

Lakes at Parkland Homeowners Association, Inc.
08/31/2025

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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	\$ 82,080.34
		0000000000
	Total Current Assets	\$ 82,080.34
Reserve		
1030-001	Valley National Bank Reserve #0176	\$ 119,106.37
		0000000000
	Total Reserve Funds	\$ 119,106.37
		0000000000
	Total Cash	\$ 201,186.71
Other Assets		
1073-000	Accounts Receivable - Assessments	\$ 23,964.02
1075-000	Accounts Receivable Other	1,425.00
1110-000	Prepaid Insurance	20,111.85
		0000000000
	Total Other Assets	\$ 45,500.87
		0000000000
	TOTAL ASSETS	\$ 246,687.58
		0000000000

LIABILITIES & OWNER'S FUND BALANCE

Liabilities		
2010-000	Accounts Payable	\$ 325.00
2030-000	Security Deposits	3,000.00
2100-000	Deferred Maint Income	38,434.66
2200-000	Owner Prepayments	13,253.64
		0000000000
	Total Liabilities	\$ 55,013.30
Reserves		
2496-000	Reserve - General	\$ 59,221.43
2496-029	Reserve - Unallocated	54,468.68
2499-000	Reserve - Interest/Service Charge	5,416.26
		0000000000
	Total Reserves	\$ 119,106.37
Owner's Fund Balance		
2550-000	Retained Earnings	\$ 33,275.23
	Current Earnings	39,292.68
		0000000000
	Total Owner's Fund Balance	\$ 72,567.91
		0000000000
	TOTAL LIABILITIES & OWNER'S FUND BALANCE	\$ 246,687.58

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		Month To Date	%	Year To Date	%
INCOME					
3010-000	Maintenance Fees	\$ 37,936.69	100.57%	\$ 306,848.36	97.02%
3040-000	Late Fees	(300.00)	-0.80%	4,625.00	1.46%
3041-000	Interest on Maintenance	0.00	0.00%	435.35	0.14%
3042-000	Keys, Clickers, Stickers	85.00	0.23%	1,040.00	0.33%
3055-000	Other Income	0.00	0.00%	100.00	0.03%
3510-000	Insurance Claims	0.00	0.00%	3,239.50	1.02%
		00000000	000000	00000000	000000
	TOTAL INCOME	\$ 37,721.69	100.00%	\$ 316,288.21	100.00%
ADMINISTRATIVE EXPENSE					
5310-000	Management Fees	\$ 1,334.00	3.54%	\$ 10,672.00	3.37%
5312-000	Website Expense	740.00	1.96%	2,060.00	0.65%
5315-000	Office Expenses	804.30	2.13%	1,532.13	0.48%
5321-000	Legal Fees	1,181.35	3.13%	1,666.35	0.53%
5321-003	Administrative Cost	0.00	0.00%	500.00	0.16%
5325-000	Master Association Costs	0.00	0.00%	13,328.35	4.21%
5330-000	Insurance	0.00	0.00%	32,698.62	10.34%
5335-000	License, Permits, Fees	115.00	0.30%	616.25	0.19%
		00000000	000000	00000000	000000
	TOTAL ADMINISTRATIVE EXP	\$ 4,174.65	11.07%	\$ 63,073.70	19.94%
UTILITIES					
5210-000	Electric	\$ 1,055.19	2.80%	\$ 12,258.74	3.88%
5220-000	Water & Sewer	178.51	0.47%	1,041.01	0.33%
5230-000	Telephone	607.95	1.61%	4,801.69	1.52%
		00000000	000000	00000000	000000
	TOTAL UTILITIES	\$ 1,841.65	4.88%	\$ 18,101.44	5.72%
MAINTENANCE & REPAIRS					
5020-000	Lawn Maintenance Contract	\$ 25,600.00	67.87%	\$ 102,400.00	32.38%
5021-000	Landscaping	2,110.56	5.60%	3,390.56	1.07%
5024-001	Pest Control & Fertilization	1,431.00	3.79%	11,448.00	3.62%
5051-000	Irrigation Repairs & Maintenance	1,940.00	5.14%	12,020.00	3.80%
5060-000	Pool Contract	0.00	0.00%	2,970.00	0.94%
5061-000	Pool Maintenance & Repairs	500.00	1.33%	3,340.00	1.06%
5075-000	Gate Repair, Maintenance & Supplies	550.00	1.46%	4,788.26	1.51%
5100-000	General Repairs & Maintenance	4,677.57	12.40%	11,155.77	3.53%
5140-000	Janitorial Service Contract	500.00	1.33%	2,125.00	0.67%
5150-006	Street Monitoring	513.60	1.36%	2,182.80	0.69%
		00000000	000000	00000000	000000
	TOTAL MAINTENANCE & REPAIRS	\$ 37,822.73	100.27%	\$ 155,820.39	49.27%
RESERVES					
5696-000	Reserve - General	\$ 5,000.00	13.25%	\$ 40,000.00	12.65%
		00000000	000000	00000000	000000
	TOTAL RESERVES	\$ 5,000.00	13.25%	\$ 40,000.00	12.65%
		00000000	000000	00000000	000000
	TOTAL EXPENSES	\$ 48,839.03	129.47%	\$ 276,995.53	87.58%
		00000000	000000	00000000	000000
	NET INCOME (LOSS)	\$ (11,117.34)	-29.47%	\$ 39,292.68	12.42%
		00000000	000000	00000000	000000

