



Matt Jelinek
Principle, CAM, Realtor®
BPO & REO Certified

Ph/Text: 608-843-4648
Email: Matt@AMP—Florida.com
Web: AMP—Florida.com

FINANCIAL REPORTS

Centra Falls Homeowners Association, Inc.

January 2026

More than Management . . . A Partner

2436 North Federal Highway Suite 205 | Lighthouse Point, FL 33064-6854



Balance Sheet

As of 1/31/2026, Cash Basis

Prepared By: Association
Management Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Centra Falls Homeowners Association, Inc.

Assets

Current Asset

CFHOA 01 - Operations (Chase)	30,455.90
CFHOA 01 - Operations (Chase) - Pending EFTs	3,916.16
CFHOA 02 - Reserves	42,355.64
CFHOA 03 — Escrow	13,536.29
CFHOA 04 — SETTLEMENT	2,558,879.46
Total Current Asset	\$2,649,143.45

Total Assets

\$2,649,143.45

Liabilities

Current Liability

Security Deposit Liability	3,650.00
Total Current Liability	\$3,650.00

Total Liabilities

\$3,650.00

Equity

Net Income	8,067.21
Opening Balance Equity	2,548,552.93
Reserves (Equity Transfer)	(3,650.00)
Retained Earnings	92,523.31
Total Equity	\$2,645,493.45

Total Liabilities & Equity

\$2,649,143.45



Budget vs. Actuals

Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Centra Falls Homeowners Association, Inc. - Association level - CFHOA FY2026

Account	1/1/2026 - 1/31/2026				1/1/2026 - 12/31/2026			
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget
Income								
Association Fee Income (Regular Dues)	35,635.85	28,434.75	7,201.10	125.32 %	43,989.17	341,217.00	(297,227.83)	12.89 %
Bank Interest	3,973.66	1,535.00	2,438.66	258.87 %	3,973.66	18,420.00	(14,446.34)	21.57 %
INCOME > Special Assessment	2,246.17	0.00	2,246.17	--	2,893.98	0.00	2,893.98	--
Late Fee Income	250.00	0.00	250.00	--	250.00	0.00	250.00	--
Other Income	0.00	1,416.67	(1,416.67)	0.00 %	0.00	17,000.00	(17,000.00)	0.00 %
RESERVES — Income	0.00	1,780.92	(1,780.92)	0.00 %	0.00	21,371.00	(21,371.00)	0.00 %
Total for Income	\$42,105.68	\$33,167.33	\$8,938.35	126.95 %	\$51,106.81	\$398,008.00	(\$346,901.19)	12.84 %
Expense								
ACCESS								
Access - Software	0.00	251.00	(251.00)	0.00 %	0.00	3,012.00	(3,012.00)	0.00 %
Total for ACCESS	\$0.00	\$251.00	(\$251.00)	0.00 %	\$0.00	\$3,012.00	(\$3,012.00)	0.00 %
ADMINISTRATION								
Admin - Bank Fees	50.00	0.00	50.00	--	50.00	0.00	50.00	--
Admin - Legal & Professional Fees	150.05	416.67	(266.62)	36.01 %	150.05	5,000.00	(4,849.95)	3.00 %
Admin - Licenses, Permits	0.00	91.67	(91.67)	0.00 %	0.00	1,100.00	(1,100.00)	0.00 %
Admin - Management Fees	1,400.00	1,400.00	0.00	100.00 %	2,800.00	16,800.00	(14,000.00)	16.67 %
Admin - Postage/Mailing	0.00	72.92	(72.92)	0.00 %	0.00	875.00	(875.00)	0.00 %
Admin - Website	42.00	35.42	6.58	118.59 %	42.00	425.00	(383.00)	9.88 %
Total for ADMINISTRATION	\$1,642.05	\$2,016.67	(\$374.62)	81.42 %	\$3,042.05	\$24,200.00	(\$21,157.95)	12.57 %
CONTINGENCY	0.00	0.42	(0.42)	0.00 %	0.00	5.00	(5.00)	0.00 %
FIRE								
Fire - Alarm Monitoring	344.91	75.00	269.91	459.88 %	344.91	900.00	(555.09)	38.32 %
Fire - Alarm Repairs	0.00	91.67	(91.67)	0.00 %	0.00	1,100.00	(1,100.00)	0.00 %



Budget vs. Actuals

Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Account	1/1/2026 - 1/31/2026				1/1/2026 - 12/31/2026			
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget
Total for FIRE	\$344.91	\$166.67	\$178.24	206.95 %	\$344.91	\$2,000.00	(\$1,655.09)	17.25 %
INSURANCE (ALL)								
INSURANCE (ALL) - Other	9,984.32	12,083.33	(2,099.01)	82.63 %	9,984.32	145,000.00	(135,015.68)	6.89 %
Total for INSURANCE (ALL)	\$9,984.32	\$12,083.33	(\$2,099.01)	82.63 %	\$9,984.32	\$145,000.00	(\$135,015.68)	6.89 %
LANDSCAPING								
Landscaping - Lawn Cuts	0.00	6,250.00	(6,250.00)	0.00 %	0.00	75,000.00	(75,000.00)	0.00 %
LANDSCAPING - Other	5,488.33	0.00	5,488.33	--	5,488.33	0.00	5,488.33	--
Landscaping - Replacements	0.00	416.67	(416.67)	0.00 %	0.00	5,000.00	(5,000.00)	0.00 %
Landscaping - Rodent Control	0.00	166.67	(166.67)	0.00 %	0.00	2,000.00	(2,000.00)	0.00 %
Total for LANDSCAPING	\$5,488.33	\$6,833.33	(\$1,345.00)	80.32 %	\$5,488.33	\$82,000.00	(\$76,511.67)	6.69 %
POOL								
Pool - Regular Maintenance	489.25	500.00	(10.75)	97.85 %	978.50	6,000.00	(5,021.50)	16.31 %
Pool - Repair(s)	2,592.23	83.33	2,508.90	3,110.68 %	2,592.23	1,000.00	1,592.23	259.22 %
Total for POOL	\$3,081.48	\$583.33	\$2,498.15	528.25 %	\$3,570.73	\$7,000.00	(\$3,429.27)	51.01 %
R&M - Misc / Other	0.00	250.00	(250.00)	0.00 %	0.00	3,000.00	(3,000.00)	0.00 %
REPAIRS & MAINTENANCE								
R&M - Access	539.90	300.00	239.90	179.97 %	809.90	3,600.00	(2,790.10)	22.50 %
R&M - Electrical	2,085.00	416.67	1,668.33	500.40 %	2,085.00	5,000.00	(2,915.00)	41.70 %
R&M - General	0.00	500.00	(500.00)	0.00 %	0.00	6,000.00	(6,000.00)	0.00 %
R&M - Janitorial Service	4,767.41	1,333.33	3,434.08	357.56 %	4,767.41	16,000.00	(11,232.59)	29.80 %
R&M - Pressure Cleaning	0.00	2,500.00	(2,500.00)	0.00 %	0.00	30,000.00	(30,000.00)	0.00 %
Total for REPAIRS & MAINTENANCE	\$7,392.31	\$5,050.00	\$2,342.31	146.38 %	\$7,662.31	\$60,600.00	(\$52,937.69)	12.64 %
RESERVES (Expenses)	0.00	3,315.92	(3,315.92)	0.00 %	0.00	39,791.00	(39,791.00)	0.00 %
SECURITY								
Security - Camera(s): Repair(s)	2,499.98	208.33	2,291.65	1,199.99 %	2,499.98	2,500.00	(0.02)	100.00 %
Total for SECURITY	\$2,499.98	\$208.33	\$2,291.65	1,199.99 %	\$2,499.98	\$2,500.00	(\$0.02)	100.00 %



Budget vs. Actuals

Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Account	1/1/2026 - 1/31/2026				1/1/2026 - 12/31/2026			
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget
UTILITIES								
Utilities - Electricity	1,321.02	1,458.33	(137.31)	90.58 %	1,321.02	17,500.00	(16,178.98)	7.55 %
Utilities - Internet	166.20	175.00	(8.80)	94.97 %	166.20	2,100.00	(1,933.80)	7.91 %
Utilities - Trash, Recycling	2,007.80	116.67	1,891.13	1,720.97 %	2,007.80	1,400.00	607.80	143.41 %
Utilities - Water, Sewer	110.07	658.33	(548.26)	16.72 %	110.07	7,900.00	(7,789.93)	1.39 %
Total for UTILITIES	\$3,605.09	\$2,408.33	\$1,196.76	149.69 %	\$3,605.09	\$28,900.00	(\$25,294.91)	12.47 %
Total for Expense	\$34,038.47	\$33,167.33	\$871.14	102.63 %	\$36,197.72	\$398,008.00	(\$361,810.28)	9.09 %
Net Operating Income	\$8,067.21	\$0.00	\$8,067.21	0.00 %	\$14,909.09	\$0.00	\$14,909.09	0.00 %
Net Income	\$8,067.21	\$0.00	\$8,067.21	0.00 %	\$14,909.09	\$0.00	\$14,909.09	0.00 %



JPMorgan Chase Bank, N.A.
 P O Box 182051
 Columbus, OH 43218 - 2051

January 01, 2026 through January 30, 2026

Account Number: 1

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
 Service Center: **1-800-242-7338**
 Para Espanol: **1-888-622-4273**
 International Calls: **1-713-262-1679**
 We accept operator relay calls

①

00727006 DRE 021 210 03126 NNNNNNNNNN 1 000000000 64 0000

CENTRA FALLS HOMEOWNERS ASSOCIATION,
 INC.
 2436 N FEDERAL HWY STE 205
 LIGHTHOUSE POINT FL 33064-6854

RECONCILED



CHECKING SUMMARY

Chase Business Complete Checking

0937-Operating

	INSTANCES	AMOUNT
Beginning Balance		\$56,875.72
Deposits and Additions	17	33,803.02
Checks Paid	20	-47,901.79
ATM & Debit Card Withdrawals	2	-208.20
Electronic Withdrawals	9	-11,666.41
Fees	1	-50.00
Ending Balance	49	\$30,852.34

> -\$59,826.40

Congratulations, we waived the \$15 Monthly Service Fee for this statement period, based on your qualifying activity.

