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Pro Se

JACLINN PULLMAN, Individually *Plaintiff* v. LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC., CARLOS ANTUNES, DEBORAH CATALINA, THOMAS GIALANELLA, ORSOLA GODFRY, ERMA HOOVER, DANIEL PAGANO, GERALDINE PITOCCO, FRAN MCGOVERN, MCGOVERN LEGAL SERVICES, LLC, FIRSTSERVICE RESIDENTIAL MIDATLANTIC, LLC, SALVATORE PIRRERA, MICHAEL ALEJANDRO. *Defendants*.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION –GENERAL EQUITY OCEAN COUNTY DOCKET NO.OCN-L- CIVIL ACTION **VERIFIED COMPLAINT**

Plaintiff Jaclin Pullman brings this Verified Complaint alleges as follows:

PARTIES

1. Plaintiff Jaclinn Pullman (hereinafter "Pullman") resides at 19 Golden Seasons Drive in Lakewood, New Jersey within the Four Seasons at Lakewood age restricted planned development community ("PUD") (hereinafter "Four Seasons" or "the Community"). Four Seasons consists of 1011 single family homes ("Homes") and 308 attached single-family condominiums ("Condos").

2. Defendant Lakewood/Four Seasons Community Association, Inc. (hereinafter "the Association") located at 1560 Spring Meadow Drive, Lakewood New

Jersey is a New Jersey corporation pursuant to the Corporations and Associations Not-for-Profit Act of the State of New Jersey under Title 15. The Association is charged with the operation, care, upkeep and maintenance of Four Seasons. Pullman, because of her home ownership, is a member of the Association.

The Association is governed by seven (7) trustees whose powers derive from the Association's governing documents including the Master Declaration and By-laws as well as New Jersey state laws including the Planned Real Estate Development Full Disclosure Act, N.J.S.A. 45:22A-21 to-56 (PREDFDA).

The Condos are incorporated as a separate nonprofit corporation and governed by five (5) trustees. Every member of the Condominium Association is also a member of the Community Association.

3. Defendant Carlos Antunes (hereinafter "Antunes") is a member of the Four Seasons Board of Trustees ("Board") since January 1, 2025.

4. Defendant Deborah Catalina (hereinafter "Catalina") is a Board Member since January 1, 2023 and is the current Secretary of the Board.

5. Defendant Thomas Gialanella (hereinafter "Gialanella") is a Board Member since January1, 2020 and is the current Vice President of the Board. Gialanella is being sued in his capacity as Board Trustee as well as in his individual capacity acting outside of his authority as Board Trustee.

6. Defendant Orsolo Godfrey (hereinafter "Godfrey) is a Board Member since January 1, 2022.

7. Defendant Erma Hoover (hereinafter "Hoover") is a Board Member since January 1, 2024 and is the current President of the Board.

8. Defendant, Daniel Pagano (hereinafter "Pagano") is a Board Member since January 1, 2022 and is the current Treasurer of the Board since January 2024. Pagano is being sued in his capacity as Board Trustee as well as in his individual capacity acting outside of his authority as Board Trustee.

9. Defendant Geraldine Pitocco (hereinafter "Pitocco") is a Board member.

10. Defendants three through nine are collectively the "Board" or "the Board Defendants" and Defendants two through nine are collectively "the Association Defendants".

11. Defendant Fran McGovern (hereinafter "McGovern") is the Community lawyer.

12. Defendant McGovern Legal Services (hereinafter "McGovern Legal") is Fran McGovern's law firm.

13. Defendant FirstService Residential MidAtlantic LLC (hereinafter "FirstService") is a management company which has been retained by the Association to perform the duties outlined in the management contract.

14. Defendant Sal Pirrera (hereinafter "Pirrera") has been the Community Manager for the Association since approximately July 2021 and is a Regional Manager for FirstService. Pirrera is being sued in his individual capacity acting outside of his authority as Community Manager and Regional Manager.

15. Defendant Michael Alejandro (hereinafter "Alejandro") is the Facilities Manager for the Association since approximately January 2022 and an employee of FirstService. Alejandro is being sued in his individual capacity acting outside of his authority as Facilities Manager and employee of First Service.

JURISDICTION AND VENUE

16. Venue is appropriate in the Chancery Court of Ocean County pursuant to Court Rule 4.3-1(a)(1), as the Four Seasons is in Ocean County and Plaintiff's principal relief sought is equitable in nature.

COUNT I

Against the Association Defendants
(Violation of *N.J.S.A.* 45:22A-44.3)

17. Pullman repeats and alleges the allegations in each of the preceding paragraphs as if set forth at length herein.

18. On January 8, 2024, Governor Phil Murphy signed into law bill S2760/A4384, also known as the Structural Integrity Law, which modified PREDFDA. The Structural Integrity Law addresses the need for a capital reserve study and a thirty (30) year capital reserve funding plan by Homeowner Associates and states in relevant part:

> ***N.J.S.A.* 45:22A-44.3 Planned real estate development, association, reserve study, 30-year funding plan, repair, replace capital assets, common elements, facilities; special assessment, loans**.
>
> 7. a. An association of a planned real estate development shall obtain a reserve study including a 30-year funding plan in order to ensure that the association has adequate reserve funds available to repair or replace the

capital assets located on the common elements and facilities that the association is obligated to maintain without need to create a special assessment or loan obligation, except that in those cases in which a capital asset reaches the end of its established useful life earlier than predicted by the reserve study, nothing herein is intended to prevent the imposition of a special assessment or obtaining a loan. These reserve funds shall be used for the repair or replacement of components that have reached the end of their established useful life as set forth in the most recent reserve study undertaken pursuant to section 6 of P.L.2023, c.214 (C.45:22A-44.2).

19. The Association hired the firm PS&S LLC (PS&S") to update the Association's 2022 capital reserve study which was also prepared by PS&S. This updated capital reserve study went into effect January 1, 2025. (2025 Study). (Exhibit A)

20. The Board Defendants[1], in consultation with the capital reserve specialist, Eugene Kazmier chose a funding plan which is detailed in the 2025 Study as the current funding plan (2025 Plan). The 2025 Plan shows a capital reserve fund beginning balance of $2,360,000, a current year contribution of $900,000 and annual expenditures of zero dollars ($0). (Exhibit A page 30).

[1] The Board Defendants do not include Antunes in any decisions that were made prior to January 1, 2025 when he took office.

Four Seasons at Lakewood Community Association

Reserve Study Funding Plan

Thirty Year Cash Flow

Effective Date: January 1, 2025

Current Funding			
Fiscal Year	Current Contribution	Annual Expenditures	Ending Balance
2024	$500,000		$2,360,000
2025	$900,000	$0	$3,260,000
2026	$1,000,000	$817,912	$3,442,088
2027	$1,000,000	$0	$4,442,088
2028	$1,000,000	$69,300	$5,372,788
2029	$1,000,000	$774,801	$5,597,987
2030	$1,000,000	$88,500	$6,509,487
2031	$1,000,000	$581,608	$6,927,880

21. The Board Defendants have failed to adhere to these figures. The 2025 beginning balance of the Capital Reserve Fund is $1,938,879 according to the 2024 audited financials and not $2,360,000. (Exhibit B pg.6 highlighted). The $421,121 shortfall is due to the capital expenditures that were made prior to January 1, 2025, which were paid with the operating fund so that the capital reserve fund now owes the operating fund. Additionally, the Board Defendants underfunded the capital reserve account by 34% in 2024 according to the Auditor's report. (Exhibit B pg. 17 Note 11 highlighted).

22. At the May 22, 2025, Open Board Meeting ("Auditor Meeting") the auditor recommended a new Capital Reserve Study be performed to update the Capital Reserve Fund beginning balance to $1,938,879. However, the result of adjusting the beginning balance in a new study so that the $421,121 shortfall is spread over 30 years will be to create a cash flow problem for the Association since these expenditures were already paid for. Additionally, it would conceal the fact that the Board Defendants are not following the 2025 Study.

23. The Board Defendants also failed to make the $75,000 monthly contribution to the Capital Reserve Fund shown in the Community financials in January and February 2025. (Exhibit C pg. 10, 23 highlighted) Instead, contributions of $39,593.33 were made in each month as shown by the January and February 2025 Capital Reserve Metropolitan Commercial Bank statements. (Exhibit C pgs. 1, 3). Although the Structural Integrity law does not require monthly contributions to be made the fact that the Association financial statements which were given to the Members show these $75,000 contributions being made when they were not, is deceptive.

24. Most importantly, the Board Defendants have approved hundreds of thousands of dollars in capital expenditures since the 2025 Study was performed in November 2024. Additionally, despite the 2025 plan showing that zero (0) expenditures are to be made in 2025 the Board Defendants intend to approve hundreds of thousands of additional capital expenditures before the year end. (Exhibit D highlighted).

25. These components being replaced, listed in the table below, have not reached their established useful life as identified in the Capital Reserve Study.

Capital Reserve Projects approved since August 2024				
Project	**Cost**	**Approved contract or Estimate**	**Capital Reserve Study Cost**	**Capital Reserve Study useful life left**
Conversion of 11 Well Timers	$132,000	Approved - no contract	Not listed	Not listed
Conversion of 24 Well Timers	$144,000	Approved - no contract	Not listed	Not listed
Repair of front entrance and exit roadway pavers	$430,670 not to exceed $530,000	Approved request for proposal - contract to be done	$132,000	21 years
Repair of the East Wall	$118,755 not to exceed $130,000	Approved Contract `	Missing cost	12 years
Replacement of Club House siding	In Engineering phase - Board looking to complete in September	unknown	$108,000	Observed to be generally fair condition with a few damaged areas. 2-year life was based on Board's plan to replace

26. By approving these capital reserve expenditures, the Board Defendants are in violation of N.J.S.A. 45:22A-44.3.7(a) not only because the 2025 Study states zero Capital Reserve Expenditures were to be made in 2025 but because these components have not reached the end of their established useful life.

27. At the Auditor Meeting McGovern stated that the Board's decision to replace components cannot be challenged due to the Business Judgment rule. Furthermore, it is up to the Board to determine if components need to be replaced. McGovern then went on to give examples of emergency replacements such as leaky roofs or broken boilers. However, none of these components in the table above were emergency replacements and the Board Defendants never stated they were as is reflected in the open board meeting minutes. (Exhibit D).

28. Evidence that these components were *no*t emergency repairs can be found in the 2025 Study which notes that the established useful life for several components were based on the "Association's plan for their replacement." The items the Board predetermined were to be replaced and identified in Exhibit A are the Wood Siding on the Clubhouse note 31 pg.17, the Clubhouse and Activity Building flooring note 38 pg. 18, Clubhouse Renovation and Furnishings note 40 pg. 19. None of these items have reached the end of their established useful life early.

29. At the Auditor Meeting Pierra stated that the capital reserve study can be redone monthly to account for components that were replaced as needed. However, this is not true. The Board Defendants cannot replace components that have *not* reached the end of their established useful life as identified in the most recent Capital Reserve study

and then create a new Capital Reserve Study to adjust the dates of the established useful life of the components being replaced to conceal that they are not adhering to N.J.S.A. 45:22A-44.3.7(a). Furthermore, performing a monthly capital reserve study is unreasonable because each update would cost the Association $11,000.

30. Additionally, redoing the capital reserve study monthly defeats the intent of the Structural Integrity Law which is to ensure communities have the funds to make the necessary repairs when a component reaches the end of its useful life without having to take a loan or make a special assessment. If the Capital Reserve funds are spent on replacing items that have *not* reached the end of their established useful life, and the capital reserve study is redone to spread this cost over thirty (30) years which would lower the annual Capital Reserve Fund contribution it would deplete the Association's cash. This would make it impossible to meet future capital expenditures without a loan or special assessment.

31. Moreover, the cost of the 2025 capital expenditures the Board Defendants have approved are also significantly higher than the costs provided in the Capital Reserve Study some of which do not even have costs or are not listed Thus, even if the capital expenditures had reached the end of their established useful life early the Board must follow *N.J.S.A*. 45:22A-44.3.7(b) which states in relevant part:

> 7.b. When an expenditure of the reserve funds is required to repair or replace a component pursuant to subsection a. of this section, the association shall use *only* the amount of reserve funds allocated by the reserve study to make such repair or replacement, unless;

(1) The use of such additional funds from the reserve fund is not reasonably anticipated to prevent or interfere with the ability of the association to undertake additional repairs or replacements in the five years subsequent to the additional expenditures; and

(2) the association's executive board adopts a written resolution requiring that the expenditure of these additional funds shall be recovered within the following five fiscal years.

32. The first criteria cannot be met because the replacement of these components will prevent or interfere with replacements in the five years subsequent to the additional expenditures. The current funding chosen by the Board Defendants has a 2025 ending balance of $3,260,000. However, the capital reserve fund ending balance if no other expenditures are made and the Association Defendants make the $900,000 Capital Contribution will be $2,013,454 which is a $1,246,546 shortfall. Any further Capital Expenditures or failure to make the full $900,000 will result in an even larger Capital Reserve shortfall at the end of the year. Thus, the Board Defendants are also in violation of *N.J.S.A*. 45:22A-44.3.7(b).

33. At the Auditor Meeting McGovern informed the community that at some point there will be a shortfall. In looking at the 2025 Study one can surmise that the shortfall will occur when the eight (8) asphalt projects at a cost of $10,086,850 begin because the Board is overspending und under contributing to the Capital Reserve fund so the money will not be there to fund such large projects. Amazingly, the costs for these

Asphalt projects have almost doubled in the three years since the 2022 Capital Reserve study was done.

34. According to Pirrera these asphalt projects have already begun with the replacement of the brick pavers at the front entrance of the Community even though the established useful life of these Asphalt projects are eleven (11) to sixteen (16) years.

35. Pierra insisted that the entranceway pavers are in one of the eight asphalt projects but there is no mention of them in any note associated with the asphalt projects. Pierra refers to note 10 in the 2025 study as evidence that the pavers in the recently approved project are not the $132,000 pavers at the front entrance listed in the 2025 Study because these pavers are purportedly the Clubhouse pavers which do not exist. Note 10 states:

> Concrete Paver Clubhouse and Gatehouse: The concrete paver walkways and entrance driveway area at the gatehouse were observed to be in generally fair condition. The estimated remaining useful life shown was extended as requested by the Association.

Although the heading states Clubhouse the wording clearly states entrance driveway. Furthermore, the fact that these non-existent Clubhouse pavers would be included in the 2025 study is not believable.

36. When Pullman asked Pirrera what the established useful life and cost of these entranceway brick pavers were Pirrera could not answer. Pirrera's attempt to justify the replacement of these bricks before the end of their established useful life and at a

greater price is not only nonsensical but demonstrates how Pirrera often engages in misleading statements to confuse the elderly Members.

37. The fact that the Board is replacing components without the costs being reflected in the expenditures for the year demonstrates that the 2025 Study is problematic. Upon information and belief PS&S is the firm acting as the consultant on Capital Expenditure projects such as the replacement of the front entrance brick pavers. This is an enormous conflict if the same firm who performed the 2025 Study, is now being paid to act as the engineers on capital reserve projects to replace components that a few short months earlier they stated in the 2025 Study had more years of useful life left. Especially if the incorrect calculation of useful life years left was due to promise of future work. Additionally, the replacement costs are much higher than the costs listed in the 2025 Study which is worrisome since Engineer firms are often paid by percentage of the project cost.

38. As a result of the incorrect years of useful life left and component costs in the 2025 Study the 2025 Capital Reserve contribution was significantly lowered. At several Open Board Meetings held before the 2025 Capital Reserve Study was released Pagano stated that the 2025 Capital Reserve contribution would be about 1.3 million dollars. However, the 2025 Capital Reserve funding ended up being only $900,000 in the 2025 Study which greatly helped the Board defendants balance the 2025 budget.

39. Unfortunately, the Board Defendants and the reserve specialist's inaccurate figures along with the Board's failure to adhere to the capital reserve funding plan that they chose will result in the underfunding of the Capital Reserve fund to balloon. Next

year alone the 2025 Study shows $820,000 in component replacements at greatly deflated prices. The real cost of the expenditures will result in the Association becoming insolvent. Therefore, the Association will need a special assessment or a loan to fund future capital reserve expenditures which will cause Pullman's annual assessment to increase.

WHEREFORE, Pullman demands judgment against the Association Defendants as follows:

A. For a declaratory judgment finding that the Association Defendants have violated *N.J.S.A* 45:22A-44.3 (7.a) by approving hundreds of thousands of dollars of 2025 Capital Expenditures when the Capital Reserve study stated none were to be made and by replacing components before they have reached the end of their established useful life as provided in the 2025 Capital Reserve Study.

B. For an Order temporarily, preliminarily and permanently enjoining the Association Defendants from executing the contracts for those capital expenditures they approved for which the contracts have not yet been executed.

C. For an Order temporarily, preliminarily and permanently enjoining the Association Defendants from making any further capital expenditures which have not reached the end of their established useful life as provided in the 2025 Study.

D. For an Order compelling the Association Defendants to adhere to *N.J.S.A*.45:22A-44.3.7(a) and all other statutes which comprise the Structural Integrity Law.

E. For an Order appointing a Special Fiscal Agent with full power and authority to examine the propriety of all future capital expenditures approved by the Board Defendants, to ensure the Board Defendants are making the capital reserve contribution, to oversee the bids for capital expenditures and to oversee a new capital reserve study by an independent engineering firm.

F. Enter Judgment in favor of Pullman and against the Association Defendants for cost of suit, and such other further relief as this Court deems just and equitable.

COUNT II

Against McGovern Defendants and Association Defendants
(Violation of *N.J.S.A.* 45:22A-21 et.seq.)

40. Pullman repeats and alleges the allegations in each of the preceding paragraphs as if set forth at length herein.

41. In the spring of 2023 Pullman formed an activist group called the Four Seasons Residents' Rights group ("FSRR") in response to the Board's attempt to construct a cell tower on Community property.

42. Pullman brought the matter to the Community Judiciary Committee ("Judiciary") who ruled that as per the Association bylaws a sixty-seven percent (67%) Community approval vote was necessary to construct the Cell Tower. Due to the Judiciary Committee's ruling and the vast turnout of the FSRR members and others who disapproved of the Cell Tower at the Open Board meetings, the Board decided not to build the Cell Tower.

43. To date FSRR remains active and maintains a website at www.fsresidentsrights.com which contains information concerning various problems in

the Community that Pullman and other FSRR members are investigating. FSRR also endorses candidates for both the Community and Condo Board elections.

44. Shortly after the Cell Tower issue was quashed Pullman saw that Shore Cleaning Crew, Inc. ("Shore Cleaning") the new janitorial/maintenance vendor was falsifying their time Sheets. One day Pullman noticed at 3:30 pm that Shore Cleaning had entered on the cleaning time sheet in the woman's locker room that they had cleaned at 5:30 PM that day. Obviously, this was not true.

45. Pullman brought the falsification of the Shore Cleaning's time sheets and the fact that the locker room was unsanitary because it was not being cleaned daily to the attention of Pagano. Pagano suggested that Pullman and Alejandro worked together to oversee the cleaning companies' hours and check their work.

46. This collaboration never came to fruition because Pullman learned that Alejandro had formed a business called Side Hustle Holdings with the president of Shore Cleaning Juan Acevedo ("Acevedo"). (Exhibit E) This business relationship was a conflict of interest because Alejandro not only supervised Acevedo and his maintenance crew, but he is the individual who approved the hours that Shore Cleaning billed the Community.

47. Pullman reported Alejandro and Acevedo's business relationship to Pagano during an August 8, 2023 meeting, Pierra and FirstService Executives in an email and the entire Community at the 2024 Meet the Candidate event. (Exhibit F)

48. The result was that Pagano informed the Community during the 2024 Meet the Candidates event for the 2024 Open Board election that Acevedo and Alejandro *did* form a business together but purportedly terminated their business relationship.

Furthermore, the Board decided to keep both since the Board and FirstService determined that their business relationship was a Human Resource issue. This decision was made even though the issue was a monetary one due to Shore Cleaning's overbilling the Association and Alejandro being the individual who verifies their billable hours and not a Human Resource issue.

49. Gialanella further stated in a letter to Pullman (Exhibit F) that the Board kept Alejandro and Acevedo because they were purportedly valuable to the Community even though there were other comparable bids for cleaning/maintenance services from highly experienced companies. Thus, Shore Cleaning was easily replaceable.

50. To punish Pullman for her activism the Board removed her from all committees without providing her with an explanation. Later Pullman was informed that she could chair the tech committee if she agreed to be on probation. Pullman declined.

51. On August 21, 2023, Pullman received a Cease-and-Desist letter issued by the McGovern Defendants which stated that Pullman had engaged in harassing behavior towards Acevedo and she had been fined $50. (Exhibit G pgs. 6-7)

52. Furthermore, Pullman would be fined an additional $50 for each time she engaged in harassing behavior and/or violated the Cease-and-Desist Demand to Cure which stated:

> Be advised, except in cases where it is necessary to avoid imminent threat to the safety of people or property, you are prohibited from in-person (e.g. following them around and/or approaching them) and verbal contact (e.g. telephone) with the Association and its representatives, inclusive of Juan Acevedo and the Board Members. Communications with the Association

> and its representatives must be in writing via mail or email to the Association.

53. Therefore, Pullman could be fined for speaking to anyone in the Community including the Board members despite the Cease and Desist not stating what she had done wrong to the Association or the Board to deserve this punishment.

54. The Cease and Desist was purportedly supported by a recording from a camera in the Four Season's parking lot that allegedly showed Pullman following and harassing Acevedo. However, what the recording really showed was Pullman talking on her cell phone and Acevedo walking back and forth in front of her several times. Pullman did not follow nor talk to Acevedo. Therefore, the recording proved Pullman had done nothing wrong and the fine was unjustified.

55. Pullman turned to Judiciary with a complaint requesting the Cease and Desist be removed. (Exhibit G) Judiciary ruled:

> Based upon the fact that the Cease-and-Desist Order lacked sufficient background information concerning all allegations against the Petitioner, we recommend lifting the Cease and Desist regarding Association members. The Committee has no jurisdiction regarding the Cease and Desist in regard to Michael Alejandro and Juan Acevedo, who are not members or residents of the Association. Any and all fines accrued to date will be waived."
> (Exhibit H)

56. After the Judiciary verdict was rendered Pullman wrote to McGovern requesting the Cease and Desist regarding Alejandro and Acevedo be retracted on the grounds that if Judiciary did not have jurisdiction over Alejandro and Acevedo then they also would not have jurisdiction to remove any fines which may be the result of further

false allegations against Pullman by Alejandro or Acevedo making the Cease and Desist unconscionable.

57. McGovern informed Pullman that he must consult with the Board and the decision is theirs to make. (Exhibit I). However, as per PREDFDA a HOA Board is charged with levying fines that are *reasonable*. It is *not* reasonable that Pullman could be fined for further false allegations made by Acevedo or Alejandro when Judiciary cannot remove the fines. Thus, the Cease and Desist is in violation of PREDFDA.

58. Furthermore, McGovern Legal Services carbon copied Pierra and Alejandro, *not* the Board on the Cease-and-Desist letter unlike the letter he issued to a resident in another Community on behalf of their Board.[2] This demonstrated that McGovern was representing Pirrera and Alejandro and *not* the Board.

59. Because Pullman can be fined if Alejandro and Acevedo make further false allegations against her and Judiciary does not have jurisdiction over Alejandro and Acevedo to remove a resulting fine then McGovern must retract the unjustified and unconscionable Cease and Desist on behalf of Alejandro and Acevedo.

WHEREFORE, Pullman demands judgment against the McGovern and Association Defendants as follows:

1. For a declaratory judgment finding that the McGovern Defendants improperly issued the Cease and Desist against Pullman.

[2]*See* Corcoran v Equestra at Colts Neck Crossing Homeowners' Association, Inc. N.J. Law, 2022 (Mon-L-001592-22).

2. For an order compelling the McGovern Defendants to issue a retraction of the Cease and Desist against Pullman.

3. For a judgment in favor of Pullman and against the McGovern and the Association Defendants for cost of suit and such other and further relief as this Court deems just and equitable.

COUNT III

Against the Association Defendants
(Violation of The New Jersey Condominium Act,(N.J.S.A. 46:8B-14(g))

60. Pullman repeats and alleges the allegations in each of the preceding paragraphs as if set forth at length herein.

61. At the April 10, 2025, Open Board Meeting the Board passed a Resolution titled "REGARDING DOCUMENT RETENTION, INSPECTION, PRODUCTION AND DESTRUCTION" (the "Resolution") (Exhibit J).