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	MTD Actual	MTD Budget	\$ Var	% Var	YTD Actual	YTD Budget	YTD \$ VAR	YTD % Var	Annual Budget
INCOME									
3010-000 Maintenance Fees	\$ 37,936.69	\$ 38,449	\$ 512.31	(1.33)%	\$ 306,848.36	\$ 307,592	\$ 743.64	(0.24)%	\$ 461,392
3040-000 Late Fees	(300.00)	0	300.00	0.00 %	4,625.00	0	(4,625.00)	0.00 %	0
3041-000 Interest on Maintenance	0.00	0	0.00	0.00 %	435.35	0	(435.35)	0.00 %	0
3042-000 Keys, Clickers, Stickers	85.00	0	(85.00)	0.00 %	1,040.00	0	(1,040.00)	0.00 %	0
3055-000 Other Income	0.00	0	0.00	0.00 %	100.00	0	(100.00)	0.00 %	0
3510-000 Insurance Claims	0.00	0	0.00	0.00 %	3,239.50	0	(3,239.50)	0.00 %	0
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL INCOME	\$ 37,721.69	\$ 38,449	\$ 727.31	(1.89)%	\$ 316,288.21	\$ 307,592	\$ (8,696.21)	2.83 %	\$ 461,392
ADMINISTRATIVE EXPENSE									
5310-000 Management Fees	\$ 1,334.00	\$ 1,334	\$ 0.00	0.00 %	\$ 10,672.00	\$ 10,672	\$ 0.00	0.00 %	\$ 16,008
5312-000 Website Expense	740.00	220	(520.00)	236.36 %	2,060.00	1,760	(300.00)	17.05 %	2,640
5315-000 Office Expenses	804.30	208	(596.30)	286.68 %	1,532.13	1,664	131.87	(7.92)%	2,500
5320-000 Accounting Fees	0.00	167	167.00	(100.00)%	0.00	1,336	1,336.00	(100.00)%	2,000
5321-000 Legal Fees	1,181.35	83	(1,098.35)	999.99 %	1,666.35	664	(1,002.35)	150.96 %	1,000
5321-003 Administrative Cost	0.00	0	0.00	0.00 %	500.00	0	(500.00)	0.00 %	0
5325-000 Master Association Costs	0.00	600	600.00	(100.00)%	13,328.35	4,800	(8,528.35)	177.67 %	7,204
5330-000 Insurance	0.00	3,017	3,017.00	(100.00)%	32,698.62	24,136	(8,562.62)	35.48 %	36,200
5335-000 License, Permits, Fees	115.00	58	(57.00)	98.28 %	616.25	464	(152.25)	32.81 %	700
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL ADMINISTRATIVE EXP	\$ 4,174.65	\$ 5,687	\$ 1,512.35	(26.59)%	\$ 63,073.70	\$ 45,496	\$ (17,577.70)	38.64 %	\$ 68,252
UTILITIES									
5210-000 Electric	\$ 1,055.19	\$ 1,542	\$ 486.81	(31.57)%	\$ 12,258.74	\$ 12,336	\$ 77.26	(0.63)%	\$ 18,500
5220-000 Water & Sewer	178.51	125	(53.51)	42.81 %	1,041.01	1,000	(41.01)	4.10 %	1,500
5230-000 Telephone	607.95	617	9.05	(1.47)%	4,801.69	4,936	134.31	(2.72)%	7,400
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL UTILITIES	\$ 1,841.65	\$ 2,284	\$ 442.35	(19.37)%	\$ 18,101.44	\$ 18,272	\$ 170.56	(0.93)%	\$ 27,400
MAINTENANCE & REPAIRS									
5020-000 Lawn Maintenance Contract	\$ 25,600.00	\$ 12,800	\$ (12,800.00)	100.00 %	\$ 102,400.00	\$ 102,400	\$ 0.00	0.00 %	\$ 153,600
5021-000 Landscaping	2,110.56	2,083	(27.56)	1.32 %	3,390.56	16,664	13,273.44	(79.65)%	25,000
5022-000 Tree Trimming	0.00	2,500	2,500.00	(100.00)%	0.00	20,000	20,000.00	(100.00)%	30,000
5024-001 Pest Control & Fertilization	1,431.00	1,417	(14.00)	0.99 %	11,448.00	11,336	(112.00)	0.99 %	17,000
5051-000 Irrigation Repairs & Maintenan	1,940.00	375	(1,565.00)	417.33 %	12,020.00	3,000	(9,020.00)	300.67 %	4,500
5060-000 Pool Contract	0.00	495	495.00	(100.00)%	2,970.00	3,960	990.00	(25.00)%	5,940
5061-000 Pool Maintenance & Repairs	500.00	250	(250.00)	100.00 %	3,340.00	2,000	(1,340.00)	67.00 %	3,000
5075-000 Gate Repair, Maintenance & Sup	550.00	625	75.00	(12.00)%	4,788.26	5,000	211.74	(4.23)%	7,500
5100-000 General Repairs & Maintenance	4,677.57	3,333	(1,344.57)	40.34 %	11,155.77	26,664	15,508.23	(58.16)%	40,000
5106-000 Holiday Lighting	0.00	667	667.00	(100.00)%	0.00	5,336	5,336.00	(100.00)%	8,000
5140-000 Janitorial Service Contract	500.00	600	100.00	(16.67)%	2,125.00	4,800	2,675.00	(55.73)%	7,200
5150-006 Street Monitoring	513.60	333	(180.60)	54.23 %	2,182.80	2,664	481.20	(18.06)%	4,000
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL MAINTENANCE & REPAIRS	\$ 37,822.73	\$ 25,478	\$ (12,344.73)	48.45 %	\$ 155,820.39	\$ 203,824	\$ 48,003.61	(23.55)%	\$ 305,740
RESERVES									
5696-000 Reserve - General	\$ 5,000.00	\$ 5,000	\$ 0.00	0.00 %	\$ 40,000.00	\$ 40,000	\$ 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 %	\$ 40,000.00	\$ 40,000	\$ 0.00	0.00 %	\$ 60,000
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
TOTAL EXPENSES	\$ 48,839.03	\$ 38,449	\$ (10,390.03)	27.02 %	\$ 276,995.53	\$ 307,592	\$ 30,596.47	(9.95)%	\$ 461,392
	0000000000	0000000000	0000000000	00000000	0000000000	0000000000	0000000000	00000000	0000000000
NET INCOME (LOSS)	\$ (11,117.34)	\$ 0	\$ 11,117.34	0.00 %	\$ 39,292.68	\$ 0	\$ (39,292.68)	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			123,150.47
	ACK	LP001-002230	08/01/2025	Benchmark Property		1,370.00	
	ACK	LP001-002231	08/01/2025	Lakes at Parkland HO		5,000.00	
FPL#4112	JE	00137914	08/01/2025	ACH		32.05	
FPL#2307	JE	00137915	08/01/2025	ACH		60.34	
FPL#6098	JE	00137917	08/01/2025	ACH		338.39	
FPL#3232	JE	00137918	08/01/2025	ACH		54.10	
City of Coconut Cree	JE	00138460	08/01/2025	ACH		98.51	
	RCP	00606669	08/01/2025	Lockbox	3,317.34		
	RCP	00611415	08/01/2025	RM Cash Proc Post	700.00		
AT&T#1802	JE	00138471	08/04/2025	ACH		454.55	
City of Coconut Cree	JE	00138846	08/05/2025	ACH		80.00	
	Annual Backflow Fee						
	RCP	00607886	08/07/2025	RM Cash Proc Post	1,544.00		
FPL#7180	JE	00138027	08/08/2025	ACH		570.31	
	ACK	LP001-002232	08/11/2025	Alida Operating Co I		128.40	
	ACK	LP001-002233	08/11/2025	City of Parkland		115.00	
	ACK	LP001-002234	08/11/2025	5th Avenue Landscapi		25,600.00	
	RCP	00608448	08/12/2025	Lockbox	332.00		
	ACK	LP001-002235	08/15/2025	Any Kind of Fence		425.00	
	ACK	LP001-002236	08/15/2025	Michael Wechsler		97.00	
	ACK	LP001-002237	08/15/2025	Michael Immerman		25.00	
	RCP	00608796	08/15/2025	RM Cash Proc Post	766.56		
	RCP	00609143	08/19/2025	Lockbox	1,044.00		
	ACK	LP001-002240	08/25/2025	Alida Operating Co I		256.80	
	ACK	LP001-002241	08/25/2025	Benchmark Property M		12.80	
	ACK	LP001-002242	08/25/2025	Benchmark Property M		569.12	
	ACK	LP001-002243	08/25/2025	Benchmark Property M		64.38	
	ACK	LP001-002244	08/25/2025	Busy Bee Pressure		4,450.00	
	ACK	LP001-002245	08/25/2025	David Read		150.00	
	ACK	LP001-002246	08/25/2025	David Dicarlo		500.00	
	ACK	LP001-002247	08/25/2025	5th Avenue Landscapi		4,050.56	
	ACK	LP001-002248	08/25/2025	Ricardo Cukier		740.00	
	ACK	LP001-002249	08/25/2025	Southern Plant & Pes		1,431.00	
	ACK	LP001-002250	08/25/2025	Top Notch Pool Servi		500.00	
	ACK	LP001-002251	08/25/2025	The Beautiful Mailbo		77.57	
	ACK	LP001-002252	08/25/2025	Tripp Scott, P.A.		1,031.35	
	RCP	00609591	08/25/2025	RM Cash Proc Post	65.00		
AT&T	JE	00138850	08/27/2025	Aug Bank Rec		153.40	
	ACK	LP001-002253	08/29/2025	Alida Operating Co I		128.40	
	ACK	LP001-002254	08/29/2025	Diamond Gate Supply		125.00	
	ACK	LP001-002255	08/29/2025	Tripp Scott, P.A.		150.00	
				Account Total	7,768.90	48,839.03	-41,070.13
				Ending Balance			82,080.34
1030-001 Valley National Bank Reserve #0176				Beginning Balance			113,869.76
Reserve	JER	00030210	08/01/2025	LP-Reserve	5,000.00		
Valley#0176 Interest	JE	00138842	08/31/2025	Aug Bank Rec	236.61		
				Account Total	5,236.61	0.00	5,236.61
				Ending Balance			119,106.37
1073-000 Accounts Receivable - Assessments				Beginning Balance			30,228.24
				Sub Ledger Activity		6,264.22	
				Account Total	0.00	6,264.22	-6,264.22
				Ending Balance			23,964.02
1075-000 Accounts Receivable Other				Beginning Balance			1,825.00
				Sub Ledger Activity		400.00	
				Account Total	0.00	400.00	-400.00
				Ending Balance			1,425.00
1110-000 Prepaid Insurance				Beginning Balance			20,111.85
				Ending Balance			20,111.85
2010-000 Accounts Payable				Beginning Balance			-325.00
				Ending Balance			-325.00
2030-000 Security Deposits				Beginning Balance			-2,500.00

