Estates at Layton's Lake HOA Open Board Meeting
June 8th, 2026
Via Zoom and ALTERNATE LOCATION: 13 Waters Way (Outdoor Meeting)

Agenda

1. Call to Order
2. Roll Call
3. Financial report (Bonnie): May financials, new payment system overview, corrected balances status, Q4 credit expiration warnings, new policy on late fees
4. Transition litigation (Mike): Falcon Group process, cost-to-cure document procurement, original study limitations
5. Landscaping report (Chris): Contractor performance, common area improvements, resident maintenance responsibilities (grass clippings, basketball hoops)
6. Insurance update (Dorothy): Nationwide situation, new quotes obtained, coverage details, new policy procured.
7. Covenant and Bylaw Revisions (Khalid): Committee formation and upcoming work
8. Election contest: Closed matter, no further action taken
9. Community Announcements
10. Public Q&A
11. Close

Balance Sheet

Estates at Layton's Lake HOA

May 31, 2026

ACCOUNTS		May 31, 2026
Assets		
Bank Account		
	Citizens Bank - Business Money Market	$50,410.73
	Citizens Bank - Clearly Better Business Checking	$69,538.11
Total Bank Account		**$119,948.84**
Total Assets		**$119,948.84**
Liabilities		
Total Liabilities		**$0.00**
Equity		
Retained Earnings		
	Profit between Jan 01, 2026 and May 31, 2026	$4,734.16
	Retained Earnings	$115,214.68
Total Retained Earnings		**$119,948.84**
Total Equity		**$119,948.84**
Total Liabilities and Equity		**$119,948.84**

Profit and Loss

Estates at Layton's Lake HOA

Jan 01, 2026 to May 31, 2026

ACCOUNTS		Jan 01, 2026 to May 31, 2026
Income		
Operating Income		
Assessment Income	$9,718.69	
Lien Payout Income	$932.00	
Subtotal Operating Income		$10,650.69
Total Income		**$10,650.69**
Expenses		
Operating Expense		
Accounting Fees	$3,675.00	
Answering Service	$55.00	
Bank Fees	$142.22	
Payment Processing Fee Expense	$15.04	
Portal Fees	$267.00	
Postage and Mailing	$398.00	
Snow Removal	$1,775.00	
Subtotal Operating Expense		$6,327.26
Total Expenses		**$6,327.26**
NET OPERATING INCOME		**$4,323.43**
Other Income		
Other Income		
Interest Income	$410.73	
Subtotal Other Income		$410.73
Total Other Income		**$410.73**
Other Expenses		
Total Other Expenses		**$0.00**
NET OTHER INCOME		**$410.73**
NET INCOME		**$4,734.16**

Profit and Loss

Estates at Layton's Lake HOA

May 01, 2026 to May 31, 2026

ACCOUNTS		**May 01, 2026 to May 31, 2026**
Income		
Operating Income		
Assessment Income	$481.25	
Subtotal Operating Income		$481.25
Total Income		**$481.25**
Expenses		
Operating Expense		
Accounting Fees	$237.00	
Answering Service	$55.00	
Payment Processing Fee Expense	$15.04	
Portal Fees	$89.00	
Postage and Mailing	$320.00	
Subtotal Operating Expense		$716.04
Total Expenses		**$716.04**
NET OPERATING INCOME		**-$234.79**
Other Income		
Other Income		
Interest Income	$126.41	
Subtotal Other Income		$126.41
Total Other Income		**$126.41**
Other Expenses		
Total Other Expenses		**$0.00**
NET OTHER INCOME		**$126.41**
NET INCOME		**-$108.38**

Account Transactions

Estates at Layton's Lake HOA

Date Range: May 01, 2026 to May 31, 2026

DATE	VENDOR NAME	DESCRIPTION	DEBIT	CREDIT	BALANCE
Citizens Bank - Business Money Market **Under: Assets > Bank Account**					
Starting Balance					**$50,284.32**
May 29, 2026		IOD INTEREST PAID	$126.41		$50,410.73
Totals and Ending Balance			**$126.41**	**$0.00**	**$50,410.73**
Balance Change **Difference between starting and ending balances**					**$126.41**
Citizens Bank - Clearly Better Business Checking **Under: Assets > Bank Account**					
Starting Balance					**$69,772.90**
May 04, 2026	USPS	USPS PO 336525 PENNS GROVE NJ 4800		$242.00	$69,530.90
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,548.15
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,565.40
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,582.65
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,599.90
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,617.15
May 05, 2026	Intuit	INTUIT *QBooks SAN DIEGO CA 4800		$38.00	$69,579.15
May 05, 2026		MerchPayout SV9T 8662240369	$379.96		$69,959.11
May 11, 2026	USPS	USPS PO 336525 PENNS GROVE NJ 4800		$78.00	$69,881.11
May 19, 2026	Answer First	CHECK - Inv. 14475/267649		$55.00	$69,826.11
May 29, 2026	EasyHOA	Easy HOA LLC		$288.00	$69,538.11
Totals and Ending Balance			**$466.21**	**$701.00**	**$69,538.11**