62. The Retention, Production and Destruction clauses of the Resolution are *not* authorized by the Association's governing documents because the Community Bylaws *only* contains a provision concerning Inspection of documents and *not* Retention, Production or Destruction of documents.

63. The Resolution cites the only section of the Bylaws pertaining to the inspection of Association documents by Members:

> "WHEREAS, the Bylaws, Article VI, Section 6.16 provides "[e]ach Member and Eligible Mortgage Holder shall be permitted to examine the books of account of the Community Association by appointment at a reasonable time

on business days; provided that the Treasurer has been given at least ten (10) days prior written notice" (Exhibit J pg. 3).

64. The distinction between a Resolution and an Amendment is that while resolutions provide guidelines or clarity of *existing* rules an Amendment changes the text and provisions of the Association's governing documents. Since the Board has changed the text and provisions of the Bylaws with the Resolution then they must make an Amendment to the Bylaws to include these provisions. An Amendment to the Bylaws requires a two thirds (2/3) favorable vote by the Members. (Exhibit K pg.1 highlighted)

65. Furthermore, this Resolution permits the Board to destroy the General Ledger and other financial records after only two (2) years which is prior to the expiration of statutory limits for an agency, such as the I.R.S. to perform an audit of the Association. (Exhibit J pgs. 6-7). Since these documents are needed to support an audit defense they *must* be kept for seven (7) years.

66. Additionally, the Resolution is not in the best interest of the Community as a whole, because the Document Inspection Request Form requires an affidavit to be executed which prevents dissemination of the documents. The definition of dissemination is "any transfer of information, whether orally, in writing, or by electronic." Therefore, Members cannot even discuss the documents with other Members even though every Member is legally entitled to these documents.

67. The Association Defendants attempt to minimize the dissemination restriction by stating that if the Member should choose to publish or disseminate any of the information received, they are subject to *potential* liability. However, this statement

when combined with III.A. of the Resolution which states that the Member must "fully accept any responsibility or liability that may result from unauthorized publication and/or dissemination of the records obtained" allows the Association to fine a Member for the publication and/or dissemination of records even without proof of damages. Additionally, the Member can be fined without proof that the publication and/or dissemination was a result of their actions as what happened already to Pullman with the Cease and Desist.

68. Furthermore, document inspection for Homeowners Associations are controlled by The New Jersey Condominium Act,(N.J.S.A. 46:8B-14(g)) which states in relevant part (emphasis added):

> 14. The association, acting through its officers or governing board, shall be responsible for the performance of the following duties, the costs of which shall be common expenses:
>
> (g) The maintenance of accounting records, in accordance with generally accepted accounting principles, *open to inspection at reasonable times by unit owners.*

Nothing in the Condominium Act prevents Residents from sharing the documents or requiring them to each make their own inspection request.

69. This requirement of each Member having to make their own request for the same documents will also be very costly to the Members in unnecessary copying and redaction fees especially when all these documents are available digitally.

70. Furthermore, multiple document requests for the same documents will cost the Association unnecessarily because as per 3.13(a) of the FirstService contract inspection and copying of Association documents are additional billing.

> The Agent shall make Association books and records available for inspection and copying in accordance with the Association Governing Documents and applicable statute, or otherwise as directed by the Board. The Agent shall bill the Association for all personnel and other expenses associated with any such requests in accordance with the charges in Exhibit A. (Exhibit L).

71. Furthermore, the Resolution allows the Board to decline to produce the Association documents digitally and require the Member requesting the documents to go to the Management office and inspect them with Pirrera present. Additionally, the Member is only allowed only one hour for inspection so if the inspection cannot be completed in one hour the Member must make another appointment to inspect the Association documents with Pirrera.

72. This is a very uncomfortable situation for Pullman because Pirrera threatened to confiscate her cell phone and any personal recording device whenever she was in the building. After Pirrera threatened Pullman, she immediately contracted the Board, Community lawyer, FirstService Executives, and FirstService legal representation and informed them that if Pirrera should make good on his threat, she would press charges against him. (Exhibit M) Nothing was done to Pirrera.

73. Unfortunately, the only way Pullman will feel comfortable inspecting the documents is if she hires a lawyer or CPA to come with her since the Resolution only allows a member to be accompanied by either and not another Member.

74. This document inspection procedure was designed to discourage Pullman from requesting documents. Pullman has been acting as a financial watchdog for the community and has shared financial irregularities with the Community at Open Board meetings. The irregularities Pullman has found included the Community being billed by New Jersey American Irrigation ("NJAI") for sales tax when as per the contract the sales tax was included. This resulted in a $21,254.97 refund to the Community. (Exhibit N pg.1) Thus, Pullman's requests to inspect the Association documents are not frivolous.

75. At the April 2025 Open Board meeting the Resolution was passed right after Pullman brought up the fact that the Association Financial statement given to the Members prior to the meeting showed that there was more money in the Capital Reserve account than the Bank statement showed. The February 2025 Balance sheet shows there is $1,083,673 in the Metropolitan cash reserve account but the bank statement shows there is only $1,012,826.98. (Exhibit O highlighted)

76. Shortly thereafter Hoover wrote an editorial in the Community's newsletter, the Four Seasons times which stated:

> "We're aware of rumors of issues with community funds and claims of overspending and underspending. And we've examined rumors that money is missing from our coffers. These views are not based on fact." (Exhibit P).

Notably, Hoover does not address Pullman's statement concerning the discrepancy between the Financial Statement and the bank statement. Ironically Hoover misrepresents the facts as rumors as the Board Defendants just made it more difficult for Members to obtain the facts from the Association Documents and then share any financial irregularities they may find with the other Members.

77. Since any response by the Board to a request for the inspection of books and records must be made in good faith and cannot be structured with an eye to self-protection then this restriction is unconscionable because it is being used to hide financial irregularities that are caused by the Board Defendants actions.

WHEREFORE, Pullman demands judgment against the Association Defendants as follows:

A. For an order declaring the Resolution is *not* authorized by the Community Bylaws or New Jersey law and must be rescinded with the recission filed with the Ocean County Clerk.

B. For an Order compelling the Association Defendants to obtain the Community approval vote for any Amendment addressing the issue of Document Production, Retention and Destruction.

C. For an Order temporarily, preliminarily and permanently, enjoining the Association Defendants from taking any action to restrict Members from disseminating Association Documents in any Resolution on Document Inspection.

D. For an Order compelling the Association Defendants to produce any Association Documents which are requested to be inspected by a Member digitally if so available.

E. Entering Judgment in favor of Pullman and against the Association Defendants for cost of suit and such other and further relief as this Court deems just and equitable.

COUNT IV

Against Gialanella, Pagano, Alejandro, Pirrera, the Association, and FirstService (Conspiracy to Breach Fiduciary Responsibility)

78. Pullman repeats and alleges the allegations in each of the preceding paragraphs as if set forth at length.

79. On information and belief Gialanella, Pagano, Alejandro, and Pirrera ("the Conspirators") are acting outside of the authority provided to them as Board members and Association management to drain the Community's funds so that the Association will be forced to obtain a loan. The Conspirators know that the Association governing documents permits the Board to take a loan *without* a Community vote whereas a Special Assessment requires a two thirds (2/3) favorable vote by the Community.

80. Due to the inaccurate Association Financial Statements prepared by FirstService any lending institute will not provide the Association with a loan. Therefore, the Association will only be able to obtain a loan from FirstService Financial, an affiliate of First Service. As stated on the FirstService Financial website: "As part of the FirstService family of companies, we work exclusively with FirstService Residential's

managed communities and associations. Financial services for our clients include banking and debt placement solutions…"

81. The ongoing scheme to drain the community of funds includes replacing existing vendors with new ones brought in by the Conspirators who are charging the Association hundreds of thousands of dollars more than the vendors they are replacing. The Association making unlawful Capital Expenditures as stated above. The execution of a new FirstService Contract that is costing the Association over a hundred thousand dollars more than their prior contract. Controlling the *elderly* residents through threats, unwarranted fines, and providing favors to those who support them. Controlling the Community Board Elections by manipulating the voting process.

81. The Conspirators are following a playbook that has been previously instituted by FirstService at the Jade Winds Community in Florida. FirstService management conspired with a corrupt Board which ended up with the Community in bankruptcy, several of the wrongdoers charged with theft and Jade Winds winning a judgment against FirstService. (*See* Jade Winds Association, Inc., v. First Service Residential Florida, Inc. f/k/a the Continental Group inc. Case 15-17570-RAM Doc 858 U.S. Bankruptcy Court Southern District of Florida Miami Division, 10/2/17).

82. Closer to home the Brittany Chase Community in New Jersey settled with FirstService for 1.1 million dollars and alleged "During a three (3) year period, the Defendants wrongfully conspired to injure and divert Plaintiff Brittany Chase Condominium Association, Inc. financial resources by hiring related parties on a no-bid basis to perform unnecessary, duplicate, or sham work, resulting in a massive loss of

more than two million dollars ($2,000,000). *See* Brittany Chase v. FirstService Residential MidAtlantic, LLC.et.al. Superior Court of New Jersey Law Division Passaic Count PAS-L-0031122-19. 10//3/2019.

Replacement Of Existing Vendors with Those Charging the Association Significantly More Money

83. The Community vendor replacement began in January 2022 when Pierra brought in his associate Alejandro[3] to be the Community Facilities Manager. Alejandro replaced a full-time Association engineer who performed all the maintenance work with the aid of part-time staff.

84. Pierra and Alejandro immediately brought in Acevedo and his Shore Cleaning on a trial basis to perform maintenance work and replace the existing janitorial company to perform daily cleaning. After Shore Cleaning's trial period ended, they submitted a bid along with three other companies. Shore Cleaning won the bid despite not being the cheapest and not having the experience or references the other companies had since Shore Cleaning had only been formed in 2021. (Exhibit Q).

[3] Alejandro had at one time worked in the FirstService high rise division where Pirrera previously worked but prior to coming to Four Seasons he was working at the Camden Parking Authority. Alejandro left the Camden Parking Authority after a whistleblower filed a lawsuit against him and others with allegations of bid rigging and intimidation by Alejandro and a co-worker who trapped the whistleblower in her office while yelling at her. *See* Rojo v. City of Camden N.J. Law 2019 (CAM-L-001667-19).

85. The result is that the Community is paying over $300,000 more for Alejandro and Shore Cleaning than was being paid to the Maintenance Engineer, his part-time help and the previous janitorial service.

86. This huge sum of money includes billing for hours not worked, and services not performed. Pullman and other residents have brought the overbilling and the fact that the facilities are unsanitary because they are not cleaned daily to the attention of the Board on several occasions. However, over two years later nothing was done to correct the situation.

87. Rather the Conspirators have been protecting Acevedo by including his vendor payments in the First Service Pass through employee category in the Audited Financial statements. Pullman has been trying to get this rectified for two years because it opens the Community up to liability for payroll tax and worker's compensation claims. At the Auditor Meeting Pullman once again stood up and questioned Shore Cleaning's payments being included in FirstService payroll category and asked if this would be corrected. The Auditor said no even though it provides zero benefit to the Community by having Shore Cleaning classified as payroll.

88. Additionally, Acevedo and Alejandro spend an enormous amount of time together with Alejandro watching Acevedo work as can be seen in this picture of them on the roof together. At least one resident has received a Cease-and-Desist letter like Pullman's for taking pictures of Acevedo which has discouraged the elderly Residents from taking pictures or filing complaints about work not being done for fear of retaliation.



89. Acevedo also accompanies Alejandro when he meets with third party vendors so Acevedo can learn from the vendors. On information and Belief Acevedo is learning skills to be used in his house flipping business called JS Shore Flippers LLC while being paid by the Community for maintenance work. (Exhibit Q).

90. Although Acevedo and Alejandro dissolved Side Hustle Holdings which was formed to renovate homes it is possible that Alejandro is in business with Acevedo behind the scenes in JS Shore Flippers or in Acevedo's other business Juan's carpet. (Exhibit Q) Possibly Alejandro is involved with Acevedo's vending machines he has installed on the Community property without sharing the profits with the Association.

91. It is highly probable that Juan's carpet will win the bid for the over $600,000 clubhouse carpet and linoleum replacement projects that are slated for next year's capital expenditures. (Exhibit A pg. 18) There will likely be no bids which the Board has done on several previous projects which they have awarded to their favorite vendors without bids.

Furthermore, Acevedo will likely use his maintenance men to install the carpet so that the Association will be double paying him.

92. NJAI was also brought in by the Conspirators and has cost the Community hundreds of thousands of dollars more than the previous irrigation company. Just in December 2024 and January 2025 alone NJAI was paid over $200,000 in addition to their monthly maintenance contract of almost $60,000 for a total of $260,000. Whereas in December 2022 and January 2023 the old irrigation company billed less than $35,000.

93. During the December 17, 2024, Special Board meeting the head of the Community Landscape Committee stated that the reason the old irrigation company could not maintain the irrigation system properly was because the Associattion would not pay them the amount of money required to do the work needed. Whereas NJAI could perform the work because the Community was paying them more money and not because they were a better company.

94. In addition to the double billing of sales tax by NJAI Pullman found several other bills that appeared to be overbillings such as those which listed just additional man hours without stating what was done. (Exhibit N pgs. 4,7,11,15, 19, 22, 25) The NJAI irrigation contract states:

> “In general terms, the scope of work can literally be summed up in a single sentence which is; ‘insuring the adequate delivery of water from the irrigation system to all turf areas of the community’. (Exhibit N pg. 42 highlighted).

The only additional billable work is outlined in section 6 of the Irrigation Management terms and conditions. (Exhibit N pg.53). Since the bills for additional man hours did not

list any of these exceptions which are billable then it is reasonable to believe that the extra billing was not justified.

95. Pullman brought some of these invoices to Pagano's attention and he stated that there would be a response prepared but this was never done. (Exhibit R)

96. Furthermore, at the December 17, 2024, Special Open Board meeting the Board voted to award NJAI a five-year maintenance contract and hundreds of thousands of dollars of additional repair work despite Pullman and other residents' objections based on NJAI having been in business only since 2021 (Exhibit S) and their overbilling the Community.

Unconscionable First Service Contract

97. The new FirstService Contract which went into effect January 1, 2025, is costing the Community at least $167,700 more than the previous year's contract. The exact amount of the increased cost to the Community is not known because the four First Service employees who were included in the previous contract base price were made "Pass Through employees" with the Community becoming responsible for all costs associated with these employees as per 3.04 (b) of the FirstService contract which states:

> "All such personnel shall be, at the mutual agreement of the parties hereto, employees of the Agent, however, the cost associated with such personnel shall be the Association's responsibility. (Exhibit L pg. 4)

Since the Community has not been billed to date for the benefits that are included in the First Service Benefits policy (medical, dental, vision, 401k, pet insurance, identity theft protection, legal services and bonuses) the exact First Service cost to the Community is still unknown six months after the 2025 Budget was approved:

98. Adding to the unknown costs are the al la carte services in the FirstService contract some of which will result in the Community being double billed for the FirstService Employee's time because during normal working hours FirstService will receive additional fees when a FirstService employee works on insurance claims (10% of the claim or an hourly fee) 4.03(b)), document production (3.13), or litigation support (4.03(a)) despite the employee also receiving salaried pay for the same hours worked. (Exhibit L pgs.9,11).

99. Furthermore, this system may reward Pierra for processing insurance claims that should *not* be paid because it will boost FirstService revenue. On information and belief as per FirstService policy Pierra, as a regional manager, may receive a performance bonus or stock options based on FirstService increased revenue. (Exhibit T pgs. 3,8,18 highlighted). On information and belief, Pierra has processed at least one insurance claim for a broken pipe in a Condominium home which should have been the homeowner's responsibility.

100. The new FirstService contract which highly favors FirstService and was executed by Gialanella without attorney review has unconscionable terms such as:

A. Term 2.01 of the contract is unconscionable because it violates the Association's governing documents. Term 2.01 states:

> The term of this Agreement shall be for a period of <u>one</u> year, beginning January 1, 2025, and ending December 31, 2025. (the 'Initial Term") subject to the renewal and termination provisions hereinafter set forth. This Agreement shall provide for two (2) automatic one (1) year

extensions rate of compensation set forth in Paragraph 8.01(a) below (the "Renewal terms"). Thereafter, this Agreement shall provide for additional automatic one (1) year extensions unless either party notifies the other party, in writing, within ninety (90) days of the expiration of the second Renewal Term of the Agreement of its intent not to renew/terminate the Agreement. (Exhibit L pg.1).

This term violates 7.1.16 of the Association Master Declaration which requires the contract to be no more than one (1) year, and the termination notice to be no more than thirty (30) days. 7.1.16 of the Master Declaration states in relevant part:

"…retain a management firm or manager to maintain the Common Property and carry out the duties of the Community Association, provided, however, that any management agreement for the Property will be terminable by the Community Association with or without cause upon thirty (30) days prior written notice thereof, and the term of any such agreement shall not exceed one (1) year;" (Exhibit K pgs. 16-17 highlighted).

B. Term 3.02(f) of the First Service Contract is unconscionable because it gives the Association only ninety (90) days to object to vendor bills when FirstService controls when the Members such as the Finance Committee who are examining the bills receive them. Term 3.02(f) states:

In order to assure the prompt resolution of any dispute over a disbursement or other financial issue, the parties agree that unless the

> Association gives Agent written notice of a claim or complaint with respect to such disbursement within ninety (90) days of Agent delivery to the Association of a financial report including such disbursement, then such claim or complaint shall be deemed waived by the Association. (Exhibit L pgs. 28-29).)

Additionally, this clause aids FirstService from preventing the Association from terminating the FirstService contract because Pierra who provides the bills to the finance committee can ensure they will not receive the bills in time to object which will increase the amount that is needed to be put into Escrow to terminate the FirstService contract as per 10.01(d). (Exhibit L pgs. 17-18)

Ironically despite First Service contract protecting the vendors they bring in they are indemnified from any wrongdoing by the vendors per 3.03(c) of the FirstService contract which states:

> Agent is not liable for any lack of response or effort by vendors and contractors, lack of quality of any parts or work performed by contractors, or their negligent or wrongful acts or inaction, including those actions which may result in the destruction of any property, injury or death of any person. Vendors and contractors shall be responsible for their actions, as well as the work they perform or fail to perform. The Association agrees that any consequences of any such failure by a vendor or contractor or the ramifications thereof may be dutifully pursued against vendor or contractor. (Exhibit L pg.4).

C. The exculpatory term 5.02 (a) is unconscionable because this term which is disfavored by public policy since no ordinary person and knowledgeable person would know that they are contracting away their right to claims against FirstService *if* there were third parties involved. 5.02 (a) states (emphasis added);

> "The agent *is not liable* to the Association (or to its members, tenants, shareholders or their guest and invitees) for any claims (defined below) unless *caused solely* by the Agent's willful misconduct, gross negligence or arising out of a material breach by Agent of this Agreement."

The FirstService contract is a management contract drafted by FirstService that includes supervisory obligations and obligations to retain vendors to provide services to the Association. If this provision exculpated FirstService simply because the damage or loss involved acts or omissions by others, it would rend illusory significant portions of the Contract. A prime example of the supervisory obligations which may result in damage can be seen in the picture above of Alexandro with Acevedo making a repair on a roof.

D. As per term 8.02(h) (Exhibit L pg. 17) of the contract FirstService may modify their rates for extra services upon thirty (30) days' notice, but the contract requires ninety (90) days' notice for cancellation (term 2.01) (Exhibit L pg. 1). Therefore, once the Association attempts to cancel the contract FirstService can raise their rates sky-high to increase the amount that has to be put in escrow to cover what is owed by the Community to FirstService. This will make it almost impossible for the Community to cancel the FirstService contract.

Falsifying Financial Records to hide from the Community the Financial Irregularities

101. The Conspirators knew that the increased costs associated with the new vendor contracts would result in the Community being unable to pay operational costs and meet the $900,000 Capital Reserve funding that the Board committed to make in 2025. This is why the Conspirators recorded transfers of a total of $175,000 from the Snow, Working Capital and Insurance Reserve accounts in income accounts, when they are not, to balance the 2025 Budget. (Exhibit U highlighted).

102. At the 2025 Budget Open Board meeting ("Budget Meeting") Pullman explained to the Residents that what the Board was doing was the same as the Residents taking money from their savings account and putting it in their checking account and considering it new income when it was not.

103. Pullman then asked Hoover and Pagano if it wouldn't be more honest if the Reserve fund transfers were removed from income accounts, which would have resulted in the Budget showing a loss and then using the transfers during the year to pay for the Operational costs if needed. Both Hoover and Pagano answered yes but did not make changes to the final approved 2025 Budget.

104. To balance the 2025 Budget the Board also did not renew the Community's $635,000 per year Optimum bulk cable contract ("bulk cable"). During the Budget Meeting Pagano represented to the Community that the bulk cable money was needed because the new Structural Integrity law required the Community to increase the Capital Reserve Contribution. However, the previous year the Capital Reserve Contribution was $500,000.

Therefore, only $435,000 was needed from the bulk cable savings to meet the increased 2025 Capital Reserve contribution of $900,000. The Conspirators used the extra $235,000 along with the $175,000 from the Snow, Working Capital and Insurance Reserve accounts to make up for the huge expense increase which was solely due to the new vendor contracts and not any additional services.

105. When the Conspirators compared the 2025 Budget to the 2024 Budget, they represented to the Residents that the expenses had decreased by 4.55% without noting that this was primarily due to the $635,000 bulk cable being present in the 2024 budget but not the 2025 budget. (Exhibit U). Without the bulk cable savings, the expenses really increased by $401,715 and not decreased by $233,285 as shown in the approved 2025 Budget. This is just one of many examples where the Conspirators mislead the Members, so they would believe that the Association finances were stronger than they are.

106. At the Budget Meeting Residents stood up and stated that because of their having to pay their cable bill directly to Optimum their HOA dues increased significantly more than the six dollars ($6) per month that the Board claimed was the 2025 HOA increase. Members' Optimum bills have been as high as over $400 per month, which has had a tremendous impact on most of the elderly residents who live on a fixed income.

107. Furthermore, the Conspirators falsified the monthly financial statements given to the Residents. By examining the General Ledgers Pullman was able to find some of the misrepresentations. However, the Conspirators' extensive use of numerous interfund accounts over multiple years which began with Pierra's arrival in 2021 has made

it very difficult to reconcile the General Ledger with the Financial Statements. (Exhibit V pgs. 3-5 and pgs. 45-56).

108. In addition to the Capital Reserve fund balance in the Association Financials being larger than what was really in the bank accounts and the capital reserve contributions in the Association Financials being larger than what was actually deposited in the Capital Reserve account Pullman also found the below financial irregularities.

109. In the January 2025 General Ledger account number 94105 was created to enter the remainder of the JE named “RE YOLL UP”. (Exhibit V pgs. 7, 11) This account does not appear on the Balance sheet or income statement.

110. The March 2025 Balance Statement shows that the Metropolitan Capital Reserve bank account has a negative ($33,783) balance. (Exhibit W pg.30 highlighted). A negative balance in a cash account is a serious problem which could result in potential buyers of homes in the Community not being able to obtain a mortgage. In turn this will result in the Community home prices dropping.

111. In January 2025 NJAI was paid $72,000 towards the $144,000 capital expenditure of changing out the well timers as listed above. However, this amount along with all entries in Account 57630 (Exhibit V pg.27) was moved from the Capital Reserve Expenditure General Ledger account to account 94105 which does not appear in the financial statements. (Exhibit V pg.42) Therefore, the Balance statement showed that there were zero Capital Expenditures made in January and February 2025 which was not true. (Exhibit W pgs. 3, 17 highlighted).

Additionally, account 94105 was not printed in the February 2025 General Ledger. (Exhibit V pgs. 79-80) Therefore, the only way someone would notice this account would be if someone compared the January 2025 General Ledger with the February 2025 General Ledger.

The Conspirators use Mafia Like tactics to keep Control of the Community

100. As part of the scheme the Conspirators have used Mafia like tactics to control the Residents. These tactics include attempting to intimidate the elderly Residents who speak up by issuing unjustified Cease and Desist letters such as Pullman received, spreading falsities about them, and throwing them off Committees without reason to disparage the Resident. Furthermore, the Conspirators supporters show up to Board meetings to jeer and make disparaging comments when anyone goes to the podium to speak out against the Board or even to ask questions.

The Conspirators Reward Residents Who Support Them

112. The Conspirators have also rewarded their supporters to keep their support. Shore Cleaning has performed work for individual residents which is paid for by the Community such as bringing in garbage cans, spreading salt on driveways, repairing printers, cleaning garages which have flooded without these services being offered to the Community as a whole.