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
	RCP	00607886	08/07/2025	RM Cash Proc Post		500.00	
				Account Total	0.00	500.00	-500.00
				Ending Balance			-3,000.00
2100-000	Deferred Maint Income LP - Deferred Maint.	JER 00030209	08/01/2025	Beginning Balance			-76,869.33
				LP - Deferred Maint.	38,434.67		
				Account Total	38,434.67	0.00	38,434.67
				Ending Balance			-38,434.66
2200-000	Owner Prepayments			Beginning Balance			-11,935.98
				Sub Ledger Activity		1,317.66	
				Account Total	0.00	1,317.66	-1,317.66
				Ending Balance			-13,253.64
2496-000	Reserve - General Reserve	JER 00030210	08/01/2025	Beginning Balance			-54,221.43
				LP-Reserve		5,000.00	
				Account Total	0.00	5,000.00	-5,000.00
				Ending Balance			-59,221.43
2496-029	Reserve - Unallocated			Beginning Balance			-54,468.68
				Ending Balance			-54,468.68
2499-000	Reserve - Interest/Service Charge			Beginning Balance			-5,179.65
	Valley#0176 Interest	JE 00138842	08/31/2025	Aug Bank Rec		236.61	
				Account Total	0.00	236.61	-236.61
				Ending Balance			-5,416.26
2550-000	Retained Earnings			Beginning Balance			-33,275.23
				Ending Balance			-33,275.23
3010-000	Maintenance Fees LP - Deferred Maint.	JER 00030209	08/01/2025	Beginning Balance			-268,911.67
				LP - Deferred Maint.		38,434.67	
		RCR 00607740	08/06/2025	RM Credits	25.00		
		RCR 00607742	08/06/2025	RM Credits	25.00		
		RCR 00607743	08/06/2025	RM Credits	25.00		
		RCR 00607744	08/06/2025	RM Credits	21.00		
		RCR 00607747	08/06/2025	RM Credits	24.00		
		RCR 00607748	08/06/2025	RM Credits	25.00		
		RCR 00607749	08/06/2025	RM Credits	25.00		
		RCR 00607751	08/06/2025	RM Credits	25.00		
		RCR 00607752	08/06/2025	RM Credits	25.00		
		RCR 00607753	08/06/2025	RM Credits	25.00		
		RCR 00607755	08/06/2025	RM Credits	25.00		
		RCR 00607757	08/06/2025	RM Credits	25.00		
		RCR 00607759	08/06/2025	RM Credits	25.00		
		RCR 00607760	08/06/2025	RM Credits	25.00		
		RCR 00607761	08/06/2025	RM Credits	25.00		
		RCR 00607763	08/06/2025	RM Credits	24.98		
		RCR 00607765	08/06/2025	RM Credits	9.00		
		RCR 00607766	08/06/2025	RM Credits	19.00		
		RCR 00607768	08/06/2025	RM Credits	25.00		
		RCR 00607770	08/06/2025	RM Credits	25.00		
		RCR 00607772	08/06/2025	RM Credits	25.00		
				Account Total	497.98	38,434.67	-37,936.69
				Ending Balance			-306,848.36
3040-000	Late Fees			Beginning Balance			-4,925.00
		RCR 00607741	08/06/2025	RM Credits	25.00		
		RCR 00607745	08/06/2025	RM Credits	25.00		
		RCR 00607746	08/06/2025	RM Credits	25.00		
		RCR 00607756	08/06/2025	RM Credits	25.00		
		RCR 00607758	08/06/2025	RM Credits	25.00		
		RCR 00607762	08/06/2025	RM Credits	25.00		
		RCR 00607767	08/06/2025	RM Credits	25.00		
		RCR 00607769	08/06/2025	RM Credits	25.00		
		RCR 00607771	08/06/2025	RM Credits	25.00		
		RCR 00611418	08/31/2025	RM Credits	75.00		
				Account Total	300.00	0.00	300.00
				Ending Balance			-4,625.00
3041-000	Interest on Maintenance			Beginning Balance			-435.35

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Ending Balance			-435.35
3042-000	Keys, Clickers, Stickers			Beginning Balance			-955.00
	Transponder	RCP 00608796	08/15/2025	RM Cash Proc Post		20.00	
	Pool Key /Decal	RCP 00609591	08/25/2025	RM Cash Proc Post		65.00	
				Account Total	0.00	85.00	-85.00
				Ending Balance			-1,040.00
3055-000	Other Income			Beginning Balance			-100.00
				Ending Balance			-100.00
3510-000	Insurance Claims			Beginning Balance			-3,239.50
				Ending Balance			-3,239.50
5020-000	Lawn Maintenance Contract			Beginning Balance			76,800.00
	6/30/2025-Inv#PKL500	AVC 00394636	08/11/2025	5th Avenue Landscapi	12,800.00		
	7/31/2025-MONTHLY	AVC 00394638	08/11/2025	5th Avenue Landscapi	12,800.00		
	LAWN CONTRACT Inv#						
	PKL524						
				Account Total	25,600.00	0.00	25,600.00
				Ending Balance			102,400.00
5021-000	Landscaping			Beginning Balance			1,280.00
	replace 9 plants located at	AVC 00395680	08/25/2025	5th Avenue Landscapi	395.00		
	Mecca Blvd PKL518						
	New Plants 18 Trinettes	AVC 00395684	08/25/2025	5th Avenue Landscapi	415.56		
	PKL520						
	Red Mulch 3 Pallets for	AVC 00395688	08/25/2025	5th Avenue Landscapi	1,300.00		
	entrance PKL521						
				Account Total	2,110.56	0.00	2,110.56
				Ending Balance			3,390.56
5024-001	Pest Control & Fertilization			Beginning Balance			10,017.00
	8/12/25 pest control	AVC 00395691	08/25/2025	Southern Plant & Pes	1,431.00		
				Account Total	1,431.00	0.00	1,431.00
				Ending Balance			11,448.00
5051-000	Irrigation Repairs & Maintenance			Beginning Balance			10,080.00
	5th Avenue Irrigation	AVC 00395676	08/25/2025	5th Avenue Landscapi	550.00		
	Repair PKL501						
	Irrigation System repair	AVC 00395685	08/25/2025	5th Avenue Landscapi	235.00		
	PVC Break PKL522						
	Sprinkler Monthly Contract	AVC 00395686	08/25/2025	5th Avenue Landscapi	325.00		
	PKL525						
	POPUPS WERE	AVC 00395692	08/25/2025	5th Avenue Landscapi	540.00		
	REPLACED (Loc RD						
	PUMP. CLUB HOUSE						
	PUMP PKL526						
	Repaired shower pipe by	AVC 00395694	08/25/2025	5th Avenue Landscapi	290.00		
	swimming pool PKL550						
				Account Total	1,940.00	0.00	1,940.00
				Ending Balance			12,020.00
5060-000	Pool Contract			Beginning Balance			2,970.00
				Ending Balance			2,970.00
5061-000	Pool Maintenance & Repairs			Beginning Balance			2,840.00
	Filter and Installation,	AVC 00395701	08/25/2025	Top Notch Pool Servi	500.00		
	INV/2025/01198						
				Account Total	500.00	0.00	500.00
				Ending Balance			3,340.00
5075-000	Gate Repair, Maintenance & Supplies			Beginning Balance			4,238.26
	Any Kind of Fence - Pool	AVC 00394909	08/15/2025	Any Kind of Fence	425.00		
	Fence Repair						
	Diamond Gate - Gust gate	AVC 00395956	08/29/2025	Diamond Gate Supply	125.00		
	was stuck						
				Account Total	550.00	0.00	550.00
				Ending Balance			4,788.26