Balance Change **Difference between starting and ending balances**					**-$234.79**
Assessment Income **Under: Income > Operating Income**					
Starting Balance					**$9,237.44**
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,254.69
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,271.94
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,289.19
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,306.44
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,323.69
May 05, 2026		MerchPayout SV9T 8662240369		$395.00	$9,718.69
Totals and Ending Balance			**$0.00**	**$481.25**	**$9,718.69**
Balance Change **Difference between starting and ending balances**					**$481.25**
Interest Income **Under: Income > Other Income**					
Starting Balance					**$284.32**
May 29, 2026		IOD INTEREST PAID		$126.41	$410.73
Totals and Ending Balance			**$0.00**	**$126.41**	**$410.73**
Balance Change **Difference between starting and ending balances**					**$126.41**
Lien Payout Income **Under: Income > Operating Income**					
Starting Balance					**$932.00**
Totals and Ending Balance			**$0.00**	**$0.00**	**$932.00**
Balance Change **Difference between starting and ending balances**					**$0.00**
Accounting Fees **Under: Expenses > Operating Expense**					
Starting Balance					**$3,438.00**
May 05, 2026	Intuit	INTUIT *QBooks SAN DIEGO CA 4800	$38.00		$3,476.00

May 29, 2026	EasyHOA	Easy HOA LLC	$199.00		$3,675.00
Totals and Ending Balance			**$237.00**	**$0.00**	**$3,675.00**
Balance Change **Difference between starting and ending balances**					**$237.00**
Answering Service **Under: Expenses > Operating Expense**					
Starting Balance					**$0.00**
May 19, 2026	Answer First	CHECK - Inv. 14475/267649	$55.00		$55.00
Totals and Ending Balance			**$55.00**	**$0.00**	**$55.00**
Balance Change **Difference between starting and ending balances**					**$55.00**
Bank Fees **Under: Expenses > Operating Expense**					
Starting Balance					**$142.22**
Totals and Ending Balance			**$0.00**	**$0.00**	**$142.22**
Balance Change **Difference between starting and ending balances**					**$0.00**
Payment Processing Fee Expense **Under: Expenses > Operating Expense**					
Starting Balance					**$0.00**
May 05, 2026		MerchPayout SV9T 8662240369	$15.04		$15.04
Totals and Ending Balance			**$15.04**	**$0.00**	**$15.04**
Balance Change **Difference between starting and ending balances**					**$15.04**
Portal Fees **Under: Expenses > Operating Expense**					
Starting Balance					**$178.00**
May 29, 2026	EasyHOA	Easy HOA LLC	$89.00		$267.00
Totals and Ending Balance			**$89.00**	**$0.00**	**$267.00**
Balance Change **Difference between starting and ending balances**					**$89.00**

Postage and Mailing **Under: Expenses > Operating Expense**					
Starting Balance					**$78.00**
May 04, 2026	USPS	USPS PO 336525 PENNS GROVE NJ 4800	$242.00		$320.00
May 11, 2026	USPS	USPS PO 336525 PENNS GROVE NJ 4800	$78.00		$398.00
Totals and Ending Balance			**$320.00**	**$0.00**	**$398.00**
Balance Change **Difference between starting and ending balances**					**$320.00**
Snow Removal **Under: Expenses > Operating Expense**					
Starting Balance					**$1,775.00**
Totals and Ending Balance			**$0.00**	**$0.00**	**$1,775.00**
Balance Change **Difference between starting and ending balances**					**$0.00**
Retained Earnings **Under: Equity > Retained Earnings**					
Starting Balance					**$115,214.68**
Totals and Ending Balance			**$0.00**	**$0.00**	**$115,214.68**
Balance Change **Difference between starting and ending balances**					**$0.00**

Citizens

US759 | BR328 | 1
ROP 450
P.O. Box 7000
Providence, RI 02940

Business Account Statement

Beginning May 01, 2026
through May 31, 2026

Questions? Contact us today:

CALL:
Business Account Customer Service
1-800-862-6200

VISIT:
Access your account online:
citizensbank.com

MAIL:
Citizens
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001

ESTATES AT LAYTONS LAKE HOMEOWNERS
ASSOCIATION INC
13 WATERS WAY
PENNS GROVE NJ 08069-2909

ESTATES AT LAYTONS LAKE HOMEOWNERS ASSOCIATION INC
Clearly Better Business Checking
XXXXXX-392-4

Clearly Better Business Checking for XXXXXX-392-4

Balance Calculation		
Previous Balance		69,772.90
Checks	-	55.00
Debits	-	646.00
Deposits & Credit	+	466.21
Current Balance	=	69,538.11

As a Clearly Better Business Checking customer, you do not pay a monthly maintenance fee.We appreciate your continued business.

Your next statement period will end on June 30, 2026.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING 392-4

Checks

Check #	*Amount*	*Date*	*Check #*	*Amount*	*Date*
1006	55.00	05/19			

Previous Balance
69,772.90
Total Checks
- **55.00**

Please See Additional Information on Next Page

Clearly Better Business Checking for XXXXXX-392-4 Continued

Debits **
May include checks that have been processed electronically by the payee/merchant.

Total Debits
\- **646.00**

Date	Amount	Description
ATM/Purchases		
05/04	242.00	4800 POS DEBIT - 250069 USPS PO 336525 PENNS GROV E NJ
05/05	38.00	4800 DBT PURCHASE - 003251 INTUIT *QBooks SAN DIEGO CA
05/11	78.00	4800 POS DEBIT - 250069 USPS PO 336525 PENNS GROV E NJ
Other Debits		
05/29	288.00	Easy HOA LLC 8888071972 260528

Deposits & Credits

Total Deposits & Credits
\+ **466.21**

Date	Amount	Description
05/04	17.25	MOBILE DEPOSIT
05/04	17.25	MOBILE DEPOSIT
05/04	17.25	MOBILE DEPOSIT
05/04	17.25	MOBILE DEPOSIT
05/04	17.25	MOBILE DEPOSIT
05/05	379.96	MerchPayout SV9T 8662240369 260504 EasyHOA

Daily Balance

Current Balance
= **69,538.11**

Date	Balance	Date	Balance	Date	Balance
05/04	69,617.15	05/11	69,881.11	05/29	69,538.11
05/05	69,959.11	05/19	69,826.11		

Checking Account Balance Worksheet

Before completing this worksheet, please be sure to adjust your checkbook register balance by

- Adding any interest earned
- Subtracting any fees or other charges

1 Your current balance on this statement

$ ______________

Current Balance

2 List deposits which do not appear on this statement

Date	Amount	Date	Amount

+ $ ______________

Total of 2

3 Subtotal by adding 1 and 2

= $ ______________

Subtotal of 1 and 2

4 List outstanding checks, transfers, debits, POS purchases or withdrawals that do not appear on this statement.

Date/ Check No.	Amount	Date/ Check No.	Amount

- $ ______________

Total of 4

5 Subtract 4 from 3. This should match your checkbook register balance.

= $ ______________

Total

CUSTOMER SERVICE

If you have any questions regarding your account or discover an error, call the number shown on the front of your statement or write to us at the following address:

Citizens
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001

Change of Address

Please call the number shown at the front of your statement to notify us of a change of address.

DEPOSIT ACCOUNTS ARE NON-TRANSFERABLE

Personal deposit accounts, such as CD's and savings accounts, cannot be transferred to another person or to a corporate entity.

ELECTRONIC TRANSFERS

In Case of Errors or Questions About Your Electronic Transfers

(For Consumer Accounts Used Primarily for Personal, Family or Household Purposes)

Telephone us at the customer service number provided on Page 1 of this statement or write to us at the customer service address provided as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt. 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, if any.
- 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.
- Tell us the dollar amount of the suspected error and, if possible, the date it appeared on your statement or receipt.
- It will be helpful to us if you also give us a telephone number at which you can be reached in case we need any further information.

For consumer accounts used primarily for personal, family, or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will 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 other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.)

OVERDRAFT LINES OF CREDIT BILLING RIGHTS SUMMARY

What To Do If You Think You Find A Mistake On Your Statement:

If you think there is an error on your statement write to us at the customer service address provided as soon as possible.

In your letter, give us the following information:

- Account information: Your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error the following are true:

- We cannot try to collect the amount in question or report you as delinquent on that amount.
- The charge in question may remain on your statement and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

INTEREST CHARGE CALCULATIONS FOR OVERDRAFT LINE OF CREDIT ACCOUNTS BASED ON AVERAGE DAILY BALANCE COMPUTATION METHOD

Calculating your Interest Charge

We calculate the interest charge on your Overdraft Line by applying the Daily Periodic Rate to the Average Daily Balance. Then, we multiply that result by the number of days in the billing cycle in which a balance is owed on your Overdraft Line. This gives us the total interest charge for that billing period.

