

Magnolia Valley Condominiums, Inc

Balance Sheet as of September 30, 2026

Assets

Checking Account(s) balance	\$	58,452.78
Reserve Account Balance	\$	26,499.43
Roofing	\$	20,859.43
Parking lots	\$	600.00
Carports	\$	5,040.00
	\$	26,499.43
Total Current Assets	\$	84,952.21

Liabilities

Insurance reserve	\$	7,725.00
Prepaid COA Dues	\$	2,767.00

Total Liabilities	\$	10,492.00
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General Fund	\$	47,960.78
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Total Available Funds	\$	74,460.21
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Magnolia Valley Condominiums Inc.
Profit & Loss Budget vs. Actual
January 1 to December 31, 2026

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Actual YTD	Budget	\$ over Budget	% of Budget
Income																
Association Fees	10,016.00	9,890.00	9,775.00	9,870.00	7,750.00	9,960.00	8,471.00	8,631.00	9,635.00				83,998.00	118,320.00	(34,322.00)	71.0%
Carport Fees	120.00	125.00	115.00	130.00	85.00	120.00	110.00	90.00	115.00				1,010.00	1,440.00	(430.00)	70.1%
Late Fees	1.00	-	-	-	-	-	-	-	-				1.00	-	1.00	
Convenience fees	-	-	-	-	-	-	-	-	-				-	-	-	
Estoppel & Bank Application F	-	-	-	-	-	200.00	-	-	-				200.00	-	200.00	
Assessment Fees	744.00	567.00	1,037.00	548.00	708.00	2,763.27	761.00	548.00	841.00				8,517.27	9,156.00	(638.73)	
Interest	45.01	26.78	29.67	27.55	28.32	27.30	28.51	28.54	29.31				270.99	-	270.99	
Adjustments	2,583.00	-	-										2,583.00	-	2,583.00	
Total Income	\$ 13,509.01	\$ 10,608.78	\$ 10,956.67	\$ 10,575.55	\$ 8,571.32	\$ 13,070.57	\$ 9,370.51	\$ 9,297.54	\$ 10,620.31	\$ -	\$ -	\$ -	\$ 96,580.26	\$ 128,916.00	\$ (32,335.74)	74.9%
Expense																
Landscaping	975.73	975.93	1,005.21	1,005.21	1,005.21	1,005.21	1,005.21	1,005.21	1,005.21				8,988.13	12,100.00	(3,111.87)	74.3%
Electricity	182.82	185.42	175.07	175.04	175.04	175.04	173.05	173.05	173.05				1,587.58	2,400.00	(812.42)	66.1%
Waste Removal	390.58	384.30	391.92	434.67	441.74	485.23	476.56	475.35	485.53				3,965.88	4,500.00	(534.12)	88.1%
Reclaimed Water	269.50	269.50	269.50	269.50	269.50	269.50	269.50	269.50	269.50				2,425.50	3,300.00	(874.50)	73.5%
Office Supplies	-	-	-	114.26	-	-	-	-	-				114.26	100.00	14.26	114.3%
Legal Expenses	100.00	850.00	375.00	375.00	902.00	-	260.00	-	200.00				3,062.00	7,000.00	(3,938.00)	43.7%
Building Insurance	590.00	-	19,981.05	3,053.93	3,051.93	3,051.93	3,051.91	3,051.91	3,051.91				38,884.57	52,000.00	(13,115.43)	74.8%
PO Box Rental, Web Mgt.	-	-	-	299.76	-	-	-	-	-				299.76	350.00	(50.24)	85.6%
State Fees/Division fees	-	61.25	-	-	-	-	-	-	-				61.25	400.00	(338.75)	15.3%
Annual Meeting/Social Event	-	-	75.00	25.30	-	-	-	-	-				100.30	100.00	0.30	100.3%
Roofing loan repayment	1,006.58	1,006.58	1,006.58	1,006.58	1,006.58	3,084.58	1,006.58	1,006.58	1,006.58				11,137.22	12,000.00	(862.78)	92.8%
Accounting/Bank Fees	10.00	132.50	15.00	-	-	-	-	-	-				157.50	600.00	(442.50)	26.3%
General Fund	63.54	9,647.07	9,500.00	9,633.44	1,300.00	1,250.00	260.00	-	-	-	-	-	31,654.05	20,000.00	11,654.05	158.3%
Maintenance/Repairs	-	322.07	-	9,598.00	1,300.00	1,250.00	260.00	-	-				12,730.07			
Misc Landscaping (pru	-	9,000.00	-	17.00	-	-	-	-	-				9,017.00			
Sprinkler Repair	-	325.00	9,500.00	18.44	-	-	-	-	-				9,843.44			
Roof Maintenance	-	-	-	-	-	-	-	-	-				-			
Misc Expenses	63.54	-	-	-	-	-	-	-	-				63.54			
Reserve/Capital Replacement F	985.00	985.00	985.00	985.00	985.00	985.00	985.00	985.00	985.00				8,865.00	14,066.00		
Insurance reserves	1,500.00	1,500.00	-	-	1,545.00	1,545.00	1,545.00	1,545.00	1,545.00				10,725.00			
Carport Reserves	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00				1,080.00	1,440.00		
Total Expenses	\$ 3,708.75	\$ 13,632.55	\$ 32,914.33	\$ 16,512.69	\$ 8,272.00	\$ 9,441.49	\$ 6,622.81	\$ 6,101.60	\$ 6,311.78	\$ -	\$ -	\$ -	\$ 103,518.00	\$ 130,356.00	(26,838.00)	79.4%
Net Income	\$ 9,800.26	\$ (3,023.77)	\$ (21,957.66)	\$ (5,937.14)	\$ 299.32	\$ 3,629.08	\$ 2,747.70	\$ 3,195.94	\$ 4,308.53	\$ -	\$ -	\$ -	\$ (6,937.74)			