113. The Association policy is that homeowners are directly billed for this type of work as can be seen by the rejection of a Shore Cleaning bill for work performed for a homeowner that should have been directly billed to the Member. (Exhibit X highlighted)

114. NJAI has also performed work for at least one Member which was paid for by the Association when it should have been paid by the homeowner. The Association paid for the rerouting of the irrigation lines around a patio extension for the homeowner at 6 Brightwinds while other Residents are being billed by NJAI $500 and more for the rerouting of irrigation lines when they do work on their patios. (Exhibit Y).

115. Rich Fortuna who owns 6 Brightwinds is a close friend of Pagano who recently traveled with him to Italy. Pagano was one of the two Board members who approved the irrigation bill. (Exhibit Y highlighted).

108. At the December 17, 2025 Special Meeting Pullman confronted Pagano about the $4800 sprinkler system being paid for by the Association when the other Residents must pay for their own work. Pagano informed Pullman that he did not like her innuendos. To date, proof that the homeowner paid back the Association has not been provided to Pullman despite Pagano stating at the same meeting that all the NJAI invoices were justified and as stated above told Pullman that Management was to provide her with proof that all the invoices she questioned were justified.

109. JBS Tree Service (“JBS”) is a new company which was brought in by the Conspirators to replace the existing company who had been servicing the Community for decades. JBS is located next to Pirrera’s home. On May 30, 2025 JBS began a tree removal project throughout the community without the Conspirators obtaining bids from other tree removal companies or even announcing the project to the Members. The trees were removed from Members homes which is against the Association Resolution Regarding Responsibility for Trees on homeowners Lots which states in relevant part:

"Whereas the Association deems it necessary to reaffirm that maintenance, repair and replacement of trees on the Lots including, but not limited to, the "Street Trees" is the Owner's/Lot Owner's/Home Owner's responsibility." (Exhibit Z)

Furthermore, this service was not offered to all the Members despite the Association paying for the tree removal. On information and belief, the trees to be removed were selected either to retain Member support or gain new Member support for the Conspirators.

WHEREFORE Pullman demands judgment against Gialanella, Hoover, Pagano, Pirrera, Alejandro, the Association, and FirstService as follows:

A. For an Order declaring the First Service Contract void due to it being unconscionable.

B. For an Order compelling FirstService removing Alejandro and Pirrera from the Community.

C. For an Order temporarily, preliminarily and permanently enjoining Gialanella, and Pagano from holding any position whether it be as a Board member, Committee Member or advisor which will allow them to have access to the Community's finances.

D. For an Order appointing a Special Fiscal Agent with full power and authority to monitor the Associations' finances.

E. Entering Judgment in favor of Pullman and against Gialanella, Pagano, Pirrera, Alejandro, the Association, and FirstService for cost of suit and such other and further relief as this Court deems just and equitable.

COUNT V

Against the Association, the Board, and FirstService
(Violation of *NJ.A.C.§5:26-8.9(h)(1)*)

109. Pullman repeats and alleges the allegations in each of the preceding paragraphs as if set forth at length herein.

110. On information and belief, the Conspirators have sped up their scheme because they are afraid that despite the obstructive tactics they have used in the past those who oppose them may win the Community Board election this year and they will lose control of the Board. There are at least three of the seven Community Board seats open this year. It is possible a fourth seat will be open since Gialanella put his home on the market for sale on May 28, 2025.

111. To cast a vote in the Community Board Elections Members can vote in person on election day or they can use the absentee ballot or proxy ballot which are mailed to them in advance. The absentee or proxy ballot must be dropped off at the management office no later than the morning of the election.

112. The absentee and proxy ballots are mailed to the Members for the Condo Board election in addition to the Community Board election which occurs approximately one month apart. Condo residents receive both packages which makes it confusing to the elderly Members as to whether they are to vote in one or both elections.

113. The instructions mailed with the ballots state the Resident should fill out the absentee ballot and place it in the smaller envelope. Then place this envelope in a larger return envelope, sign the upper left corner of the envelope, seal and return by mail or in person to the Management office before 9 am the day of the election. If someone needs

to vote by proxy, then they need to fill out the appropriate papers which are included in the same package making the package very large and very confusing.

114. During both the 2023 and the 2024 Community Board elections the Conspirators caused irregularities to occur which upon information and belief affected the number of votes each candidate received.

115. In 2023 the sheet which instructed the Resident to sign the outer envelope of the Absentee Ballot was missing from the Community Board package and many residents did not sign the envelope. Mary Howley, the Judiciary Chairperson at the time who was running the Board election, made a ruling that the signatures were *not* necessary to validate the ballot and she told the Assistant Community manager that those ballots with no signatures were acceptable. McGovern in and email confirmed that the unsigned ballots should be counted. (Exhibit AA) Therefore, management never reached out to all the Residents who had not signed their envelopes to inform them that they had to come back into the office to sign, so people did not.

116. Despite Mary Howley's ruling and McGovern's email stating that those envelopes without signatures should be counted they were counted towards the quorum only and not towards the election.

117. Additionally, the fact that the outer envelopes were opened made it very easy for the inner envelopes to be replaced with ballots that were for Board candidates that support FirstService. Therefore, First Service should not have had control of the ballots which they did as can be seen in this photo of Pirrera caring unsecured banker boxes full of Ballots on the night of the election.



118. The storing of the ballots in unsecured banker boxes is against PREDFDA specifically *NJ.A.C.*§5:26-8.9(h)(1) which governs the review of ballots in common interest community elections. PREDFDA states that any depository for physical ballots shall be secured.

119. Furthermore, the DCA has prepared a suggested procedure to aid common interest communities follow New Jersey voting laws in their Guidelines for Elections in Common Interest Communities which states:

VI. Voting Process

d. Completed ballots received by the association shall be immediately placed in the control of the election supervisors, who shall retain and collect all ballots, and shall not open them except in the manner set forth below.

VII. Tallying Votes

a. The election supervisors shall hold unopened envelopes containing ballots and transport them to the election site.

II. Election Supervision

a. The board shall select an impartial panel of owners or other impartial persons (*not* including property management personnel or agents) to supervise the opening and counting of the Ballots.

120. Not only were the ballots *not* immediately placed in the control of the election supervisors or transported by the election supervisors, but Pirrera was present during the entire ballot counting procedure which is contrary to the DCA's recommendations.

121. In 2024 the Conspirators decided to *not* broadcast the announcement for the Meet the Candidates event on the Community's TV channel 77 despite this being a violation of the Community Bylaws. Specifically, Article IV Section 4.12 of the Bylaws Notice to owners. Notice of all open meetings *shall* also be broadcast on the community Television channel. (Exhibit BB)

122. Additionally, the Board candidates' bios were not disseminated to the Community until Pullman wrote to Pirrera and the Board. As a result, the Bios were sent the day before the Meet the Candidates event. (Exhibit BB) The intent of the Conspirators

was to *no*t publicize the information about a non-incumbent candidate in the hopes that the Residents would simply choose the names they were familiar with – the incumbents.

123. Furthermore, the Condo Ballots were mailed to single family homeowners when they should not have been. (Exhibit CC) Some of the homeowners did not receive Community ballots so they crossed off the Condo Candidate and wrote in their choice for the Community Board.

124. During the counting of the ballots Mary Howley, who was once again the Judiciary Chairperson and running the Board election, requested all members of Judiciary who were counting the Ballots to hand her the Condo Ballots which she put in a separate box. Upon information and belief these ballots were not counted when they should have been for the same reason that the ballots without signatures on the envelops should have been counted the previous year.

125. Additionally, during the ballot counting Pullman witnessed Pierra handling ballots and the assistant Community manager Vita Vicci counting them. Pullman would have taken a picture, but the observers were banned from taking photos or videos of the procedure.

126. Fortunately, those who supported the one non incumbent candidate devised a plan to ensure the voting procedure was fair by writing in a candidate's name as their second choice since there were two Open Board seats and only one candidate. Thus, these ballots could not be discarded, and they were not, because the Members who were keeping track of the write-in candidates would have known if the ballots were missing. Upon information and belief, the non-Board candidate won as a result.

127. In this year's Open Community Board election there are three or four open Board seats. This presents an opportunity for those who oppose the current Board's actions which are being directed by the Conspirators to take control of the Board if a fair election is held. The only way a fair election can be held is if a third party which provides HOA voting services runs the election.

WHEREFORE, Pullman demands judgment against the Association Defendants as follows:

A. For a declaratory judgment finding the Association Defendants have violated *NJ.A.C.*§5:26-8.9(h)(1) by not securing the Community ballots.

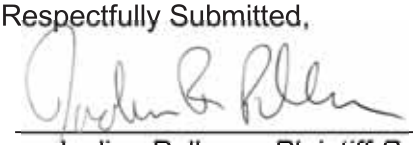
B. For an order compelling the Association Defendants to engage the services of an outside, independent, unaffiliated third party with no connection to the Board, its members, its employees, its contractors, and its managing agent to conduct the Community Board election.

C. For an order prohibiting FirstService and its employees from participating in the running of the Community Board election.

D. Enter Judgment in favor of Pullman and against the Association Defendants for cost of suit, and such other further relief as this Court deems just and equitable.

DATED: June 1, 2025

Respectfully Submitted,

By: 

Jaclinn Pullman, Plaintiff *Pro Se*

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RULE 4:5-1 CERTIFICATION

I certify that the matter in controversy is not the subject of any other Court proceeding or arbitration, and that to the best of my knowledge and belief, no other parties need be joined at this time and no other proceedings are contemplated.

RULE 1:38-7(c) CERTIFICATION

I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with Rule 1:38-7(b).

DATED: June 2, 2025

By: 
Jaclinn Pulman, Pro Se

JACLINN PULLMAN
19 Golden Seasons Drive
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Pro Se

JACLINN PULLMAN, Individually *Plaintiff* v. LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC., CARLOS ANTUNES, DEBORAH CATALINA, THOMAS GIALANELLA, ERMA HOOVER, ORSOLA GODFRY, DANIEL PAGANO, GERALDINE PITOCCO, FIRSTSERVICE RESIDENTIAL MIDATLANTIC, LLC, SALVATORE PIRRERA, MICHAEL ALEJANDRO, MCGOVERN LEGAL SERVICES. LLC, FRAN MCGOVERN, WESTON DENNEN. *Defendants*.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION –GENERAL EQUITY OCEAN COUNTY DOCKET NO.OCN-L- CIVIL ACTION **VERIFICATION**

The undersigned, of full age, certifies as follows:

1. I am Jaclinn Pullman, Plaintiff in the above action. I own 19 Golden Seasons Drive, Lakewood New Jersey. Through my ownership I am a member of Lakewood/Four Seasons Community Association, Inc.

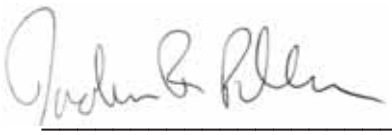
2. The matters stated in the foregoing Verified Complaint are true to the best of my knowledge except as otherwise stated.

3. As to any matters stated on information and belief, they are true to the best of my knowledge and belief.

4. The exhibits attached to the Verified Complaint are true and correct copies which have not been altered except where noted.

I certify tat the foregoing statements made by me are true. I am aware that if any of the foregoing is willfully false, I am subject to punishment.

Dated: June 2, 2025



Jaclinn Pullman

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JACLINN PULLMAN, Individually *Plaintiff* v. LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC., CARLOS ANTUNES, DEBORAH CATALINA, THOMAS GIALANELLA, ERMA HOOVER, ORSOLA GODFRY, DANIEL PAGANO, GERALDINE PITOCCO, FIRSTSERVICE RESIDENTIAL MIDATLANTIC, LLC, SALVATORE PIRRERA, MICHAEL ALEJANDRO, MCGOVERN LEGAL SERVICES. LLC, FRAN MCGOVERN, WESTON DENNEN. *Defendants*.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION –GENERAL EQUITY OCEAN COUNTY DOCKET NO.OCN-L- CIVIL ACTION **BRIEF IN SUPPORT OF ORDER TO SHOW CAUSE WITH TEMPORARY RESTRAINTS PURSUANT TO RULE 4:52**

Plaintiff Jaclinn Pullman ("Pullman") respectfully submits this brief in support of her application for an order to show cause with temporary restraints pursuant to Rule 4:52.

PRELIMINARY STATEMENT

Four Seasons at Lakewood is an age restricted planned development community ("PUD") (hereinafter "Four Seasons" or "the Community"). Lakewood/Four Seasons Community Association, Inc. (hereinafter "the Association") is a corporation formed pursuant to the Corporations and Associations Not-for-Profit Act of the State of New Jersey under Title 15. The Association is charged with the operation, care, upkeep and

maintenance of Four Seasons. Pullman, because of her home ownership, is a Member of the Association.

The Association acts through an elected Board of seven Trustees, Defendants Carlos Antunes, Deborah Catalina, Thomas Gialanella, Orsolo Godfry, Erma Hoover, Daniel Pagano, and Geraldine Pitocco (hereinto together the "Board Defendants" and with the Association "the Association Defendants"). The Association Defendants powers derive from the Association's governing documents including the Master Declaration and By-laws as well as New Jersey state laws including the Planned Real Estate Development Full Disclosure Act, N.J.S.A. 45:22A-21 to-56 (PREDFDA).

On January 8, 2024, Governor Phil Murphy signed into law bill S2760/A4384, also known as the Structural Integrity Law, which modified PREDFDA. The Structural Integrity Law addresses the need for a capital reserve study and a thirty (30) year capital reserve funding plan by Homeowner Associates. The intent of the Structural Integrity Law is to ensure communities have the funds to make the necessary repairs when a component reaches the end of its useful life without having to take a loan or make a special assessment.

The Board Defendants, in consultation with the capital reserve specialist, Eugene Kazmier from PS&S LLC ("PS&S") chose a funding plan which is detailed in the 2025 Study as the current funding plan (2025 Plan). The 2025 Plan shows a capital reserve fund beginning balance of $2,360,000, a current year contribution of $900,000 and annual expenditures of zero dollars ($0). (Exhibit A Verified Complaint page 30).

However, the Board Defendants have failed to adhere to the 2025 Plan by approving capital expenditures to be made in 2025 when the plan stated none were to be made. Additionally, these expenditures are for replacement of components identified in the 2025 Study which have not reached the end of their established useful life or not identified in the 2025 Study. Therefore, the Board Defendants are in violation of the Structural Integrity law and PREDFDA. Furthermore, the Board Defendant's spending along with the underfunding of the Capital Reserve account are causing the Association to be in jeopardy of becoming insolvent.

Therefore, it is imperative that the temporary restraints are granted to prevent the Board Defendants from further draining the Capital Reserve fund by replacing components which have not been identified in the 2025 Study as having reached the end of their established useful life in violation of the Structural Integrity law and PREDFDA.

STATEMENT OF FACTS

Pullman incorporates the facts from the verified complaint in Count I and summarizes the most relevant facts below.

1. The Board Defendants have failed to adhere to the 2025 Study. The beginning Capital Reserve fund balance is $1,938,879 according to the 2024 audited financials and not $2,360,000 as listed in the 2025 Study. (Exhibit B verified complaint pg.6 highlighted). The $421,121 shortfall is due to the capital expenditures that were made prior to January 1, 2025, which were paid with the operating fund so that the capital reserve fund now owes the operating fund. Additionally, the Board Defendants

underfunded the capital reserve account by 34% in 2024 according to the Auditor's report. (verified complaint Exhibit B pg. 17 Note 11 highlighted).

2. At the May 22, 2025, open board meeting the Auditor recommended a new Capital Reserve Study be performed to update the Capital Reserve Fund beginning balance to $1,938,879. However, the result of adjusting the beginning balance in a new study so that the $421,121 shortfall is spread over 30 years will be to create a cash flow problem for the Association since these expenditures were already paid for. Additionally, it would conceal the fact that the Board Defendants are not following the 2025 Study in violation of PREDFDA.

3. The Board Defendants also failed to make the $75,000 monthly contribution to the Capital Reserve Fund in January and February 2025 that is shown in the Community financials. Instead, contributions of $39,593.33 were made in each month as shown by the January and February 2025 Capital Reserve Metropolitan Commercial Bank statements. (Exhibit C verified complaint pgs.1,3). Although the Structural Integrity law does not require monthly contributions to be made the fact that the Association financial statements which were given to the Members show these $75,000 contributions being made when they were not, is deceptive.

4. Most importantly, the Board Defendants have approved hundreds of thousands of dollars in capital expenditures since the 2025 Study was performed in November 2024. Additionally, despite the 2025 plan showing that zero (0) expenditures are to be made in 2025 the Board Defendants intend to approve hundreds of thousands

of additional capital expenditures before the year end. (verified complaint Exhibit D highlighted).

5. These components being replaced, listed in the table below, have not been identified as reaching the end of their useful life in the Capital Reserve Study.

Capital Reserve Projects approved since November 2024				
Project	Cost	Approved contract or Estimate	Capital Reserve Study Cost	Capital Reserve Study useful life left
Conversion of 11 Well Timers	$132,000	Approved - no contract	Not listed	Not listed
Conversion of 24 Well Timers	$144,000	Approved - no contract	Not listed	Not listed
Repair of front entrance and exit roadway pavers	$430,670 not to exceed $530,000	Approved request for proposal - contract to be done	$132,000	21 years
Repair of the East Wall	$118,755 not to exceed $130,000	Approved Contract	Missing cost	12 years
Replacement of Club House siding	In Engineering phase - Board looking to complete in September	unknown	$108,000	Observed to be generally fair condition with a few damaged areas. 2-year life was based on Board's plan to replace

6. By approving these capital reserve expenditures, the Board Defendants are in violation of N.J.S.A. 45:22A-44.3.7(a) not only because the 2025 Study states zero Capital Reserve Expenditures were to be made in 2025 but because these components have not been identified as having reached the end of their useful life.

7. At the May 22, 2025 open board meeting McGovern stated that the Board's decision to replace components cannot be challenged due to the Business Judgment Rule. Furthermore, it is up to the Board to determine if components need to be replaced. McGovern then went on to give examples of emergency replacements such as leaky roofs or broken boilers. However, none of these components in the table above were emergency replacements and the Board Defendants never stated they were as is reflected in the open board meeting minutes. (Verified Complaint Exhibit D).

8. Evidence that these components were *no*t emergency repairs can be found in the 2025 Study which notes that the established useful life for several components were based on the "Association's plan for their replacement." The items the Board predetermined were to be replaced and identified in Exhibit A of the Verified Complaint are the Wood Siding on the Clubhouse note 31 pg.17, the Clubhouse and Activity Building flooring note 38 pg. 18, Clubhouse Renovation and Furnishings note 40 pg. 19. None of these items have reached the end of their established useful life early

9. Furthermore, the current funding chosen by the Board Defendants has a 2025 ending balance of $3,260,000. However, the capital reserve fund ending balance if no other expenditures are made and the Association Defendants make the $900,000 Capital Contribution will be $2,013,454 which is a $1,246,546 shortfall. Any further Capital

Expenditures or failure to make the full $900,000 will result in an even larger Capital Reserve shortfall at the end of the year.

10. At the May 22, 2025 open board meeting McGovern informed the community that at some point there will be a shortfall. In looking at the 2025 Study one can surmise that the shortfall will occur when the eight (8) asphalt projects at a cost of $10,086,850 begin because the Board is overspending and under contributing to the Capital Reserve fund so the money will not be there to fund such large projects.

11. However, if the Board continues its present course and does not follow the 2025 study this shortfall can occur much earlier, resulting in the Association being insolvent in the near future.

LEGAL ARUGMENT

Pullman Is Entitled to Declaratory Relief by Order to Show Cause.

The seminal case for granting preliminary injunctive relief is Crowe v. De Gioia, 90 N.J. 126 (1982). Under Crowe, the party seeking injunctive relief bears the burden of demonstrating: (1) irreparable harm is likely if the relief is denied; (2) the applicable underlying law is well settled; (3) the material facts are undisputed and there exists a reasonable probability of ultimate success on the merits of the claim; and (4) the balance of the hardship to the parties favors the issuance of the requested relief. Id. at 132-34. *See* also Garden State Equal. v. Dow, 216 N.J. 314, 320 (2013) (reaffirming the Crowe factors).

1. Irreparable Harm Is Likely If the Relief Is Denied

The Association Defendants have approved hundreds of thousands of dollars in 2025 Capital Expenditures for components which have *not* been identified as having reached the end of their useful life in violation of N.J.S.A. 45:22A-44.3.7(a). Currently the Board is working on two large contracts for the replacement of the bricks at the front of the Community for a cost not to exceed $530,000 and to replace the siding on the Clubhouse at an unknown cost. Neither of these components have reached the end of their established useful life as provided by the 2025 Study. Upon information and belief these contracts have not been finalized as of today but could be executed at any time.

If the Association Defendants execute these or further unlawful contracts for the replacement of components that have not reached the end of their established useful life Pullman, or any other Member will not be able to stop them from making the Association financially insolvent. It is well settled that third parties, even if they have a beneficiary interest in a contract, have few rights in so far as the right to performance. *See* Standard Gas Power Corp. v. New England Casualty co., 90 N.J.L. 570, 573-74 (E. & A. 1917) where a third party who is only an incidental beneficiary has no contractual standing.

In making these expenditures for 2025 the Association Defendants have also not followed their thirty (30) year Capital Reserve plan they chose which stated they should make zero (0) expenditures for this year.

If the Association Defendants continue to violate the Structural Integrity law by making Capital Expenditures for items that have not reached their useful life and that should not be made this year as per the 2025 plan they will cause the Association to

become insolvent. Insolvency will result in not only the need for the Association to increase annual assessments and/or levy a special assessment but a decrease in Pullman's property value.

Therefore, it is imperative that the Association Defendants be restrained from executing new contracts for additional Capital Reserve expenditures for components that have not reached the end of their established useful life to prevent the Association from becoming financially insolvent and Pullman suffering irreparable harm.

2. The Applicable Underlying Law Is Well Settled

The Board Defendants by replacing components before they reach the end of their established useful life is in violation of the Structural Integrity law specifically N.J.S.A. 45:22A-44.3.7(a). Furthermore, the Association Defendants continue to approve Capital Expenditures for this year even though the Capital Reserve Study states that zero (0) Capital Expenditures were to be made for this year. Therefore, the Association Defendants violation of the Structural Integrity Law is ongoing.

When examining statutory law, the Court must determine the intent of the Legislature, and the best indicator of that intent is the statutory language itself. Frugis v. Bracigliano, 177 N.J. 250, 280, 827 A.2d 1040 (2003). The Court must ascribe to the statutory words their ordinary meaning and significance. Lane v. Holderman, 23 N.J. 304, 313, 129 A.2d 8 (1957). It is not the function of the Court to "rewrite a plainly-written enactment of the Legislature [ ] or presume that the Legislature intended something other than that expressed by way of the plain language." O'Connell v. State, 171 N.J. 484, 488, 795 A.2d 857 (2002).

The intent of the Structural Integrity Law which can be surmised from the plain language of the statute;

> N.J.S.A. 45:22A-44.3 Planned real estate development, association, reserve study, 30-year funding plan, repair, replace capital assets, common elements, facilities; special assessment, loans.
>
> 7(a). An association of a planned real estate development shall obtain a reserve study including a 30-year funding plan in order to ensure that the association has adequate reserve funds available to repair or replace the capital assets located on the common elements and facilities that the association is obligated to maintain without need to create a special assessment or loan obligation, except that in those cases in which a capital asset reaches the end of its established useful life earlier than predicted by the reserve study, nothing herein is intended to prevent the imposition of a special assessment or obtaining a loan. These reserve funds shall be used for the repair or replacement of components that have reached the end of their established useful life as set forth in the most recent reserve study undertaken pursuant to section 6 of P.L.2023, c.214 (C.45:22A-44.2).

The plain language is clear. These reserve funds *shall* be used for the repair or replacement of components that *have* reached the end of their established useful life as set forth in the most recent reserve study. Since the Capital Expenditures which the Board Defendants approved had *not* reached the end of their established useful life as per the

2025 Capital Reserve Study then the Associate Defendants are in violation of N.J.S.A. 45:22A-44.3(a). Therefore, these expenditures are unlawful.