Calculating your Average Daily Balance

To calculate the average daily balance, we take the beginning balance of you Overdraft Line each day (which does not include any unpaid interest charges or fees), add any new loan advances as of the date of those advances and subtract any payments or credits. This gives us the daily balance. Then, we add all the daily balances for the billing cycle together and divide the total by the number of days in the billing cycle. This gives us the average daily balance of your account.

Credit Bureau Reporting

We may report information about your Overdraft Line to credit bureaus for each joint account holder of your checking account. Late payments, missed payments, or other defaults on your Overdraft Line may be reflected in your credit report. If you believe we have furnished inaccurate or incomplete information to a credit reporting agency, write to us at the consumer service address provided and include your name, address, account number, and description of what you believe is inaccurate or incomplete.

Thank you for banking with Citizens.

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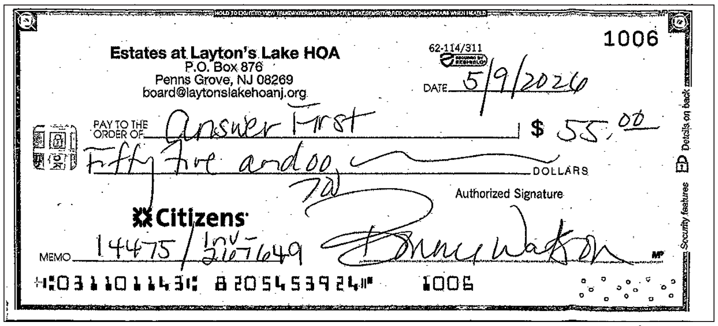

1006

Estates at Layton's Lake HOA
P.O. Box 876
Penns Grove, NJ 08269
board@laytonslakehoanj.org

62-114/311

DATE 5/9/2026

PAY TO THE ORDER OF Answer First $ 55.00

Fifty five and 00/100 DOLLARS

Authorized Signature

Citizens

MEMO 14475 / Inv 2107649

⑆031101143⑆ 8205453924⑈ 1006

1006	05/19/2026	$55.00

Citizens

US102 | BR328
ROP 450
P.O. Box 7000
Providence, RI 02940

Commercial Account Statement

Beginning May 01, 2026
through May 31, 2026

Questions? Contact us today:

ESTATES AT LAYTONS LAKE HOMEOWNERS ASSOC
13 WATERS WAY
PENNS GROVE NJ 08069-2909

CALL:
Commercial Account Customer Service
1-800-862-6200

VISIT:
Access your account online:
citizensbank.com

MAIL:
Citizens
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001

ESTATES AT LAYTONS LAKE HOMEOWNERS ASSOC
Business Money Market
XXXXXX-214-7

Business Money Market for XXXXXX-214-7

Balance Calculation		
Previous Balance		50,284.32
Checks	-	.00
Debits	-	.00
Deposits & Credit	+	.00
Interest Paid	+	126.41
Current Balance	=	50,410.73

Balance	
Average Daily Balance	50,284.32
Interest	
Current Interest Rate	2.96%
Annual Percentage Yield Earned	3.00%
Number of Days Interest Earned	31
Interest Earned	126.41
Interest Paid This Year	410.73

You can waive the monthly maintenance fee of $9.99 by maintaining a minimum daily balance in your account of $2,500.
Your minimum daily balance used to qualify this statement period is: $50,284
A Courtesy waiver is active on your account so monthly maintenance fees are not currently being assessed.

Your next statement period will end on June 30, 2026.

Please See Additional Information on Next Page

Business Money Market for XXXXXX-214-7 Continued

TRANSACTION DETAILS FOR BUSINESS MONEY MARKET ACCOUNT ENDING 214-7

Interest

Date	Amount	Description
05/29	126.41	INTEREST

Previous Balance	**50,284.32**
Total Interest Paid	**+ 126.41**
Current Balance	**= 50,410.73**

Daily Balance

Date	Balance	Date	Balance	Date	Balance
05/29	50,410.73				

Citizens

Checking Account Balance Worksheet

Before completing this worksheet, please be sure to adjust your checkbook register balance by