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
5100-000	General Repairs & Maintenance			Beginning Balance			6,478.20
	BUSY BEE - 052025	AVC 00395677	08/25/2025	Busy Bee Pressure	4,450.00		
	One time mailbox repair	AVC 00395695	08/25/2025	The Beautiful Mailbo	77.57		
	Video Monitoring System	AVC 00395702	08/25/2025	David Read	150.00		
				Account Total	4,677.57	0.00	4,677.57
				Ending Balance			11,155.77
5140-000	Janitorial Service Contract			Beginning Balance			1,625.00
	Pool area blown off; cleaned 2 bathrooms	AVC 00395697	08/25/2025	David Dicarlo	500.00		
	Maintenance MAY & JUN Services						
				Account Total	500.00	0.00	500.00
				Ending Balance			2,125.00
5150-006	Street Monitoring			Beginning Balance			1,669.20
	ALIDA OPERATING CO INC 77074, 7/29/25-8/11/25	AVC 00394637	08/11/2025	Alida Operating Co I	128.40		
	Parking Enforcement 7/1/25-7/14/25	AVC 00395696	08/25/2025	Alida Operating Co I	128.40		
	PARKING ENFORCEMENT 7/15/25-7/28/25	AVC 00395698	08/25/2025	Alida Operating Co I	128.40		
	#77142 GARING PARKIN	AVC 00395953	08/29/2025	Alida Operating Co I	128.40		
				Account Total	513.60	0.00	513.60
				Ending Balance			2,182.80
5210-000	Electric			Beginning Balance			11,203.55
	FPL#4112	JE 00137914	08/01/2025	ACH	32.05		
	FPL#2307	JE 00137915	08/01/2025	ACH	60.34		
	FPL#6098	JE 00137917	08/01/2025	ACH	338.39		
	FPL#3232	JE 00137918	08/01/2025	ACH	54.10		
	FPL#7180	JE 00138027	08/08/2025	ACH	570.31		
				Account Total	1,055.19	0.00	1,055.19
				Ending Balance			12,258.74
5220-000	Water & Sewer			Beginning Balance			862.50
	City of Coconut Cree	JE 00138460	08/01/2025	ACH	98.51		
	City of Coconut Cree	JE 00138846	08/05/2025	ACH	80.00		
	Annual Backflow Fee						
				Account Total	178.51	0.00	178.51
				Ending Balance			1,041.01
5230-000	Telephone			Beginning Balance			4,193.74
	AT&T#1802	JE 00138471	08/04/2025	ACH	454.55		
	AT&T	JE 00138850	08/27/2025	Aug Bank Rec	153.40		
				Account Total	607.95	0.00	607.95
				Ending Balance			4,801.69
5310-000	Management Fees			Beginning Balance			9,338.00
	LP-Mgmt & Storage	AVC 00393628	08/01/2025	Benchmark Property	1,334.00		
				Account Total	1,334.00	0.00	1,334.00
				Ending Balance			10,672.00
5312-000	Website Expense			Beginning Balance			1,320.00
	website services 202508	AVC 00395682	08/25/2025	Ricardo Cukier	220.00		
	Website Services JUL	AVC 00395700	08/25/2025	Ricardo Cukier	220.00		
	Annual Website Hosti	AVC 00395700	08/25/2025	Ricardo Cukier	300.00		
				Account Total	740.00	0.00	740.00
				Ending Balance			2,060.00
5315-000	Office Expenses			Beginning Balance			727.83
	LP-Mgmt & Storage	AVC 00393628	08/01/2025	Benchmark Property	36.00		
	Mike Immerman	AVC 00394910	08/15/2025	Michael Immerman	25.00		
	Reimbursement						
	Certification Class						
	Mike Wechsler	AVC 00394911	08/15/2025	Michael Wechsler	97.00		
	Reimbursement FL Board						
	Certification						

General Ledger LP Lakes at Parkland HOA For Dates 08/01/2025 to 08/31/2025
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For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
	Office expenses	AVC 00395689	08/25/2025	Benchmark Property M	12.80		
	Office expenses	AVC 00395693	08/25/2025	Benchmark Property M	569.12		
	Office expenses	AVC 00395699	08/25/2025	Benchmark Property M	64.38		
				Account Total	804.30	0.00	804.30
				Ending Balance			1,532.13
5321-000	Legal Fees			Beginning Balance			485.00
	Legal Fees	AVC 00395703	08/25/2025	Tripp Scott, P.A.	1,031.35		
	Legal Fees	AVC 00395959	08/29/2025	Tripp Scott, P.A.	150.00		
				Account Total	1,181.35	0.00	1,181.35
				Ending Balance			1,666.35
5321-003	Administrative Cost			Beginning Balance			500.00
				Ending Balance			500.00
5325-000	Master Association Costs			Beginning Balance			13,328.35
				Ending Balance			13,328.35
5330-000	Insurance			Beginning Balance			32,698.62
				Ending Balance			32,698.62
5335-000	License, Permits, Fees			Beginning Balance			501.25
	License #0357 * Business	AVC 00394639	08/11/2025	City of Parkland	115.00		
	Tax Receipt, 10/1/25-9/30/26						
				Account Total	115.00	0.00	115.00
				Ending Balance			616.25
5696-000	Reserve - General			Beginning Balance			35,000.00
	LP-Reserve #0176	AVC 00393737	08/01/2025	Lakes at Parkland HO	5,000.00		
				Account Total	5,000.00	0.00	5,000.00
				Ending Balance			40,000.00
				Entity Totals	101,077.19	101,077.19	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	00393628 <u>Description</u> LP-Mgmt & Storage	08/01/2025	1,370.00	0.00	LP001 <u>Entity</u> LP	002230 <u>Account</u> 5310-000	C	08/01/2025 <u>Invoice</u> RV0000092500 17	1,370.00 <u>Dist.Amount</u> 1,334.00 36.00
	Lakes at Parkland HOA	LP-Mgmt & Storage				LP	5315-000		RV0000092500 17	
L1532	Lakes at Parkland HOA <u>Community</u> Lakes at Parkland HOA	00393737 <u>Description</u> LP-Reserve #0176	08/01/2025	5,000.00	0.00	LP001 <u>Entity</u> LP	002231 <u>Account</u> 5696-000	C	08/01/2025 <u>Invoice</u> RV0000128400 13	5,000.00 <u>Dist.Amount</u> 5,000.00
A3689	Alida Operating Co Inc <u>Community</u> Lakes at Parkland HOA	00394637 <u>Description</u> ALIDA OPERATING CO INC 77074, 7/29/25-8/11/25	08/11/2025	128.40	0.00	LP001 <u>Entity</u> LP	002232 <u>Account</u> 5150-006	C	08/11/2025 <u>Invoice</u> 77074	128.40 <u>Dist.Amount</u> 128.40
C2380	City of Parkland <u>Community</u> Lakes at Parkland HOA	00394639 <u>Description</u> License #0357 * Business Tax Receipt, 10/1/25-9/30/26	08/11/2025	115.00	0.00	LP001 <u>Entity</u> LP	002233 <u>Account</u> 5335-000	C	08/11/2025 <u>Invoice</u> LP-070125	115.00 <u>Dist.Amount</u> 115.00
F1364	5th Avenue Landscaping <u>Community</u> Lakes at Parkland HOA	00394636 <u>Description</u> 6/30/2025-Inv#PKL500	08/11/2025	12,800.00	0.00	LP001 <u>Entity</u> LP	002234 <u>Account</u> 5020-000	C	08/11/2025 <u>Invoice</u> PKL500	12,800.00 <u>Dist.Amount</u> 12,800.00
F1364	5th Avenue Landscaping <u>Community</u> Lakes at Parkland HOA	00394638 <u>Description</u> 7/31/2025-MONTHLY LAWN CONTRACT Inv# PKL524	08/11/2025	12,800.00	0.00	LP001 <u>Entity</u> LP	002234 <u>Account</u> 5020-000	C	08/11/2025 <u>Invoice</u> PKL524	12,800.00 <u>Dist.Amount</u> 12,800.00
A3767	Any Kind of Fence <u>Community</u> Lakes at Parkland HOA	00394909 <u>Description</u> Any Kind of Fence - Pool Fence Repair	08/15/2025	425.00	0.00	LP001 <u>Entity</u> LP	002235 <u>Account</u> 5075-000	C	08/15/2025 <u>Invoice</u> LP-081125	425.00 <u>Dist.Amount</u> 425.00
M581	Michael Wechsler <u>Community</u> Lakes at Parkland HOA	00394911 <u>Description</u> Mike Wechsler Reimbursement FL Board Certification	08/15/2025	97.00	0.00	LP001 <u>Entity</u> LP	002236 <u>Account</u> 5315-000	C	08/15/2025 <u>Invoice</u> 0154307846	97.00 <u>Dist.Amount</u> 97.00
M582	Michael Immerman <u>Community</u> Lakes at Parkland HOA	00394910 <u>Description</u> Mike Immerman Reimbursement Certification Class	08/15/2025	25.00	0.00	LP001 <u>Entity</u> LP	002237 <u>Account</u> 5315-000	C	08/15/2025 <u>Invoice</u> 71825	25.00 <u>Dist.Amount</u> 25.00
A3689	Alida Operating Co Inc <u>Community</u> Lakes at Parkland HOA	00395696 <u>Description</u> Parking Enforcement 7/1/25-7/14/25	08/25/2025	128.40	0.00	LP001 <u>Entity</u> LP	002240 <u>Account</u> 5150-006	C	08/25/2025 <u>Invoice</u> 76913	128.40 <u>Dist.Amount</u> 128.40
A3689	Alida Operating Co Inc <u>Community</u> Lakes at Parkland HOA	00395698 <u>Description</u> PARKING ENFORCEMENT 7/15/25- 7/28/25	08/25/2025	128.40	0.00	LP001 <u>Entity</u> LP	002240 <u>Account</u> 5150-006	C	08/25/2025 <u>Invoice</u> 76989	128.40 <u>Dist.Amount</u> 128.40
B1000	Benchmark Property Mgmt. <u>Community</u> Lakes at Parkland HOA	00395689 <u>Description</u> Office expenses	08/25/2025	12.80	0.00	LP001 <u>Entity</u> LP	002241 <u>Account</u> 5315-000	C	08/25/2025 <u>Invoice</u> 00391510a	12.80 <u>Dist.Amount</u> 12.80
B1000	Benchmark Property Mgmt. <u>Community</u> Lakes at Parkland HOA	00395693 <u>Description</u> Office expenses	08/25/2025	569.12	0.00	LP001 <u>Entity</u> LP	002242 <u>Account</u> 5315-000	C	08/25/2025 <u>Invoice</u> 00391511a	569.12 <u>Dist.Amount</u> 569.12
B1000	Benchmark Property Mgmt. <u>Community</u> Lakes at Parkland HOA	00395699 <u>Description</u> Office expenses	08/25/2025	64.38	0.00	LP001 <u>Entity</u> LP	002243 <u>Account</u> 5315-000	C	08/25/2025 <u>Invoice</u> 00391488	64.38 <u>Dist.Amount</u> 64.38