How to Avoid the Monthly Service Fee (MSF)

If you meet any of the following qualifying activities for this Chase Business Complete CheckingSM account in a statement period, we will waive the \$15 MSF.

Here's the business activity we used to determine if you qualified for the MSF waiver:

- \$2,000 Minimum Daily Ending Balance: Your lowest daily ending balance was \$23,642.92.
- \$2,000 Chase Payment SolutionsSM Activity: \$0.00 was deposited into this account.
- \$2,000 Chase Ink[®] Business Card Activity: \$0.00 was your total Ink activity.

You can also avoid the MSF if you:

- Maintain a linked Chase Private Client CheckingSM account OR
- Meet Chase Military Banking requirements

For complete details on all requirements to avoid the MSF, please review the Additional Banking Services and Fees for Business Accounts at chase.com/business/disclosures or visit a Chase branch.



DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
01/02	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-1231-E75F0 Orig ID:7201463633 Desc Date:251231 CO Entry Trace#:091000018625331 Eed:260102 Ind Ind Name:Centra Falls Homeowner Trn: 0028625331Tc	\$1,373.83 ✓
01/05	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0102-Dd395 Orig ID:7201463633 Desc Date:260102 CO Entry Trace#:091000019410509 Eed:260105 Ind Ind Name:Centra Falls Homeowner Trn: 0059410509Tc	2,376.50 ✓
01/06	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0105-0Cf3C Orig ID:7201463633 Desc Date:260105 CO Entry Trace#:091000015937726 Eed:260106 Ind Ind Name:Centra Falls Homeowner Trn: 0065937726Tc	8,682.49 ✓
01/07	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0106-9E6D7 Orig ID:7201463633 Desc Date:260106 CO Entry Trace#:091000018830257 Eed:260107 Ind Ind Name:Centra Falls Homeowner Trn: 0078830257Tc	3,900.48 ✓
01/08	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0107-07Fb3 Orig ID:7201463633 Desc Date:260107 CO Entry Trace#:091000016244489 Eed:260108 Ind Ind Name:Centra Falls Homeowner Trn: 0086244489Tc	1,474.51 ✓
01/09	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0108-F9C03 Orig ID:7201463633 Desc Date:260108 CO Entry Trace#:091000013155110 Eed:260109 Ind Ind Name:Centra Falls Homeowner Trn: 0093155110Tc	339.50 ✓
01/13	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0112-6937A Orig ID:7201463633 Desc Date:260112 CO Entry Trace#:091000015469919 Eed:260113 Ind Ind Name:Centra Falls Homeowner Trn: 0135469919Tc	1,358.00 ✓
01/14	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0113-Eb175 Orig ID:7201463633 Desc Date:260113 CO Entry Trace#:091000015008698 Eed:260114 Ind Ind Name:Centra Falls Homeowner Trn: 0145008698Tc	2,476.61 ✓
01/15	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0114-636A7 Orig ID:7201463633 Desc Date:260114 CO Entry Trace#:091000019339205 Eed:260115 Ind Ind Name:Centra Falls Homeowner Trn: 0159339205Tc	694.83 ✓
01/16	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0115-59F63 Orig ID:7201463633 Desc Date:260115 CO Entry Trace#:091000014145506 Eed:260116 Ind Ind Name:Centra Falls Homeowner Trn: 0164145506Tc	679.00 ✓
01/21	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0120-C51D1 Orig ID:7201463633 Desc Date:260120 CO Entry Trace#:091000017193130 Eed:260121 Ind Ind Name:Centra Falls Homeowner Trn: 0217193130Tc	489.50 ✓
01/22	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0121-314Af Orig ID:7201463633 Desc Date:260121 CO Entry Trace#:091000015347628 Eed:260122 Ind Ind Name:Centra Falls Homeowner Trn: 0225347628Tc	1,016.49 ✓
01/23	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0122-Cdaf Orig ID:7201463633 Desc Date:260122 CO Entry Trace#:091000012700036 Eed:260123 Ind Ind Name:Centra Falls Homeowner Trn: 0232700036Tc	1,332.89 ✓
01/26	Remote Online Deposit 57	1,334.50 ✓
01/27	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0126-51C83 Orig ID:7201463633 Desc Date:260126 CO Entry Trace#:091000018814785 Eed:260127 Ind Ind Name:Centra Falls Homeowner Trn: 0278814785Tc	2,351.28 ✓
01/29	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0128-38628 Orig ID:7201463633 Desc Date:260128 CO Entry Trace#:091000010665759 Eed:260129 Ind Ind Name:Centra Falls Homeowner Trn: 0290665759Tc	1,681.67 ✓
01/30	Orig CO Name:Buildium Descr:Funding Sec:CCD ID:ACH-0129-88474 Orig ID:7201463633 Desc Date:260129 CO Entry Trace#:091000012905299 Eed:260130 Ind Ind Name:Centra Falls Homeowner Trn: 0302905299Tc	2,240.94 ✓
Total Deposits and Additions		\$33,803.02 ✓

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
386 ^		01/09	\$4,111.22 ✓
387 ^		01/07	200.00 ✓
388 ^		01/07	96.30 ✓



January 01, 2026 through January 30, 2026

Account Number:

CFHOA

CHECKS PAID (continued)

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
389 ^		01/09	270.00 ✓
390 ^		01/07	1,580.00 ✓
391 ^		01/08	13,000.00 ✓
392 ^		01/08	4,655.00 ✓
393 ^		01/08	5,224.84 ✓
394 ^		01/07	650.00 ✓
395 ^		01/07	101.65 ✓
396 ^		01/02	243.86 ✓
397 ^		01/07	2,007.80 ✓
398 ^		01/02	1,400.00 ✓
400 * ^		01/20	1,242.23 ✓
401 ^		01/20	1,275.00 ✓
402 ^		01/20	810.00 ✓
403 ^		01/20	4,767.41 ✓
404 ^		01/20	489.25 ✓
405 ^		01/27	288.90 ✓
406 ^		01/23	5,488.33 ✓
Total Checks Paid			\$47,901.79 ✓



If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.

ATM & DEBIT CARD WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
01/02	Recurring Card Purchase 01/01 Google *Workspace_Ce Cc@Google.Com CA Card 2761	\$42.00 ✓
01/09	Recurring Card Purchase 01/08 Att*Bus Phone Pmt 800-288-2020 TX Card 2761	166.20 ✓
Total ATM & Debit Card Withdrawals		\$208.20 ✓

ATM & DEBIT CARD SUMMARY

Card 2761		
Total ATM Withdrawals & Debits		\$0.00
Total Card Purchases		\$208.20
Total Card Deposits & Credits		\$0.00
ATM & Debit Card Totals		
Total ATM Withdrawals & Debits		\$0.00
Total Card Purchases		\$208.20
Total Card Deposits & Credits		\$0.00



January 01, 2026 through January 30, 2026

Account Number:

ELECTRONIC WITHDRAWALS

FPL TOTAL = \$ 1,321.02 CFHOA

DATE	DESCRIPTION	AMOUNT
01/06	Orig CO Name:Fpl Direct Debit Orig ID:3590247775 Desc Date:01/26 CO Entry Descr:Elec Pymt Sec:PPD Trace#:111000016486610 Eed:260106 Ind ID: Ind Name:Centra Falls Hoa Inc Trn: 0066486610Tc	\$858.88 ✓
01/06	Orig CO Name:Fpl Direct Debit Orig ID:3590247775 Desc Date:01/26 CO Entry Descr:Elec Pymt Sec:PPD Trace#:111000016481086 Eed:260106 Ind ID: Ind Name:Centra Falls Hoa Inc Trn: 0066481086Tc	162.79 ✓
01/06	Orig CO Name:Fpl Direct Debit Orig ID:3590247775 Desc Date:01/26 CO Entry Descr:Elec Pymt Sec:PPD Trace#:111000016478740 Eed:260106 Ind ID: Ind Name:Centra Falls Hoa Inc Trn: 006647740Tc	120.62 ✓
01/06	Orig CO Name:Fpl Direct Debit Orig ID:3590247775 Desc Date:01/26 CO Entry Descr:Elec Pymt Sec:PPD Trace#:111000016477040 Eed:260106 Ind ID: Ind Name:Centra Falls Hoa Inc Trn: 0066477040Tc	97.16 ✓
01/06	Orig CO Name:Fpl Direct Debit Orig ID:3590247775 Desc Date:01/26 CO Entry Descr:Elec Pymt Sec:PPD Trace#:111000016472788 Eed:260106 Ind ID: Ind Name:Centra Falls Hoa Inc Trn: 0066472788Tc	35.68 ✓
01/07	Zelle Payment To Asap Gate Plus 27240218355	251.00 ✓
01/13	Orig CO Name:Fpl Direct Debit Orig ID:3590247775 Desc Date:01/26 CO Entry Descr:Elec Pymt Sec:PPD Trace#:111000010506039 Eed:260113 Ind ID: Ind Name:Centra Falls Hoa Inc Trn: 0130506039Tc	45.89 ✓
01/16	Orig CO Name:Frontline Ins Orig ID:9651105859 Desc Date:260115 CO Entry Descr:Web Pay Sec:CCD Trace#:242071753646572 Eed:260116 Ind ID:Frontlinefi3 Ind Name:Centra Falls Homeowner 8777445224 Trn: 0163646572Tc	9,984.32 ✓
01/30	Orig CO Name:City of Pembroke Orig ID:1590908106 Desc Date: CO Entry Descr:Direct Pmtsec:PPD Trace#:211274452798815 Eed:260130 Ind ID: Ind Name:Centra Falls Hoa Inc Trn: 0302798815Tc	110.07 ✓
Total Electronic Withdrawals		\$11,666.41 ✓

FEES

DATE	DESCRIPTION	AMOUNT
01/02	Quick Dep Mth Chg Multi	\$50.00 ✓
Total Fees		\$50.00 ✓

DAILY ENDING BALANCE

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
01/02	\$56,513.69	01/13	41,010.14	01/22	27,798.36
01/05	58,890.19	01/14	43,486.75	01/23	23,642.92
01/06	66,297.55	01/15	44,181.58	01/26	24,977.42
01/07	65,311.28	01/16	34,876.26	01/27	27,039.80
01/08	43,905.95	01/20	26,292.37	01/29	28,721.47
01/09	39,698.03	01/21	26,781.87	01/30	30,852.34



January 01, 2026 through January 30, 2026

Account Number:

CFHOA

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

Call us at 1-866-564-2262 or write us at the address on the front of this statement immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will provide provisional credit to your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

For business accounts, our practice is to follow the procedures described above as detailed in your Deposit Account Agreement or other applicable agreements, but we are not legally required to do so. For example, we require you to notify us no later than 30 days after we sent you the first statement on which the error appeared. We may require you to provide us with a written statement that the disputed transaction was unauthorized. We are also not required to give provisional credit.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC FUNDS TRANSFERS: Contact us immediately if your statement is incorrect or if you need more information about any non-electronic funds transfers on this statement. For more details, see your Deposit Account Agreement or other applicable agreements that govern your account.