CURRENT ACCOUNTS PAYABLE

September 2026 Expenses			
Check No.	Date	Payee/Creditor	Debit
ach-auto - 100 Bank	09/18/26	Duke - account 1 acct #910086687814	\$142.25
ach-auto - 100 Bank	09/03/26	Duke - account 2 acct #91008677 9445	\$30.80
ach-auto 100 Bank	09/08/26	City of NPR - reclaimed water	\$269.50
ach-100 bank 7483	09/01/26	Frontline/PCS (policy #7339833242)	\$3,051.91
ach-auto - 100 Bank	09/22/26	Waste Connections (new bill on the ~20th)	\$485.53
Centennial bank pay	09/01/26	Laney's Lawn Care (inv 8647)	\$1,005.21
Centennial bank pay	09/01/26	Blair Law Group - invoice #158781 Howes	\$200.00
Centennial bank pay	09/01/26	loan payment 1 to J Rotast (158.29+345)	\$503.29
Centennial bank pay	09/01/26	loan payment 2 to R Lawson	\$503.29
xfer to reserves - 100 Bank	09/25/26	Reserves 985+120/month = 1105	\$1,105.00
		total	\$7,296.78
Date	Unit	Payee/Reserve Contribution	Amount
1-Sep	601	collazo	\$260.00
1-Sep	704	rotast	\$345.00
1-Sep	801	lindeman	\$345.00
1-Sep	204	mcmahon \$59	\$314.00
3-Sep	702	morales	\$345.00
4-Sep	103	diaz-romero (recalled by bank)	
4-Sep	601	collazo	\$260.00
8-Sep	101	lawson	\$345.00
8-Sep	701	omeara	\$345.00
8-Sep	304	bauer	\$255.00
8-Sep	804	yetter	\$345.00
8-Sep	501	powers	\$345.00
8-Sep	602	hermsen	\$260.00
8-Sep	502	long	\$345.00
8-Sep	404	koch	\$423.00
8-Sep	201	andujar	\$255.00
9-Sep	301	bates \$59	\$319.00
9-Sep	104	carrion	\$345.00
10-Sep	504	rowe \$234	\$1,692.00
14-Sep	803	wysocki	\$340.00
14-Sep	403	bishara \$78	\$418.00
15-Sep	103	diaz-romero \$156	\$846.00
23-Sep	603	castano \$118	\$638.00
29-Sep	202	walt \$59	\$319.00
29-Sep	503	osman \$78	\$372.00
29-Sep	604	celic	\$255.00
29-Sep	302	ors	\$260.00
			\$10,591.00