- Adding any interest earned
- Subtracting any fees or other charges

1 Your current balance on this statement

$ ______________
Current Balance

2 List deposits which do not appear on this statement

Date	Amount	Date	Amount

+ $ ______________
Total of 2

3 Subtotal by adding 1 and 2

= $ ______________
Subtotal of 1 and 2

4 List outstanding checks, transfers, debits, POS purchases or withdrawals that do not appear on this statement.

Date/ Check No.	Amount	Date/ Check No.	Amount

- $ ______________
Total of 4

5 Subtract 4 from 3. This should match your checkbook register balance.

= $ ______________
Total

CUSTOMER SERVICE

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Citizens
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001

Change of Address

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ELECTRONIC TRANSFERS

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(For Consumer Accounts Used Primarily for Personal, Family or Household Purposes)

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- Tell us your name and account number, if any.
- 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.
- Tell us the dollar amount of the suspected error and, if possible, the date it appeared on your statement or receipt.
- It will be helpful to us if you also give us a telephone number at which you can be reached in case we need any further information.

For consumer accounts used primarily for personal, family, or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will 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 other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.)

OVERDRAFT LINES OF CREDIT BILLING RIGHTS SUMMARY

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In your letter, give us the following information:

- Account information: Your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error the following are true:

- We cannot try to collect the amount in question or report you as delinquent on that amount.
- The charge in question may remain on your statement and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

INTEREST CHARGE CALCULATIONS FOR OVERDRAFT LINE OF CREDIT ACCOUNTS BASED ON AVERAGE DAILY BALANCE COMPUTATION METHOD

Calculating your Interest Charge

We calculate the interest charge on your Overdraft Line by applying the Daily Periodic Rate to the Average Daily Balance. Then, we multiply that result by the number of days in the billing cycle in which a balance is owed on your Overdraft Line. This gives us the total interest charge for that billing period.

Calculating your Average Daily Balance

To calculate the average daily balance, we take the beginning balance of you Overdraft Line each day (which does not include any unpaid interest charges or fees), add any new loan advances as of the date of those advances and subtract any payments or credits. This gives us the daily balance. Then, we add all the daily balances for the billing cycle together and divide the total by the number of days in the billing cycle. This gives us the average daily balance of your account.

Credit Bureau Reporting

We may report information about your Overdraft Line to credit bureaus for each joint account holder of your checking account. Late payments, missed payments, or other defaults on your Overdraft Line may be reflected in your credit report. If you believe we have furnished inaccurate or incomplete information to a credit reporting agency, write to us at the consumer service address provided and include your name, address, account number, and description of what you believe is inaccurate or incomplete.

Thank you for banking with Citizens.

DATE	VENDOR NAME	DESCRIPTION	DEBIT	CREDIT	BALANCE
Citizens Bank - Business Money Market Under: Assets > Bank Account					
Starting Balance					$0.00
Feb 20, 2026		FROM CHECKING 8205453924	$50,000.00		$50,000.00
Feb 27, 2026		IOD INTEREST PAID	$36.49		$50,036.49
Mar 31, 2026		IOD INTEREST PAID	$125.79		$50,162.28
Apr 30, 2026		IOD INTEREST PAID	$122.04		$50,284.32
May 29, 2026		IOD INTEREST PAID	$126.41		$50,410.73
Totals and Ending Balance			$50,410.73	$0.00	$50,410.73
Balance Change Difference between starting and ending balances					**$50,410.73**
Citizens Bank - Clearly Better Business Checking Under: Assets > Bank Account					
Starting Balance					$0.00
Jan 31, 2026		Manually added	$1,956.00		$1,956.00
Feb 02, 2026		MOBILE DEPOSIT	$17.25		$1,973.25
Feb 02, 2026		MOBILE DEPOSIT	$17.25		$1,990.50
Feb 02, 2026		MOBILE DEPOSIT	$17.25		$2,007.75
Feb 02, 2026		MOBILE DEPOSIT	$17.25		$2,025.00
Feb 02, 2026		MOBILE DEPOSIT	$207.00		$2,232.00
Feb 02, 2026		MOBILE DEPOSIT	$3,482.34		$5,714.34
Feb 06, 2026		DDA DEPOSIT	$115,214.68		$120,929.02
Feb 11, 2026		MOBILE DEPOSIT	$207.00		$121,136.02