It is well settled that a homeowner's association board's powers are subject to the master deed, declaration of covenants and restrictions or other instruments of creation, the association may do all that it is legally entitled to do under the laws applicable to its form of organization. Committee for a Better Twin Rivers v. Twin Rivers Homeowners' Ass'n, 192 N.J. 344 (2007). Furthermore, a homeowners' association's governing body has "a fiduciary relationship to the unit owners, comparable to the obligation that a board of directors of a corporation owes to its stockholders. Suter v. Hartz Mountain Assocs., 93 *N.J.* 370, 382, 461 *A.*2d 568, *cert. denied,* 464 *U.S* 961, 104 *S.Ct* 395, 78 *L.Ed.*2d 337 (1983). The scope of judicial review as to the decisions made by an Association Board are limited to two questions to determine whether the Board breached its Fiduciary duty. (1) whether its action was authorized by statue or tis own bylaws, and if so, (2) whether the actions was fraudulent, self-dealing or unconscionable. Siller v. Hartz Mountan Assoc. 93 N.J. at 382 (1983).

The Board defendants violated N.J.S.A. 45:22A-44.3(a) and therefore their actions were *not* authorized by law. Thus, they have breached their fiduciary responsibility to the Association. Therefore, the law is clear the Association Defendants must be restrained from approving future expenditures in violations of the Structural Integrity law.

3. The Material Facts Are Undisputed

To order temporary restraints the court must consider whether the applicant demonstrated a reasonable likelihood of success on the merits. Crowe v. DeGioia, 90

N.J. 126 (1982)at 133. This involves a fact sensitive analysis that "requires a determination of whether the material facts are in dispute and whether the applicable law is settled. Waste Management v. Union County Utilities Authority, 399 N.J. Super.508,516 (App.Div.2008) at 528.

As stated above the applicable law is well settled. The facts as shown in the evidence submitted are undisputable. The Association Defendants have made Capital Expenditures in 2025 for components which had not been identified in the 2025 Study as having reached the end of their useful life in violation of N.J.S.A. 45:22A-44.3(a). Furthermore, the Associate Defendants, by making these expenditures are not following the 30 year Capital Reserve Funding plan which will result in the Association becoming severely underfunded and insolvent.

4. The Balance of the Hardship

There is *no* harm to the Association Defendants if they are restrained from approving new Capital Reserve expenditures. The 2025 Plan stated that zero (0) expenditures were to be made this year and by following the plan the Board Defendants will not jeopardize the Association from becoming insolvent.

Ironically if the Board Defendants are *not* restrained, they will suffer irreparable harm because they are Members of the Association, the same as Pullman.

CONCLUSION

Based upon the Verified Complaint and exhibits thereto, together with the law and analysis contained herein, it is respectfully submitted that the Court should grant Plaintiff's application and enter an order:

A. temporarily, preliminarily and permanently enjoining the Association Defendants from executing the contracts for those capital expenditures they approved for which the contracts have not yet been executed.

B. temporarily, preliminarily and permanently enjoining the Association Defendants from making any further capital expenditures which have not reached the end of their established useful life as provided in the 2025 Study.

C. compelling the Association Defendants to adhere to *N.J.S.A.*45:22A-44.3.7(a) and all other statutes which comprise the Structural Integrity Law.

D. appointing a Special Fiscal Agent with full power and authority to examine the propriety of all future capital expenditures approved by the Board Defendants, to ensure the Board Defendants are making the capital reserve contribution, to oversee the bids for capital expenditures and to oversee a new capital reserve study by an independent engineering firm.

E. such other relief the Court deems just and equitable.

Oral argument is respectfully requested, if opposed.

Respectfully submitted,
Jaclinn Pullman, Plaintiff

By: 

Jaclinn Pullman, *Pro Se*

Date: June 2, 2025

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THIS MATTER being brought before the Court by Jaclinn Pullman ProSe Plaintiff seeking relief by way of temporary restraints pursuant to R. 4:52, based upon the facts set forth in the verified complaint filed herewith; and it appearing that immediate and irreparable damage will probably result before notice can be given and a hearing held and for good cause shown.

It is on this ____ day of _____ *ORDERED* that defendant(s), Lakewood/Four Seasons Community Association, Inc. Carlos Antunes, Deborah Catalina, Thomas Gialanella, Erma Hoover, Orsola Godfry, Daniel Pagano, and

Geraldine Pitocco, ("Association Defendants") appear and show cause before the Superior Court at the _____ County Courthouse in _____, New Jersey at _____ o'clock in the _____ noon or as soon thereafter as counsel can be heard, on the _____day of _____, 20 __ why an order should not be issued against the Association Defendants;

A. compelling the Association Defendants to adhere to *N.J.S.A.*45:22A-44.3.7(a) and all other statutes which comprise the Structural Integrity Law and/or PREDFDA;

B. appointing a Special Fiscal Agent with full power and authority to examine the propriety of all future capital expenditures approved by the Board Defendants, to ensure the Board Defendants are making the capital reserve contributions, to oversee the bids for capital expenditures and to oversee a new capital reserve study by an independent engineering firm;

C. Granting such other relief as the court deems equitable and just.

And it is further ORDERED that pending the return date herein, the defendants are temporarily enjoined and restrained from:

A. executing the contracts for those 2025 capital expenditures they have approved for which the contracts have not yet been executed;

B. making any further capital expenditures.

And it is further *ORDERED* that:

1. The defendant may move to dissolve or modify the temporary restraints herein contained on two (2) days notice to the Plaintiff, Jaclinn Pullman.

2. A copy of this order to show cause, verified complaint, legal memorandum and any supporting affidavits or certifications submitted in support of this application be served upon the defendant electronically and by certified mail within ____ days of the date hereof, in accordance with R . 4:4-3 and R . 4:4-4, this being original process.

3. The plaintiff must file with the court his/her/its proof of service of the pleadings on the defendant no later than three (3) days before the return date.

4. Defendant shall file and serve a written response to this order to show cause and the request for entry of injunctive relief and proof of service by _____, 20__. The original documents must be filed with the Clerk of the Superior Court in the county listed above. A list of these offices is provided. You must send a copy of your opposition papers directly to Judge _____, whose address is _____, New Jersey. You must also send a copy of your opposition papers to the plaintiff's attorney whose name and address appears above, or to the plaintiff, if no attorney is named above. A telephone call will not protect your rights; you must file your opposition and pay the required fee of $ _____ and serve your opposition on your adversary, if you want the court to hear your opposition to the injunctive relief the plaintiff is seeking.

5. The plaintiff must file and serve any written reply to the defendant's order to show cause opposition by _____, 20__. The reply papers must be filed with the Clerk of the Superior Court in the county listed above and a copy of the reply papers must be sent directly to the chambers of Judge _____.

6. If the defendant does not file and serve opposition to this order to show cause, the application will be decided on the papers on the return date and relief may be granted by default, provided that the plaintiff files a proof of service and a proposed form of order at least three days prior to the return date.

7. If the plaintiff has not already done so, a proposed form of order addressing the relief sought on the return date (along with a self-addressed return envelope with return address and postage) must be submitted to the court no later than three (3) days before the return date.

8. Defendant take notice that the plaintiff has filed a lawsuit against you in the Superior Court of New Jersey. The verified complaint attached to this order to show cause states the basis of the lawsuit. If you dispute this complaint, you, or your attorney, must file a written answer to the complaint and proof of service within 35 days from the date of service of this order to show cause; not counting the day you received it. These documents must be fled with the Clerk of the Superior Court in the county listed above. A list of these offices is provided. Include a $_____ filing fee payable to the "Treasurer State of New Jersey." You must also send a copy of your Answer to the plaintiff's attorney whose name and address appear above, or to the plaintiff, if no attorney is named above. A telephone call will not protect your rights; you must file and serve your Answer (with the fee) or judgment may be entered against you by default. Please note: Opposition to the order to show cause is not an Answer and you must file both. Please note further: if you do not file and serve an Answer within 35 days of this Order, the Court may enter a default against you for the relief plaintiff demands.

9. If you cannot afford an attorney, you may call the Legal Services office in the county in which you live. A list of these offices is provided. If you do not have an attorney and are not eligible for free legal assistance you may obtain a referral to an attorney by calling one of the Lawyer Referral Services. A list of these numbers is also provided. 10. The Court will entertain argument, but not testimony, on the return date of the order to show cause, unless the court and parties are advised to the contrary no later than ___ days before the return date.

10. The Court will entertain argument, but not testimony, on the return date of the order to show cause, unless the court and parties are advised to the contrary no later than ___ days before the return date.

_____ J.S.C.

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JACLINN PULLMAN, Individually *Plaintiff* v. LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC., CARLOS ANTUNES, DEBORAH CATALINA, THOMAS GIALANELLA, ERMA HOOVER, ORSOLA GODFRY, DANIEL PAGANO, GERALDINE PITOCCO, FIRSTSERVICE RESIDENTIAL MIDATLANTIC, LLC, SALVATORE PIRRERA, MICHAEL ALEJANDRO, MCGOVERN LEGAL SERVICES. LLC, FRAN MCGOVERN, WESTON DENNEN. *Defendants*.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION –GENERAL EQUITY OCEAN COUNTY DOCKET NO.OCN-L- CIVIL ACTION INTERLOCUTORY ORDER RESOLVING ORDER TO SHOW CAUSE ON COUNT I OF THE VERIFIED COMPLAINT

THIS MATTER being brought before the Court by Jaclinn Pullman ProSe Plaintiff seeking relief based upon the facts set forth in the Count I of the verified complaint, attached exhibits, brief in support of order to show cause for temporary restraints and other papers.

IT IS ORDERED, on this _____ day of _____, 2025, as follows:

1. The Association Defendants, (Lakewood/Four Seasons Community Association, Inc., Carlos Antunes, Deborah Catalina, Thomas Gialanella, Erma Hoover, Orsola Godfry, Daniel Pagano and Geraldine Pitocco) are

enjoined from executing the contracts for those capital expenditures they approved for which the contracts have not yet been executed;

2. The Association Defendants (Lakewood/Four Seasons Community Association, Inc., Carlos Antunes, Deborah Catalina, Thomas Gialanella, Erma Hoover, Orsola Godfry, Daniel Pagano and Geraldine Pitocco) are enjoined from making any further capital expenditures which have not reached the end of their established useful life as provided in the 2025 Study.
3. The Association Defendants (Lakewood/Four Seasons Community Association, Inc., Carlos Antunes, Deborah Catalina, Thomas Gialanella, Erma Hoover, Orsola Godfry, Daniel Pagano and Geraldine Pitocco) are compelled to adhere to *N.J.S.A.*45:22A-44.3.7(a) and all other statutes which comprise the Structural Integrity Law.
4. A Special Fiscal Agent is appointed with full power and authority to examine the propriety of all future capital expenditures approved by the Board Defendants, to ensure the Board Defendants are making the capital reserve contribution, to oversee the bids for capital expenditures and to oversee a new capital reserve study by an independent engineering firm.
5. Enter Judgment in favor of Pullman and against the Association Defendants (Lakewood/Four Seasons Community Association, Inc., Carlos Antunes, Deborah Catalina, Thomas Gialanella, Erma Hoover, Orsola Godfry, Daniel

Pagano and Geraldine Pitocco) for cost of suit, and such other further relief as this Court deems just and equitable.

6. This order settles the matters brought in Count I of the verified complaint and the court retains jurisdiction for the purpose of interpreting and/or enforcing this order and continuing presiding over the litigation of the remaining Counts II-IV of the verified complaint.

_____ J.S.C.

New Jersey Judiciary
Civil Practice Division

Civil Case Information Statement (CIS)

Use for initial Law Division Civil Part pleadings (not motions) under Rule 4:5-1. Pleading will be rejected for filing, under Rule 1:5-6(c), if information above the black bar is not completed, or attorney's signature is not affixed.

For Use by Clerk's Office Only

Payment type	Charge/Check Number	Amount	Overpayment	Batch Number
☐ check ☐ charge ☐ cash		$	$	

Attorney/Pro Se Name	Telephone Number	County of Venue
Jaclinn Pullman	(201) 871-2333 ext.	Ocean

Firm Name (if applicable)	Docket Number (when available)

Office Address - Street	City	State	Zip
19 Golden Seasons Drive	Lakewood	NJ	08701

Document Type	Jury Demand
Verified ccomplaint with order to show cause	☐ Yes ■ No

Name of Party (e.g., John Doe, Plaintiff)	Caption
	Jaclinn Pullman, Plaintiff

Case Type Number (See page 3 for listing) 999

Are sexual abuse claims alleged?	☐ Yes	■ No
Does this case involve claims related to COVID-19?	☐ Yes	■ No
Is this a professional malpractice case?	☐ Yes	■ No
If "Yes," see N.J.S.A. 2A:53A-27 and applicable case law regarding your obligation to file an affidavit of merit.		
Related Cases Pending?	☐ Yes	■ No
If "Yes," list docket numbers		
Do you anticipate adding any parties (arising out of same transaction or occurrence)?	☐ Yes	■ No
Name of defendant's primary insurance company (if known)	☐ None	■ Unknown

The Information Provided on This Form Cannot be Introduced into Evidence.

Case Characteristics for Purposes of Determining if Case is Appropriate for Mediation

Do parties have a current, past or recurrent relationship? ■ Yes ☐ No

If "Yes," is that relationship:

☐ Employer/Employee ☐ Friend/Neighbor ☐ Familial ☐ Business

■ Other (explain) HomeOwners Association, Managment, Legal

Does the statute governing this case provide for payment of fees by the losing party? ☐ Yes ■ No

Use this space to alert the court to any special case characteristics that may warrant individual management or accelerated disposition.
Seeking Declaratory and Injunctive relief only

Do you or your client need any disability accommodations? ☐ Yes ■ No

If yes, please identify the requested accommodation:

Will an interpreter be needed? ☐ Yes ■ No

If yes, for what language?

I certify that confidential personal identifiers have been redacted from documents now submitted to the court and will be redacted from all documents submitted in the future in accordance with Rule 1:38-7(b).

Attorney/Self-Represented Litigant Signature: _____

Civil Case Information Statement (CIS)

Use for initial pleadings (not motions) under *Rule* 4:5-1

CASE TYPES

(Choose one and enter number of case type in appropriate space on page 1.)

Track I - 150 days discovery

151	Name Change
175	Forfeiture
302	Tenancy
399	Real Property (other than Tenancy, Contract, Condemnation, Complex Commercial or Construction)
502	Book Account (debt collection matters only)
505	Other Insurance Claim (including declaratory judgment actions)
506	PIP Coverage
510	UM or UIM Claim (coverage issues only)
511	Action on Negotiable Instrument
512	Lemon Law
801	Summary Action
802	Open Public Records Act (summary action)
999	Other (briefly describe nature of action)

Track II - 300 days discovery

305	Construction
509	Employment (other than Conscientious Employees Protection Act (CEPA) or Law Against Discrimination (LAD))
599	Contract/Commercial Transaction
603N	Auto Negligence – Personal Injury (non-verbal threshold)
603Y	Auto Negligence – Personal Injury (verbal threshold)
605	Personal Injury
610	Auto Negligence – Property Damage
621	UM or UIM Claim (includes bodily injury)
699	Tort – Other

Track III - 450 days discovery

005	Civil Rights
301	Condemnation
602	Assault and Battery
604	Medical Malpractice
606	Product Liability
607	Professional Malpractice
608	Toxic Tort
609	Defamation
616	Whistleblower / Conscientious Employee Protection Act (CEPA) Cases
617	Inverse Condemnation
618	Law Against Discrimination (LAD) Cases

Track IV - Active Case Management by Individual Judge / 450 days discovery

156 Environmental/Environmental Coverage Litigation
303 Mt. Laurel
508 Complex Commercial
513 Complex Construction
514 Insurance Fraud
620 False Claims Act
701 Actions in Lieu of Prerogative Writs

Multicounty Litigation (Track IV)

282 Fosamax
291 Pelvic Mesh/Gynecare
292 Pelvic Mesh/Bard
293 DePuy ASR Hip Implant Litigation
296 Stryker Rejuvenate/ABG II Modular Hip Stem Components
300 Talc-Based Body Powders
601 Asbestos
624 Stryker LFIT CoCr V40 Femoral Heads
626 Abilify
627 Physiomesh Flexible Composite Mesh
628 Taxotere/Docetaxel
629 Zostavax
630 Proceed Mesh/Patch
631 Proton-Pump Inhibitors
633 Prolene Hernia System Mesh
634 Allergan Biocell Textured Breast Implants
635 Tasigna
636 Strattice Hernia Mesh
637 Singulair
638 Elmiron
639 Pinnacle Metal-on-Metal (MoM) Hip Implants

If you believe this case requires a track other than that provided above, please indicate the reason on page 1, in the space under "Case Characteristics".

Please check off each applicable category

☐ **Putative Class Action** ☐ **Title 59** ☐ **Consumer Fraud**

☐ **Medical Debt Claim**

EXHIBIT A

CAPITAL RESERVE STUDY UPDATE

FOUR SEASONS AT LAKEWOOD COMMUNTY ASSOCIATION

LAKEWOOD, NEW JERSEY

EFFECTIVE: JANUARY 1, 2025

ISSUED: OCTOBER, 2024

REVISED: NOVEMBER, 2024



Eugene Kazmier

EUGENE KAZMIER, RS No. 275

Project Number 06860-0004

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INTRODUCTION

Financial Planning

One of the primary responsibilities of the Board Trustees or Directors is to make sure the property is protected and maintained. Good financial planning and budgeting is a major part of ensuring a property or community is maintained properly and adequate funds are available for this purpose.

The primary goal of capital reserve planning is to provide adequate funding for the replacement of the capital components within the community. Good planning will distribute the expenditures for these projects among the owners over many years, making the funds available when they are needed. An adequate capital reserve fund will eliminate the need for large fee increases, special assessments and loans.

Capital Reserve Study

A Capital Reserve Study is a financial planning tool prepared to provide an estimate of the amount of money that should be held in reserve by the Community Association for future replacements of various common area components within the community. This report has been prepared to comply with the Community Association Institute (CAI) National Reserve Study Standards as a guide to evaluate and establish a stable level of reserve funding for those anticipated replacements.

Level of Service

The following level of service was provided:

I. Full. A reserve study in which the following five reserve study tasks are performed:

Component inventory
Condition assessment (based upon on-site visual observations)
Life and valuation estimates
Fund status
Funding plan

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DESCRIPTION OF DEVELOPMENT

Four Seasons at Lakewood Community Association, located in Lakewood, New Jersey contains a total of 1317 residential units. The community's entrance roadway, Four Seasons Drive, is accessible from Shorrock Street from Route 70.

The common areas included in this community are the roadways and parking areas, asphalt walkways and golf path, concrete sidewalks and aprons, fencing, masonry wall, gazebos, gate house and gates, ponds, pond mechanicals, water fall, irrigation system and mechanicals, maintenance building, maintenance vehicles and equipment, clubhouse and activity building facility, indoor and outdoor pools and mechanicals, emergency generator, lighting, pickleball and tennis courts, shuffle board, bocce courts and pergolas, benches and other furnishings, HVAC equipment for the clubhouse and activity building, elevator, fire suppression system and other mechanical equipment.

COMMUNITY DESCRIPTION

Number of Units:	1317
Type of Units	Detached
Number and Type of Buildings	1011 Single Family Detached and 55 Attached Buildings
Age of Community:	29 Years

RESERVE FUND INFORMATION

Beginning Reserve Balance:	$2,360,000
Funding Goal:	Threshold Funding
Current Percent Funded:	30%
Current Annual Contribution:	$500,000
Recommended Annual Funding:	**$972,636**
Averaging Length in Years:	30 Years
Previous Reserve Study Prepared by:	PS&S, LLC
Performed on Date:	January 1, 2022
Previous Recommended Funding	$717,865

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TERMS AND DEFINITIONS

CAPITAL IMPROVEMENTS: Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

CASH FLOW METHOD: A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

COMPONENT: The individual line items in the reserve study developed or updated in the physical analysis. These elements form the building blocks for the reserve study. These components comprise the common elements of the community and typically are: 1. association responsibility, 2. with limited useful life expectancies, 3. predictable remaining useful life expectancies, and 4. above a minimum threshold cost. It should be noted that in certain jurisdictions there may be statutory requirements for including components or groups of components in the reserve study.

COMPONENT INVENTORY: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

COMPONENT METHOD: A method of developing a reserve funding plan where the total contribution is based on the sum of contributions for the individual components.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

EFFECTIVE AGE: The difference between useful life and remaining useful life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a reserve study where the current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (funding plan) are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study.

FULLY FUNDED: 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

FULLY FUNDED BALANCE (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total. FFB = Current Cost X Effective Age/Useful Life

Example: For a component with a $10,000 current replacement cost, a 10-year useful life and effective age of 4 years the fully funded balance would be $4,000.

FUND STATUS: The status of the reserve fund reported in terms of cash or percent funded.

FUNDING GOALS: Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

- **Baseline Funding**: Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.

- **Threshold Funding**: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "Fully Funded" with respective higher risk or less risk of cash problems.

- **Full Funding**: Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal.

It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

FUNDING PLAN: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of twenty (20) years.

FUNDING PRINCIPLES: The reserve provider must provide a funding plan addressing these principles.
1. Sufficient funds when required
2. Stable contribution rate over the years
3. Equitable contribution rate over the years
4. Fiscally responsible

LIFE AND VALUATION ESTIMATES: The task of estimating useful life, remaining useful life, and current repair or replacement costs for the reserve components.

PERCENT FUNDED: The ratio, at a point in time related to the fiscal year end, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan considering the association's risk tolerance.

PHYSICAL ANALYSIS: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

REMAINING USEFUL LIFE (RUL): Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to serve its intended function. Projects expected to occur in the initial year have zero remaining useful life.

REPLACEMENT COST: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering and design, permits, installation, disposal, etc.).

RESERVE BALANCE: Actual or projected funds, as of a particular point in time that the association has identified, to defray the future repair or replacement cost of those major components that the association is obligated to maintain or replace. Also known as reserves, reserve accounts, cash reserves. Based on information provided and not audited.

RESERVE PROVIDER: An individual who prepares reserve studies. In many instances the reserve provider will possess a specialized designation such as the Reserve Specialist (RS) designation provided by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards.

RESERVE PROVIDER FIRM: A company that prepares reserve studies as one of its primary business activities.

RESERVE STUDY: A budget planning tool which identifies the components that the association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study consists of two parts: the physical analysis and the financial analysis.

RESPONSIBLE CHARGE: A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;

2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;

3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review.

4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

USEFUL LIFE (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

PHYSICAL ANALYSIS

The quantities used in the replacement cost estimates of the common elements were generated from field measurements taken during our site visit on August 8, 2024, and August 9, 2024. The remaining life expectancies of the common elements were determined through a visual site inspection of the Community on August 8 and 9 2024, and through information provided by Sal Pirrera, Property Manager, and maintenance contractors familiar with the common elements of the Community. The common elements were identified by review of the governing documents or information provided by the Association.

The current replacement costs were estimated utilizing published construction cost data as provided in the Bibliography section of this report and the average costs provided by contractors performing similar projects. The useful life and remaining useful life were estimated based on field inspection of the items and on the assumption that an adequate maintenance schedule exists and will be followed. Without proper maintenance, the common elements can deteriorate quickly and will require funds from the reserves for replacement earlier than planned.

It should be noted that this data is an estimate based upon experience of this firm. All work was performed pursuant to generally accepted standards of practice. Since accurate and detailed control over market conditions, usage, rate of deterioration, maintenance or weather conditions is not feasible, the actual costs and useful life expectancy may vary from those presented in this report. In the future updates of this report, adjustments will be made to correct any variations in the actual costs and useful life expectancies of the components of this report. It is recommended that the study be updated at least every three (3) to five (5) years.

Four Seasons at Lakewood Community Association
Component Schedule Summary

Effective Date: January 1, 2025
Project Number: 068600004

ITEMS	PERCENT FUNDED	REPLACEMENT COST TOTALS	CURRENT RESERVE FUNDS	FUNDS NEEDED	ANNUAL FUNDING	FULL FUNDED BALANCE
Sitework Components		$10,472,116	$1,094,902	$9,377,214	$729,740	$3,611,298
Site Components Continued		$2,771,600	$456,507	$2,315,093	$208,083	$1,505,691
Building Components		$1,269,565	$149,512	$1,120,053	$135,923	$493,134
Interior Components		$1,546,830	$248,623	$1,298,206	$289,514	$820,030
Electrical Components		$568,260	$73,653	$494,607	$36,608	$242,930
Special Components		$1,463,476	$206,664	$1,256,812	$143,026	$681,638
Mechanical Components		$923,550	$130,138	$793,412	$79,326	$429,231
Totals	30%	$19,015,397	$2,360,000	$16,655,397	$1,622,220	$7,783,952

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CAPITAL ITEMS / COMPONENTS

The following notes provide information on the location, condition and replacement cost of the components listed in the tables. The information is based on either visual observation or information provided to the preparer from the Association, their contractors or maintenance personnel. Review of the common elements was conducted by PS&S on August 8 and 9, 2024.

