOLLARS*****

Pay to the order of
Lakes at Parkland HOA

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002160# ⑆021201383⑆ 42904986⑆

02/28/2025 # 2160 \$5,000.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date: 02/10/2025 Check: 002165 Pay This Amount: \$*****220.00

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

Pay to the order of
Ricardo Cukier
1221 SW 46th Ave
Deerfield Beach, FL 33442

Authorized Signature: [Signature] MIC 1010 after 30 Days

#002165# ⑆021201383⑆ 42904986⑆

02/25/2025 # 2165 \$220.00



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Check Images for Account XXXXXX4986 (Continued)

Lakes at Parkland Homeowners Association, Inc.		002168	
Operating Account			
c/o Donchew Property Mgmt.			
7932 Wilks Road			
Coral Springs, FL 33067			
Date	Check	Pay This Amount	
02/25/2025	002168	\$*****117.56	
One Hundred Seventeen and 56/100 DOLLARS*****			
Pay to the order of			
Donchew Property Mgmt.			
7932 Wilks Road			
Coral Springs, FL 33067			
*****2168** 02212013836 42904986*			

02/26/2025

2168

\$117.56

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Wayne, NJ 07474-0558

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Statement Date:
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To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of 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 you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. 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 and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

07940 0148873 0005-0005 42904986 221086



Bank Balance As Of 02/28/2025	87,843.16
Adjusted Bank Balance	87,843.16
Book Balance As Of 02/28/2025	87,843.16
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	87,843.16

Batch	Date	Description	Amount
		Bank Code Total	0.00



P.O. Box 558
Wayne, NJ 07474-0558

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1408 M0656DDA030125072156 01 000000000 114554 001



LAKES AT PARKLAND HOA INC
MONEY MARKET ACCOUNT
C/O BENCHMARK PROPERTY MANAGEMENT
7932 WILES RD
CORAL SPRINGS FL 33067



Email: contactus@valley.com



Visit Us Online: www.valley.com



Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX0176

SUMMARY FOR THE PERIOD: 02/01/25 - 02/28/25

LAKES AT PARKLAND HOA INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$77,693.34		\$10,149.82		\$0.00		\$87,843.16

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$77,693.34
02/28	DEPOSIT		\$10,000.00	\$87,693.34
02/28	INTEREST CREDIT		\$149.82	\$87,843.16
	Ending Balance			\$87,843.16

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$78,050.00	Annual % Yield Earned	2.53%
Year-to-Date Interest Paid	\$314.61	Interest Paid	\$149.82

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00





P.O. Box 558
Wayne, NJ 07474-0558

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To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total [1 plus 2 above]	
4 Subtract total check(s) outstanding	
5 Balance [3 less 4 should equal checkbook balance]	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of 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 you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. 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 and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

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