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
B1282	Busy Bee Pressure	00395677	08/25/2025	4,450.00	0.00	LP001	002244	C	08/25/2025	4,450.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	BUSY BEE - 052025				LP	5100-000		052025	4,450.00
D1527	David Read	00395702	08/25/2025	150.00	0.00	LP001	002245	C	08/25/2025	150.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Video Monitoring System				LP	5100-000		LAP06292025	150.00
D1528	David Dicarlo, LLC.	00395697	08/25/2025	500.00	0.00	LP001	002246	C	08/25/2025	500.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Pool area blown off; cleaned 2 bathrooms Maintenance MAY & JUN Services				LP	5140-000		LP-071125	500.00
F1364	5th Avenue Landscaping	00395676	08/25/2025	550.00	0.00	LP001	002247	C	08/25/2025	550.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	5th Avenue Irrigation Repair PKL501				LP	5051-000		PKL501	550.00
F1364	5th Avenue Landscaping	00395680	08/25/2025	395.00	0.00	LP001	002247	C	08/25/2025	395.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	replace 9 plants located at Mecca Blvd PKL518				LP	5021-000		PKL518	395.00
F1364	5th Avenue Landscaping	00395684	08/25/2025	415.56	0.00	LP001	002247	C	08/25/2025	415.56
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	New Plants 18 Trinettes PKL520				LP	5021-000		PKL520	415.56
F1364	5th Avenue Landscaping	00395685	08/25/2025	235.00	0.00	LP001	002247	C	08/25/2025	235.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Irrigation System repair PVC Break PKL522				LP	5051-000		PKL522	235.00
F1364	5th Avenue Landscaping	00395686	08/25/2025	325.00	0.00	LP001	002247	C	08/25/2025	325.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Sprinkler Monthly Contract PKL525				LP	5051-000		PKL525	325.00
F1364	5th Avenue Landscaping	00395688	08/25/2025	1,300.00	0.00	LP001	002247	C	08/25/2025	1,300.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Red Mulch 3 Pallets for entrance PKL521				LP	5021-000		PKL521	1,300.00
F1364	5th Avenue Landscaping	00395692	08/25/2025	540.00	0.00	LP001	002247	C	08/25/2025	540.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	POPUPS WERE REPLACED (Loc RD PUMP. CLUB HOUSE PUMP PKL526				LP	5051-000		PKL526	540.00
F1364	5th Avenue Landscaping	00395694	08/25/2025	290.00	0.00	LP001	002247	C	08/25/2025	290.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Repaired shower pipe by swimming pool PKL550				LP	5051-000		PKL550	290.00
R1636	Ricardo Cukier	00395682	08/25/2025	220.00	0.00	LP001	002248	C	08/25/2025	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 202508				LP	5312-000		202508	220.00
R1636	Ricardo Cukier	00395700	08/25/2025	520.00	0.00	LP001	002248	C	08/25/2025	520.00
	<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 JUL				LP	5312-000		202507	220.00
	Lakes at Parkland HOA	Annual Website Hosti				lp	5312-000		202507	300.00
S3452	Southern Plant and	00395691	08/25/2025	1,431.00	0.00	LP001	002249	C	08/25/2025	1,431.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	8/12/25 pest control				LP	5024-001		08122025Lp	1,431.00
T1030	Top Notch Pool Service	00395701	08/25/2025	500.00	0.00	LP001	002250	C	08/25/2025	500.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Filter and Installation, INV/2025/01198				LP	5061-000		V/2025/01198	500.00

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
T1221	The Beautiful Mailbox Co	00395695	08/25/2025	77.57	0.00	LP001	002251	C	08/25/2025	77.57
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	One time mailbox repair				LP	5100-000		178476	77.57
T1224	Tripp Scott, P.A.	00395703	08/25/2025	1,031.35	0.00	LP001	002252	C	08/25/2025	1,031.35
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Legal Fees				LP	5321-000		1lp	1,031.35
A3689	Alida Operating Co Inc	00395953	08/29/2025	128.40	0.00	LP001	002253	C	08/29/2025	128.40
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	#77142 GARING PARKIN				LP	5150-006		77142	128.40
D1107	Diamond Gate Supply LLC	00395956	08/29/2025	125.00	0.00	LP001	002254	C	08/29/2025	125.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Diamond Gate - Gust gate was stuck				LP	5075-000		18241	125.00
T1224	Tripp Scott, P.A.	00395959	08/29/2025	150.00	0.00	LP001	002255	C	08/29/2025	150.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Legal Fees				LP	5321-000		07312025	150.00
	Totals			46,997.38	0.00					46,997.38

Computer Checks: 46,997.38
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		07/07/2025	-50.00		-50.00		
5947	01 C	Fred Pollino Kelly Newman				0.00					
			LC	Late Charge		07/11/2025	25.00		25.00		
			AQ	Assessment-Quarterly		07/01/2025	994.00			994.00	
				Resident Totals			1,019.00	0.00	25.00	994.00	0.00
5952	01 C	Luke Uk Hur Christina Lee				0.00					
			LC	Late Charge		07/11/2025	25.00		25.00		
			AQ	Assessment-Quarterly		07/01/2025	25.00			25.00	
				Resident Totals			50.00	0.00	25.00	25.00	0.00
5954	01 C	Steve Rossman Stacey Rossman				0.00					
			AQ	Lckbx Pmt		06/20/2025	-25.00			-25.00	
5957	01 C	Jonathan Fraysure Meredithy Fraysure				0.00					
			LC	Late Charge		07/11/2025	25.00		25.00		
			AQ	Assessment-Quarterly		07/01/2025	994.00			994.00	
			AQ	Assessment-Quarterly		04/01/2025	994.00				994.00
			AQ	Assessment-Quarterly		01/01/2025	25.00				25.00
				Resident Totals			2,038.00	0.00	25.00	994.00	1,019.00
5972	01 C	Adam Smiley Jessica Smiley				0.00					
		COLL-TRIPP	LC	Late Charge		07/11/2025	25.00		25.00		
			AQ	Assessment-Quarterly		07/01/2025	994.00			994.00	
			LC	Late Charge		04/11/2025	25.00				25.00
			AQ	Assessment-Quarterly		04/01/2025	994.00				994.00
			LC	Late Charge		01/11/2025	25.00				25.00
			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
			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			6,657.00	0.00	25.00	994.00	5,638.00
5974	01 C	Kamil Sanaulla Asifa Sanaulla				0.00					
			LC	Late Charge		07/11/2025	25.00		25.00		
			AQ	Assessment-Quarterly		07/01/2025	50.00			50.00	
				Resident Totals			75.00	0.00	25.00	50.00	0.00
5977	01 C	David Rubin Elise Rubin				0.00					
			AQ	Assessment-Quarterly		07/01/2025	71.00			71.00	
5982	01 C	Charles Shollenberger Angel Shollenberger				0.00					
			AQ	Lckbx Pmt		07/03/2025	-694.00		-694.00		
			AQ	Opening Balance		01/31/2024	-25.00				-25.00
				Resident Totals			-719.00	0.00	-694.00	0.00	-25.00
5987	01 C	Shannon Scott Bamon Scott				0.00					
			AQ	Lckbx Pmt		08/01/2025	-41.66		-41.66		
			AQ	Lckbx Pmt		08/01/2025	-994.00		-994.00		
				Resident Totals			-1,035.66	0.00	-1,035.66	0.00	0.00
5992	01 C	Edward Eberts				0.00					
			LC	Late Charge		07/11/2025	25.00		25.00		