The unit or lump sum costs shown are intended to replace the current components using items or materials of the same or similar quality unless stated otherwise. The estimated remaining useful lives shown are based on the age of the component unless stated otherwise.

Sitework Components

ITEM	QUANTITY		COST PER UNIT	TOTAL COST	BEGINNING BALANCE	TYPICAL USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	NOTES
Asphalt Pavement Phase 1	13,317	SY	$50.00	$665,850	$90,845	20	11	1
Asphalt Pavement Phase 2	17,563	SY	$50.00	$878,150	$106,498	20	12	1
Asphalt Phase 3-Golden Seasons	18,500	SY	$50.00	$925,000	$56,090	20	16	1
Asphalt Pavement Phase 4	28,248	SY	$50.00	$1,412,400	$128,467	20	14	1
Asphalt Pavement Phase 5	28,248	SY	$50.00	$1,412,400	$107,056	20	15	1
Asphalt Pavement Phase 6	28,248	SY	$50.00	$1,412,400	$85,645	20	16	1
Asphalt Pavement Phase 7	28,248	SY	$50.00	$1,412,400	$192,700	20	11	1
Asphalt Pavement Phase 8	28,248	SY	$50.00	$1,412,400	$192,700	20	11	1
Asphalt Pavement-Clubhouse	11,117	SY	$50.00	$555,850	$84,263	20	10	1
Asphalt Walkway	18,886	SY	$0.00	$0	$0	20	10	2
Asphalt Golf Path	5,800	SY	$0.00	$0	$0	20	9	2
Concrete Sidewalks-15%	48,677	SF	$0.00	$0	$0	10	5	3
Concrete Driveway Aprons-15%	11,149	SF	$0.00	$0	$0	10	5	4
Concrete Steps	6	EA	$5,500.00	$33,000	$6,003	30	12	5
Stamped Concrete-Clubhouse	1,070	SF	$24.00	$25,680	$4,412	30	13	6
Concrete Low Flow Channels-50%	3,790	SF	$0.00	$0	$0	30	15	7
Stamped Concrete Patio-Activity	1,850	SF	$24.00	$44,400	$3,141	30	23	8
Vinyl Rail Fence-Basins	579	LF	$35.00	$20,265	$1,720	25	18	9
Vinyl Rail Fence-Ponds 16 / 17	1,732	LF	$35.00	$60,620	$5,146	25	18	9
Concrete Pavers	6,000	SF	$22.00	$132,000	$12,006	30	21	10
Concrete Pavers-Gatehouse	3,150	SF	$22.00	$69,300	$18,209	30	4	10
Street Signs	1	LS	$0.00	$0	$0	20	10	11
Totals				$10,472,116	$1,094,902			

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1) Asphalt Pavement:
The asphalt pavement was observed to vary from good to fair condition with a few poor areas noted. The estimated remaining useful lives are based on the age of the pavement and the Association's multiyear phased plan for its replacement. The area of Golden Seasons Drive was replaced in 2021. The unit cost shown is based on information from the recent pavement projects provided by the Association. The estimated remaining useful lives for phase 7, 8 and clubhouse were delayed by request of the Association.

2) Asphalt Pavement-Golf Path and Walkways:
The asphalt pavement was observed to vary from good to fair condition. This component was zeroed out and moved to the preventative maintenance plan at the request of the Association.

3) Concrete Sidewalks-15%:
The concrete sidewalks were observed to be in generally good to fair condition. The quantity shown is fifteen percent (15%) of the total in the community which is the estimated amount expected to be replaced over the next 10 years. The estimated remaining useful life shown is based on replacement of the walks on an as needed basis. This component was zeroed out and moved to the preventative maintenance plan at the request of the Association.

4) Concrete Driveway Aprons-15%:
The concrete driveway aprons were observed to be in generally good to fair condition. The quantity shown is fifteen percent (15%) of the total in the community which is the estimated amount expected to be replaced over the next 10 years. The estimated remaining useful life is based on replacement of the walks on an as needed basis. The unit cost includes six inch (6") thick reinforced concrete. This component was zeroed out and moved to the preventative maintenance plan at the request of the Association.

5) Concrete Steps:
The concrete steps located in a few locations in the Clubhouse and Activity Building area were observed to be in generally fair condition. The estimated remaining useful life is based on their average condition.

6) Stamped Concrete Walkway-Clubhouse:
The stamped concrete walkway located at the entrance to the Clubhouse was observed to be in generally good condition. The estimated remaining useful life is based on its condition.

7) Concrete Low Flow Channels:
The concrete low flow channels were observed to be in generally fair condition. The estimated remaining useful life is based on replacement of the concrete channels on an as needed basis. Areas with soil or silt and vegetation were noted on the low flow channels in a few locations.

8) Stamped Concrete Patio-Activity Building:
The stamped concrete patio located in the rear of the Activity Building was observed to be in good condition. The estimated remaining useful life shown is based on its age. The patio was completed in 2018.

9) Vinyl Rail Fence-Basins and Ponds:
The vinyl rail fence at the ponds and basins was observed to be in generally good to fair condition. The estimated remaining useful life is based on the age of the fence. The fence was replaced in 2018.

10) Concrete Paver Clubhouse and Gatehouse:
The concrete paver walkways and entrance driveway area at the gatehouse were observed to be in generally fair condition. The estimated remaining useful life was extended as requested by the Association.

11) Street Signs:
The street signs were observed to be in generally fair to good condition. The estimated remaining useful life is based on replacement of the signs on an as needed basis. The lump sum cost shown is an estimate of the signs to be replaced over the next 20 years.

Site Components Continued

ITEM	QUANTITY		COST PER UNIT	TOTAL COST	BEGINNING BALANCE	TYPICAL USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	NOTES
Masonry Wall Restoration	1	LS	$0.00	$0	$0	25	12	12
Masonry Wall Coating	13,000	SF	$0.00	$0	$0	15	7	12
Gazebo Restoration-Large	2	EA	$16,000.00	$32,000	$2,426	20	15	13
Gazebo Restoration-Small	2	EA	$10,500.00	$21,000	$1,592	20	15	13
Pond and Basin Liners	1	LS	$506,000.00	$506,000	$92,048	30	12	14
Pond and Basin Liners	1	LS	$506,000.00	$506,000	$92,048	30	12	14
Pond and Basin Liners	1	LS	$0.00	$0	$0	30	15	14
Shorrock Entrance Water Feature	1	LS	$190,000.00	$190,000	$28,803	20	10	15
Waterfall Pump-Entrance	1	EA	$25,000.00	$25,000	$4,043	15	7	16
Irrigation Wells and Pumps	41	EA	$9,500.00	$389,500	$61,408	25	12	17
Irrigation System	1	LS	$760,000.00	$760,000	$119,820	25	12	18
Pond Aerators	2	EA	$0.00	$0	$0	10	5	19
Basin Pumps	2	EA	$15,000.00	$30,000	$4,851	15	7	20
Pond Diffuser Bubbler-No. 6	1	EA	$5,000.00	$5,000	$758	10	5	19
Water Meters	41	EA	$4,500.00	$184,500	$36,360	20	7	21
Waterfall Pump-Golf Course	1	EA	$12,650.00	$12,650	$0	10	10	22
Pond Pump No. 1	1	EA	$5,750.00	$5,750	$0	10	10	23
Vinyl Privacy-Fence MM Building	830	LF	$70.00	$58,100	$4,932	25	18	24
Entrance Gate-MM Building	1	EA	$0.00	$0	$0	20	9	24
Golf Cart	2	EA	$8,800.00	$17,600	$2,668	10	5	25
Security Car	1	EA	$28,500.00	$28,500	$4,752	20	9	26
Totals				$2,771,600	$456,507			

12) Masonry Wall:

The masonry wall located along the entrance driveway area from the front pond water feature to the gatehouse was observed to be in generally fair condition. The estimated remaining useful life shown is based on its overall condition. Restoration work is being completed in sections on an annual basis. The unit cost for the masonry coating includes preparation and the application of an elastomeric masonry coating to protect the wall.

13) Gazebo Restoration:

The small and large gazebos were observed to be in generally good condition. The gazebos were restored in 2020. The estimated remaining useful life is based on their condition. The unit costs are based on replacement of the roof shingles, restoration of railings, columns and other structural components.

14) Pond and Basin Liners:
The lump sum costs were estimated from information provided by the Association. Since the timing for replacement of the pond liners is not known, the estimated remaining useful lives are based on replacement on an as needed basis. Four ponds have liners including Pond No. 1, No. 16 No. 17 and No. 9. The liner for Pond No. 9 was replaced in 2014. One of the three pond liners was zeroed out at Association's request.

15) Shorrock Entrance Water Feature:
The lump sum cost was estimated from information provided by the Association. Since the timing for restoration is not known, the estimated remaining useful life is based on restoration on an as needed basis. The entrance water feature includes restoration of the entrance sign wall and water fall structure.

16) Waterfall Pump-Entrance:
The lump sum cost was estimated from information provided by the Association. The estimated remaining useful life is based on replacement on an as needed basis.

17) Irrigation Wells and Pumps:
The unit cost is based on information provided by the Association. The estimated remaining useful life is based on replacement on an as needed basis.

18) Irrigation System:
The lump sum cost shown was estimated using cost proposals and information provided by the Association. The estimated remaining useful life is based on the Association's plan for restoration.

19) Pond Aerators and Pond Diffuser/Bubbler-No 6
The estimated remaining useful lives are based on replacement on an as needed basis.

20) Basin Pumps:
The estimated remaining useful life is based on replacement on an as needed basis.

21) Water Meters:
The unit cost is based on the average cost of the meters. The estimated remaining useful life is based on replacement of the meters on an as needed basis.

22) Water Pump-Golf Course:
The lump sum cost was estimated from information provided by the Association. The estimated remaining useful life is based on replacement on an as needed basis.

23) Pond Pump-No.1:
The lump sum cost was estimated from information provided by the Association. The estimated remaining useful life is based on replacement on an as needed basis.

24) Vinyl Privacy Fence and Gate-Maintenance/Management Building:
The vinyl privacy fence and gate installed at the Management/Maintenance facility was observed to be in generally fair to good condition. The estimated remaining useful life is based on its age. The fence was replaced in 2018, according to the Association.

25) Golf Cart:
The golf cart was observed to be in generally good working condition. The estimated remaining useful life is based on its replacement on an as needed basis.

26) Security Car:
The security car was reported to be in generally good working condition. The estimated remaining useful life is based on its age. The car was replaced in 2014.

Building Components

ITEM	QUANTITY		COST PER UNIT	TOTAL COST	BEGINNING BALANCE	TYPICAL USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	NOTES
Roof Shingles-Clubhouse	262	SQ	$575.00	$150,650	$7,613	30	25	27
Gutters/Downspouts-Clubhouse	900	LF	$8.80	$7,920	$0	25	25	28
Roof Shingles-Activity Building	162	SQ	$575.00	$93,150	$4,707	30	25	27
Gutters/Downspouts-Activity	700	LF	$8.80	$6,160	$0	25	25	28
Roof Membrane-Both	2,000	SF	$12.65	$25,300	$0	20	20	29
Vinyl Siding-Activity Building	5,600	SF	$12.00	$67,200	$10,187	40	20	30
Wood Siding-Clubhouse	9,000	SQ	$12.00	$108,000	$31,107	40	2	31
Window/Door Clubhouse	1	LS	$115,000.00	$115,000	$32,542	30	2	32
Window/Door Activity Building	1	LS	$88,500.00	$88,500	$21,466	30	6	32
Glass Enclosure-Activity	1	LS	$240,000.00	$240,000	$4,851	30	28	33
Atrium Roof Panel Motors	1	LS	$60,000.00	$60,000	$1,213	30	28	34
Roof Shingles-Gatehouse	17	SQ	$575.00	$9,775	$494	30	25	27
Vinyl Siding-Gatehouse	2,000	SF	$12.00	$24,000	$3,638	40	20	30
Window/Door Gatehouse	1	LS	$115,000.00	$115,000	$11,622	30	20	32
Metal Roof-Maintenance Building	5,100	SF	$11.00	$56,100	$8,504	40	20	35
Metal Siding-Maintenance Bldg	4,700	SF	$9.80	$46,060	$6,982	40	20	35
Window/Door-Maintenance Bldg	1	LS	$3,800.00	$3,800	$576	40	20	35
Gutters/Downspouts-Maintenance	368	LF	$10.00	$3,680	$558	40	20	35
Awning-Maintenance Bldg	1	EA	$920.00	$920	$0	20	20	35
Overhead Doors	2	EA	$6,325.00	$12,650	$3,452	20	2	36
Management Office Restoration	1	LS	$15,700.00	$15,700	$0	20	20	36
Engineering Services	1	LS	$20,000.00	$20,000	$0	5	5	37
Totals				$1,269,565	$149,512			

27) Roof Shingles-Clubhouse, Activity Building and Gatehouse:

The estimated remaining useful life shown is based on their age. The unit cost includes removal of the old shingles and replacement with laminated shingles but does not include any roof sheathing replacement which may or may not be necessary.

28) Aluminum Gutters and Downspouts-Clubhouse and Activity Building:

The aluminum gutters and downspouts were observed from ground level to be in good to fair condition. The estimated remaining useful life is based on their replacement at the same time and the roof shingles. The gutters and downspouts were replaced in 2009.

29) Roof Membrane-Clubhouse and Activity Building:

The estimated remaining useful life is based on its age. The Clubhouse roof membrane was replaced in 2014 and the Activity Building in 2015, the same time as the HVAC equipment. The estimated remaining useful life was revised at the request of the Association.

30) Vinyl Siding-Activity Building and Gate House:
The vinyl siding was observed from ground level to be in generally good condition. The estimated remaining useful life was revised at the request of the Association. The unit cost is based on replacement with similar vinyl shake siding.

31) Wood Siding-Clubhouse:
The wood siding installed at the clubhouse was observed from ground level to be in generally fair condition. A few damaged areas were noted. Funding for the siding was added at the request of the Association. The estimated remaining useful life is based on the Association's plan for its replacement.

32) Window and Door Replacement-Clubhouse, Activity Building and Gate House:
The windows and exterior doors were observed to be in generally fair condition. A few damaged windows and frames were noted. The estimated remaining useful life is based on the Association's plan for their replacement. The lump sum cost includes replacement with similar windows and doors.

33) Glass Enclosure- Activity Building:
The lump sum cost is based on information provided by the Association and includes replacement of glass panels, cladding, windows and glass doors. The estimated remaining useful life is based on its age. The Atrium enclosure was replaced in 2022.

34) Glass Enclosure- Roof Panel Motors:
The lump sum cost is based on information provided by the Association and includes replacement of the moveable roof panel motors. The estimated remaining useful life is based on its age. The Atrium roof panel motors were replaced in 2022.

35) Management/Maintenance Building:
The management / maintenance building was observed to be in generally good condition. The lump sum and unit costs include replacement of roof and siding panels with painted steel, gutters, awning, windows and doors. The estimated remaining useful lives are based on the age of the building and their replacement at the same time. The awning was added to the component inventory.

36) Management Office Restoration and Overhead Doors- Maintenance Building:
The overhead doors were observed to be in generally fair condition. The estimated remaining useful lives are based on the condition of the doors and their age. The management office interior was observed to be in generally good condition. The lump sum cost includes replacement of flooring, cabinetry, counter tops, trim furnishings and other miscellaneous components. The estimated remaining useful lives are based on the recent renovation of the office in 2021.

37) Engineering Services/Reserve Study:
The lump sum cost is an estimate of the cost of a reserve study update and other necessary engineering services.

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Interior Components

ITEM	QUANTITY		COST PER UNIT	TOTAL COST	BEGINNING BALANCE	TYPICAL USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	NOTES
Carpet-Clubhouse	1,475	SY	$92.00	$135,700	$34,285	12	2	38
Carpet- Billiard/Card Room	641	SY	$92.00	$58,972	$14,900	12	2	38
Ceramic Tile-Clubhouse	2,697	SF	$20.00	$53,940	$15,046	25	2	38
Vinyl Tile	5,200	SF	$10.00	$52,000	$14,715	30	2	38
Vinyl Flooring	440	SF	$14.00	$6,160	$747	30	18	38
Ceramic Tile-Activity Building	1,400	SF	$19.50	$27,300	$6,622	25	5	38
Wood Floor- Activity Building	720	SF	$16.00	$11,520	$2,794	25	5	38
Restroom Renovation-Clubhouse	4	EA	$63,250.00	$253,000	$15,341	25	20	39
Restroom Renovation Activity	2	EA	$50,000.00	$100,000	$6,064	25	20	39
Locker Room Renovation-Activity	2	EA	$88,500.00	$177,000	$42,931	25	5	39
Clubhouse Renovation	1	LS	$126,500.00	$126,500	$34,518	20	2	40
Clubhouse Furnishings	1	LS	$126,500.00	$126,500	$34,518	20	2	40
Kitchen Renovation-Activity	1	LS	$57,000.00	$57,000	$4,320	20	15	41
Kitchen Appliances-Activity	1	LS	$6,400.00	$6,400	$485	20	15	42
Theater Seating-Clubhouse	37	EA	$450.00	$16,650	$4,543	20	2	43
Theater Renovation-Clubhouse	1	EA	$5,000.00	$5,000	$1,314	15	2	44
Activity Building Renovation	1	LS	$38,000.00	$38,000	$8,641	20	5	45
Exercise Equipment-Activity	1	LS	$86,000.00	$86,000	$3,477	15	13	46
Pool Coping-Indoor	260	LF	$98.00	$25,480	$1,931	20	15	47
Pool Resurfacing-Indoor	4,610	LF	$17.75	$81,828	$0	15	15	47
Pool Deck	2,160	SF	$25.50	$55,080	$0	20	20	48
Pool Filter Equipment-Indoor	1	LS	$20,700.00	$20,700	$628	20	18	49
Spa Filter Equipment	1	LS	$7,500.00	$7,500	$227	20	18	49
Pool and Spa Heaters	2	EA	$7,400.00	$14,800	$0	10	10	50
Sauna Heater and Controls	2	EA	$1,900.00	$3,800	$576	20	10	51
Totals				$1,546,830	$248,623			

38) Flooring-Clubhouse and Activity Building:
The flooring in the clubhouse and activity building including carpet in the sitting room, billiards room, card rooms and ballroom, ceramic tile in the vestibules, lobby, and hallways, vinyl tile in the craft room, kitchen and most of the activity building was observed to be in generally fair condition. The estimated remaining useful lives are based on the Association's plan for their replacement.

39) Restrooms and Locker Rooms Renovation-Clubhouse and Activity Building:
The restrooms in the clubhouse and activity building were observed to be in good condition. The estimated remaining useful lives are based on their age. The lump sum cost includes replacement of the tile, plumbing fixtures, lighting, counters and accessories. The estimated remaining useful life for the locker rooms is based on the Association's plan for their renovation.

40) Clubhouse Renovation and Furnishings:
The clubhouse interior and furnishings were observed to be in generally good to fair condition. The estimated remaining useful lives are based on the Associations plan for renovation of the clubhouse. The lump sum cost includes replacement or restoration of trim, wall covering, window treatments, tables and seating and other decorative items.

41) Kitchen Renovation:
The clubhouse kitchen was observed to be in generally fair condition. The estimated remaining useful life is based on some restoration work completed in 2020. The lump sum cost includes replacement of cabinets, countertops, plumbing fixtures, hardware and accessories.

42) Kitchen Appliances:
The estimated remaining useful life is based on their replacement in 2020. The lump sum cost includes replacement of two refrigerators, and a fan.

43) Theater Seating-Clubhouse:
The theater seating was observed to be in generally fair condition. The estimated remaining useful life is based on the Association's plan for their replacement. The unit cost is based on replacement with seating of similar style and quality.

44) Theater Renovation-Clubhouse:
The theater was observed to be in generally fair to good condition. The estimated remaining useful life is based on the Association's plan for renovation of the theater. The lump sum cost is based on costs provided by the Association.

45) Activity Building Renovation:
The activity building interior was observed to be in generally good to fair condition. The estimated remaining useful life is based on based on the Association's plan for their replacement. The lump sum cost includes replacement or restoration of trim, wall covering, window treatments and decorative items.

46) Exercise Equipment-Activity Building:
The exercise equipment was observed to be in good working condition. The estimated remaining useful life is based on The Association's plan for replacement of the equipment. The lump sum cost was revised by the Association but is intended to include, eight treadmills, six bikes, two steppers, universal, televisions and other accessories.

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47) Pool Surface, Coping and Tile:
The pool surface, coping and tile were observed to be in generally good condition. The estimated remaining useful lives and unit costs are based on information provided by the Association and restoration at the same time as the next resurfacing.

48) Pool Deck Tile:
The pool deck tile was replaced in 2022. The unit cost shown was estimated but is part of a larger project which included the building enclosure and filter equipment.

49) Pool and Spa Filter Equipment:
The indoor pool and spa filter equipment includes: two salt to chlorine generators, two cartridge filter tanks and one for the spa and three pumps. Replacement of the pool equipment was completed in 2021.

50) Pool and Spa Heaters:
The indoor pool and spa heaters were reported to be in good working condition by the Association. The estimated remaining useful life shown is based on replacement on an as needed basis.

51) Sauna Heaters and Controls:
The sauna heater and controls were reported to be in good working condition by the Association. The estimated remaining useful life is based on replacement on an as needed basis.

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Electrical Components

ITEM	QUANTITY		COST PER UNIT	TOTAL COST	BEGINNING BALANCE	TYPICAL USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	NOTES
Generator Trans Switch 150 KW	1	LS	$69,000.00	$69,000	$12,029	40	17	52
Generator Trans Switch 80 KW	1	LS	$55,000.00	$55,000	$9,588	40	17	52
Pump Station Trans Switch	1	LS	$39,200.00	$39,200	$6,834	40	17	52
Generator Restoration	2	EA	$98,000.00	$196,000	$35,655	25	10	52
Light Poles and Lights-Bocce	2	EA	$4,800.00	$9,600	$0	20	20	53
Light Poles and Lights-Pool Area	6	EA	$380.00	$2,280	$0	20	20	53
Light Posts	8	EA	$3,700.00	$29,600	$0	20	20	53
Light Bollards	16	EA	$400.00	$6,400	$0	20	20	53
Light Poles and Lights-Tennis Ct	4	EA	$5,200.00	$20,800	$0	20	20	53
Flood Lights-Tennis Court	4	EA	$500.00	$2,000	$0	20	20	53
Flood Lights- Shuffleboard	4	EA	$500.00	$2,000	$0	20	20	53
Automatic Door Openers	4	EA	$11,000.00	$44,000	$0	20	20	54
Exit Lights	13	EA	$0.00	$0	$0	20	4	55
Emergency Lights	16	EA	$0.00	$0	$0	20	4	55
Exit/Emergency Combination	14	EA	$0.00	$0	$0	20	4	55
Fire Alarm Panels	2	EA	$6,000.00	$12,000	$1,819	20	10	55
Annunciators	12	EA	$415.00	$4,980	$755	20	10	55
Entrance Gates	2	EA	$5,200.00	$10,400	$0	20	20	56
Access Control System	1	LS	$19,000.00	$19,000	$0	20	20	57
Audio and Video Equipment	1	LS	$46,000.00	$46,000	$6,973	20	10	58
				$568,260	$73,653			

52) Generator and Transfer Switches:
The diesel-powered emergency generator and transfer switch panels were reported to be in good working condition by the Association. The estimated remaining useful lives are based on their age. The unit and lump sum costs are based on information provided by the Association. The generators were installed in 2002. The second generator serves to power the basin pumps.

53) Light Posts, Light Pole Lights, Bollard Lights and Flood Lights:
The light poles and lights, flood lights and pole lights and bollard lights installed at the bocce courts, shuffleboard, pickleball and tennis courts, walkway and pool area were observed to be in fair to good condition. The estimated remaining useful life was revised as requested by the Association.

54) Automatic Door Openers:
The door openers were observed and reported to be in good working condition. The estimated remaining useful life is based on replacement of the openers on an as needed basis.

55) Exit Signs, Emergency Lights, Exit Sign Emergency Light Combination Fire Panels and Annunciators: The fire panels, exit signs, emergency lights, pull stations and annunciators were observed and reported to be in good working condition by the Association. The estimated remaining useful lives shown are based on their age. They were replaced in 2009. This component was zeroed out since it will be funded through the maintenance budget at the request of the Association.