P.O. Box 966
Conway, AR 72033
888-372-9788
www.my100bank.com

RETURN SERVICE REQUESTED

MAGNOLIA VALLEY CONDOMINIUM INC
OPERATING ACCT
PO BOX 1593
NEW PORT RICHEY FL 34656

Last statement: August 31, 2026
This statement: September 30, 2026
Total days in statement period: 30

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(3)

Direct inquiries to:
Customer Service, 888-372-9788

Association NOW

Account number	XXXXXX7483	Beginning balance	\$28,596.08
Enclosures	3	Total additions	8,134.79
Interest paid year to date	\$13.48	Total subtractions	7,376.87
		Ending balance	\$29,354.00

CHECKS

Number	Date	Amount	Number	Date	Amount
12052	09-09	200.00	12053	09-09	1,005.21

DEBITS

Date	Description	Subtractions
09-01	' Billpay BUSINESS BILLPAY PAID BILL PAID-RICK LAWSON CONF #128	503.29
09-01	' Billpay BUSINESS BILLPAY PAID BILL PAID-JO ANN ROTAST CONF #129	158.29
09-02	' ACH Withdrawal Frontline Ins WEB PAY 260902	3,051.91
09-08	' ACH Withdrawal DUKEENERGY BILL PAY 260908	30.80
09-10	' ACH Withdrawal NEW PORT RICHEY UTILITY 260910 5768599	269.50
09-11	' Analysis Results Chg ANALYSIS ACTIVITY FOR 08/26	2.09
09-14	' ACH Withdrawal PAYABLI CINC AFF PURCHASE 260912	423.00

MAGNOLIA VALLEY CONDOMINIUM INC
September 30, 2026

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Date	Description	Subtractions
09-21	' ACH Withdrawal DUKEENERGY BILL PAY 260921	142.25
09-23	' ACH Withdrawal WASTE CONNECTION WEB_PAY 260923	485.53
09-25	' Internet Banking Db XFR:SEPT. RESERVES	1,105.00

CREDITS

Date	Description	Additions
09-01	' Home Collect Lockbox	659.00
09-01	' Credit Memo ACCT ANALYSIS FEE REFUND FROM 08/11	0.55
09-01	' ACH Deposit PAYABLI DEPOSIT TRANSFER 260901 947949679	260.00
09-03	Mobile Deposit	345.00
09-04	' ACH Deposit PAYABLI DEPOSIT TRANSFER 260904 949542036	683.00
09-08	' Home Collect Lockbox	2,918.00
09-09	' Home Collect Lockbox	664.00
09-14	' Home Collect Lockbox	758.00
09-14	' Credit Memo ACCT ANALYSIS FEE REFUND FROM 09-11	2.09
09-23	' Home Collect Lockbox	638.00
09-29	' Home Collect Lockbox	319.00
09-29	' ACH Deposit PAYABLI DEPOSIT TRANSFER 260929 954651991	255.00
09-29	' ACH Deposit PAYABLI DEPOSIT TRANSFER 260929 954767331	260.00
09-29	' ACH Deposit PAYABLI DEPOSIT TRANSFER 260929 954652961	372.00
09-30	' Interest Credit	1.15

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	28,596.08	09-08	29,717.34	09-21	29,099.38
09-01	28,854.05	09-09	29,176.13	09-23	29,251.85
09-02	25,802.14	09-10	28,906.63	09-25	28,146.85
09-03	26,147.14	09-11	28,904.54	09-29	29,352.85
09-04	26,830.14	09-14	29,241.63	09-30	29,354.00