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
				AQ	Assessment-Quarterly		07/01/2025	149.00			149.00	
					Resident Totals			174.00	0.00	25.00	149.00	0.00
6007	01	C	Craig Cottrell Katherine Cottrell				0.00					
				AQ	Lckbx Pmt		07/18/2025	-60.00		-60.00		
6017	01	C	Anny Pincetti Douglas Smith				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	50.00			50.00	
					Resident Totals			75.00	0.00	25.00	50.00	0.00
6025	01	C	Mauro Pereira Ana Cordeiro				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	994.00			994.00	
				LC	Late Charge		04/11/2025	25.00				25.00
				AQ	Assessment-Quarterly		04/01/2025	25.00				25.00
					Resident Totals			1,069.00	0.00	25.00	994.00	50.00
6032	01	P	Demetrious Alexiou Denice Alexiou		08/15/2025		0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Lckbx Pmt		07/11/2025	-875.00		-875.00		
					Resident Totals			-850.00	0.00	-850.00	0.00	0.00
6045	01	C	John Yuen Patricia Yuen				0.00					
				AQ	Opening Balance		01/31/2024	-80.00				-80.00
6057	01	C	Timothy Kardok				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	994.00			994.00	
					Resident Totals			1,019.00	0.00	25.00	994.00	0.00
6062	01	C	Randall Zeltwanger Kimberly Zeltwanger				0.00					
				AQ	Lckbx Pmt		06/20/2025	-25.00			-25.00	
6065	01	C	E. Machado K. Camargo				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	144.00			144.00	
					Resident Totals			169.00	0.00	25.00	144.00	0.00
6067	01	C	Sharon Bilu				0.00					
				AQ	Lckbx Pmt		08/12/2025	-332.00	-332.00			
				AQ	Lckbx Pmt		07/14/2025	-332.00		-332.00		
				AQ	Lckbx Pmt		06/12/2025	-71.98			-71.98	
					Resident Totals			-735.98	-332.00	-332.00	-71.98	0.00
7533	01	C	Joshua Velez Megham Velez				0.00					
				AQ	Lckbx Pmt		07/09/2025	-18.00		-18.00		
7541	01	C	Laura Anne Royle				0.00					
				AQ	Lckbx Pmt		12/11/2024	-994.00				-994.00
7548	01	C	Armindo Alves Patricia Alves				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	50.00			50.00	
					Resident Totals			75.00	0.00	25.00	50.00	0.00
7568	01	C	Rebecca Fuhrman Frederick Fuhrman				0.00					
				AQ	Assessment-Quarterly		07/01/2025	50.00			50.00	
7571	01	C	Theresa Murray				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
7576	02	C	Benjamin Heinrichs Rachel Bitman-Heinrichs		AQ Lckbx Pmt		07/21/2025	-919.00		-919.00		
						05/09/2025	500.00					
					LC Late Charge		07/11/2025	25.00		25.00		
					AQ Assessment-Quarterly		07/01/2025	6.00			6.00	
					Resident Totals			31.00	0.00	25.00	6.00	0.00
7583	01	C	Jeffrey Wernick Joy Ernick				0.00					
					AQ Lckbx Pmt		03/05/2025	-994.00				-994.00
7586	01	C	Prop Florida LP IH2				0.00					
					AQ Payment Recvd		05/19/2025	-218.00				-218.00
7588	01	C	Leon Burton Glorida Burton				0.00					
					LC Late Charge		07/11/2025	25.00		25.00		
					AQ Assessment-Quarterly		07/01/2025	25.00			25.00	
					Resident Totals			50.00	0.00	25.00	25.00	0.00
7591	01	C	Betty Bader				0.00					
					LC Late Charge		07/11/2025	25.00		25.00		
					AQ Assessment-Quarterly		07/01/2025	50.00			50.00	
					Resident Totals			75.00	0.00	25.00	50.00	0.00
7593	01	C	Billy Scott Valerie Scott				0.00					
					LC Late Charge		07/11/2025	25.00		25.00		
					AQ Assessment-Quarterly		07/01/2025	969.00			969.00	
					Resident Totals			994.00	0.00	25.00	969.00	0.00
7598	01	C	Arnold Obbey Nanotte Obbey				0.00					
					AQ Assessment-Quarterly		07/01/2025	75.00			75.00	
7606	01	C	Michael Immerman Julie Immerman				0.00					
					AQ Lckbx Pmt		07/03/2025	-25.00		-25.00		
7623	01	C	Mitchell Klein				0.00					
					LC Late Charge		07/11/2025	25.00		25.00		
					AQ Lckbx Pmt		07/11/2025	-600.00		-600.00		
					Resident Totals			-575.00	0.00	-575.00	0.00	0.00
7626	01	C	Alexander D'Angelo Alison D'Angelo				0.00					
					AQ Assessment-Quarterly		07/01/2025	75.00			75.00	
7628	01	C	Elaine Petrassi				0.00					
					AQ Assessment-Quarterly		07/01/2025	75.00			75.00	
7636	01	C	Ashley Gray Gail Gray				0.00					
					AQ Assessment-Quarterly		07/01/2025	75.00			75.00	
7638	01	C	Dana Simhon				0.00					
					AQ Lckbx Pmt		07/07/2025	-25.00		-25.00		
7643	01	C	Jonathan Motathey Johanna Motathey				0.00					
					LC Late Charge		07/11/2025	25.00		25.00		
					AQ Assessment-Quarterly		07/01/2025	994.00			994.00	
					AQ Assessment-Quarterly		04/01/2025	393.00				393.00
					Resident Totals			1,412.00	0.00	25.00	994.00	393.00
7646	01	C	Marvin Blankenship				0.00					

LP

Unit Space	R	Sts	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
			Tina Blankenship									
				AQ	Lckbx Pmt		07/07/2025	-735.00		-735.00		
7653	01	C	Robert Berger Luciana Berger				0.00					
				AQ	Assessment-Quarterly		07/01/2025	25.00			25.00	
7668	01	C	Suby Stephen				0.00					
				AQ	Assessment-Quarterly		07/01/2025	75.00			75.00	
7673	01	P	Nicholas Tate Jodi Tate		08/12/2025		0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	50.00			50.00	
					Resident Totals			75.00	0.00	25.00	50.00	0.00
7683	01	C	John Kelly Caterine Kelly				0.00					
				AQ	Lckbx Pmt		07/11/2025	-969.00		-969.00		
7686	01	C	Noam Silverman Lauren Silverman				0.00					
				AQ	Lckbx Pmt		07/01/2025	-706.00			-706.00	
				AQ	Opening Balance		01/31/2024	-187.00				-187.00
					Resident Totals			-893.00	0.00	0.00	-706.00	-187.00
7703	01	C	Carl Huberman Aura Huberman				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	742.20			742.20	
					Resident Totals			767.20	0.00	25.00	742.20	0.00
7713	01	C	M. Freedman L. Klein				0.00					
				AQ	Lckbx Pmt		02/18/2025	-994.00				-994.00
7716	01	C	Ernesto Alfaro Belkis Alfaro				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	994.00			994.00	
				AQ	Assessment-Quarterly		04/01/2025	25.00				25.00
					Resident Totals			1,044.00	0.00	25.00	994.00	25.00
7723	01	C	Sholom Lapidus Kreina Nechama Tiechtel-Lapidus COLL-TRIPP SCOTT				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	994.00			994.00	
				LC	Late Charge		04/11/2025	25.00				25.00
				AQ	Assessment-Quarterly		04/01/2025	994.00				994.00
				LC	Late Charge		01/11/2025	25.00				25.00
				AQ	Assessment-Quarterly		01/01/2025	994.00				994.00
				AQ	Assessment-Quarterly		10/01/2024	249.82				249.82
				AD	Administrative Cost		07/17/2024	225.00				225.00
					Resident Totals			3,531.82	0.00	25.00	994.00	2,512.82
7726	01	C	Richard Marks Eleanor Marks				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	50.00			50.00	
					Resident Totals			75.00	0.00	25.00	50.00	0.00
7763	01	C	Can Ye Man Liu				0.00					
				LC	Late Charge		07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly		07/01/2025	25.00			25.00	
					Resident Totals			50.00	0.00	25.00	25.00	0.00
7773	01	C	Bryce Landess Michelle Landess				0.00					
				AQ	Assessment-Quarterly		07/01/2025	75.00			75.00	
7783	02	C	Jeffrey Shapiro		09/09/2024		500.00					