JPMorgan Chase Bank, N.A. Member FDIC





January 01, 2026 through January 30, 2026

Account Number:

This Page Intentionally Left Blank



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

Last Statement:
Statement Ending:
Page:

December 31, 2025
January 31, 2026
1 of 2

Reserves (2)

47727 M0656DDA013126064416 07 000000000 226141 002



CENTRA FALLS HOMEOWNERS ASSOCIATION INC
C/O ASSOCIATION MANAGEMENT PARTNERS LLC
2436 N FEDERAL HWY SUITE 205
LIGHTHOUSE POINT FL 33064

- Email: contactus@valley.com
- Visit Us Online: www.valley.com
- Mail To: 1720 Route 23, Wayne, NJ 07470

26141 0805182 0001-0002 226141

Account Statement

RECONCILED

PROPERTY MANAGEMENT MMA - XXXXXX0902

SUMMARY FOR THE PERIOD: 01/01/26 - 01/31/26

CENTRA FALLS HOMEOWNERS ASSOCIATION INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$42,290.94		\$64.70		\$0.00		\$42,355.64

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$42,290.94
01/31	INTEREST CREDIT		\$64.70	\$42,355.64 ✓
	Ending Balance			\$42,355.64 ✓

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$42,290.00	Annual % Yield Earned	1.82%
Year-to-Date Interest Paid	\$64.70	Interest Paid	\$64.70

OVERDRAFT FEES

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





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

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.

26141 0805183 0002-0002 226141





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

Last Statement:
Statement Ending:
Page:

December 31, 2025
January 31, 2026
1 of 2

Security Deposit Escrow
3

56689 M0656DDA013126064416 07 000000000 235103 002



CENTRA FALLS HOMEOWNERS ASSOCIATION INC
SECURITY DEPOSIT ESCROW
C/O ASSOCIATION MANAGEMENT PARTNERS LLC
2436 N FEDERAL HWY SUITE 205
LIGHTHOUSE POINT FL 33064

- Email: contactus@valley.com
- Visit Us Online: www.valley.com
- Mail To: 1720 Route 23, Wayne, NJ 07470

RECONCILED

Account Statement

HOA BUSINESS CHECKING PLUS - XXXXXX7903

SUMMARY FOR THE PERIOD: 01/01/26 - 01/31/26

CENTRA FALLS HOMEOWNERS ASSOCIATION INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$13,536.18		\$0.11		\$0.00		\$13,536.29

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$13,536.18
01/31	INTEREST CREDIT		\$0.11	\$13,536.29
	Ending Balance			\$13,536.29

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$13,536.00	Annual % Yield Earned	0.01%
Year-to-Date Interest Paid	\$0.11	Interest Paid	\$0.11

OVERDRAFT FEES

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



35103 0832206 0001-0002 235103



Account Number:
Statement Date:
Page :

XXXXXX7903
01/31/2026
2 of 2

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

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.

35103 0832207 0002-0002 235103





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

Last Statement:
Statement Ending:
Page:

December 31, 2025
January 31, 2026
1 of 2

Settlement Acct.
④

56466 M0656DDA013126064416 07 000000000 234880 002



CENTRA FALLS HOMEOWNERS ASSOCIATION INC
558 SETTLEMENT
C/O ASSOCIATION MANAGEMENT PARTNERS LLC
2436 N FEDERAL HWY SUITE 205
LIGHTHOUSE POINT FL 33064

- Email: contactus@valley.com
- Visit Us Online: www.valley.com
- Mail To: 1720 Route 23, Wayne, NJ 07470

RECONCILED

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX2208

SUMMARY FOR THE PERIOD: 01/01/26 - 01/31/26

CENTRA FALLS HOMEOWNERS ASSOCIATION INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$2,554,970.61		\$3,908.85		\$0.00		\$2,558,879.46

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$2,554,970.61
01/31	INTEREST CREDIT		\$3,908.85	\$2,558,879.46
	Ending Balance			\$2,558,879.46

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$2,554,970.00	Annual % Yield Earned	1.82%
Year-to-Date Interest Paid	\$3,908.85	Interest Paid	\$3,908.85

OVERDRAFT FEES

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



34880 0831602 0001-0002 234880



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

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.

34880 0831603 0002-0002 234880





Bank Reconciliation

Prepared By: Association
 Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Bank account **CFHOA 01 - Operations (Chase)**

Statement ending date **1/31/2026**

Beginning balance	\$56,875.72
+ Cleared deposits	33,803.02
- Cleared withdrawals	(59,826.40)
Ending balance	\$30,852.34
+ Uncleared deposits	4,518.50
- Uncleared withdrawals	(4,914.94)
Book balance	\$30,455.90

Name	Date	Number	Memo	Amount
Beginning balance				\$56,875.72

Cleared				
+ Deposits				
	12/31/2025	EFT		1,373.83
	1/2/2026	EFT		2,376.50
	1/5/2026	EFT		8,682.49
	1/6/2026	EFT		3,900.48
	1/7/2026	EFT		1,474.51
	1/8/2026	EFT		339.50
	1/12/2026	EFT		1,358.00
	1/13/2026	EFT		2,476.61
	1/14/2026	EFT		694.83
	1/15/2026	EFT		679.00
	1/20/2026	EFT		489.50
	1/21/2026	EFT		1,016.49
	1/22/2026	EFT		1,332.89
	1/26/2026			1,334.50
	1/26/2026	EFT		2,351.28
	1/28/2026	EFT		1,681.67
	1/29/2026	EFT		2,240.94
Total for Cleared deposits				\$33,803.02

- Withdrawals



Bank Reconciliation

Prepared By: Association Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Name	Date	Number	Memo	Amount
DELUDE'S PROPERTY SERVICES LLC	12/11/2025	386	INVOICE 1019 - CFHOA > Janitorial + Floor in Gym	(4,111.22)
ACE POOL & SPA	12/11/2025	387	ACE005943 - CFHOA > Pool Repair > 09 DEC 2025	(200.00)
ACE POOL & SPA	12/11/2025	388	INVOICE ACE005942 - CFHOA > Pool Taylor Test Kit Replacement > 09 DEC 2025	(96.30)
CARO ELECTRIC INC	12/19/2025	389	INVOICE 7564 - CFHOA > Street Lamp Repairs	(270.00)
ACE POOL & SPA	12/19/2025	390	INVOICE 1620 - CFHOA > Pool Repairs > 10 DEC 2025	(1,580.00)
Premium Landscaping	12/19/2025	391	INVOICE 42913 - CFHOA > Landscaping > Pool Area Pavers	(13,000.00)
Premium Landscaping	12/19/2025	392	INVOICE 42914 - CFHOA > Sealer for Pavers > NOV 2025	(4,655.00)
Premium Landscaping	12/19/2025	393	INVOICE 42918 - CFHOA > Dec 2025 Landscaping	(5,224.84)
ACE POOL & SPA	12/19/2025	394	INVOICE ACE006004 - CFHOA > Pool Rules	(650.00)
ACE POOL & SPA	12/19/2025	395	INVOICE ACE006003 - CFHOA > Repair Spa Acid Feeder Suction Line	(101.65)
ASSOCIATION MANAGEMENT PARTNERS, LLC	12/23/2025	396	2025.12.23 - CFHOA > Mailing > Election Notice & Budget	(243.86)
CITY OF PEMBROKE PINES	1/2/2026	397	INVOICE 2514411 - ACCT# 519012-226388 / Centra Falls HOA	(2,007.80)
ASSOCIATION MANAGEMENT PARTNERS, LLC	1/2/2026	398	CFHOA — Monthly CAM Fees	(1,400.00)
GOOGLE	1/2/2026	ACH		(42.00)
CHASE BANK	1/2/2026	ACH		(50.00)
FPL	1/6/2026	ACH		(1,321.02)
ASAP GATE PLUS, LLC	1/7/2026	ACH		(251.00)
AT&T	1/9/2026	ACH		(166.20)
ACE POOL & SPA	1/12/2026	400	INVOICE 16 - CFHOA > Pool Repairs > 08JAN2026	(1,242.23)