56) Entrance Gates:
The entrance gates were observed and reported to be in good working condition. The estimated remaining useful life was revised as requested by the Association.

57) Access Control System:
The access control system for the clubhouse and activity building was observed and reported to be in good working condition. The estimated remaining useful life was revised as requested by the Association.

58) Audio and Video Equipment:
The audio and video equipment for the clubhouse and activity building was reported to be in working condition. The estimated remaining useful life is based on replacement on an as needed basis.

Special Components

ITEM	QUANTITY		COST PER UNIT	TOTAL COST	BEGINNING BALANCE	TYPICAL USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	NOTES
Pool Coping and Tile-Outdoor	260	LF	$98.00	$25,480	$5,021	20	7	59
Pool Resurfacing-Outdoor	4,610	LF	$17.75	$81,828	$7,443	10	7	59
Concrete Pool Deck	10,600	SF	$20.00	$212,000	$49,278	30	7	60
Aluminum Pool Fence	355	LF	$82.00	$29,110	$3,278	35	22	61
Masonry Walls and Piers	1	LS	$103,500.00	$103,500	$3,766	25	22	61
Concrete Patio	8,101	SF	$20.00	$162,020	$13,099	30	22	62
Pool Filter Equipment-Outdoor	1	LS	$34,500.00	$34,500	$1,569	20	17	63
Pool Awning	1	LS	$4,600.00	$4,600	$907	20	7	64
Pool Furniture -Outdoor	1	LS	$50,500.00	$50,500	$7,655	10	5	64
Pool Pergolas	2	EA	$34,500.00	$69,000	$2,092	20	18	65
Pool Handicap Lifts	2	EA	$8,000.00	$16,000	$1,455	20	14	66
Tennis/Pickle Court Recoat-Upper	1,600	SY	$17.70	$28,320	$4,293	10	5	67
Tennis/Pickle Court Reconstruct-Upper	1,600	SY	$85.00	$136,000	$30,925	20	5	67
Tennis/Pickle Court Fence-Upper	480	LF	$50.00	$24,000	$2,911	25	15	68
Tennis Court Recoat-Lower	1,600	SY	$17.70	$28,320	$4,293	10	5	67
Tennis Court Reconstruction-Lower	1,600	SY	$85.00	$136,000	$30,925	20	5	67
Tennis Court Fence-Lower	480	LF	$50.00	$24,000	$2,911	25	15	68
Shuffle Board Surface	1,872	SF	$15.40	$28,829	$4,370	20	10	69
Shuffle Board Concrete	4,900	SF	$16.00	$78,400	$15,847	30	10	70
Awning-Shuffleboard	1	LS	$7,600.00	$7,600	$0	15	15	71
Pergola-Shuffleboard	1,300	SF	$26.60	$34,580	$1,048	20	18	71
Bocce Court Restoration	3	EA	$21,000.00	$63,000	$4,775	20	15	72
Bocce Court Surface	2,160	SF	$14.00	$30,240	$4,584	10	5	72
Bocce Awnings	1	LS	$3,450.00	$3,450	$261	20	15	72
Benches	36	EA	$1,450.00	$52,200	$3,957	20	15	73
Totals				$1,463,476	$206,664			

59) Pool Resurfacing, Coping and Tile-Outdoor:
The estimated remaining useful lives are based on their replacement in 2018.

60) Concrete Pool Deck:
The concrete pool deck was observed to be in generally good condition. The estimated remaining useful life is based on its condition.

61) Aluminum Pool Fence, Masonry Walls and Piers:
The aluminum pool fence was observed to be in good condition. The estimated remaining useful life is based on its condition. The masonry walls and piers were observed to be in good condition. The lump sum cost for the walls and piers was provided by the Association. Restoration of the walls and piers was completed in 2022.

62) Concrete Patio:
The concrete patio located at the rear and side of the clubhouse was observed to be in fair to good condition. The estimated remaining useful life is based on its overall condition.

63) Pool Filter Equipment-Outdoor:
The outdoor pool filter equipment includes two filter tanks, two pumps and chlorinator. The pool equipment is being replaced this year in 2022. The lump sum shown is based on information provided by the Association.

64) Pool Furniture and Awning:
The estimated remaining useful lives for the pool furniture and awning are based on their age and replacement on an as needed basis as provided by the Association. The lump sum cost is based on information provided by the Association.

65) Pool Pergolas:
The pool pergolas were observed to be in good condition. The estimated remaining useful life is based on their age. The unit cost is based on replacement with composite and vinyl members.

66) Pool Handicap Lifts:
The pool handicap lifts were reported to be in good working condition. The estimated remaining useful life is based on their age.

67) Tennis/Pickleball Court Reconstruction and Recoat:
The courts were observed to be in generally good condition. The estimated remaining useful lives for the restoration and color coat are based on their overall condition and their age since the upper courts were restored in 2022. The unit cost for reconstruction is based on information provided by the Association. Typically, the color coat has a useful life of 10 years. The net posts are typically replaced at the same time as reconstruction.

68) Tennis Court Fence:
The chain link tennis court fence was observed to be in fair condition. The estimated remaining useful life is based on the Association's plan for their replacement. It is advisable to replace the fence as part of the reconstruction.

69) Shuffleboard Surface:
The vinyl shuffleboard surface was observed to be in fair condition. The estimated remaining useful life is based on its condition.

70) Shuffleboard Concrete:
The concrete shuffleboard courts were observed to be in fair to good condition. The estimated remaining useful life is based on the overall condition of the concrete.

71) Awning and Pergola- Shuffleboard:
The awning and pergolas at the shuffleboard courts were observed to be in fair to good condition. The estimated remaining useful life is based on their condition. The unit cost for the pergolas is based on replacement with composite and vinyl members.

72) Bocce Court Restoration, Surface and Awnings:
The bocce courts were observed to be in good condition. The estimated remaining useful lives are based on their condition. The unit costs include replacement of the court surface, and restoration of the curbs, base and walkways. The cost and remaining useful life for the awnings is based on information provided by the Association.

73) Benches:
The benches located in various locations throughout the community were observed to be in generally good condition. The estimated remaining useful life is based on their replacement on an as needed basis.

Mechanical Components

ITEM	QUANTITY		COST PER UNIT	TOTAL COST	BEGINNING BALANCE	TYPICAL USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	NOTES
Boilers-Clubhouse	2	EA	$41,700.00	$83,400	$9,103	25	16	74
Boiler-Activity Building	1	EA	$20,250.00	$20,250	$737	25	22	75
HVAC 20 Ton-Clubhouse	1	EA	$52,000.00	$52,000	$8,671	20	9	76
HVAC 25 Ton-Clubhouse	1	EA	$56,400.00	$56,400	$1,710	20	18	76
HVAC 7.5 Ton-Clubhouse	1	EA	$13,000.00	$13,000	$1,971	20	10	76
HVAC 5 Ton-Clubhouse	1	EA	$10,400.00	$10,400	$1,577	20	10	76
Water Pumps	2	EA	$3,500.00	$7,000	$1,061	20	10	77
Expansion Tank	1	EA	$4,300.00	$4,300	$626	25	13	77
HVAC 5 Ton-Activity Building	1	EA	$10,400.00	$10,400	$1,577	20	10	78
HVAC 15 Ton-Activity Building	2	EA	$51,500.00	$103,000	$15,614	20	10	78
HVAC 1 Ton-Activity Building	1	EA	$6,000.00	$6,000	$910	20	10	78
Mini Split-Activity Building	1	EA	$5,600.00	$5,600	$849	20	10	78
Heat Exchangers-Clubhouse	4	EA	$6,950.00	$27,800	$4,214	20	10	77
Pool Dehumidification System	1	EA	$250,000.00	$250,000	$34,109	20	11	79
HVAC-Mens Locker Room	1	EA	$5,600.00	$5,600	$849	20	10	78
Water Heater-100 Gal	1	EA	$4,800.00	$4,800	$0	10	10	80
Hot Water Tank w Circulator	1	EA	$5,500.00	$5,500	$222	15	13	80
HVAC System-Gatehouse	1	LS	$7,600.00	$7,600	$576	20	15	81
HVAC System 3.5 Ton-MM Bldg	1	EA	$7,000.00	$7,000	$1,380	20	7	82
HEPA Filtration System-MM Bldg	1	LS	$4,200.00	$4,200	$679	15	7	82
Ceiling Hung Heater-MM Bldg	2	EA	$1,150.00	$2,300	$349	20	10	83
Elevator Restoration	1	EA	$100,000.00	$100,000	$18,191	25	10	84
Elevator Cab Renovation	1	EA	$23,000.00	$23,000	$4,184	25	10	84
Fire Suppression Compressor	2	EA	$3,500.00	$7,000	$1,273	5	2	85
Fire Suppression System	1	LS	$38,000.00	$38,000	$5,761	20	10	85
Chevrolet Work Truck-2013	1	LS	$69,000.00	$69,000	$13,947	15	5	86
Totals				$923,550	$130,138			

74) Boilers-Clubhouse:
The boilers used to heat the clubhouse were reported by the Association to be in good working condition. The estimated remaining useful life is based on age of the equipment.

75) Boiler-Activity Building:
The boiler used to heat the floor in the activity building pool area was replaced in 2022. The estimated remaining useful life shown is based on its age.

76) HVAC Equipment -Clubhouse:
The clubhouse HVAC equipment includes the rooftop air conditioning units and was reported by the Association to be in good working condition. The estimated remaining useful life is based on an average age of the equipment and replacement on an as needed basis. The rooftop units were replaced in 2014.

77) Water Pumps, Expansion Tank and Heat Exchangers-Clubhouse:
The clubhouse heating equipment includes water pumps, expansion tank and heat exchangers. The system was reported by the Association to be in good working condition. The estimated remaining useful lives are based on the average age of the equipment and replacement on an as needed basis.

78) HVAC Equipment-Activity Building:
The HVAC equipment for the Activity Building includes the rooftop packaged units, split system and a mini-split system. The equipment was reported by the Association to be in good working condition. The estimated remaining useful life is based on an average age of the equipment and replacement on an as needed basis. The rooftop units were replaced in 2015.

79) Pool Dehumidification System-Activity Building:
The dehumidification system installed for the indoor pool in the Activity Building was reported by the Association to be in good working condition. The estimated remaining useful life is based on the age of the equipment. The system was replaced in 2015. The unit cost is based on information provided by the Association.

80) Water Heaters:
The clubhouse and activity building water heaters were reported to be in good working condition. The estimated remaining useful lives are based on the age of the heaters. Due to the relatively short useful life of water heaters, they may fail at any time. The 100-gallon water heater is installed in the activity building indoor pool equipment room and the domestic hot water tank and circulator is installed in the clubhouse basement.

81) HVAC Equipment-Gatehouse:
The HVAC equipment for the gate house includes split system equipment installed in 2017. The equipment was reported by the Association to be in good working condition. The estimated remaining useful life is based on the age of the equipment.

82) HVAC Equipment-Management/Maintenance Building:
The HVAC equipment for the management/maintenance building includes split system equipment and a HEPA filtration system. The equipment was reported by the Association to be in good working condition. The estimated remaining useful life is based on the age of the equipment.

83) Ceiling Hung Heaters-Management/Maintenance Building:
The ceiling hung heaters installed at the maintenance building were reported by the Association to be in good working condition. The estimated remaining useful life is based on replacement of the equipment on an as needed basis.

84) Elevator Restoration and Cab Renovation:
The elevator was observed and reported by the Association to be in good working condition. The estimated remaining useful life is based on information provided by the Association. The unit costs are based on estimates from Otis Elevator the company that maintains the equipment.

85) Fire Suppression Compressor and System:
The fire suppression system was reported by the Association to be in working condition. A slow leak in the dry system requires the air compressor to run often. The estimated remaining useful life for the compressor is based on its age and frequent use. The lump sum cost for the system is based on estimates from the Association and includes back-flow preventers, valves and other costs that might be necessary. The lump sum cost and estimated remaining useful lives are based on information provided by City Fire Suppression Systems, the company that maintains the system for the Association.

86) Chevrolet Work/Maintenance Truck-2013:
The Chevrolet work truck was reported by the Association to be in good working condition. The estimated remaining useful life is based on information provided by the Association. The estimated cost is based on typical standard work trucks with few extras.

FUNDING OPTIONS

The charts shown on the page(s) are 30-year projections of the funding requirements for Four Seasons at Lakewood Community Association. The reserve study funding chart(s) include four funding options: Full Funding, Current Funding and two Threshold Funding options.

Please note that the funding requirements are a result of the reserve components, their replacement timing and costs.

Current Funding is the beginning balance with the current annual contribution added and the projected expenses subtracted each year of the projection. Current funding demonstrates the balances over the projection period with no change in the annual contribution.

Review of the current funding plan is necessary to determine if increases are necessary and how large they should to be.

Full Funding is the annual contribution and fund balances for each year as if each component were Fully Funded. Full funding is the amount necessary so each component will accrue its full replacement cost during its remaining life expectancy.

Full Funding is shown as averaged over the entire projection period of 30 years, 20 years or some other amount or combination to make sure the account balance does not drop below a minimum level.

Threshold Funding is the annual contribution and fund balance for each year as if the fund balance were to be maintained at or above a specified amount but no lower (lowest balance). Threshold Funding is calculated by adjusting Full funding to create a predetermined lowest balance.

Threshold Funding can be a good option provided the Association understands and is comfortable with the Threshold or lowest balance shown or requested. Threshold funding is not offered if balances shown in the Full Funding scenario are near or below recommended levels.

All viable funding options are shown.

The Reserve Study or Reserve Study Update are snapshots of the current financial condition meaning the annual contribution shown for this year will need to be increased by the rate of inflation for each year, since inflation is not represented in the projection.

If the Association implements Threshold Funding, it is imperative that the Reserve Study be updated regularly to minimize the chances of creating a reserve fund deficit.

Four Seasons at Lakewood Community Association
Reserve Study Funding Plan
Thirty Year Cash Flow

Effective Date: January 1, 2025

	Current Funding			Full Funding Analysis		
Fiscal Year	Current Contribution	Annual Expenditures	Ending Balance	Annual Contribution	Average Annual Contribution	Ending Balance
2024	$500,000		$2,360,000			2,360,000
2025	$900,000	$0	$3,260,000	$1,622,220	1,078,847	$3,438,847
2026	$1,000,000	$817,912	$3,442,088	$1,776,477	1,078,847	$3,699,782
2027	$1,000,000	$0	$4,442,088	$1,365,833	1,078,847	$4,778,629
2028	$1,000,000	$69,300	$5,372,788	$1,396,173	1,078,847	$5,788,176
2029	$1,000,000	$774,801	$5,597,987	$1,448,451	1,078,847	$6,092,223
2030	$1,000,000	$88,500	$6,509,487	$1,267,494	1,078,847	$7,082,570
2031	$1,000,000	$581,608	$6,927,880	$1,282,752	1,078,847	$7,579,810
2032	$1,000,000	$0	$7,927,880	$1,195,731	1,078,847	$8,658,657
2033	$1,000,000	$80,500	$8,847,380	$1,210,109	1,078,847	$9,657,004
2034	$1,000,000	$1,525,959	$8,321,421	$1,240,098	1,078,847	$9,209,892
2035	$1,000,000	$3,740,650	$5,580,771	$1,181,633	1,078,847	$6,548,089
2036	$1,000,000	$3,079,650	$3,501,121	$1,038,261	1,078,847	$4,547,286
2037	$1,000,000	$121,480	$4,379,641	$946,639	1,078,847	$5,504,653
2038	$1,000,000	$1,623,072	$3,756,569	$949,542	1,078,847	$4,960,429
2039	$1,000,000	$1,997,938	$2,758,631	$931,344	1,078,847	$4,041,338
2040	$1,000,000	$2,420,800	$1,337,831	$916,596	1,078,847	$2,699,385
2041	$1,000,000	$291,528	$2,046,303	$902,536	1,078,847	$3,486,704
2042	$1,000,000	$333,325	$2,712,978	$901,596	1,078,847	$4,232,226
2043	$1,000,000	$0	$3,712,978	$900,674	1,078,847	$5,311,073
2044	$1,000,000	$1,038,920	$3,674,058	$901,281	1,078,847	$5,351,001
2045	$1,000,000	$132,000	$4,542,058	$899,583	1,078,847	$6,297,848
2046	$1,000,000	$663,380	$4,878,678	$899,651	1,078,847	$6,713,315
2047	$1,000,000	$44,400	$5,834,278	$898,983	1,078,847	$7,747,762
2048	$1,000,000	$0	$6,834,278	$898,990	1,078,847	$8,826,609
2049	$1,000,000	$757,636	$7,076,643	$899,143	1,078,847	$9,147,821
2050	$1,000,000	$194,672	$7,881,971	$898,800	1,078,847	$10,031,996
2051	$1,000,000	$364,348	$8,517,623	$898,777	1,078,847	$10,746,495
2052	$1,000,000	$391,500	$9,126,123	$898,706	1,078,847	$11,433,842
2053	$1,000,000	$80,500	$10,045,623	$898,639	1,078,847	$12,432,189
2054	$1,000,000	$1,433,806	$9,611,817	$898,703	1,078,847	$12,077,230
TOTAL	$29,900,000	$22,648,183		$32,365,413	$32,365,413	

Four Seasons at Lakewood Community Association
Reserve Study Funding Plan
Thirty Year Threshold Funding Options
Effective Date: January 1, 2025

Beginning Balance	$2,360,000				
Fiscal Year 2024	Annual Expenditures	Threshold Contributions	Ending Balance Scenario 1	Threshold Contribution	Ending Balance Scenario 2
2025	$0	$985,136	$3,345,136	$972,636	$3,332,636
2026	$817,912	$985,136	$3,512,359	$972,636	$3,487,359
2027	$0	$985,136	$4,497,495	$972,636	$4,459,995
2028	$69,300	$985,136	$5,413,330	$972,636	$5,363,330
2029	$774,801	$985,136	$5,623,665	$972,636	$5,561,165
2030	$88,500	$985,136	$6,520,301	$972,636	$6,445,301
2031	$581,608	$985,136	$6,923,829	$972,636	$6,836,329
2032	$0	$985,136	$7,908,964	$972,636	$7,808,964
2033	$80,500	$985,136	$8,813,600	$972,636	$8,701,100
2034	$1,525,959	$985,136	$8,272,777	$972,636	$8,147,777
2035	$3,740,650	$985,136	$5,517,262	$972,636	$5,379,762
2036	$3,079,650	$985,136	$3,422,748	$972,636	$3,272,748
2037	$121,480	$985,136	$4,286,403	$972,636	$4,123,903
2038	$1,623,072	$985,136	$3,648,467	$972,636	$3,473,467
2039	$1,997,938	$985,136	$2,635,664	$972,636	$2,448,164
2040	$2,420,800	$985,136	$1,200,000	$972,636	$1,000,000
2041	$291,528	$985,136	$1,893,608	$972,636	$1,681,108
2042	$333,325	$985,136	$2,545,419	$972,636	$2,320,419
2043	$0	$985,136	$3,530,554	$972,636	$3,293,054
2044	$1,038,920	$985,136	$3,476,770	$972,636	$3,226,770
2045	$132,000	$985,136	$4,329,905	$972,636	$4,067,405
2046	$663,380	$985,136	$4,651,661	$972,636	$4,376,661
2047	$44,400	$985,136	$5,592,396	$972,636	$5,304,896
2048	$0	$985,136	$6,577,532	$972,636	$6,277,532
2049	$757,636	$985,136	$6,805,032	$972,636	$6,492,532
2050	$194,672	$985,136	$7,595,496	$972,636	$7,270,496
2051	$364,348	$985,136	$8,216,284	$972,636	$7,878,784
2052	$391,500	$985,136	$8,809,919	$972,636	$8,459,919
2053	$80,500	$985,136	$9,714,555	$972,636	$9,352,055
2054	$1,433,806	$985,136	$9,265,884	$972,636	$8,890,884
TOTAL	$22,648,183	$29,554,067		$29,179,067	

PS&S
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PSRS Reference #: 068800004
Project Name: Four Seasons at Lakewood Community Association
Project Type: Capital Reserve Study

EXPENDITURE SCHEDULE

Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Sitework Components																														
Asphalt Pavement Phase 1	0		0	0		0	0	0	0	0	665,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Pavement Phase 2	0		0	0		0	0	0	0	0	0	878,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Phase 3-Golden Seasons	0		0	0		0	0	0	0	0	0	0	0	0	0	925,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Pavement Phase 4	0		0	0		0	0	0	0	0	0	0	0	1,412,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Pavement Phase 5	0		0	0		0	0	0	0	0	0	0	0	0	1,412,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Pavement Phase 6	0		0	0		0	0	0	0	0	0	0	0	0	0	1,412,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Pavement Phase 7	0		0	0		0	0	0	0	0	1,412,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Pavement Phase 8	0		0	0		0	0	0	0	0	1,412,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Pavement-Clubhouse	0		0	0		0	0	0	0	555,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	555,850
Asphalt Walkway	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Asphalt Golf Path	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete Sidewalks-15%	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete Driveway Aprons-15%	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete Steps	0		0	0		0	0	0	0	0	0	33,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamped Concrete-Clubhouse	0		0	0		0	0	0	0	0	0	0	25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete Low Flow Channels-50%	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamped Concrete Patio-Activity	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,400	0	0	0	0	0	0	0
Vinyl Rail Fence-Basins	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	20,265	0	0	0	0	0	0	0	0	0	0	0
Vinyl Rail Fence-Ponds 16 / 17	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	60,620	0	0	0	0	0	0	0	0	0	0	0
Concrete Pavers	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132,000	0	0	0	0	0	0	0	0	0
Concrete Pavers-Gatehouse	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Street Signs	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Components, Continued																														
Masonry Wall Reinforation	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Masonry Wall Coating	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gazebo Restoration-Large	0		0	0		0	0	0	0	0	0	0	0	0	32,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gazebo Restoration-Small	0		0	0		0	0	0	0	0	0	0	0	0	21,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pond and Basin Liners	0		0	0		0	0	0	0	0	0	506,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pond and Basin Liners	0		0	0		0	0	0	0	0	0	506,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pond and Basin Liners	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shamrock Entrance Water Feature	0		0	0		0	0	0	0	190,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	190,000
Waterfall Pump Entrance	0		0	0		0	25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,000	0	0	0	0	0	0	0
Irrigation Wells and Pumps	0		0	0		0	0	0	0	0	0	389,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Irrigation System	0		0	0		0	0	0	0	0	0	760,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pond Aerators	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Basin Pumps	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,000	0	0	0	0	0	0	0
Pond Diffuser Bubbler-Rec. 6	0		0	0	5,000	0	30,000	0	0	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0
Water Meters	0		0	0	0	0	184,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184,300	0	0	0
Waterfall Pump-Golf Course	0		0	0		0	0	0	0	12,650	0	0	0	0	0	0	0	0	12,650	0	0	0	0	0	0	0	0	0	0	12,650
Pond Pump No. 1	0		0	0		0	0	0	0	5,750	0	0	0	0	0	0	0	0	5,750	0	0	0	0	0	0	0	0	0	0	5,750
Vinyl Privacy Fence MM Building	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Entrance Gate-MM Building	0		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Golf Cart	0		0	0	17,600	0	0	0	0	0	0	0	0	0	17,600	0	0	0	0	0	0	0	0	0	17,600	0	0	0	0	0
Security Car	0		0	0	0	0	0	0	28,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,500	0
Building Components																														
Roof Shingles-Clubhouse	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,650	0	0	0	0	0
Gutters/Downspouts-Clubhouse	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,920	0	0	0	0	0
Roof Shingles-Activity Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83,160	0	0	0	0	0
Gutters/Downspouts-Activity	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,160	0	0	0	0	0
Roof Membrane-Bath	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,300	0	0	0	0	0	0	0	0	0
Vinyl Siding-Activity Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,200	0	0	0	0	0	0	0	0	0
Wood Siding-Clubhouse	0	108,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Window/Door Clubhouse	0	115,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Window/Door Activity Building	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glass Enclosure-Activity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240,000	0	0	0
Atrium Roof Panel Motors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,000	0	0	0
Roof Shingles-Gatehouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,775	0	0	0	0	0
Vinyl Siding-Gatehouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Window/Door Gatehouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,000	0	0	0	0	0	0	0	0	0
Metal Roof-Maintenance Building	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	115,000	0	0	0	0	0	0	0	0	0
Metal Siding-Maintenance Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,100	0	0	0	0	0	0	0	0	0
Window/Door-Maintenance Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,000	0	0	0	0	0	0	0	0	0
Gutters/Downspouts-Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,800	0	0	0	0	0	0	0	0	0
Awning-Maintenance Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,680	0	0	0	0	0	0	0	0	0
Overhead Doors	0	12,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	920	0	0	0	0	0	0	0	0	0
Management Office Restoration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,700	0	0	0	0	0	0	0	0	0