Mobile Capture Deposit Ticket	
Account Number:	505087483
Date:	09/03/2026 01:46:30 PM
Amount:	\$ 345.00
⑈5020⑈2757⑈ 505087483⑈ 6⑈7	

09/03/2026 Deposit \$345.00

Apply to account: 8055 - MAGNOLIA VALLEY CONDOMINIUM INC.	
MAGNOLIA VALLEY CONDOMINIUM INC. PO BOX 1303 NEW PORT RICHEY, FL 34656	DATE 09/01/2026 0000012052
PAY TO THE ORDER OF TWO HUNDRED DOLLARS AND NO/100	AMOUNT **\$200.00
Signature on file - account holder has pre-approved this check. Void After 90 Days.	
⑈0000012052⑈ ⑈082902757⑈ 505087483⑈ 9⑈	

09/09/2026 12052 \$200.00

Apply to account: 8013 - MAGNOLIA VALLEY CONDOMINIUM INC.	
MAGNOLIA VALLEY CONDOMINIUM INC. PO BOX 1303 NEW PORT RICHEY, FL 34656	DATE 09/01/2026 0000012053
PAY TO THE ORDER OF ONE THOUSAND FIVE DOLLARS AND 21/100	AMOUNT **\$1005.21
Signature on file - account holder has pre-approved this check. Void After 90 Days.	
⑈0000012053⑈ ⑈082902757⑈ 505087483⑈ 9⑈	

09/09/2026 12053 \$1,005.21



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RESERVE ACCT
PO BOX 1593
NEW PORT RICHEY FL 34656

Last statement: August 31, 2026
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Total days in statement period: 30

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Direct inquiries to:
Customer Service, 888-372-9788

Association Banking MMA

Account number	XXXXXX7939	Beginning balance	\$22,620.69
Interest paid year to date	\$206.85	Total additions	1,133.16
		Total subtractions	0.00
		Ending balance	\$23,753.85

CREDITS

Date	Description	Additions
09-25	' Internet Banking Cr	1,105.00
	XFR:SEPT. RESERVES	
09-30	' Interest Credit	28.16

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	22,620.69	09-25	23,725.69	09-30	23,753.85



999-99-99-99 55465 0 C 001 30 S 66 002
MAGNOLIA VALLEY CONDOMINIUM INC
OPERATING ACCT
PO BOX 1593
NEW PORT RICHEY FL 34656-1593

Your account statement

For 09/30/2026

Contact us



Truist.com



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

■ ASSOC SVCS INTEREST CHECKING 0000243700620

Account summary

Your previous balance as of 08/31/2026	\$5,544.02
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 2,538.06
Your new balance as of 09/30/2026	= \$8,082.08

Interest summary

Interest paid this statement period	\$0.06
2026 interest paid year-to-date	\$0.32
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
09/10	COUNTER DEPOSIT	1,692.00
09/15	COUNTER DEPOSIT	846.00
09/30	INTEREST PAYMENT	0.06
Total deposits, credits and interest		= \$2,538.06

Effective September 28, 2026, we have revised our Commercial Services Agreement ("CBSA") governing your account and your relationship with Truist Bank. The revised CBSA will be available for you to review at any Truist branch or online at www.truist.com/Advanced-CBSA starting on August 28, 2026. These revisions include those found under Section A (Legal Agreement), Section E (Account Opening), Section F (Account Types), Section G (Account Rules), Section H (Rules Applicable to Certain Accounts), Section H.2 (Non-Interest Bearing Accounts), Section H.3 (Interest Bearing Accounts), Section I (Certificates of Deposit), Section J (Availability of Funds), and Section K (Commercial Funds Transfers) of the CBSA. The revised CBSA will become effective on September 28, 2026. If you do nothing and continue to use or maintain your account on or after September 28, 2026, your continued use or maintaining of the account will be deemed acceptance of the revised CBSA. If you do not accept the revised CBSA, you may close your account at any time before September 28, 2026. If you have questions about the revised CBSA, contact your Relationship Manager, visit your local Truist branch, or call 844-4TRUIST (844-487-8478). **The revised CBSA contains a mutual arbitration agreement providing that you and we agree to submit certain disputes for resolution by a neutral arbitrator on an individual basis and not to sue in court for resolution by a judge or jury (see Section B (Arbitration Agreement)). Read this provision carefully because it has a substantial impact on how such disputes and claims are resolved.**