Bank Reconciliation

Prepared By: Association Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Name	Date	Number	Memo	Amount
CARO ELECTRIC INC	1/12/2026	401	INVOICE 7518 - CFHOA > Street Light Repair	(1,275.00)
CARO ELECTRIC INC	1/12/2026	402	INVOICE 7578 - CFHOA > Monument Light Repair	(810.00)
DELUDE'S PROPERTY SERVICES LLC	1/12/2026	403	INVOICE 1030 - CFHOA > Janitorial > 01DEC-02JAN	(4,767.41)
ACE POOL & SPA	1/12/2026	404	INVOICE ACE006085 - CFHOA > Pool Maint > JAN 2026	(489.25)
ASAP GATE PLUS, LLC	1/13/2026	405	INVOICE 25222341 - CFHOA > Gate Arm Repair > 08 DEC 2025	(288.90)
Premium Landscaping	1/15/2026	406	INVOICE 42976 - CFHOA > Landscaping > JAN 2026	(5,488.33)
FRONTLine Insurance	1/15/2026	ACH AUTO PAY	Policy#: 6559986763 JAN 2026 - CFHOA > Insurance > Jan 2026 Pmt	(9,984.32)
CITY OF PEMBROKE PINES	1/30/2026	ACH		(110.07)
Total for Cleared withdrawals				(\$59,826.40)
Total for Cleared deposits & withdrawals				(\$26,023.38)
Ending balance				\$30,852.34

Uncleared				
+ Deposits				
	1/30/2026	EFT		4,518.50
Total for Uncleared deposits				\$4,518.50

- Withdrawals				
ALL BEES REMOVAL	8/1/2025	347	INVOICE 11970 - CFHOA > COMMON AREA BEE REMOVAL	(450.00)
ACE POOL & SPA	9/2/2025	WIRE TRANSFER	POOL REPAIR DOWNPAYMENT - CFHOA > Pool Resurfacing > SEP 2025	(120.00)
4 Best Business Corporation	1/12/2026	399	INVOICE 47197 - CFHOA > Camera Repairs in Park	(2,499.98)
Mansfield, Bronstein & Stone, LLP	1/22/2026	407	BILL 27223 - CFHOA > Annual Meeting	(150.05)



Bank Reconciliation

Prepared By: Association Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Name	Date	Number	Memo	Amount
ARMER PROTECTION	1/27/2026	408	INVOICE 134386 - CFHOA > Fire Alarm Monitoring > Jan 2026	(344.91)
ACE POOL & SPA	1/27/2026	409	INVOICE 29 - CFHOA > Pool Heater Display and wiring harness	(1,350.00)
Total for Uncleared withdrawals				(\$4,914.94)
Total for Uncleared deposits & withdrawals				(\$396.44)
Book balance				\$30,455.90

Pending EFTs as of 1/31/2026

Name	Memo	Amount
CESAR AVELLANEDA SUAREZ	by CESAR AVELLANEDA SUAREZ	339.50
KENNEDY SIMMONDS	by KENNEDY SIMMONDS	150.00
MARIA DEL CARMEN PALACIO	by MARIA DEL CARMEN PALACIO	339.50
MELISSA CASTILLO	by MELISSA CASTILLO	710.66
MARLA S GRANT	by MARLA S GRANT	339.50
CHRISTOPHER DON WOOD	by CHRISTOPHER DON WOOD	339.50
TERUHIKO IWASAKI	by TERUHIKO IWASAKI	339.50
DEANNA H CLARY	by DEANNA H CLARY	339.50
JUAN PABLO OLANO	by JUAN PABLO OLANO	339.50
FABIO A ANGARITA	by FABIO A ANGARITA	339.50
ERNESTO PEREZ	by ERNESTO PEREZ	339.50
Total for Pending EFTs		\$3,916.16



Bank Reconciliation

Prepared By: Association Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Bank account **CFHOA 02 - Reserves**

Statement ending date **1/31/2026**

Beginning balance	\$42,290.94
+ Cleared deposits	64.70
- Cleared withdrawals	0.00
Ending balance	\$42,355.64
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$42,355.64

Name	Date	Number	Memo	Amount
Beginning balance				\$42,290.94
Cleared				
+ Deposits				
	1/30/2026			64.70
Total for Cleared deposits				\$64.70
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$64.70
Ending balance				\$42,355.64
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$42,355.64



Bank Reconciliation

Prepared By: Association Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Bank account **CFHOA 03 — Escrow**

Statement ending date **1/31/2026**

Beginning balance	\$13,536.18
+ Cleared deposits	0.11
- Cleared withdrawals	0.00
Ending balance	\$13,536.29
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$13,536.29

Name	Date	Number	Memo	Amount
Beginning balance				\$13,536.18
Cleared				
+ Deposits				
	1/30/2026			0.11
Total for Cleared deposits				\$0.11
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$0.11
Ending balance				\$13,536.29
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$13,536.29



Bank Reconciliation

Prepared By: Association
 Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Bank account **CFHOA 04 — SETTLEMENT**

Statement ending date **1/31/2026**

Beginning balance	\$2,554,970.61
+ Cleared deposits	3,908.85
- Cleared withdrawals	0.00
Ending balance	\$2,558,879.46
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$2,558,879.46

Name	Date	Number	Memo	Amount
Beginning balance				\$2,554,970.61
Cleared				
+ Deposits				
	1/30/2026			3,908.85
Total for Cleared deposits				\$3,908.85
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$3,908.85
Ending balance				\$2,558,879.46
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$2,558,879.46



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
Assets								
CFHOA 01 - Operations (Chase)								
								\$30,278.51
								Previous balance
1/1/2026	Payment	12441 NW 18TH CT	Centra Falls Homeowners Association, Inc.	SANDEEP KUMAR	by SANDEEP KUMAR	339.50		30,618.01
1/1/2026	Payment	12456 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ANTON SHCHERBAK	by ANTON SHCHERBAK	995.00		31,613.01
1/1/2026	Payment	12417 NW 18TH CT	Centra Falls Homeowners Association, Inc.	ALISON J DE LA BASTIDE	by ALISON J DE LA BASTIDE	339.50		31,952.51
1/1/2026	Payment	12410 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ASHLEY TALBERT	by ASHLEY TALBERT	355.33		32,307.84
1/1/2026	Payment	12416 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ROBERT MENDES	by ROBERT MENDES	339.50		32,647.34
1/1/2026	Payment	12441 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	GURSIRANI UDHWANI	by GURSIRANI UDHWANI	339.50		32,986.84
1/1/2026	Payment	12450 NW 17TH CT	Centra Falls Homeowners Association, Inc.	Alejandra "Alex" Tejada	by Alejandra "Alex" Tejada	339.50		33,326.34
1/1/2026	Payment	12460 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	MICHELLE A CHIN	by MICHELLE A CHIN	355.33		33,681.67
1/1/2026	Payment	12416 NW 18TH CT	Centra Falls Homeowners Association, Inc.	JONATHAN GOBELI	by JONATHAN GOBELI	355.33		34,037.00
1/1/2026	Payment	12437 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CHANGLONG WANG H/E	by CHANGLONG WANG H/E	339.50		34,376.50
1/1/2026	Payment	12436 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	LUIS F DE SAN MARTIN	by LUIS F DE SAN MARTIN	700.00		35,076.50
1/1/2026	Payment	12457 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	SAMANTHA NORMIL CHARLEMONT	by SAMANTHA NORMIL CHARLEMONT	339.50		35,416.00
1/1/2026	Payment	12459 NW 17TH CT	Centra Falls Homeowners Association, Inc.	SILIR LLC	by SILIR LLC	339.50		35,755.50
1/1/2026	Payment	12435 NW 17TH CT	Centra Falls Homeowners Association, Inc.	SARITA TOALA	by SARITA TOALA	339.50		36,095.00
1/2/2026	Payment	12438 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JCW CENTRA FALLS LLC	by JCW CENTRA FALLS LLC	339.50		36,434.50
1/2/2026	Payment	12418 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JCW CENTRA FALLS LLC	by JCW CENTRA FALLS LLC	339.50		36,774.00



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/2/2026	Payment	12445 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	KENNEDY SIMMONDS	by KENNEDY SIMMONDS	150.00		36,924.00
1/2/2026	Payment	12428 NW 18TH CT	Centra Falls Homeowners Association, Inc.	AMY D HORTON-TAVERA	by AMY D HORTON-TAVERA	339.50		37,263.50
1/2/2026	Payment	12419 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ENIID STULZ-FELIZ	by ENIID STULZ-FELIZ	339.50		37,603.00
1/2/2026	Payment	12472 NW 17TH CT	Centra Falls Homeowners Association, Inc.	GEORGE A MORAN	by GEORGE A MORAN	339.50		37,942.50
1/2/2026	Payment	12427 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ANDREW E TRUMBACH	by ANDREW E TRUMBACH	339.50		38,282.00
1/2/2026	Check 397	Association level	Centra Falls Homeowners Association, Inc.	CITY OF PEMBROKE PINES	2024, 2025		2,007.80	36,274.20
1/2/2026	Payment	12414 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JESUS SAMUEL GAMARRA DA SILVA	by JESUS SAMUEL GAMARRA DA SILVA	339.50		36,613.70
1/2/2026	Payment	12408 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JESUS SAMUEL GAMARRA DA SILVA	by JESUS SAMUEL GAMARRA DA SILVA	339.50		36,953.20
1/2/2026	Check 398	Association level	Centra Falls Homeowners Association, Inc.	ASSOCIATION MANAGEMENT PARTNERS, LLC	CFHOA — Monthly CAM Fees		1,400.00	35,553.20
1/2/2026	Reversed Payment	12430 NW 17TH CT	Centra Falls Homeowners Association, Inc.	MARCIA S GOLLAB	REVERSED - (R04) Account number structure is invalid.: by MARCIA S GOLLAB		355.33	35,197.87
1/2/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	GOOGLE	JAN 2026 Emails for Board		42.00	35,155.87
1/2/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	CHASE BANK	JAN 2026		50.00	35,105.87
1/3/2026	Payment	12466 NW 17TH CT	Centra Falls Homeowners Association, Inc.	12466 CENTRA FALLS LLC	by 12466 CENTRA FALLS LLC	339.50		35,445.37
1/3/2026	Payment	12446 NW 17TH CT	Centra Falls Homeowners Association, Inc.	Alejandra "Alex" Tejada	by Alejandra "Alex" Tejada	177.55		35,622.92
1/3/2026	Payment	12421 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	CHRISTIAN DUARTE	by CHRISTIAN DUARTE	355.33		35,978.25