Engineering Services	0	0	0	0	30,000	0	0	0	0	20,000	0	0	0	0	20,000	0	0	0	0	0	0	30,000	0	0	0	0	20,000
Interior Components																											
Carpet-Clubhouse	0	135,700	0	0	0	0	0	0	0	0	135,700	0	0	0	0	0	0	0	0	0	135,700	0	0	0	0	0	0
Carpet- Billiard/Card Room	0	58,972	0	0	0	0	0	0	0	0	58,972	0	0	0	0	0	0	0	0	0	58,972	0	0	0	0	0	0
Ceramic Tile-Clubhouse	0	53,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53,940	0	0	0	0	0
Vinyl Tile	0	52,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vinyl Flooring	0	0	0	0	0	0	0	0	0	0	0	0	0	6,160	0	0	0	0	0	0	0	0	0	0	0	0	0
Ceramic Tile-Activity Building	0	0	0	0	27,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,800
Wood Floor-Activity Building	0	0	0	0	11,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,520
Restroom Renovation-Clubhouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	259,050	0	0	0	0	0	0	0	0	0	0
Restroom Renovation Activity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100,000	0	0	0	0	0	0	0	0	0	0
Locker Room Renovation-Activity	0	0	0	177,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	177,000
Clubhouse Renovation	0	126,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	126,500	0	0	0	0	0	0	0	0	0
Clubhouse Furnishings	0	126,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	126,500	0	0	0	0	0	0	0	0	0
Kitchen Renovations-Activity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kitchen Appliances-Activity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Theater Seating-Clubhouse	0	16,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,650	0	0	0	0	0	0	0	0	0
Theater Renovation-Clubhouse	0	3,000	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Activity Building Renovation	0	0	0	38,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,000	0	0	0	0	0	0
Exercise Equipment-Activity	0	0	0	0	0	0	0	0	0	0	86,000	0	0	0	0	0	0	0	0	0	0	0	0	0	86,000	0	0
Pool Coping-Indoor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,480	0	0	0	0	0	0	0	0	0	0	0	0
Pool Resurfacing-Indoor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81,828	0	0	0	0	0	0	0	0	0	0	0	81,828
Pool Deck	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,000	0	0	0	0	0	0	0	0	0	0
Pool Filter Equipment-Indoor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,700	0	0	0	0	0	0	0	0	0	0	0	0
Spa Filter Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,500	0	0	0	0	0	0	0	0	0	0	0	0
Pool and Spa Heaters	0	0	0	0	0	0	0	0	0	14,800	0	0	0	0	0	0	14,800	0	0	0	0	0	0	0	0	0	14,800
Sauna Heater and Controls	0	0	0	0	0	0	0	0	0	3,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,800
Electrical Components																											
Generator Trans Switch 150 KW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69,000	0	0	0	0	0	0	0	0	0	0	0
Generator Trans Switch 80 KW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,000	0	0	0	0	0	0	0	0	0	0	0
Pump Station Trans Switch	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,200	0	0	0	0	0	0	0	0	0	0	0
Generator Restoration	0	0	0	0	0	0	0	196,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Light Poles and Lights-Bocce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,600	0	0	0	0	0	0	0	0	0	0
Light Poles and Lights-Pool Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,280	0	0	0	0	0	0	0	0	0	0
Light Posts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,600	0	0	0	0	0	0	0	0	0	0
Light Bollards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,400	0	0	0	0	0	0	0	0	0	0
Light Poles and Lights-Tennis Ct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,800	0	0	0	0	0	0	0	0	0	0
Flood Lights-Tennis Court	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	0	0	0	0	0	0	0	0	0	0
Flood Lights- Shuffleboard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	0	0	0	0	0	0	0	0	0	0
Automatic Door Openers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,000	0	0	0	0	0	0	0	0	0	0
Exit Lights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emergency Lights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exit/Emergency Combination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Alarm Panels	0	0	0	0	0	0	0	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,000
Annunciators	0	0	0	0	0	0	0	4,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,980
Entrance Gates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,400	0	0	0	0	0	0	0	0	0	0
Access Control System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,000	0	0	0	0	0	0	0	0	0	0
Audio and Video Equipment	0	0	0	0	0	0	0	46,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,000
Special Components																											
Pool Coping and Tile-Outdoor	0	0	0	0	0	25,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,480	0	0	0	0	0
Pool Resurfacing-Outdoor	0	0	0	0	0	81,828	0	0	0	0	0	0	0	0	81,828	0	0	0	0	0	0	81,828	0	0	0	0	0
Concrete Pool Deck	0	0	0	0	0	212,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aluminum Pool Fence	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,110	0	0	0	0	0	0	0	0	0
Masonry Walls and Piers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103,500	0	0	0	0	0	0	0	0	0
Concrete Patio	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162,020	0	0	0	0	0	0	0	0	0
Pool Filter Equipment-Outdoor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,500	0	0	0	0	0	0	0	0	0	0	0	0
Pool Awning	0	0	0	0	0	4,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,600	0	0	0	0	0
Pool Furniture -Outdoor	0	0	0	50,500	0	0	0	0	0	0	50,500	0	0	0	0	0	0	0	0	0	50,500	0	0	0	0	0	0
Pool Pergola	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69,000	0	0	0	0	0	0	0	0	0	0
Pool Handicap Lifts	0	0	0	0	0	0	0	0	0	16,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tennis/Pickle Court Reconstruct-Upper	0	0	0	136,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136,000	0	0	0	0	0	0
Tennis/Pickle Court Fence-Upper	0	0	0	0	0	0	0	0	0	0	24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tennis Court Repair-Lower	0	0	0	28,320	0	0	0	0	0	0	28,320	0	0	0	0	0	0	0	0	0	28,320	0	0	0	0	0	0
Tennis Court Reconstruction-Lower	0	0	0	136,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136,000	0	0	0	0	0	0
Tennis Court Fence-Lower	0	0	0	0	0	0	0	0	0	0	24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shuffle Board Surface	0	0	0	0	0	28,829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,829
Shuffle Board Concrete	0	0	0	0	0	28,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Awning-Shuffleboard	0	0	0	0	0	0	0	0	0	0	7,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,660
Pergola-Shuffleboard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,580	0	0	0	0	0	0	0	0	0	0	0	0
Bocce Court Restoration	0	0	0	0	0	0	0	0	0	0	63,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bocce Court Surface	0	0	0	0	30,240	0	0	0	0	0	30,240	0	0	0	0	0	0	0	0	0	30,240	0	0	0	0	0	0

Bocce Awnings	0	0	0	0	0	0	0	0	0	0	0	0	3,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benches	0	0	0	0	0	0	0	0	0	0	0	0	52,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mechanical Components																														
Boilers-Clubhouse	0	0	0	0	0	0	0	0	0	0	0	0	83,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Boiler-Activity Building	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,250	0	0	0	0	0	0	0	0	0	0	0	0
HVAC 20 Ton-Clubhouse	0	0	0	0	0	0	52,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52,000	0	0	0	0
HVAC 25 Ton-Clubhouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC 7.5 Ton-Clubhouse	0	0	0	0	0	0	13,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,000
HVAC 5 Ton-Clubhouse	0	0	0	0	0	0	10,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,400
Water Pumps	0	0	0	0	0	0	7,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000
Expansion Tank	0	0	0	0	0	0	0	0	0	0	4,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC 5 Ton-Activity Building	0	0	0	0	0	0	10,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,400
HVAC 15 Ton-Activity Building	0	0	0	0	0	0	133,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	133,000
HVAC 1 Ton-Activity Building	0	0	0	0	0	0	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,000
Mini Split-Activity Building	0	0	0	0	0	0	5,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,600
Heat Exchangers-Clubhouse	0	0	0	0	0	0	27,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,800
Pool Dehumidification System	0	0	0	0	0	0	0	250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC-Mens Locker Room	0	0	0	0	0	0	5,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,600
Water Heater-100 Gal	0	0	0	0	0	0	4,800	0	0	0	0	0	0	0	0	0	0	4,800	0	0	0	0	0	0	0	0	0	0	0	4,800
Hot Water Tank w Circulator	0	0	0	0	0	0	0	0	0	5,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,500	0	0	0	0	0
HVAC System-Gatehouse	0	0	0	0	0	0	0	0	0	0	0	0	7,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC System 3.5 Ton-MM Bldg	0	0	0	0	0	7,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000	0	0	0	0
HEPA Filtration System-MM Bldg	0	0	0	0	0	4,200	0	0	0	0	0	0	0	0	0	0	0	4,200	0	0	0	0	0	0	0	0	0	0	0	0
Ceiling Hung Heater-MM Bldg	0	0	0	0	0	0	2,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,300
Elevator Restoration	0	0	0	0	0	0	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Cab Renovation	0	0	0	0	0	0	23,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Suppression Compressor	0	7,000	0	0	0	7,000	0	0	7,000	0	0	0	2,000	0	0	0	0	2,000	0	0	0	0	0	0	7,000	0	0	0	0	0
Fire Suppression System	0	0	0	0	0	0	38,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,000
Chevrolet Work Truck-2018	0	0	0	69,000	0	0	0	0	0	0	0	0	0	0	0	0	69,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Yearly Totals	0	817,912	0	69,300	774,801	88,500	583,708	0	80,500	1,525,959	3,740,650	3,079,550	121,400	1,623,072	1,997,938	2,420,800	291,528	333,325	0	1,038,920	132,000	663,380	44,400	0	757,635	194,672	364,348	391,500	80,500	1,433,806

FINANCIAL RESULTS AND RECOMMENDATIONS

Financial Results

Please note the following financial information for Four Seasons at Lakewood Community Association:

- Current Annual Contribution is $500,000 for 2024 but shown with increased contributions of $900,000 for 2025, $1,000,000 for 2026 and the remaining years of the projection.
- The Full Funding Annual Contribution for 2025 is $1,622,220
- The Full Funding Average Annual Contribution is $1,078,847 for 30 years.
- The Annual Contribution using Threshold Funding shown under Scenario 1 for 30 years is $985,136 resulting in a threshold of $1,200,000 occurring in 2040.
- The Annual Contribution using Threshold Funding shown under Scenario 2 for 30 years is $972,636 resulting in a threshold of $1,000,000 occurring in 2040.

Recommendations

The following recommendations are based on our review of the community and information provided by the Association and other representatives of Four Seasons at Lakewood Community Association. It is our understanding, the components, their condition and replacement cost have been reviewed and approved by the Association. PS&S recommends the following:

The Current Annual Contribution of $500,000 is inadequate and if not increased, will cause deficits and low balances. However, increased contributions of $900,000 for 2025, $1,000,000 for 2026 and the remaining years of the projection which is adequate.

PS&S recommends increasing the annual contribution to $972,636 as shown on the Reserve Study Funding Plan under Threshold Funding Scenario No. 2.

If the Association chooses, they may increase the annual contribution to $985,136 to meet the higher Threshold funding goal or $1,078,847 to meet the Full Funding goal.

If the Association implements Threshold Funding, it is imperative that the Reserve Study be updated regularly to minimize the chances of creating a reserve fund deficit.

Updating the Reserve Study

PS&S recommends the association update the reserve study every 2 to 3 years. Regular updates will help avoid the necessity of larger increases in the future.

FINAL STATEMENTS

Statement of the Adequacy of Reserve Study

In the opinion of PS&S, the components at the Four Seasons at Lakewood Community are accurately represented. The adequacy of this financial plan assumes proper construction methods and materials are utilized, the components are used as intended, a proper maintenance program is in place, followed, recommended funding is implemented, and proper updates occur as needed. This opinion is also based on the information provided by the Sponsor and assumes the information provided is correct.

There are several variables that affect the useful lives and replacement costs of the common components. Economic forces including material and labor prices, the overall economy, the construction industry and local conditions can influence costs. Weather, maintenance procedures, usage and other factors will affect the longevity or life expectancy of the components.

This report is a financial budgetary tool and should not be used for the purposes of contracting or bid proposals. The replacement costs utilized within this report were derived from comparable projects, and other sources listed in this report. The costs used are intended to replace the component with materials of similar quality. Information regarding the costs and quality of the components are included where necessary. Unforeseen conditions can have an adverse effect on projected costs and therefore more costly to replace than planned.

This study has been prepared under the direction of a Certified Reserve Specialist and meets the standard under the New Jersey Law (S2760/A4384) Mandatory Structural Integrity and Reserve Funding.

DISCLOSURES

PS&S is not aware of any involvement with the Four Seasons at Lakewood Community Association which could result in any actual or perceived conflicts of interest which would influence the preparation of this study.

The physical on-site observations which were performed in the preparation of this study were cursory in nature and only included the accessible common and limited common elements. The surfaces of the roofs were not walked unless specifically noted within this report and no invasive testing was employed.

Unless specifically noted within this report, PS&S has not utilized any assumptions in regard to interest, inflation, taxes or any other outside economic factors. Please note interest and inflation assumptions if chosen are noted in in the Cashflow and Financial Calculations pages.

This study has been prepared under the direction of a Certified Reserve Specialist.

Update reports are reliant on the information provided in the previous report. If not an update the reports rely on information provided by representatives of the Association including management, vendors, maintenance personnel and board members.

PS&S, LLC is not aware of any material issues, which if not disclosed, would cause a distortion of the Association's situation.

Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable. The reserve study will be a reflection of information provided to the consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.

The Reserve Study will be a reflection of information provided to the consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis or background checks of historical records.

The actual or projected total presented in the Reserve Study is based upon the information provided and was not audited.

Information provided to PS&S about the reserve project will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection.

The items included in the Component Inventory are based on information provided in the governing documents and by the association's managing agent, Sal Pirrera of First Service Residential.

PS&S
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BIBLIOGRAPHY

1) Previous Reserve Study for Four Seasons at Lakewood Community Association
Prepared by PS&S
Dated January 1, 2022.

2) Proposal and Request for Information Questionnaires

3) Best Practices for Reserve Studies/Management
By the Foundation for Community Association Research
Dated 2014.

4) National Reserve Study Standards
By the Community Associations Institute
Dated 2017.

4) Cost Works
By R.S. Means Company
Dated 2024

5) Common Interest Realty Association Audit and Accounting Guide
By the American Institute of Certified Public Accountants
Dated 2006

Rev. 02/26/2024

EXHIBIT B

Four Seasons Community Association, Inc.
Financial Statements and Supplementary Information
December 31, 2024

DRAFT

JMG
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

Four Seasons Community Association, Inc.
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CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

170 E. Erie Street, Blauvelt, NY 10913 | 62 E. Main Street, Somerville, NJ 08876

Independent Auditor's Report

To the Board of Trustees and Unit Owners of
Four Seasons Community Association, Inc.

Opinion

We have audited the accompanying financial statements of Four Seasons Community Association, Inc., which comprise the balance sheet as of December 31, 2024, and the related statements of revenue and expenses, changes in fund balances, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Four Seasons Community Association, Inc. (the "Association") as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of the Board and Management for the Financial Statements

The Board and management are responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board and management are required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that future major repairs and replacements on page 17 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries about the methods of preparing the information and comparing the information for consistency with responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Disclaimer of Opinion on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information on pages 19 through 24 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information, except for the portion marked "unaudited", has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Somerville, New Jersey

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Four Seasons Community Association, Inc.
Balance Sheet
December 31, 2024

	Total	Operating Fund	Working Capital Fund	Insurance Contingency Fund	Inclement Weather Fund	Activities Fund	Deferred Maintenance Fund	Replacement Fund
Assets								
Cash and cash equivalents	$ 1,630,271	$ 79,338	$ 155,053	$ 163,108	$ 1,503	$87,739	$ 214,019	$ 929,511
Treasury bills (Note 4)	1,719,300	-	-	-	273,943	-	-	1,445,357
Assessments receivable, net of provision for credit loss of $23,500	47,749	47,749	-	-	-	-	-	-
Due from Township (Note 5)	388,476	388,476	-	-	-	-	-	-
Prepaid expenses (Note 6)	42,718	42,718	-	-	-	-	-	-
Interfund balances (Note 9)	-	336,955	180,844	(13,108)	(34,836)	1,999	(48,279)	(423,575)
Total Assets	$ 3,828,514	$ 895,236	$ 335,897	$ 150,000	$ 240,610	$ 89,738	$ 165,740	$ 1,951,293
Liabilities and Fund Balances								
Liabilities								
Accounts payable and accrued expenses	$ 295,497	$ 295,497	$ -	$ -	$ -	$ -	$ -	$ -
Federal income tax payable (Note 8)	12,414	-	-	-	-	-	-	12,414
Unexpended insurance claim (Note 7)	4,171	4,171	-	-	-	-	-	-
Assessments received in advance	306,810	306,810	-	-	-	-	-	-
Deferred activities fund	89,738	-	-	-	-	89,738	-	-
Total Liabilities	708,630	606,478	-	-	-	89,738	-	12,414
Commitments	-	-	-	-	-	-	-	-
Fund Balances	3,119,884	288,758	335,897	150,000	240,610	-	165,740	1,938,879
Total Liabilities and Fund Balances	$ 3,828,514	$ 895,236	$ 335,897	$ 150,000	$ 240,610	$ 89,738	$ 165,740	$ 1,951,293

The accompanying notes are an integral part of these financial statements.

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Exhibit B 6 of 27

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Four Seasons Community Association, Inc.
Statement of Revenue and Expenses
For the Year Ended December 31, 2024

	Total	Operating Fund	Working Capital Fund	Insurance Contingency Fund	Inclement Weather Fund	Activities Fund	Deferred Maintenance Fund	Replacement Fund
Revenue								
Membership assessments	$ 4,637,604	$ 4,012,604	$ -	$ -	$ -	$ -	$ 150,000	$ 475,000
Township reimbursement (Note 5)	582,160	582,160	-	-	-	-	-	-
Activities income	290,215	-	-	-	-	290,215	-	-
Membership fees (Note 12)	207,590	207,590	-	-	-	-	-	-
Golf course member dues	182,813	182,813	-	-	-	-	-	-
Interest and investment income	128,670	26,456	-	-	-	6	5,591	96,617
Other income	97,586	97,586	-	-	-	-	-	-
Rental income (Note 14)	61,250	61,250	-	-	-	-	-	-
Golf course guest fees	25,500	25,500	-	-	-	-	-	-
Reduction in provision for credit loss	20,500	20,500	-	-	-	-	-	-
Working capital contributions (Note 13)	15,800	15,800	-	-	-	-	-	-
Total Revenue	6,249,688	5,232,259	-	-	-	290,221	155,591	571,617
Expenses								
Administrative	942,658	942,658	-	-	-	-	-	-
Salaries, benefits and contracted services	502,784	502,784	-	-	-	-	-	-
Common ground maintenance	1,896,594	1,896,594	-	-	-	-	-	-
Snow removal	110,085	110,085	-	-		-	-	-
Activity center	106,131	106,131	-	-	-	-	-	-
Gatehouse	10,064	10,064	-	-	-	-	-	-
Management and maintenance building	44,101	44,101	-	-	-	-	-	-
Recreation	1,129,609	1,129,609	-	-	-	-	-	-
Golf course	394,062	394,062	-	-	-	-	-	-
Federal income tax expense (Note 8)	18,120	4,514	-	-	-	-	-	13,606
Activities fund expenses	290,221	-	-	-	-	290,221	-	-
Non-operating fund expenses	482,583	-	-	-	-	-	22,128	460,455
Total Expenses	5,927,012	5,140,602	-	-	-	290,221	22,128	474,061
Excess of Revenue Over Expenses	$ 322,676	$ 91,657	$ -	$ -	$ -	$ -	$ 133,463	$ 97,556

The accompanying notes are an integral part of these financial statements.

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Exhibit B 7 of 27

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Four Seasons Community Association, Inc.
Statement of Changes in Fund Balances
For the Year Ended December 31, 2024

	Total	Operating Fund	Working Capital Fund	Insurance Contingency Fund	Inclement Weather Fund	Activities Fund	Deferred Maintenance Fund	Replacement Fund
Fund Balances (Deficit) - Beginning of Year	$ 2,797,208	$ 197,101	$ 335,897	$ 150,000	$ 240,610	$ -	$ 32,277	$ 1,841,323
Excess of Revenue Over Expenses	322,676	91,657	-	-	-	-	133,463	97,556
Fund Balances - End of Year	$ 3,119,884	$ 288,758	$ 335,897	$ 150,000	$ 240,610	$ -	$ 165,740	$ 1,938,879

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The accompanying notes are an integral part of these financial statements.

Exhibit B 8 of 27

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Four Seasons Community Association, Inc.

Statement of Cash Flows

For the Year Ended December 31, 2024

	Total	Operating Fund	Working Capital Fund	Insurance Contingency Fund	Inclement Weather Fund	Activities Fund	Deferred Maintenance Fund	Replacement Fund
Cash Flows from Operating Activities								
Excess of revenue over expenses	$ 322,676	$ 91,657	$ -	$ -	$ -	$ -	$ 133,463	$ 97,556
Adjustments to reconcile excess of revenue over expenses to net cash provided by (used in) operations:								
Provision for credit loss	20,400	20,400	-	-	-	-	-	-
Change in assets and liabilities:								
Assessments receivable	(53,909)	(53,909)	-	-	-	-	-	-
Due from Township	(214,319)	(214,319)	-	-	-	-	-	-
Prepaid expenses	6,268	6,268	-	-	-	-	-	-
Accounts payable and accrued expenses	24,893	24,893	-	-	-	-	-	-
Federal income tax payable	(2,618)	(8,504)	-	-	-	-	-	5,886
Unexpended insurance claim	-	-	-	-	-	-	-	-
Accrued payroll and payroll taxes	-	-	-	-	-	-	-	-
Assessments received in advance	136,411	136,411	-	-	-	-	-	-
Deferred revenue	24,104	-	-	-	-	24,104	-	-
Net Cash Provided By (Used In) Operating Activities	263,906	2,897	-	-	-	24,104	133,463	103,442

The accompanying notes are an integral part of these financial statements.

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Four Seasons Community Association, Inc.

Statement of Cash Flows

For the Year Ended December 31, 2024

	Total	Operating Fund	Working Capital Fund	Insurance Contingency Fund	Inclement Weather Fund	Activities Fund	Deferred Maintenance Fund	Replacement Fund
(Continued)								
Cash Flows from Investing Activities								
Purchase of U.S treasuries	(2,586,411)	-	-	-	(273,943)	-	-	(2,312,468)
Maturity of U.S treasuries	2,522,132	-	-	-	-	-	-	2,522,132
Net Cash Used In Investing Activities	(64,279)	-	-	-	(273,943)	-	-	209,664
Cash Flows from Financing Activities								
Change in interfund balances	-	(62,823)	(188,226)	6,385	274,816	4,701	22,128	(56,981)
Net Increase (Decrease) in Cash and Cash Equivalents	199,627	(59,926)	(188,226)	6,385	873	28,805	155,591	256,125
Cash and Cash Equivalents - Beginning of Year	1,430,644	139,264	343,279	156,723	630	58,934	58,428	673,386
Cash and Cash Equivalents - End of Year	$ 1,630,271	$ 79,338	$155,053	$ 163,108	$ 1,503	$ 87,739	$ 214,019	$ 929,511
Supplemental Disclosure								
Income taxes paid	$ 21,532							

The accompanying notes are an integral part of these financial statements.

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Note 1 Nature of Organization

Four Seasons Community Association, Inc. (the Association) is a New Jersey corporation pursuant to the Corporations and Associations Not-for-Profit Act of the State of New Jersey under Title 15. The purpose of the Association is to provide for the preservation of the values and amenities in the community and for the operation and maintenance of the common property. Consisting of 1,319 units in total (1,011 single family homes within Four Seasons Community Association, Inc. and 308 condominium units in the Four Seasons Condominium Association, Inc.), the Association is located in Lakewood, New Jersey. Recreational facilities include a clubhouse, swimming pools, tennis courts and a golf course.

All unit owners within Four Seasons Community Association, Inc. and Four Seasons Condominium Association, Inc. will automatically become members of and have a beneficial interest in the Four Seasons Community Association, Inc. ("the Community"). The Community Association is responsible for the maintenance of the common property, recreational facilities and a guardhouse. The Community Association assesses a quarterly assessment to each unit in the Community and Condominium Associations.