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
				LC Late Charge		07/11/2025	25.00		25.00		
				AQ Assessment-Quarterly		07/01/2025	120.00			120.00	
				AM tr frm res 1		01/16/2025	-95.00				-95.00
				Resident Totals			50.00	0.00	25.00	120.00	-95.00
7786	01 C	Roychoudhury Shukla N. Shukla				0.00					
				LC Late Charge		07/11/2025	25.00		25.00		
				AQ Assessment-Quarterly		07/01/2025	550.00			550.00	
				Resident Totals			575.00	0.00	25.00	550.00	0.00
7793	01 C	Joy Belnavis				0.00					
				LC Late Charge		07/11/2025	25.00		25.00		
				AQ Assessment-Quarterly		07/01/2025	994.00			994.00	
				Resident Totals			1,019.00	0.00	25.00	994.00	0.00
7823	01 C	Irwin Adelman Jocelyn Adelman				0.00					
				LC Late Charge		07/11/2025	25.00		25.00		
				AQ Assessment-Quarterly		07/01/2025	16.00			16.00	
				Resident Totals			41.00	0.00	25.00	16.00	0.00
7826	01 C	Fiel Cabral Maria Dela Cruz				0.00					
				AQ Assessment-Quarterly		07/01/2025	75.00			75.00	
7833	01 C	Stefan Hester Rebecca Hester				0.00					
				LC Late Charge		07/11/2025	25.00		25.00		
				AQ Assessment-Quarterly		07/01/2025	994.00			994.00	
				AQ Assessment-Quarterly		04/01/2025	25.00				25.00
				Resident Totals			1,044.00	0.00	25.00	994.00	25.00
7843	01 C	Gregory Santoro Joan Santoro				0.00					
				AQ Assessment-Quarterly		07/01/2025	25.00			25.00	
				AM Lckbx Pmt		06/12/2024	-25.00				-25.00
				Resident Totals			0.00	0.00	0.00	25.00	-25.00
7846	01 C	Christopher Lewczyk Kelly Lewczyk				0.00					
				AQ Assessment-Quarterly		07/01/2025	75.00			75.00	
7853	01 C	Adil Sanaula Shaista Sanaula				0.00					
				AQ Assessment-Quarterly		07/01/2025	75.00			75.00	
7856	01 C	Martin Fetner Donna Fetner				0.00					
				LC Late Charge		07/11/2025	25.00		25.00		
				AQ Assessment-Quarterly		07/01/2025	25.00			25.00	
				Resident Totals			50.00	0.00	25.00	25.00	0.00
7863	01 C	Adam Offman Candis Offman				0.00					
				LC Late Charge		07/11/2025	25.00		25.00		
				AQ Assessment-Quarterly		07/01/2025	50.00			50.00	
				Resident Totals			75.00	0.00	25.00	50.00	0.00
7866	01 C	Roldney Pauleus				0.00					
				AQ Lckbx Pmt		03/25/2025	-1,294.00				-1,294.00
7873	01 C	Andy Anglin Charlene Anglin				0.00					
				AQ Lckbx Pmt		07/11/2025	-825.00		-825.00		
				LC Cr LC		05/20/2025	-25.00				-25.00
				Resident Totals			-850.00	0.00	-825.00	0.00	-25.00
7883	02 C	Mitchell Lemos Arlene Lemos		06/08/2025		500.00					

Delinquent & Prepaid Resident Report
LP Lakes at Parkland HOA
08/31/2025

LP

Unit Space	R Type	Sts	Resident Co-Resident	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
				CC							
				LC	Late Charge	07/11/2025	25.00		25.00		
				AQ	Assessment-Quarterly	07/01/2025	994.00			994.00	
					Resident Totals		1,019.00	0.00	25.00	994.00	0.00
				Entity	Totals Delinquent		25,389.02	0.00	800.00	14,926.20	9,662.82
					Prepays		-13,253.64	-332.00	-7,162.66	-827.98	-4,931.00
					Net		12,135.38	-332.00	-6,362.66	14,098.22	4,731.82
				AD	Administrative Cost		475.00	0.00	0.00	0.00	475.00
							0.00	0.00	0.00	0.00	0.00
				AM	Assessment-Monthly		0.00	0.00	0.00	0.00	0.00
							-120.00	0.00	0.00	0.00	-120.00
				AQ	Assessment-Quarterly		23,964.02	0.00	0.00	14,926.20	9,037.82
							-13,108.64	-332.00	-7,162.66	-827.98	-4,786.00
				LC	Late Charge		950.00	0.00	800.00	0.00	150.00
							-25.00	0.00	0.00	0.00	-25.00

Batch	GL Date	Bank	Name	Batch Total
00606669	08/01/2025	LP001	OP1 ValleyBnk #4986	3,317.34
00607886	08/07/2025	LP001	OP1 ValleyBnk #4986	1,544.00
00608448	08/12/2025	LP001	OP1 ValleyBnk #4986	332.00
00608796	08/15/2025	LP001	OP1 ValleyBnk #4986	766.56
00609143	08/19/2025	LP001	OP1 ValleyBnk #4986	1,044.00
00609591	08/25/2025	LP001	OP1 ValleyBnk #4986	65.00
00611415	08/01/2025	LP001	OP1 ValleyBnk #4986	700.00
Report Totals				7,768.90

Batch 00606669

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	08/01/25	994.00 00024353	CHG	AQ Assessment-Quarterly	927.34
						CHG	LC Late Charge	25.00
						PREP	AQ Assessment-Quarterly	41.66
LP-0001	5987	01 Shannon Scott	Lckbx Pmt	08/01/25	994.00 00024354	PREP	AQ Assessment-Quarterly	994.00
LP-0001	6037	01 Mieczyslaw Kasperski	Lckbx Pmt	08/01/25	998.00 00001676	CHG	AQ Assessment-Quarterly	973.00
						CHG	LC Late Charge	25.00
LP-0001	7633	01 R. Narayanan	Lckbx Pmt	08/01/25	331.34 93384028	CHG	AQ Assessment-Quarterly	306.34
						CHG	LC Late Charge	25.00
Batch Total				08/01/25	3,317.34			

Batch 00607886

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7561	01 Lois Gotti	EZ Abstract	08/07/25	50.00 20	CHG	AQ Assessment-Quarterly	25.00
						CHG	LC Late Charge	25.00
LP-0001	7561	01 Lois Gotti	EZ Abstract	08/07/25	994.00 19	CHG	AQ Assessment-Quarterly	994.00
LP-0001	7561	02 Aliaksandr Daineka	EZ Abstract	08/07/25	500.00 22	DEP	SD Security Deposit	500.00
			Batch Total	08/07/25	1,544.00			

Batch 00608448

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	08/12/25	332.00 00024588	PREP AQ	Assessment-Quarterly	332.00
			Batch Total	08/12/25	332.00			

Batch 00608796

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0000		LP - Common Area	Transponder	08/15/25	20.00 149	MISC	3042-000	20.00
LP-0001	7723	01 Sholom Lapidus	Tripp Scott PA	08/15/25	746.56 39651	CHG	AQ Assessment-Quarterly	121.38
						CHG	AD Administrative Cost	25.00
						CHG	AQ Assessment-Quarterly	600.18
			Batch Total	08/15/25	766.56			

Batch 00609143

Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7621	01 Ron Bilu	Lckbx Pmt	08/19/25	1,044.00 00025606	CHG	AQ Assessment-Quarterly	25.00
						CHG	AQ Assessment-Quarterly	994.00
						CHG	LC Late Charge	25.00
			Batch Total	08/19/25	1,044.00			

Batch 00609591
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0000		LP - Common Area	Pool Key /Decal	08/25/25	65.00 146	MISC	3042-000	65.00
			Batch Total	08/25/25	65.00			

Batch 00611415
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	5974	01 Kamil Sanaula	Bank Adjust 7/11 Dep	08/01/25	700.00 368	PREP AQ	Assessment-Quarterly	700.00
			Batch Total	08/01/25	700.00			

Batch 00611417
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	5974	01 Kamil Sanauulla	Trnsf to Unit 7733		-700.00 368	PREP	AQ Assessment-Quarterly	-700.00
LP-0001	7733	01 Kamil Sanauulla	Bank Adj July Pmt	08/01/25	700.00 368	CHG	AQ Assessment-Quarterly	700.00
			Batch Total	08/01/25	0.00			

Bank Balance As Of 08/31/2025	94,159.02
Deposit In Transit RM	1,609.00
Outstanding Checks AP	-13,687.68
Adjusted Bank Balance	82,080.34
Book Balance As Of 08/31/2025	82,080.34
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	82,080.34