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/3/2026	Payment	12432 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CYNTHIA MOURRA CASSIS TR	by CYNTHIA MOURRA CASSIS TR	355.33		36,333.58
1/3/2026	Payment	12443 NW 17TH CT	Centra Falls Homeowners Association, Inc.	DWIGHT MILLS	by DWIGHT MILLS	355.33		36,688.91
1/3/2026	Payment	12407 NW 18TH CT	Centra Falls Homeowners Association, Inc.	RENZO V BORDAONARO PRIETO	by RENZO V BORDAONARO PRIETO	400.00		37,088.91
1/4/2026	Payment	12468 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	YLLEN B LOPEZ	by YLLEN B LOPEZ	339.50		37,428.41
1/4/2026	Payment	12407 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ANTONIO CUTRI	by ANTONIO CUTRI	339.50		37,767.91
1/4/2026	Payment	12436 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	LUIS F DE SAN MARTIN	by LUIS F DE SAN MARTIN	219.94		37,987.85
1/4/2026	Payment	12452 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	LEONETTE OLIVIA KEMP	by LEONETTE OLIVIA KEMP	339.50		38,327.35
1/5/2026	Payment	12415 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JONATHAN E FOSTER	by JONATHAN E FOSTER	339.50		38,666.85
1/5/2026	Payment	12455 NW 17TH CT	Centra Falls Homeowners Association, Inc.	YVETTE MARTINEZ	by YVETTE MARTINEZ	339.50		39,006.35
1/6/2026	Payment	12462 NW 17TH CT	Centra Falls Homeowners Association, Inc.	URSULA HALTENHOF	by URSULA HALTENHOF	339.50		39,345.85
1/6/2026	Payment	12440 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MIGUEL A SANTOS	by MIGUEL A SANTOS	300.00		39,645.85
1/6/2026	Payment	12417 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	NOEMI RIVERA	by NOEMI RIVERA	339.50		39,985.35
1/6/2026	Payment	12445 NW 18TH CT	Centra Falls Homeowners Association, Inc.	TERUHIKO IWASAKI	by TERUHIKO IWASAKI	156.01		40,141.36
1/6/2026	Payment	12474 NW 17TH CT	Centra Falls Homeowners Association, Inc.	MOHAMMAD U RANA	by MOHAMMAD U RANA	339.50		40,480.86
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	1		858.88	39,621.98
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	2		162.79	39,459.19
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	3		120.62	39,338.57
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	4		97.16	39,241.41
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	5		35.68	39,205.73
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	6		45.89	39,159.84



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/7/2026	Payment	12404 NW 17TH CT	Centra Falls Homeowners Association, Inc.	FERNANDO R CASTILLO ILLINGWORTH	by FERNANDO R CASTILLO ILLINGWORTH	339.50		39,499.34
1/7/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	ASAP GATE PLUS, LLC	JAN 2026		251.00	39,248.34
1/9/2026	Payment	12447 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ROBERT STEVEN OLLER	by ROBERT STEVEN OLLER	339.50		39,587.84
1/9/2026	Payment	12440 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	CHRISTA M BENNETT	by CHRISTA M BENNETT	339.50		39,927.34
1/9/2026	Payment	12471 NW 17TH CT	Centra Falls Homeowners Association, Inc.	OPAL ILGNER	by OPAL ILGNER	339.50		40,266.84
1/9/2026	Payment	12458 NW 17TH CT	Centra Falls Homeowners Association, Inc.	IGOR PACHECO	by IGOR PACHECO	339.50		40,606.34
1/9/2026	Payment	12401 NW 17TH CT	Centra Falls Homeowners Association, Inc.	KATHERINE E GOOD	by KATHERINE E GOOD	339.50		40,945.84
1/9/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	AT&T	JAN 2026		166.20	40,779.64
1/10/2026	Payment	12429 NW 18TH CT	Centra Falls Homeowners Association, Inc.	ASHISH AGRAWAL	by ASHISH AGRAWAL	339.50		41,119.14
1/10/2026	Payment	12463 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ALLA EBER	by ALLA EBER	527.61		41,646.75
1/12/2026	Check 399	Association level	Centra Falls Homeowners Association, Inc.	4 Best Business Corporation	New Lines, etc.		2,499.98	39,146.77
1/12/2026	Check 400	Association level	Centra Falls Homeowners Association, Inc.	ACE POOL & SPA	08 JAN 2026 Pool Pump		1,242.23	37,904.54
1/12/2026	Check 401	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	12439 NW 17TH CT		425.00	37,479.54
1/12/2026	Check 401	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	12471 NW 17TH CT		425.00	37,054.54
1/12/2026	Check 401	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	12427 NW 18TH CT		425.00	36,629.54
1/12/2026	Check 402	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	Street light 12420 NW 17TH MNR		180.00	36,449.54
1/12/2026	Check 402	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	Street light repair dog park		450.00	35,999.54
1/12/2026	Check 402	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	Monument light replacement		180.00	35,819.54
1/12/2026	Payment	12420 NW 18TH CT	Centra Falls Homeowners Association, Inc.	HUGH OTTLEY	by HUGH OTTLEY	1,270.00		37,089.54
1/12/2026	Check 403	Association level	Centra Falls Homeowners Association, Inc.	DELUDE'S PROPERTY SERVICES LLC	DEC 2025		4,767.41	32,322.13
1/12/2026	Check 404	Association level	Centra Falls Homeowners Association, Inc.	ACE POOL & SPA	JAN 26		489.25	31,832.88



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/13/2026	Payment	12402 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CHRISTOPHER DON WOOD	by CHRISTOPHER DON WOOD	694.83		32,527.71
1/13/2026	Check 405	Association level	Centra Falls Homeowners Association, Inc.	ASAP GATE PLUS, LLC	Gate Arm		288.90	32,238.81
1/13/2026	Payment	12424 NW 17TH CT	Centra Falls Homeowners Association, Inc.	HARRISON W LAM	by HARRISON W LAM	339.50		32,578.31
1/14/2026	Payment	12428 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	GASPAR ORONOZ	by GASPAR ORONOZ	339.50		32,917.81
1/15/2026	Check 406	Association level	Centra Falls Homeowners Association, Inc.	Premium Landscaping	JAN 2026		5,488.33	27,429.48
1/15/2026	Check ACH AUTO PAY	Association level	Centra Falls Homeowners Association, Inc.	FRONTLine Insurance	JAN 2026 Pmt		9,984.32	17,445.16
1/16/2026	Payment	12445 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	KENNEDY SIMMONDS	by KENNEDY SIMMONDS	150.00		17,595.16
1/16/2026	Payment	12467 NW 17TH CT	Centra Falls Homeowners Association, Inc.	MAXIMO REYES	by MAXIMO REYES	339.50		17,934.66
1/17/2026	Payment	12411 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	CHRISTOPHER J RAMOS	by CHRISTOPHER J RAMOS	339.50		18,274.16
1/17/2026	Payment	12409 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ALIREZA NAGHDIAN	by ALIREZA NAGHDIAN	339.50		18,613.66
1/19/2026	Payment	12421 NW 18TH CT	Centra Falls Homeowners Association, Inc.	ALEJANDRO JOSE LEAL RODRIGUEZ	by ALEJANDRO JOSE LEAL RODRIGUEZ	337.49		18,951.15
1/21/2026	Payment	12436 NW 18TH CT	Centra Falls Homeowners Association, Inc.	ELTON W DACOSTA	by ELTON W DACOSTA	1,050.16		20,001.31
1/21/2026	Payment	12443 NW 17TH CT	Centra Falls Homeowners Association, Inc.	DWIGHT MILLS	by DWIGHT MILLS	282.73		20,284.04
1/22/2026	Check 407	Association level	Centra Falls Homeowners Association, Inc.	Mansfield, Bronstein & Stone, LLP	2025 Annual meeting		150.05	20,133.99
1/23/2026	Payment	12429 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	MERCEDES ANGELA SHULER	by MERCEDES ANGELA SHULER	339.50		20,473.49
1/23/2026	Payment	12403 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ANGEL L HERNANDEZ	by ANGEL L HERNANDEZ	511.78		20,985.27
1/23/2026	Payment	12440 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MIGUEL A SANTOS	by MIGUEL A SANTOS	1,500.00		22,485.27
1/26/2026	Deposit	12411 NW 18TH CT	Centra Falls Homeowners Association, Inc.			339.50		22,824.77
1/26/2026	Deposit	12405 NW 17TH CT	Centra Falls Homeowners Association, Inc.			995.00		23,819.77