Effective September 28, 2026, accounts with a negative balance at end of day will be subject to an Uncollected Balances fee. This fee will be an annual rate of Prime + 3% on the negative balance. Beginning September 28, 2026, review the www.truist.com/business-deposit-accounts-fee-schedule for additional details.



999-99-99-99 55465 0 C 001 30 S 66 002
MAGNOLIA VALLEY CONDOMINIUM INC
RESERVE ACCT
PO BOX 1593
NEW PORT RICHEY FL 34656-1593

Your account statement

For 09/30/2026

Contact us



Truist.com



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

■ ASSOC SVCS MONEY MKT SAVINGS 0000245013493

Account summary

Your previous balance as of 08/31/2026	\$23,735.83
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 26.45
Your new balance as of 09/30/2026	= \$23,762.28

Interest summary

Interest paid this statement period	\$26.45
2026 interest paid year-to-date	\$240.36
Interest rate	1.40%
Annual percentage yield (APY) earned	1.36%
On 09/28/2026 the interest rate changed from 1.35% to 1.40%	

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
09/30	INTEREST PAYMENT	26.45
Total deposits, credits and interest		= \$26.45

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Date	Batch	HO Acct Number	HO Name	Check/Ref Number	Amount
Deposit Account: **7483 Operating 7483					
LockBox					
9/1/2026	2273	801	Kathy Lindeman	1266	\$345.00
9/1/2026	2291	204	Rich McMahon	8980	\$314.00
9/8/2026	4318	101	Rick Lawson	237399181	\$345.00
9/8/2026	4318	701	Peter O'Meara	2502	\$345.00
9/8/2026	4318	304	Roland Bauer	65393850	\$255.00
9/8/2026	4318	804	Don Yetter	71073667	\$345.00
9/8/2026	4318	501	David Peterson	8031	\$345.00
9/8/2026	4318	602	Jim Hermesen	847316	\$260.00
9/8/2026	4318	502	Robert Long	96626386	\$345.00
9/8/2026	4318	404	Caterina Koch	96662279	\$423.00
9/8/2026	4318	201	Alicia Andujar	97840279	\$255.00
9/9/2026	4189	104	Carlos Carrion	9001	\$345.00
9/9/2026	4183	301	Bradley Bates	9533010971	\$319.00
9/14/2026	4219	803	Joel Wysocki	95900799	\$340.00
9/14/2026	4219	403	Nashaat Bishara	995002	\$418.00
9/23/2026	4125	603	Otilia Castano	7361	\$319.00
9/23/2026	4125	603	Otilia Castano	7362	\$319.00
9/29/2026	2279	202	Waldemar Bielawski	1299	\$319.00
LockBox Total					\$5,956.00
Payabli eCheck					
9/1/2026	86	601	Diana Collazo	7	\$260.00
9/4/2026	88	103	Margarita Diaz-Romero	8	\$423.00
9/4/2026	88	601	Diana Collazo	9	\$260.00
9/29/2026	92	503	Sameh Osman	10	\$372.00
9/29/2026	94	604	Mike Celic	11	\$255.00
9/29/2026	93	302	Frances Ors	12	\$260.00
Payabli eCheck Total					\$1,830.00
Total Deposits: **7483 Operating 7483					\$7,786.00
Total: Magnolia Valley Condominium Inc					\$7,786.00

Date	Batch	HO Acct Number	HO Name	Check/Ref Number	Amount
					\$7,786.00