Feb 11, 2026		MOBILE DEPOSIT	$207.00		$121,343.02
Feb 20, 2026		TO CHECKING 8204772147		$50,000.00	$71,343.02
Feb 24, 2026	Post Office	USPS PO 336525 PENNS GROVE NJ 4800		$78.00	$71,265.02
Feb 26, 2026	York's Lawn Service	CHECK		$600.00	$70,665.02
Feb 27, 2026		DELUXE BUS SYS. EDI/ACH		$142.22	$70,522.80
Mar 02, 2026		Easy HOA LLC		$89.00	$70,433.80
Mar 02, 2026		CHECK		$1,175.00	$69,258.80
Mar 05, 2026		INTUIT *QBooks SAN DIEGO CA 4800		$38.00	$69,220.80
Mar 06, 2026		Zelle OSCAR ALICEAMI ZELLE CREDIT	$1.00		$69,221.80
Mar 06, 2026		Zelle OSCAR ALICEAMI ZELLE CREDIT	$1,100.00		$70,321.80
Mar 16, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800		$600.00	$69,721.80
Mar 16, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800		$687.50	$69,034.30
Mar 16, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800		$200.00	$68,834.30
Mar 16, 2026		MOBILE DEPOSIT	$17.25		$68,851.55
Mar 16, 2026		MOBILE DEPOSIT	$17.25		$68,868.80
Mar 16, 2026		MOBILE DEPOSIT	$17.25		$68,886.05
Mar 16, 2026		MOBILE DEPOSIT	$17.25		$68,903.30
Mar 16, 2026		MOBILE DEPOSIT	$17.25		$68,920.55
Mar 16, 2026		MOBILE DEPOSIT	$17.25		$68,937.80
Mar 16, 2026		MOBILE DEPOSIT	$146.00		$69,083.80
Mar 18, 2026		MerchPayout SV9T 8662240369	$2,379.84		$71,463.64
Mar 24, 2026		MerchPayout SV9T 8662240369	$199.05		$71,662.69
Mar 30, 2026		Easy HOA LLC		$288.00	$71,374.69
Mar 30, 2026		MOBILE DEPOSIT	$17.25		$71,391.94
Mar 30, 2026		MOBILE DEPOSIT	$17.25		$71,409.19
Mar 30, 2026		MOBILE DEPOSIT	$73.90		$71,483.09

Mar 30, 2026		MOBILE DEPOSIT	$207.00		$71,690.09
Apr 01, 2026		MerchPayout SV9T 8662240369	$189.74		$71,879.83
Apr 01, 2026		MerchPayout SV9T 8662240369	$469.75		$72,349.58
Apr 03, 2026		MerchPayout SV9T 8662240369	$198.05		$72,547.63
Apr 06, 2026		INTUIT *QBooks SAN DIEGO CA 4800		$38.00	$72,509.63
Apr 06, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800		$187.50	$72,322.13
Apr 06, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800		$1,200.00	$71,122.13
Apr 06, 2026		MerchPayout SV9T 8662240369	$177.30		$71,299.43
Apr 06, 2026		MerchPayout SV9T 8662240369	$854.74		$72,154.17
Apr 08, 2026	Julia Zeiger	CHECK - Refund of overpayment		$682.00	$71,472.17
Apr 10, 2026	Keisha Lewis	CHECK - Refund for overpaid Lien		$2,550.34	$68,921.83
Apr 20, 2026		MerchPayout SV9T 8662240369	$204.77		$69,126.60
Apr 23, 2026		MerchPayout SV9T 8662240369	$399.83		$69,526.43
Apr 24, 2026		MerchPayout SV9T 8662240369	$199.55		$69,725.98
Apr 27, 2026		MerchPayout SV9T 8662240369	$334.92		$70,060.90
Apr 29, 2026	EasyHOA	Easy HOA LLC		$288.00	$69,772.90
May 04, 2026	USPS	USPS PO 336525 PENNS GROVE NJ 4800		$242.00	$69,530.90
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,548.15
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,565.40
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,582.65
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,599.90
May 04, 2026		MOBILE DEPOSIT	$17.25		$69,617.15
May 05, 2026	Intuit	INTUIT *QBooks SAN DIEGO CA 4800		$38.00	$69,579.15
May 05, 2026		MerchPayout SV9T 8662240369	$379.96		$69,959.11
May 11, 2026	USPS	USPS PO 336525 PENNS GROVE NJ 4800		$78.00	$69,881.11
May 19, 2026	Answer First	CHECK - Inv. 14475/267649		$55.00	$69,826.11

May 29, 2026	EasyHOA	Easy HOA LLC		$288.00	$69,538.11
Jun 04, 2026	Marcos Landscaping	Manually added		$7,095.86	$62,442.25
Totals and Ending Balance			$129,082.67	$66,640.42	$62,442.25
Balance Change Difference between starting and ending balances					**$62,442.25**