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/27/2026	Payment	12449 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	Fel-Ron Investments, LLC	by Fel-Ron Investments, LLC	323.67		24,143.44
1/27/2026	Payment	12453 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	Fel-Ron Investments, LLC	by Fel-Ron Investments, LLC	339.50		24,482.94
1/27/2026	Payment	12420 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	BETH MILLER	by BETH MILLER	339.50		24,822.44
1/27/2026	Payment	12448 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	NEHRU F PALMER	by NEHRU F PALMER	339.50		25,161.94
1/27/2026	Check 408	Association level	Centra Falls Homeowners Association, Inc.	ARMER PROTECTION	JAN, FEB, MAR		344.91	24,817.03
1/27/2026	Payment	12459 NW 17TH CT	Centra Falls Homeowners Association, Inc.	SILIR LLC	by SILIR LLC	339.50		25,156.53
1/27/2026	Payment	12406 NW 18TH CT	Centra Falls Homeowners Association, Inc.	GHASSAN FAYEZ ABBOUD	by GHASSAN FAYEZ ABBOUD	867.11		26,023.64
1/27/2026	Check 409	Association level	Centra Falls Homeowners Association, Inc.	ACE POOL & SPA	Heater wiring harness and display		1,350.00	24,673.64
1/28/2026	Payment	12431 NW 17TH CT	Centra Falls Homeowners Association, Inc.	THERESA MARIE DE ALMAGRO	by THERESA MARIE DE ALMAGRO	355.33		25,028.97
1/28/2026	Payment	12464 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ROLANDO J RAMIREZ	by ROLANDO J RAMIREZ	339.50		25,368.47
1/28/2026	Payment	12454 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JOSE LUIS REYES	by JOSE LUIS REYES	339.50		25,707.97
1/28/2026	Payment	12474 NW 17TH CT	Centra Falls Homeowners Association, Inc.	MOHAMMAD U RANA	by MOHAMMAD U RANA	339.50		26,047.47
1/29/2026	Payment	12400 NW 17TH CT	Centra Falls Homeowners Association, Inc.	DANIEL JOHN SILVER	by DANIEL JOHN SILVER	3,500.00		29,547.47
1/29/2026	Payment	12415 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JONATHAN E FOSTER	by JONATHAN E FOSTER	339.50		29,886.97
1/29/2026	Payment	12434 NW 17TH CT	Centra Falls Homeowners Association, Inc.	KRIS B ALCEDO TUNGOL	by KRIS B ALCEDO TUNGOL	339.50		30,226.47
1/29/2026	Payment	12455 NW 17TH CT	Centra Falls Homeowners Association, Inc.	YVETTE MARTINEZ	by YVETTE MARTINEZ	339.50		30,565.97
1/30/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	CITY OF PEMBROKE PINES	JAN 2026		110.07	30,455.90
Total for CFHOA 01 - Operations (Chase)						\$34,571.19	\$34,393.80	



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
CFHOA 01 - Operations (Chase) - Pending EFTs								
1/29/2026	Payment	12437 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	CESAR AVELLANEDA SUAREZ	by CESAR AVELLANEDA SUAREZ	339.50		339.50
1/30/2026	Payment	12445 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	KENNEDY SIMMONDS	by KENNEDY SIMMONDS	150.00		489.50
1/30/2026	Payment	12406 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	MARIA DEL CARMEN PALACIO	by MARIA DEL CARMEN PALACIO	339.50		829.00
1/30/2026	Payment	12427 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MELISSA CASTILLO	by MELISSA CASTILLO	710.66		1,539.66
1/30/2026	Payment	12433 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MARLA S GRANT	by MARLA S GRANT	339.50		1,879.16
1/30/2026	Payment	12402 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CHRISTOPHER DON WOOD	by CHRISTOPHER DON WOOD	339.50		2,218.66
1/31/2026	Payment	12445 NW 18TH CT	Centra Falls Homeowners Association, Inc.	TERUHIKO IWASAKI	by TERUHIKO IWASAKI	339.50		2,558.16
1/31/2026	Payment	12444 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	DEANNA H CLARY	by DEANNA H CLARY	339.50		2,897.66
1/31/2026	Payment	12402 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	JUAN PABLO OLANO	by JUAN PABLO OLANO	339.50		3,237.16
1/31/2026	Payment	12433 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	FABIO A ANGARITA	by FABIO A ANGARITA	339.50		3,576.66
1/31/2026	Payment	12442 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ERNESTO PEREZ	by ERNESTO PEREZ	339.50		3,916.16
Total for CFHOA 01 - Operations (Chase) - Pending EFTs						\$3,916.16	\$0.00	
CFHOA 02 - Reserves								
Previous balance								\$42,290.94
1/30/2026	Deposit	Association level	Centra Falls Homeowners Association, Inc.		JAN 2026	64.70		42,355.64
Total for CFHOA 02 - Reserves						\$64.70	\$0.00	
CFHOA 03 — Escrow								
Previous balance								\$13,536.18
1/30/2026	Deposit	Association level	Centra Falls Homeowners Association, Inc.		JAN 2026	0.11		13,536.29
Total for CFHOA 03 — Escrow						\$0.11	\$0.00	
CFHOA 04 — SETTLEMENT								
Previous balance								\$2,554,970.61



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/30/2026	Deposit	Association level	Centra Falls Homeowners Association, Inc.		JAN 2026 - Settlement Acct	3,908.85		2,558,879.46
Total for CFHOA 04 — SETTLEMENT						\$3,908.85	\$0.00	
Undeposited Funds								
Previous balance								\$0.00
1/8/2026	Payment	12405 NW 17TH CT	Centra Falls Homeowners Association, Inc.		Payment	995.00		995.00
1/21/2026	Payment	12411 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CARLOS LATA	Payment	339.50		1,334.50
1/26/2026	Deposit	12411 NW 18TH CT	Centra Falls Homeowners Association, Inc.				339.50	995.00
1/26/2026	Deposit	12405 NW 17TH CT	Centra Falls Homeowners Association, Inc.				995.00	0.00
Total for Undeposited Funds						\$1,334.50	\$1,334.50	
Total for Assets						\$43,795.51	\$35,728.30	\$2,649,143.45

Liabilities

Security Deposit Liability

Previous balance								\$3,650.00
Total for Security Deposit Liability						\$0.00	\$0.00	
Total for Liabilities						\$0.00	\$0.00	\$3,650.00

Equity

Opening Balance Equity

Previous balance								\$2,548,552.93
Total for Opening Balance Equity						\$0.00	\$0.00	

Reserves (Equity Transfer)

Previous balance								(\$3,650.00)
Total for Reserves (Equity Transfer)						\$0.00	\$0.00	

Retained Earnings

Previous balance								\$92,523.31
Total for Retained Earnings						\$0.00	\$0.00	
Total for Equity						\$0.00	\$0.00	\$2,637,426.24

Income

Association Fee Income (Regular Dues)

Previous balance								\$0.00
------------------	--	--	--	--	--	--	--	---------------



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/1/2026	Payment	12441 NW 18TH CT	Centra Falls Homeowners Association, Inc.	SANDEEP KUMAR	by SANDEEP KUMAR		339.50	339.50
1/1/2026	Payment	12456 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ANTON SHCHERBAK	by ANTON SHCHERBAK		995.00	1,334.50
1/1/2026	Payment	12417 NW 18TH CT	Centra Falls Homeowners Association, Inc.	ALISON J DE LA BASTIDE	by ALISON J DE LA BASTIDE		339.50	1,674.00
1/1/2026	Payment	12410 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ASHLEY TALBERT	by ASHLEY TALBERT		355.33	2,029.33
1/1/2026	Payment	12416 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ROBERT MENDES	by ROBERT MENDES		339.50	2,368.83
1/1/2026	Payment	12441 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	GURSIMRANI UDHWANI	by GURSIMRANI UDHWANI		339.50	2,708.33
1/1/2026	Payment	12450 NW 17TH CT	Centra Falls Homeowners Association, Inc.	Alejandra "Alex" Tejada	by Alejandra "Alex" Tejada		339.50	3,047.83
1/1/2026	Payment	12460 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	MICHELLE A CHIN	by MICHELLE A CHIN		355.33	3,403.16
1/1/2026	Payment	12416 NW 18TH CT	Centra Falls Homeowners Association, Inc.	JONATHAN GOBELI	by JONATHAN GOBELI		339.50	3,742.66
1/1/2026	Payment	12437 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CHANGLONG WANG H/E	by CHANGLONG WANG H/E		339.50	4,082.16
1/1/2026	Payment	12436 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	LUIS F DE SAN MARTIN	by LUIS F DE SAN MARTIN		339.50	4,421.66
1/1/2026	Payment	12457 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	SAMANTHA NORMIL CHARLEMONT	by SAMANTHA NORMIL CHARLEMONT		339.50	4,761.16
1/1/2026	Payment	12459 NW 17TH CT	Centra Falls Homeowners Association, Inc.	SILIR LLC	by SILIR LLC		339.50	5,100.66
1/1/2026	Payment	12435 NW 17TH CT	Centra Falls Homeowners Association, Inc.	SARITA TOALA	by SARITA TOALA		339.50	5,440.16
1/2/2026	Payment	12438 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JCW CENTRA FALLS LLC	by JCW CENTRA FALLS LLC		339.50	5,779.66
1/2/2026	Payment	12418 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JCW CENTRA FALLS LLC	by JCW CENTRA FALLS LLC		339.50	6,119.16
1/2/2026	Payment	12445 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	KENNEDY SIMMONDS	by KENNEDY SIMMONDS		150.00	6,269.16



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/2/2026	Payment	12428 NW 18TH CT	Centra Falls Homeowners Association, Inc.	AMY D HORTON-TAVERA	by AMY D HORTON-TAVERA		339.50	6,608.66
1/2/2026	Payment	12419 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ENIID STULZ-FELIZ	by ENIID STULZ-FELIZ		339.50	6,948.16
1/2/2026	Payment	12472 NW 17TH CT	Centra Falls Homeowners Association, Inc.	GEORGE A MORAN	by GEORGE A MORAN		339.50	7,287.66
1/2/2026	Payment	12427 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ANDREW E TRUMBACH	by ANDREW E TRUMBACH		339.50	7,627.16
1/2/2026	Payment	12414 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JESUS SAMUEL GAMARRA DA SILVA	by JESUS SAMUEL GAMARRA DA SILVA		339.50	7,966.66
1/2/2026	Payment	12408 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JESUS SAMUEL GAMARRA DA SILVA	by JESUS SAMUEL GAMARRA DA SILVA		339.50	8,306.16
1/2/2026	Reversed Payment	12430 NW 17TH CT	Centra Falls Homeowners Association, Inc.	MARCIA S GOLLAB	REVERSED - (R04) Account number structure is invalid.: by MARCIA S GOLLAB	355.33		7,950.83
1/3/2026	Payment	12446 NW 17TH CT	Centra Falls Homeowners Association, Inc.	Alejandra "Alex" Tejada	by Alejandra "Alex" Tejada		177.55	8,128.38
1/3/2026	Payment	12421 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	CHRISTIAN DUARTE	by CHRISTIAN DUARTE		355.33	8,483.71
1/3/2026	Payment	12432 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CYNTHIA MOURRA CASSIS TR	by CYNTHIA MOURRA CASSIS TR		355.33	8,839.04
1/3/2026	Payment	12443 NW 17TH CT	Centra Falls Homeowners Association, Inc.	DWIGHT MILLS	by DWIGHT MILLS		339.50	9,178.54
1/3/2026	Payment	12407 NW 18TH CT	Centra Falls Homeowners Association, Inc.	RENZO V BORDAONARO PRIETO	by RENZO V BORDAONARO PRIETO		400.00	9,578.54
1/4/2026	Payment	12468 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	YLLEN B LOPEZ	by YLLEN B LOPEZ		339.50	9,918.04
1/4/2026	Payment	12407 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ANTONIO CUTRI	by ANTONIO CUTRI		339.50	10,257.54