Check	Date	Vendor	Type	Amount
002236	08/15/2025	M581 Michael Wechsler	C	97.00
002240	08/25/2025	A3689 Alida Operating Co Inc	C	256.80
002244	08/25/2025	B1282 Busy Bee Pressure	C	4,450.00
002245	08/25/2025	D1527 David Read	C	150.00
002246	08/25/2025	D1528 David Dicarlo, LLC.	C	500.00
002247	08/25/2025	F1364 5th Avenue Landscaping	C	4,050.56
002248	08/25/2025	R1636 Ricardo Cukier	C	740.00
002249	08/25/2025	S3452 Southern Plant and	C	1,431.00
002250	08/25/2025	T1030 Top Notch Pool Service	C	500.00
002251	08/25/2025	T1221 The Beautiful Mailbox Co	C	77.57
002252	08/25/2025	T1224 Tripp Scott, P.A.	C	1,031.35
002253	08/29/2025	A3689 Alida Operating Co Inc	C	128.40
002254	08/29/2025	D1107 Diamond Gate Supply LLC	C	125.00
002255	08/29/2025	T1224 Tripp Scott, P.A.	C	150.00
Report Total				13,687.68

Batch	Date	Description	Amount
00607886	08/07/2025	RM Cash Proc Post	1,544.00
00609591	08/25/2025	RM Cash Proc Post	65.00
		Bank Code Total	1,609.00



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

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425 M0656DDA083025084859 11 000000000 204251 002



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: 08/01/25 - 08/31/25

LAKES AT PARKLAND HOA INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$122,156.47		\$7,153.90		\$35,151.35		\$94,159.02

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$122,156.47
08/01	ACH CREDIT		\$994.00	\$123,150.47
	Lakes at Parklan OnlinePay 250801 14618			
08/01	CREDIT MEMO DP		\$700.00	\$123,850.47
	07/11 \$294/994.00			
08/01	LOCK BOX DEPOSIT		\$1,329.34	\$125,179.81
08/04	ACH CREDIT		\$1,988.00	\$127,167.81
	Lakes at Parklan OnlinePay 250804 14619			
08/06	ACH DEBIT	-\$32.05		\$127,135.76
	FPL DIRECT DEBIT ELEC PYMT 250806			
08/06	ACH DEBIT	-\$54.10		\$127,081.66
	FPL DIRECT DEBIT ELEC PYMT 250806			
08/06	ACH DEBIT	-\$60.34		\$127,021.32
	FPL DIRECT DEBIT ELEC PYMT 250806			
08/06	ACH DEBIT	-\$338.39		\$126,682.93
	FPL DIRECT DEBIT ELEC PYMT 250806			
08/07	CHECK 2230	-\$1,370.00		\$125,312.93
08/13	ACH CREDIT		\$332.00	\$125,644.93
	Lakes at Parklan OnlinePay 250813 14631			
08/15	CHECK 2234	-\$25,600.00		\$100,044.93
08/19	DEPOSIT		\$766.56	\$100,811.49
08/19	CHECK 2232	-\$128.40		\$100,683.09
08/19	CHECK 2231	-\$5,000.00		\$95,683.09
08/20	ACH CREDIT		\$1,044.00	\$96,727.09
	Lakes at Parklan OnlinePay 250820 15636			
08/20	ACH DEBIT	-\$570.31		\$96,156.78

Have Questions? 800-522-4100

valley.com

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

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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	FPL DIRECT DEBIT ELEC PYMT 250820			
08/20	CHECK 2233	-\$115.00		\$96,041.78
08/20	CHECK 2235	-\$425.00		\$95,616.78
08/21	ACH DEBIT	-\$178.51		\$95,438.27
	CITY OF COCONUT BILLPAY 250821			
08/21	CHECK 2237	-\$25.00		\$95,413.27
08/22	ACH DEBIT	-\$454.55		\$94,958.72
	ATT PAYMENT 250822			
08/26	CHECK 2241	-\$12.80		\$94,945.92
08/26	CHECK 2242	-\$569.12		\$94,376.80
08/27	ACH DEBIT	-\$153.40		\$94,223.40
	ATT PAYMENT 250827			
08/28	CHECK 2243	-\$64.38		\$94,159.02
Ending Balance				\$94,159.02

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
08/07	2230	\$1,370.00	08/20	2235	\$425.00
08/19	2231	\$5,000.00	08/21	2237*	\$25.00
08/19	2232	\$128.40	08/26	2241*	\$12.80
08/20	2233	\$115.00	08/26	2242	\$569.12
08/15	2234	\$25,600.00	08/28	2243	\$64.38

(*) 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

87845 0100850 0002-0004 204251



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

Account Number:
Statement Date:
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Check Images for Account XXXXXX4986

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

Date: 08/01/2025 Check: 002230 Pay This Amount: \$*****1,370.00

One Thousand Three Hundred Seventy and no/100 DOLLARS*****

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

Authorized Signature: [Signature]

#002230# ⑆021201383⑆ 42904986#

08/07/2025 # 2230 \$1,370.00

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

Date: 08/15/2025 Check: 002235 Pay This Amount: \$*****425.00

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

Pay to the order of
Any Kind of Fence

Authorized Signature: [Signature]

#002235# ⑆021201383⑆ 42904986#

08/20/2025 # 2235 \$425.00

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

Date: 08/01/2025 Check: 002231 Pay This Amount: \$*****5,000.00

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

Pay to the order of
Lakes at Parkland HOA

Authorized Signature: [Signature]

#002231# ⑆021201383⑆ 42904986#

08/19/2025 # 2231 \$5,000.00

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

Date: 08/15/2025 Check: 002237 Pay This Amount: \$*****25.00

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

Pay to the order of
Michael Bowman
1604 NW 16th Lane
Parkland, FL 33067

Authorized Signature: [Signature]

#002237# ⑆021201383⑆ 42904986#

08/21/2025 # 2237 \$25.00

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

Date: 08/14/2025 Check: 002232 Pay This Amount: \$*****128.40

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

Pay to the order of
Atlas Operating Co Inc

Authorized Signature: [Signature]

#002232# ⑆021201383⑆ 42904986#

08/19/2025 # 2232 \$128.40

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

Date: 08/25/2025 Check: 002241 Pay This Amount: \$*****12.80

Twelve and 80/100 DOLLARS*****

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

Authorized Signature: [Signature]

#002241# ⑆021201383⑆ 42904986#

08/26/2025 # 2241 \$12.80

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

Date: 08/11/2025 Check: 002233 Pay This Amount: \$*****115.00

One Hundred Fifteen and no/100 DOLLARS*****

Pay to the order of
City of Parkland
4600 University Dr.
Parkland, FL 33067

Authorized Signature: [Signature]

#002233# ⑆021201383⑆ 42904986#

08/20/2025 # 2233 \$115.00

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

Date: 08/25/2025 Check: 002242 Pay This Amount: \$*****569.12

Five Hundred Sixty-Nine and 12/100 DOLLARS*****

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

Authorized Signature: [Signature]

#002242# ⑆021201383⑆ 42904986#

08/26/2025 # 2242 \$569.12

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

Date: 08/11/2025 Check: 002234 Pay This Amount: \$*****25,600.00

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

Pay to the order of
J&A Avenue Landscaping
410 N. University Drive
Coral Springs, FL 33071

Authorized Signature: [Signature]

#002234# ⑆021201383⑆ 42904986#

08/15/2025 # 2234 \$25,600.00

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

Date: 08/25/2025 Check: 002243 Pay This Amount: \$*****64.38

Sixty-Four and 38/100 DOLLARS*****

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

Authorized Signature: [Signature]

#002243# ⑆021201383⑆ 42904986#

08/28/2025 # 2243 \$64.38

87845 0100851 0003-0004 204251





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.

Bank Balance As Of 08/31/2025	119,106.37
Adjusted Bank Balance	119,106.37
Book Balance As Of 08/31/2025	119,106.37
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	119,106.37

Batch	Date	Description	Amount
		Bank Code Total	0.00



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

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1390 M0656DDA083025084859 01 000000000 117796 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

1390 0001390 0001-0002 117796

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX0176

SUMMARY FOR THE PERIOD: 08/01/25 - 08/31/25

LAKES AT PARKLAND HOA INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$113,869.76		\$5,236.61		\$0.00		\$119,106.37

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$113,869.76
08/19	DEPOSIT		\$5,000.00	\$118,869.76
08/31	INTEREST CREDIT		\$236.61	\$119,106.37
Ending Balance				\$119,106.37

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$115,966.00	Annual % Yield Earned	2.43%
Year-to-Date Interest Paid	\$1,577.82	Interest Paid	\$236.61

OVERDRAFT FEES

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





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

Account Number:
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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.

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

1390 0001390 0002-0002 117796