Assessment Income
Under: Income > Operating Income

Starting Balance					$0.00
Jan 31, 2026		Manually added		$1,956.00	$1,956.00
Feb 02, 2026		MOBILE DEPOSIT		$17.25	$1,973.25
Feb 02, 2026		MOBILE DEPOSIT		$17.25	$1,990.50
Feb 02, 2026		MOBILE DEPOSIT		$17.25	$2,007.75
Feb 02, 2026		MOBILE DEPOSIT		$17.25	$2,025.00
Feb 02, 2026		MOBILE DEPOSIT		$207.00	$2,232.00
Feb 11, 2026		MOBILE DEPOSIT		$207.00	$2,439.00
Feb 11, 2026		MOBILE DEPOSIT		$207.00	$2,646.00
Mar 06, 2026		Zelle OSCAR ALICEAMI ZELLE CREDIT		$1.00	$2,647.00
Mar 06, 2026		Zelle OSCAR ALICEAMI ZELLE CREDIT		$1,100.00	$3,747.00
Mar 16, 2026		MOBILE DEPOSIT		$17.25	$3,764.25
Mar 16, 2026		MOBILE DEPOSIT		$17.25	$3,781.50
Mar 16, 2026		MOBILE DEPOSIT		$17.25	$3,798.75
Mar 16, 2026		MOBILE DEPOSIT		$17.25	$3,816.00
Mar 16, 2026		MOBILE DEPOSIT		$17.25	$3,833.25
Mar 16, 2026		MOBILE DEPOSIT		$17.25	$3,850.50
Mar 16, 2026		MOBILE DEPOSIT		$146.00	$3,996.50
Mar 18, 2026		MerchPayout SV9T 8662240369		$2,379.84	$6,376.34
Mar 24, 2026		MerchPayout SV9T 8662240369		$199.05	$6,575.39

Mar 30, 2026		MOBILE DEPOSIT		$17.25	$6,592.64
Mar 30, 2026		MOBILE DEPOSIT		$17.25	$6,609.89
Mar 30, 2026		MOBILE DEPOSIT		$73.90	$6,683.79
Mar 30, 2026		MOBILE DEPOSIT		$207.00	$6,890.79
Apr 01, 2026		MerchPayout SV9T 8662240369		$189.74	$7,080.53
Apr 01, 2026		MerchPayout SV9T 8662240369		$469.75	$7,550.28
Apr 03, 2026		MerchPayout SV9T 8662240369		$198.05	$7,748.33
Apr 06, 2026		MerchPayout SV9T 8662240369		$177.30	$7,925.63
Apr 06, 2026		MerchPayout SV9T 8662240369		$854.74	$8,780.37
Apr 08, 2026	Julia Zeiger	CHECK - Refund of overpayment	$682.00		$8,098.37
Apr 20, 2026		MerchPayout SV9T 8662240369		$204.77	$8,303.14
Apr 23, 2026		MerchPayout SV9T 8662240369		$399.83	$8,702.97
Apr 24, 2026		MerchPayout SV9T 8662240369		$199.55	$8,902.52
Apr 27, 2026		MerchPayout SV9T 8662240369		$334.92	$9,237.44
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,254.69
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,271.94
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,289.19
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,306.44
May 04, 2026		MOBILE DEPOSIT		$17.25	$9,323.69
May 05, 2026		MerchPayout SV9T 8662240369		$395.00	$9,718.69
Totals and Ending Balance			$682.00	$10,400.69	$9,718.69
Balance Change Difference between starting and ending balances					**$9,718.69**

Interest Income
Under: Income > Other Income

Starting Balance					$0.00
Feb 27, 2026		IOD INTEREST PAID		$36.49	$36.49

Mar 31, 2026		IOD INTEREST PAID		$125.79	$162.28
Apr 30, 2026		IOD INTEREST PAID		$122.04	$284.32
May 29, 2026		IOD INTEREST PAID		$126.41	$410.73
Totals and Ending Balance			$0.00	$410.73	$410.73
Balance Change Difference between starting and ending balances					**$410.73**

Lien Payout Income
Under: Income > Operating Income

Starting Balance					$0.00
Feb 02, 2026		MOBILE DEPOSIT		$3,482.34	$3,482.34
Apr 10, 2026	Keisha Lewis	CHECK - Refund for overpaid Lien	$2,550.34		$932.00
Totals and Ending Balance			$2,550.34	$3,482.34	$932.00
Balance Change Difference between starting and ending balances					**$932.00**