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/4/2026	Payment	12452 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	LEONETTE OLIVIA KEMP	by LEONETTE OLIVIA KEMP		339.50	10,597.04
1/5/2026	Payment	12415 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JONATHAN E FOSTER	by JONATHAN E FOSTER		339.50	10,936.54
1/5/2026	Payment	12455 NW 17TH CT	Centra Falls Homeowners Association, Inc.	YVETTE MARTINEZ	by YVETTE MARTINEZ		339.50	11,276.04
1/6/2026	Payment	12462 NW 17TH CT	Centra Falls Homeowners Association, Inc.	URSULA HALTENHOF	by URSULA HALTENHOF		339.50	11,615.54
1/6/2026	Payment	12440 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MIGUEL A SANTOS	by MIGUEL A SANTOS		300.00	11,915.54
1/6/2026	Payment	12417 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	NOEMI RIVERA	by NOEMI RIVERA		339.50	12,255.04
1/6/2026	Payment	12474 NW 17TH CT	Centra Falls Homeowners Association, Inc.	MOHAMMAD U RANA	by MOHAMMAD U RANA		339.50	12,594.54
1/7/2026	Payment	12404 NW 17TH CT	Centra Falls Homeowners Association, Inc.	FERNANDO R CASTILLO ILLINGWORTH	by FERNANDO R CASTILLO ILLINGWORTH		339.50	12,934.04
1/8/2026	Payment	12405 NW 17TH CT	Centra Falls Homeowners Association, Inc.		Payment		995.00	13,929.04
1/9/2026	Payment	12447 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ROBERT STEVEN OLLER	by ROBERT STEVEN OLLER		339.50	14,268.54
1/9/2026	Payment	12440 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	CHRISTA M BENNETT	by CHRISTA M BENNETT		339.50	14,608.04
1/9/2026	Payment	12471 NW 17TH CT	Centra Falls Homeowners Association, Inc.	OPAL ILGNER	by OPAL ILGNER		339.50	14,947.54
1/9/2026	Payment	12458 NW 17TH CT	Centra Falls Homeowners Association, Inc.	IGOR PACHECO	by IGOR PACHECO		339.50	15,287.04
1/9/2026	Payment	12401 NW 17TH CT	Centra Falls Homeowners Association, Inc.	KATHERINE E GOOD	by KATHERINE E GOOD		339.50	15,626.54
1/10/2026	Payment	12429 NW 18TH CT	Centra Falls Homeowners Association, Inc.	ASHISH AGRAWAL	by ASHISH AGRAWAL		339.50	15,966.04
1/10/2026	Payment	12463 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ALLA EBER	by ALLA EBER		403.09	16,369.13
1/12/2026	Payment	12420 NW 18TH CT	Centra Falls Homeowners Association, Inc.	HUGH OTTLEY	by HUGH OTTLEY		1,270.00	17,639.13
1/13/2026	Payment	12402 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CHRISTOPHER DON WOOD	by CHRISTOPHER DON WOOD		694.83	18,333.96
1/13/2026	Payment	12424 NW 17TH CT	Centra Falls Homeowners Association, Inc.	HARRISON W LAM	by HARRISON W LAM		339.50	18,673.46



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/14/2026	Payment	12428 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	GASPAR ORONOZ	by GASPAR ORONOZ		339.50	19,012.96
1/16/2026	Payment	12445 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	KENNEDY SIMMONDS	by KENNEDY SIMMONDS		150.00	19,162.96
1/16/2026	Payment	12467 NW 17TH CT	Centra Falls Homeowners Association, Inc.	MAXIMO REYES	by MAXIMO REYES		339.50	19,502.46
1/17/2026	Payment	12411 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	CHRISTOPHER J RAMOS	by CHRISTOPHER J RAMOS		339.50	19,841.96
1/17/2026	Payment	12409 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ALIREZA NAGHDIAN	by ALIREZA NAGHDIAN		339.50	20,181.46
1/21/2026	Payment	12436 NW 18TH CT	Centra Falls Homeowners Association, Inc.	ELTON W DACOSTA	by ELTON W DACOSTA		1,050.16	21,231.62
1/21/2026	Payment	12411 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CARLOS LATA	Payment		314.50	21,546.12
1/23/2026	Payment	12429 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	MERCEDES ANGELA SHULER	by MERCEDES ANGELA SHULER		339.50	21,885.62
1/23/2026	Payment	12403 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ANGEL L HERNANDEZ	by ANGEL L HERNANDEZ		339.50	22,225.12
1/23/2026	Payment	12440 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MIGUEL A SANTOS	by MIGUEL A SANTOS		1,053.46	23,278.58
1/27/2026	Payment	12449 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	Fel-Ron Investments, LLC	by Fel-Ron Investments, LLC		323.67	23,602.25
1/27/2026	Payment	12453 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	Fel-Ron Investments, LLC	by Fel-Ron Investments, LLC		339.50	23,941.75
1/27/2026	Payment	12420 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	BETH MILLER	by BETH MILLER		339.50	24,281.25
1/27/2026	Payment	12448 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	NEHRU F PALMER	by NEHRU F PALMER		339.50	24,620.75
1/27/2026	Payment	12459 NW 17TH CT	Centra Falls Homeowners Association, Inc.	SILIR LLC	by SILIR LLC		339.50	24,960.25
1/27/2026	Payment	12406 NW 18TH CT	Centra Falls Homeowners Association, Inc.	GHASSAN FAYEZ ABBOUD	by GHASSAN FAYEZ ABBOUD		867.11	25,827.36
1/28/2026	Payment	12431 NW 17TH CT	Centra Falls Homeowners Association, Inc.	THERESA MARIE DE ALMAGRO	by THERESA MARIE DE ALMAGRO		355.33	26,182.69



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/28/2026	Payment	12464 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ROLANDO J RAMIREZ	by ROLANDO J RAMIREZ		339.50	26,522.19
1/28/2026	Payment	12454 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JOSE LUIS REYES	by JOSE LUIS REYES		339.50	26,861.69
1/28/2026	Payment	12474 NW 17TH CT	Centra Falls Homeowners Association, Inc.	MOHAMMAD U RANA	by MOHAMMAD U RANA		339.50	27,201.19
1/29/2026	Payment	12400 NW 17TH CT	Centra Falls Homeowners Association, Inc.	DANIEL JOHN SILVER	by DANIEL JOHN SILVER	3,500.00		30,701.19
1/29/2026	Payment	12415 NW 17TH CT	Centra Falls Homeowners Association, Inc.	JONATHAN E FOSTER	by JONATHAN E FOSTER		339.50	31,040.69
1/29/2026	Payment	12434 NW 17TH CT	Centra Falls Homeowners Association, Inc.	KRIS B ALCEDO TUNGOL	by KRIS B ALCEDO TUNGOL		339.50	31,380.19
1/29/2026	Payment	12455 NW 17TH CT	Centra Falls Homeowners Association, Inc.	YVETTE MARTINEZ	by YVETTE MARTINEZ		339.50	31,719.69
1/29/2026	Payment	12437 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	CESAR AVELLANEDA SUAREZ	by CESAR AVELLANEDA SUAREZ		339.50	32,059.19
1/30/2026	Payment	12445 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	KENNEDY SIMMONDS	by KENNEDY SIMMONDS		150.00	32,209.19
1/30/2026	Payment	12406 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	MARIA DEL CARMEN PALACIO	by MARIA DEL CARMEN PALACIO		339.50	32,548.69
1/30/2026	Payment	12427 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MELISSA CASTILLO	by MELISSA CASTILLO		710.66	33,259.35
1/30/2026	Payment	12433 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MARLA S GRANT	by MARLA S GRANT		339.50	33,598.85
1/30/2026	Payment	12402 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CHRISTOPHER DON WOOD	by CHRISTOPHER DON WOOD		339.50	33,938.35
1/31/2026	Payment	12445 NW 18TH CT	Centra Falls Homeowners Association, Inc.	TERUHIKO IWASAKI	by TERUHIKO IWASAKI		339.50	34,277.85
1/31/2026	Payment	12444 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	DEANNA H CLARY	by DEANNA H CLARY		339.50	34,617.35
1/31/2026	Payment	12402 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	JUAN PABLO OLANO	by JUAN PABLO OLANO		339.50	34,956.85
1/31/2026	Payment	12433 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	FABIO A ANGARITA	by FABIO A ANGARITA		339.50	35,296.35