Accounting Fees
Under: Expenses > Operating Expense

Starting Balance					$0.00
Mar 02, 2026		Easy HOA LLC	$89.00		$89.00
Mar 05, 2026		INTUIT *QBooks SAN DIEGO CA 4800	$38.00		$127.00
Mar 16, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800	$600.00		$727.00
Mar 16, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800	$687.50		$1,414.50
Mar 16, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800	$200.00		$1,614.50
Mar 30, 2026		Easy HOA LLC	$199.00		$1,813.50
Apr 06, 2026		INTUIT *QBooks SAN DIEGO CA 4800	$38.00		$1,851.50
Apr 06, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800	$187.50		$2,039.00
Apr 06, 2026	Jake Demi	IN *WENONAH BO WENONAH NJ 4800	$1,200.00		$3,239.00
Apr 29, 2026	EasyHOA	Easy HOA LLC	$199.00		$3,438.00

May 05, 2026	Intuit	INTUIT *QBooks SAN DIEGO CA 4800	$38.00		$3,476.00
May 29, 2026	EasyHOA	Easy HOA LLC	$199.00		$3,675.00
Totals and Ending Balance			$3,675.00	$0.00	$3,675.00
Balance Change Difference between starting and ending balances					**$3,675.00**

Answering Service
Under: Expenses > Operating Expense

Starting Balance					$0.00
May 19, 2026	Answer First	CHECK - Inv. 14475/267649	$55.00		$55.00
Totals and Ending Balance			$55.00	$0.00	$55.00
Balance Change Difference between starting and ending balances					**$55.00**

Bank Fees
Under: Expenses > Operating Expense

Starting Balance					$0.00
Feb 27, 2026		DELUXE BUS SYS. EDI/ACH	$142.22		$142.22
Totals and Ending Balance			$142.22	$0.00	$142.22
Balance Change Difference between starting and ending balances					**$142.22**

Landscaping
Under: Expenses > Operating Expense

Starting Balance					$0.00
Jun 04, 2026	Marcos Landscaping	Manually added	$6,655.00		$6,655.00
Totals and Ending Balance			$6,655.00	$0.00	$6,655.00
Balance Change Difference between starting and ending balances					**$6,655.00**

Payment Processing Fee Expense
Under: Expenses > Operating Expense

Starting Balance					$0.00
May 05, 2026		MerchPayout SV9T 8662240369	$15.04		$15.04
Totals and Ending Balance			$15.04	$0.00	$15.04
Balance Change Difference between starting and ending balances					**$15.04**

Portal Fees
Under: Expenses > Operating Expense

Starting Balance					$0.00
Mar 30, 2026		Easy HOA LLC	$89.00		$89.00
Apr 29, 2026	EasyHOA	Easy HOA LLC	$89.00		$178.00
May 29, 2026	EasyHOA	Easy HOA LLC	$89.00		$267.00
Totals and Ending Balance			$267.00	$0.00	$267.00
Balance Change Difference between starting and ending balances					**$267.00**

Postage and Mailing
Under: Expenses > Operating Expense

Starting Balance					$0.00
Feb 24, 2026	Post Office	USPS PO 336525 PENNS GROVE NJ 4800	$78.00		$78.00
May 04, 2026	USPS	USPS PO 336525 PENNS GROVE NJ 4800	$242.00		$320.00
May 11, 2026	USPS	USPS PO 336525 PENNS GROVE NJ 4800	$78.00		$398.00
Totals and Ending Balance			$398.00	$0.00	$398.00
Balance Change Difference between starting and ending balances					**$398.00**

Sales Taxes
Under: Expenses > Operating Expense

Starting Balance					$0.00
Jun 04, 2026	Marcos Landscaping	Manually added	$440.86		$440.86
Totals and Ending Balance			$440.86	$0.00	$440.86

Balance Change Difference between starting and ending balances					**$440.86**

Snow Removal
Under: Expenses > Operating Expense

Starting Balance					$0.00
Feb 26, 2026	York's Lawn Service	CHECK	$600.00		$600.00
Mar 02, 2026		CHECK	$1,175.00		$1,775.00
Totals and Ending Balance			$1,775.00	$0.00	$1,775.00
Balance Change Difference between starting and ending balances					**$1,775.00**

Retained Earnings
Under: Equity > Retained Earnings

Starting Balance					$0.00
Feb 06, 2026		DDA DEPOSIT		$115,214.68	$115,214.68
Feb 20, 2026		FROM CHECKING 8205453924		$50,000.00	$165,214.68
Feb 20, 2026		TO CHECKING 8204772147	$50,000.00		$115,214.68
Totals and Ending Balance			$50,000.00	$165,214.68	$115,214.68
Balance Change Difference between starting and ending balances					**$115,214.68**