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/31/2026	Payment	12442 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ERNESTO PEREZ	by ERNESTO PEREZ		339.50	35,635.85
Total for Association Fee Income (Regular Dues)						\$355.33	\$35,991.18	
Bank Interest								
								\$0.00
1/30/2026	Deposit	Association level	Centra Falls Homeowners Association, Inc.		JAN 2026		64.70	64.70
1/30/2026	Deposit	Association level	Centra Falls Homeowners Association, Inc.		JAN 2026		0.11	64.81
1/30/2026	Deposit	Association level	Centra Falls Homeowners Association, Inc.		JAN 2026 - Settlement Acct		3,908.85	3,973.66
Total for Bank Interest						\$0.00	\$3,973.66	
INCOME > Special Assessment								
								\$0.00
1/1/2026	Payment	12416 NW 18TH CT	Centra Falls Homeowners Association, Inc.	JONATHAN GOBELI	by JONATHAN GOBELI		15.83	15.83
1/1/2026	Payment	12436 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	LUIS F DE SAN MARTIN	by LUIS F DE SAN MARTIN		360.50	376.33
1/3/2026	Payment	12466 NW 17TH CT	Centra Falls Homeowners Association, Inc.	12466 CENTRA FALLS LLC	by 12466 CENTRA FALLS LLC		339.50	715.83
1/3/2026	Payment	12443 NW 17TH CT	Centra Falls Homeowners Association, Inc.	DWIGHT MILLS	by DWIGHT MILLS		15.83	731.66
1/4/2026	Payment	12436 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	LUIS F DE SAN MARTIN	by LUIS F DE SAN MARTIN		219.94	951.60
1/6/2026	Payment	12445 NW 18TH CT	Centra Falls Homeowners Association, Inc.	TERUHIKO IWASAKI	by TERUHIKO IWASAKI		156.01	1,107.61
1/10/2026	Payment	12463 NW 17TH CT	Centra Falls Homeowners Association, Inc.	ALLA EBER	by ALLA EBER		124.52	1,232.13
1/19/2026	Payment	12421 NW 18TH CT	Centra Falls Homeowners Association, Inc.	ALEJANDRO JOSE LEAL RODRIGUEZ	by ALEJANDRO JOSE LEAL RODRIGUEZ		337.49	1,569.62
1/21/2026	Payment	12411 NW 18TH CT	Centra Falls Homeowners Association, Inc.	CARLOS LATA	Payment		25.00	1,594.62
1/21/2026	Payment	12443 NW 17TH CT	Centra Falls Homeowners Association, Inc.	DWIGHT MILLS	by DWIGHT MILLS		282.73	1,877.35
1/23/2026	Payment	12403 NW 17TH MNR	Centra Falls Homeowners Association, Inc.	ANGEL L HERNANDEZ	by ANGEL L HERNANDEZ		172.28	2,049.63
1/23/2026	Payment	12440 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MIGUEL A SANTOS	by MIGUEL A SANTOS		196.54	2,246.17



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management Partners, LLC
 2436 North Federal Highway
 Box 205
 Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
Total for INCOME > Special Assessment						\$0.00	\$2,246.17	
Late Fee Income								
Previous balance								\$0.00
1/23/2026	Payment	12440 NW 18TH CT	Centra Falls Homeowners Association, Inc.	MIGUEL A SANTOS	by MIGUEL A SANTOS		250.00	250.00
Total for Late Fee Income						\$0.00	\$250.00	
Total for Income						\$355.33	\$42,461.01	\$42,105.68
Expenses								
ADMINISTRATION - Admin - Bank Fees								
Previous balance								\$0.00
1/2/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	CHASE BANK	JAN 2026	50.00		50.00
Total for ADMINISTRATION - Admin - Bank Fees						\$50.00	\$0.00	
ADMINISTRATION - Admin - Legal & Professional Fees								
Previous balance								\$0.00
1/22/2026	Check 407	Association level	Centra Falls Homeowners Association, Inc.	Mansfield, Bronstein & Stone, LLP	2025 Annual meeting	150.05		150.05
Total for ADMINISTRATION - Admin - Legal & Professional Fees						\$150.05	\$0.00	
ADMINISTRATION - Admin - Management Fees								
Previous balance								\$0.00
1/2/2026	Check 398	Association level	Centra Falls Homeowners Association, Inc.	ASSOCIATION MANAGEMENT PARTNERS, LLC	CFHOA — Monthly CAM Fees	1,400.00		1,400.00
Total for ADMINISTRATION - Admin - Management Fees						\$1,400.00	\$0.00	
ADMINISTRATION - Admin - Website								
Previous balance								\$0.00
1/2/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	GOOGLE	JAN 2026 Emails for Board	42.00		42.00
Total for ADMINISTRATION - Admin - Website						\$42.00	\$0.00	
FIRE - Fire - Alarm Monitoring								
Previous balance								\$0.00
1/27/2026	Check 408	Association level	Centra Falls Homeowners Association, Inc.	ARMER PROTECTION	JAN, FEB, MAR	344.91		344.91
Total for FIRE - Fire - Alarm Monitoring						\$344.91	\$0.00	



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance	
INSURANCE (ALL)									
	Previous balance								\$0.00
1/15/2026	Check ACH AUTO PAY	Association level	Centra Falls Homeowners Association, Inc.	FRONTLine Insurance	JAN 2026 Pmt	9,984.32		9,984.32	
	Total for INSURANCE (ALL)					\$9,984.32	\$0.00		
LANDSCAPING									
	Previous balance								\$0.00
1/15/2026	Check 406	Association level	Centra Falls Homeowners Association, Inc.	Premium Landscaping	JAN 2026	5,488.33		5,488.33	
	Total for LANDSCAPING					\$5,488.33	\$0.00		
POOL - Pool - Regular Maintenance									
	Previous balance								\$0.00
1/12/2026	Check 404	Association level	Centra Falls Homeowners Association, Inc.	ACE POOL & SPA	JAN 26	489.25		489.25	
	Total for POOL - Pool - Regular Maintenance					\$489.25	\$0.00		
POOL - Pool - Repair(s)									
	Previous balance								\$0.00
1/12/2026	Check 400	Association level	Centra Falls Homeowners Association, Inc.	ACE POOL & SPA	08 JAN 2026 Pool Pump	1,242.23		1,242.23	
1/27/2026	Check 409	Association level	Centra Falls Homeowners Association, Inc.	ACE POOL & SPA	Heater wiring harness and display	1,350.00		2,592.23	
	Total for POOL - Pool - Repair(s)					\$2,592.23	\$0.00		
REPAIRS & MAINTENANCE - R&M - Access									
	Previous balance								\$0.00
1/7/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	ASAP GATE PLUS, LLC	JAN 2026	251.00		251.00	
1/13/2026	Check 405	Association level	Centra Falls Homeowners Association, Inc.	ASAP GATE PLUS, LLC	Gate Arm	288.90		539.90	
	Total for REPAIRS & MAINTENANCE - R&M - Access					\$539.90	\$0.00		
REPAIRS & MAINTENANCE - R&M - Electrical									
	Previous balance								\$0.00
1/12/2026	Check 401	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	12439 NW 17TH CT	425.00		425.00	
1/12/2026	Check 401	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	12471 NW 17TH CT	425.00		850.00	
1/12/2026	Check 401	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	12427 NW 18TH CT	425.00		1,275.00	



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
1/12/2026	Check 402	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	Street light 12420 NW 17TH MNR	180.00		1,455.00
1/12/2026	Check 402	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	Street light repair dog park	450.00		1,905.00
1/12/2026	Check 402	Association level	Centra Falls Homeowners Association, Inc.	CARO ELECTRIC INC	Monument light replacement	180.00		2,085.00
Total for REPAIRS & MAINTENANCE - R&M - Electrical						\$2,085.00	\$0.00	
REPAIRS & MAINTENANCE - R&M - Janitorial Service								
Previous balance								\$0.00
1/12/2026	Check 403	Association level	Centra Falls Homeowners Association, Inc.	DELUDE'S PROPERTY SERVICES LLC	DEC 2025	4,767.41		4,767.41
Total for REPAIRS & MAINTENANCE - R&M - Janitorial Service						\$4,767.41	\$0.00	
SECURITY - Security - Camera(s): Repair(s)								
Previous balance								\$0.00
1/12/2026	Check 399	Association level	Centra Falls Homeowners Association, Inc.	4 Best Business Corporation	New Lines, etc.	2,499.98		2,499.98
Total for SECURITY - Security - Camera(s): Repair(s)						\$2,499.98	\$0.00	
UTILITIES - Utilities - Electricity								
Previous balance								\$0.00
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	1	858.88		858.88
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	2	162.79		1,021.67
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	3	120.62		1,142.29
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	4	97.16		1,239.45
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	5	35.68		1,275.13
1/6/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	FPL	6	45.89		1,321.02
Total for UTILITIES - Utilities - Electricity						\$1,321.02	\$0.00	
UTILITIES - Utilities - Internet								
Previous balance								\$0.00
1/9/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	AT&T	JAN 2026	166.20		166.20
Total for UTILITIES - Utilities - Internet						\$166.20	\$0.00	
UTILITIES - Utilities - Trash, Recycling								
Previous balance								\$0.00
1/2/2026	Check 397	Association level	Centra Falls Homeowners Association, Inc.	CITY OF PEMBROKE PINES	2024, 2025	2,007.80		2,007.80
Total for UTILITIES - Utilities - Trash, Recycling						\$2,007.80	\$0.00	
UTILITIES - Utilities - Water, Sewer								



General Ledger Consolidated

1/1/2026 - 1/31/2026, Cash basis

Prepared By: Association Management
Partners, LLC
2436 North Federal Highway
Box 205
Lighthouse Point, FL 33064-6854

Date	Type	Unit	Property	Name	Description	Debit	Credit	Balance
Previous balance								\$0.00
1/30/2026	Check ACH	Association level	Centra Falls Homeowners Association, Inc.	CITY OF PEMBROKE PINES	JAN 2026	110.07		110.07
Total for UTILITIES - Utilities - Water, Sewer						\$110.07	\$0.00	
Total for Expenses						\$34,038.47	\$0.00	\$34,038.47
Grand total for Centra Falls Homeowners Association, Inc.						\$78,189.31	\$78,189.31	



Matt Jelinek
Principle, CAM, Realtor®
BPO & REO Certified

Ph/Text: 608-843-4648
Email: Matt@AMP—Florida.com
Web: AMP—Florida.com

END OF REPORT