Note 2 Date of Management Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through May 12, 2025, the date that the financial statements were available to be issued.

Note 3 Summary of Significant Accounting Policies

Fund Accounting - The Association's governing documents (i.e., Public Offering Statement, Declaration of Covenants and Restrictions and By-laws) provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts in accordance with the principles of fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - This fund represents the portion of expendable funds that is available for the general operations of the Association.

Working Capital Fund - The purpose of this fund is to segregate working capital contributions which has been capped by the Board to be used at their discretion.

Note 3 Summary of Significant Accounting Policies (Continued)

Insurance Contingency Fund - The purpose of this fund is to accumulate amounts to pay the insurance deductible in the event the D&O policy is utilized in a lawsuit.

Inclement Weather Fund - (formerly known as the "Snow Reserve Fund") The purpose of this fund is to accumulate amounts as per the annual budget and at the Board's discretion to offset the cost of snow expenses in excess of the operating budget.

Activities Fund - This fund summarizes the transactions related to the social activities of the Association; the balance has been deferred in the accompanying financial statements.

Deferred Maintenance Fund - The purpose of this fund is to accumulate sufficient amounts which will allow the Association to have the necessary resources to perform maintenance repairs which occur less frequently than annually.

Replacement Fund - The purpose of the replacement fund is to accumulate funds over the lives of capital assets which are part of the common elements that are the Association's responsibility to replace so that sufficient amounts are available to pay for their eventual replacement.

Recognition of Assets - Four Seasons Community Association, Inc.'s property and common elements other than that described above are owned by the Association to the extent that they are not part of the fee simple ownership of the individual homes.

The Association received the common elements referred to above in a nonmonetary transaction with the Developer. The use and disposition of these properties are restricted, or governed, by the Association's legal documents. Accordingly, no amounts related to these common elements are included in the accompanying balance sheet of the Association. The Association's common elements consist of sidewalks, roads, recreational facilities and open areas.

Investments - The Association's investments consist of U.S. Treasury Securities which are reported under the provision of Statement of Financial Accounting Standards No. 320 - "Accounting for Certain Debt Securities". In accordance with this statement, the Association has classified the U.S. Treasury Securities held-to-maturity.

Cash and Cash Equivalents - Cash and cash equivalents include cash held in bank deposit accounts, money market funds and other savings accounts. The Association has established sweep accounts for monies to roll into, in order to avoid holding excess funds over the Federally insured limit.

Note 3 Summary of Significant Accounting Policies (Continued)

Revenue Recognition - The Association's members are subject to monthly assessments based upon the annual budget. The purpose of maintenance assessments is to provide funds for operating expenses, deferred maintenance funding, and replacement funding for future major repairs and replacements. Monthly maintenance assessments represent multiple performance obligations, which on a standalone basis, are not considered separate and distinct and therefore have been deemed a single performance obligation that is satisfied at transaction amounts expected to be collected. The performance obligation for maintenance assessments is satisfied over time on a daily pro-rata basis using the input method. The Association retains excess funds at the end of the period, if any, for use in future periods or as otherwise specified by the Association's governing documents.

Assessments Receivable - Assessments receivable at the balance sheet date is stated at the amounts expected to be collected from unit owners. The Association's policy is to retain legal counsel and place liens on the units of owners who are delinquent based on the collection policy. The Association treats uncollectible maintenance assessments as variable consideration since the Association has the authority to levy additional fees. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of year are $58,240 and $71,249, respectively.

Provision for Credit Loss - The Association treats uncollectable assessments as credit losses. The Association evaluates the collectability of assessments receivable based on current conditions, past experience, and forecasts of future events. Based on these factors, the Association believes that a portion of its assessments receivable is collectable. Accordingly, provision for credit losses at the beginning and end of year is $44,000 and $23,500, respectively.

Interest and Investment Income - The Board's policy is to retain the interest and investment income earned on cash equivalents and certificates of deposit to the respective fund, with the exception of interest earned on working capital and inclement weather accounts, which is transferred to the operating fund.

Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires the Board to make estimates and assumptions that affect reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Subsequent Events - The Board and management have evaluated events and transactions for potential recognition or disclosure through the date of the auditor's report, which is the date the financial statements were available to be issued.

Note 4 U.S. Treasuries

On December 31, 2024, the Association held the following U.S. Treasury securities ("US Treasuries") with the applicable maturities set forth below:

Description	Interest Rate	Maturity Date	Amortized Cost	Face Value
Inclement Weather Fund				
US Treasury Bill	NA	01/23/2025	$ 273,943	$ 285,000
Replacement Fund				
US Treasury Bill	NA	04/17/2025	$ 556,325	$ 583,000
US Treasury Bill	NA	04/24/2025	889,032	908,000
		Total	$1,445,357	$1,491,000

The Association has the intention and the capacity to hold the US Treasuries until maturity, and therefore records them at amortized costs. With respect to US Treasuries that are U.S. Treasury Notes, the expected face value at maturity of such holdings approximates amortized cost as of December 31, 2024.

With respect to US Treasuries that are U.S. Treasury bills, the amortized costs of such holdings are typically purchased at a discount to face value at maturity. Upon maturity, the Association records the difference between such amortized cost and the face value received as interest income (i.e., the Association does not report amortization of the discount to the bills during reporting periods between purchase and maturity dates). The Association believes this unamortized discount does not have a material impact on the financial statements as a whole.

Note 5 Due from Township / Township Reimbursements

The Township of Lakewood reimburses the Association for trash removal and recycling, street lighting and snow removal expenses. The reimbursements for 2024 street lighting, snow removal and trash removal expenses have been recorded in the accompanying financial statements.

Due from Township includes second trash removal and street lighting reimbursements based on management estimate, net of prior year's accrual.

Note 6 Prepaid Expenses

At December 31, 2024, prepaid expenses consisted of the following:

Insurance premiums	$36,051
Golf pro shop – January 2025	6,667
Total	$42,718

Note 7 Unexpended Insurance Claim / Insurance Claim Proceeds

In the prior year, a unit in the Association sustained damages resulting in a claim of $4,171. However, as of December 31, 2024, no amount has been expensed, and the full amount is recorded as unexpended insurance claim proceeds in the accompanying financial statements.

Note 8 Income Taxes

Under the Internal Revenue Code, associations may be taxed as a homeowners' association at their election, or as a regular corporation. If certain criteria are met, the Association may select either method in any year. A method selected in one year affects only that year and the Association is free to select either method in future years.

The Association has elected to be taxed as a corporation under Internal Revenue Code Section 277 for the year ended December 31, 2024. Income tax expense of $18,120 was provided based on the excess of non-membership income over non-membership expenses. In anticipation of this expense, the Association prepaid estimated taxes totaling $5,706. The amount by which the federal income tax expense exceeds this amount is reported as a federal income tax payable in the associated financial statements. The Association evaluates its tax provisions and accruals and believes that they are appropriate based on current facts and circumstances.

The Association's income tax returns are subject to routine examination by the Internal Revenue Service generally for three years after the returns are filed; however, there are currently no audits in progress for any tax periods.

The Association is incorporated pursuant to Title 15A of the New Jersey Statutes and, therefore, is not liable for New Jersey corporation business income tax.

Note 9 Interfund Balances

The interfund balances represent the amount owed between the various cash accounts in order for the total of the respective funds' assets, net of liabilities, equals the respective fund balance.

Note 10 Deferred Maintenance Fund

The Association's governing documents require that funds be accumulated for deferred maintenance. Accumulated funds are held in a separate account which is generally not available for expenditures for normal operations.

D.W. Smith Associates, LLC updated the deferred maintenance study effective January 1, 2019, to estimate the lives and costs of deferred maintenance items. The table included in the unaudited supplementary information on deferred maintenance is based on the study.

The study recommends annual contributions of $37,380 based on the full funding method. The Board is funding for deferred maintenance items based on the study's estimates of those lives and deferred maintenance costs, plus additional contributions of $112,620. Interest and investment income earned on deferred maintenance cash and investment accounts is also allocated to the deferred maintenance fund.

PS&S, LLC, updated the study in October 2024 which is effective January 2025. The table included in the unaudited supplementary information on deferred maintenance is based on the 2025 study. The updated study recommends annual contributions of $200,000 for the year ended December 31, 2025; the Board has included contributions of $200,000 in the 2025 budget.

Funds are being accumulated in the deferred maintenance fund based upon estimated costs for repairs and maintenance items which occur less frequently than annually. Actual expenditures may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the deferred maintenance fund may not be adequate to meet future needs. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments or delay deferred maintenance items until funds are available, if possible.

Note 11 Replacement Fund

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate accounts and are generally not available for expenditures for normal operations.

PS&S, LLC, professional engineering consultants, updated the replacement study effective January 1, 2022, to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were based on the then current estimated replacement costs.

The study recommends annual contributions of $717,865 based on the threshold funding method. For the year ended December 31, 2024, the Association funded $475,000, or approximately 66% of the recommended annual contributions based on the study. Interest and investment income are also being allocated to the replacement fund. The threshold funding method sets a replacement funding goal of maintaining a minimum balance $1,000,000 in year 2040 at its lowest accumulated amount, which is below the full funding projected amount.

PS&S, LLC, updated the study in October 2024 which is effective January 2025. The table included in the unaudited supplementary information on future major repairs and replacements is based on the 2025 study. The updated study recommends annual contributions of $900,000 for the year ended December 31, 2025; the Board has included contributions of $900,000 in the 2025 budget.

Since actual expenditures may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments or delay major repairs and replacements until funds are available, if possible.

Note 12 Membership Fees

In accordance with the Association's By-Laws, upon acquisition of title to a unit, each new member of the Association was required to contribute a one-time, non-refundable membership fee of $750. During September 2010, an amendment to the Association's By-Laws was passed by a majority vote of the homeowners to increase the membership fees collected from resales to a maximum amount of nine times the current maintenance fees. Pursuant to this amendment, the Board implemented an increase in membership fees, effective as of January 1, 2011, to $1,200 per home. For the year ended December 31, 2024, the Association collected contributions equal to nine months maintenance assessment per closing which are recorded as operating revenue in the accompanying financial statements.

Note 13 Working Capital Contributions

Upon the acquisition of title to a unit, each new member of the Association is required to contribute a one-time, non-refundable working capital contribution of $200 per unit. Prior to January 1, 2007, these contributions had been allocated to the working capital fund in the accompanying financial statements. By Board resolution effective January 1, 2007, all future interest earnings and owner resale contributions are allocated to operating revenue.

Note 14 Rental Income

For the year ended December 31, 2024, the Association had two tenants, each making rent payments of $2,500 per month. The rent payments have been recorded as income to the operating fund in the accompanying financial statements.

Note 15 Other Matters

The Association reimburses the managing agent, FirstService Residential ("FSR"), for its share of payroll expense. For the year ended December 31, 2024, the Association incurred $502,784 in payroll and related expenses (including payroll taxes, employee benefits, and service fees) which were reimbursed to FSR.

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Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Future Major Repairs and Replacements (Unaudited)
December 31, 2024

PS&S, LLC, professional engineering consultants updated the replacement study effective January 1, 2025 to estimate the remaining useful lives and replacement costs of the components of common property. The estimates were based on current estimated replacement costs. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study.

The following table is based on the study and presents significant information about the components of common property.

	As of 2025 Study (Unaudited)	
Components	Estimated Remaining Useful Lives (Years)	Estimated Current Replacement Costs
Sitework	4-21	$ 13,243,716
Building	2-28	1,269,565
Interior	2-20	1,546,830
Electrical	4-20	568,260
Special construction	5-22	1,463,476
Mechanical	2-22	923,550
		$ 19,015,397

Replacement fund balance as of December 31, 2024	$ 1,938,879

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Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Deferred Maintenance (Unaudited)
December 31, 2024

PS&S, LLC, professional engineering consultants, conducted a study, effective January 1, 2025 to estimate the remaining useful lives and costs of the components of deferred maintenance. The estimates were based on current estimated maintenance costs. Maintenance costs were based on the estimated costs to maintain the components at the date of the study.

The following table is based on the study and presents significant information about the components of deferred maintenance.

	As of 2025 Study (Unaudited)	
Components	Estimated Remaining Useful Lives (Years)	Estimated Current Maintenance Costs
Street repairs / line painting	2	$ 6,700
Powerwashing / staining	2	6,860
Painting - sitework components	3-4	42,250
Landscaping projects	3	20,000
Waterproofing repairs	1	2,500
Painting - building components	3-5	82,400
Carpet cleaning	1	5,000
Asphalt walkways / golf path	3-9	568,188
Concrete surfaces	1-15	125,800
Street signs	10	19,000
Masonry wall	7-12	155,400
Pond Aerators	5	17,000
Entrance gate	9	18,900
Lighting	4	18,610
Painting - special components	2	12,000
Recreation repairs	1-2	10,500
		$ 1,111,108

Deferred maintenance fund balance as of December 31, 2024	$ 165,740

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Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Total Revenue and Operating Expenses -
Actual to (Unaudited) Budget
For the Year Ended December 31, 2024
(With Comparative Totals for 2023)

	2024		2023
		(Unaudited)	
	Actual	Budget	Actual*
Revenue			
Membership assessments	$ 4,637,604	$ 4,637,604	$ 4,241,748
Transfers to Deferred Maintenance Fund	(150,000)	(150,000)	(165,000)
Transfers to Replacement Fund	(475,000)	(475,000)	(500,000)
Township reimbursement (Note 5)	582,160	400,000	484,594
Membership fees (Note 12)	207,590	180,000	208,230
Golf course member dues	182,813	200,000	183,727
Rental income (Note 14)	61,250	65,000	62,223
Interest and investment income	26,456	10,000	26,237
Golf course guest fees	25,500	20,000	18,945
Reduction in provision for credit loss	20,500	-	-
Working capital contributions (Note 13)	15,800	15,000	17,400
Insurance claim proceeds	-	-	7,465
Subtotal	5,134,673	4,902,604	4,585,569
Other Income			
Association and trial members	23,280	21,500	8,620
RV camper parking income	20,433	16,700	10,850
Legal fee income	17,602	7,000	7,418
Late fee and fines income	11,712	11,000	11,340
Other income	8,950	7,501	4,140
Newsletter income	6,730	7,000	6,599
Clubhouse income	4,940	2,000	5,650
Maintenance repair income	3,939	1,000	3,000
Subtotal	97,586	73,701	57,617
Total Revenue	5,232,259	4,976,305	4,643,186

* Some line items have been combined for comparative purposes.

Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Total Revenue and Operating Expenses -
Actual to (Unaudited) Budget
For the Year Ended December 31, 2024
(With Comparative Totals for 2023)

	2024		2023
		(Unaudited)	
	Actual	Budget	Actual*
Operating Expenses			
Administrative			
Management fees	396,224	379,000	363,005
Security	261,500	262,000	244,775
Insurance	121,705	130,000	117,146
Office and postage	35,504	35,500	39,803
Bus rental	20,400	20,400	20,604
Licenses and permits	18,224	10,000	3,370
Legal	15,752	25,000	18,143
Legal collections	14,528	7,000	10,107
Camera security system	11,513	15,000	12,511
Coupon book	11,352	10,000	521
Audit	8,400	10,000	8,000
Late fees expenses	7,034	7,000	6,952
Miscellaneous	5,799	8,300	10,843
Social committee	4,500	4,500	2,037
Audio visual	2,455	5,000	1,953
Vehicle expenses	2,272	4,000	2,299
Website committee	2,034	3,750	1,937
Newsletter	1,994	1,000	-
Reserve study	1,075	-	1,075
Real estate taxes	393	500	373
Credit loss expense	-	10,000	22,528
Total Administrative Expenses	942,658	947,950	887,982
Insurance Claim Expenses / Deductible	-	5,000	7,465

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Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Total Revenue and Operating Expenses -
Actual to (Unaudited) Budget
For the Year Ended December 31, 2024
(With Comparative Totals for 2023)

	2024		2023
		(Unaudited)	
	Actual	Budget	Actual*
Operating Expenses (Continued)			
Salaries, Benefits and Contracted Services			
Maintenance reimbursement	318,990	271,000	291,141
Activities director	115,588	120,000	103,038
Payroll taxes and services	68,206	67,500	62,184
Total Salaries, Benefits and Contracted Services Expenses	502,784	458,500	456,363
Common Grounds Maintenance			
Lawn maintenance	907,229	898,000	880,221
Sprinkler system maintenance	365,153	350,000	188,935
Trash removal	329,473	336,709	329,696
Sprinkler system repairs	78,739	50,000	29,127
Utilities	69,361	35,000	39,323
Street and entrance lighting	56,558	51,200	55,482
Tree removal / trees and shrubs	48,584	32,500	58,751
Grounds and basin maintenance	13,657	10,500	9,087
Pond maintenance	12,130	11,500	11,777
Exterminating	7,266	5,487	7,906
Aerator maintenance	6,163	1,000	8,711
Emergency generator maintenance	2,281	3,000	9,170
Pond pump maintenance	-	5,000	1,930
Well monitoring	-	-	5,200
Lawn care	-	-	1,802
Total Common Grounds Maintenance Expenses	1,896,594	1,789,896	1,637,118
Snow Removal Expenses	110,085	240,000	50,000

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Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Total Revenue and Operating Expenses - Actual to (Unaudited) Budget
For the Year Ended December 31, 2024
(With Comparative Totals for 2023)

	2024		2023
		(Unaudited)	
	Actual	Budget	Actual*
Operating Expenses (Continued)			
Activity Center			
Electricity	39,867	35,000	26,213
Gas	27,396	45,000	36,707
Water and sewer	19,095	8,500	11,101
Repairs and maintenance	12,787	15,000	12,820
Telephone / internet / television	6,986	5,000	5,773
Fitness center	-	2,000	2,850
Total Activity Center Expenses	106,131	110,500	95,464
Gatehouse			
Telephone / internet / television	6,293	6,500	7,300
Electricity	2,158	2,000	1,794
Gas	912	1,000	973
Water and sewer	701	700	636
Repairs and maintenance	-	6,750	3,449
Total Gatehouse Expenses	10,064	16,950	14,152
Management and Maintenance Building			
Supplies	29,438	25,000	24,486
Telephone / cable television	5,388	12,000	18,125
Electricity	3,498	3,500	4,071
Gas	2,929	4,200	4,827
Repairs and maintenance	2,088	2,500	556
Water and sewer	760	700	670
Total Management and Maintenance Building Expenses	44,101	47,900	52,735

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Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Total Revenue and Operating Expenses -
Actual to (Unaudited) Budget
For the Year Ended December 31, 2024
(With Comparative Totals for 2023)

	2024		2023
	Actual	(Unaudited) Budget	Actual*
Operating Expenses (Continued)			
Recreation			
Community cable	622,254	635,000	619,790
Pool management	216,586	170,000	145,697
Janitorial services and supplies	168,419	149,500	168,679
Clubhouse electricity	28,673	30,000	25,726
Clubhouse repairs	22,149	35,000	35,697
Clubhouse telephone, internet and television	19,655	12,000	11,346
Clubhouse gas	16,615	25,000	22,927
Pool maintenance and miscellaneous	13,419	10,250	18,143
HVAC repairs and maintenance	12,350	12,000	9,040
Water and sewer	5,491	2,400	3,974
Miscellaneous recreation	3,998	6,200	4,355
Clubhouse supplies	-	3,000	2,530
Total Recreation Expenses	1,129,609	1,090,350	1,067,904
Golf Course			
Golf course grounds	305,075	316,676	217,400
Pro shop	80,670	93,333	80,004
Golf operations	4,704	6,000	4,255
Utilities	2,830	2,000	1,844
Golf - administrative and other	783	500	150
Total Golf Course Expenses	394,062	418,509	303,653
Federal Income Taxes - Operating	4,514	750	8,504

* Some line items have been combined for comparative purposes.

Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Total Revenue and Operating Expenses -
Actual to (Unaudited) Budget
For the Year Ended December 31, 2024
(With Comparative Totals for 2023)

	2024		2023
		(Unaudited)	
	Actual	Budget	Actual*
Operating Expenses (Continued)			
Total Operating Expenses	5,140,602	5,126,305	4,581,340
Excess (Deficiency) of Revenue Over Operating Expenses Before Budgeted Surplus Carryover	91,657	(150,000)	61,846
Budgeted Surplus Carryover	-	150,000	-
Excess of Revenue Over Operating Expenses	$ 91,657	$ -	$ 61,846

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* Some line items have been combined for comparative purposes.

Four Seasons Community Association, Inc.
Supplementary Information
Schedule of Non-Operating Fund Expenses
For the Year Ended December 31, 2024
(With Comparative Totals for 2023)

	2024	2023
Deferred Maintenance Fund Expenses		
Clubhouse electrical repairs	$ 13,465	$ -
Indoor pool filter replacement	8,663	-
Exterior wall repairs	-	41,760
Golf course drainage	-	18,445
Speed bump installation	-	17,860
Tree removal	-	11,771
Pipe replacement	-	8,795
Well repairs	-	7,152
Landscaping improvements	-	5,534
Golf cart path replacement	-	2,746
Line stripping	-	2,714
Fire sprinkler repairs	-	2,310
Call box replacement	-	1,103
Total	$ 22,128	$ 120,190
Replacement Fund Expenses		
Well pump system	$ 172,987	$ -
Irrigation system replacement	139,752	32,457
Ballroom HVAC	56,988	-
Concrete sidewalk replacement	29,730	37,293
Water heater replacement	16,996	-
CCTV replacement	12,294	-
Reserve study	11,600	-
Entry gate replacement	7,997	-
Electric line replacement	6,500	-
Callbox installations	3,707	-
AED machine replacement	1,904	-
Paving project	-	63,438
Activity center HVAC replacement	-	21,546
Pool heater replacement	-	5,503
Fountain electrical replacement	-	2,380
Total	$ 460,455	$ 162,617

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EXHIBIT C

Metropolitan Commercial Bank
99 Park Avenue, 12th Floor, New York, NY 10016

Account Number : [redacted]

Account Name : LAKEWOOD / FOUR SEASONS COMMUNITY

For The Period : 01/01/2025 Thru 01/31/2025

LAKEWOOD / FOUR SEASONS COMMUNITY
ASSOCIATION INC
C/O FIRSTSERVICE RES MID ATLANTIC
21 CHRISTOPHER WAY
EATONTOWN NJ 07724

Monthly Statement for the Period 01/01/2025 thru 01/31/2025

ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	AMOUNT OF THIS TRANSACTION	BALANCE AFTER THIS TRANSACTION
01/01/2025	**OPENING BALANCE IN Demand Deposit Marketplace Program**		**$927,724.44**
01/02/2025	DEPOSIT	4.34	927,728.78
01/08/2025	DEPOSIT	39,583.33	967,312.11
01/31/2025	INTEREST	3,058.71	970,370.82
01/31/2025	**CLOSING BALANCE IN Demand Deposit Marketplace Program**		**$970,370.82**

YOUR BALANCES IN RECEIVING INSTITUTION(S) AS OF 01/31/2025

RECEIVING INSTITUTION	FDIC CERT # or NCUA CHARTER #	CLOSING BALANCE
Bank of Baroda, New York, NY	33681	$248,700.00
Bell Bank, Fargo, ND	19581	$224,270.82
City National Bank, Los Angeles, CA	17281	$248,700.00
Peapack-Gladstone Bank, Bedminster, NJ	11035	$248,700.00

INTEREST SUMMARY

	STATEMENT PERIOD 01/01/2025 - 01/31/2025	YEAR TO DATE
INTEREST EARNED	$3,058.71	$3,058.71
ANNUAL PERCENTAGE YIELD EARNED (APYE)		3.82%

Important Information

This Customer Statement sets out important information and disclosures with respect to your participation in the Demand Deposit Marketplace® (DDM®) Program (the "**Program**").

This Customer Statement: This Customer Statement indicates the receiving institutions ("**Receiving Institutions**") that hold your deposits under the Program and the closing balances at each of those Receiving Institutions under the Program as of the date indicated in this Customer Statement. The Receiving Institutions that hold your deposits and the balances at each Receiving Institution may change at any time during the Customer Statement period. Please contact us to confirm the Receiving Institutions at which your deposits are held at any given time. If you believe anything in this Customer Statement is incorrect, please immediately contact us. We must hear from you no later than 30 days after we send this Customer Statement to you.

The Program: We offer the Program to you subject to the terms, conditions and disclosures included in the Demand Deposit Marketplace® Program Customer Terms and Conditions (including Customer Authorization and Agency Appointment Form and other Exhibits thereto) (together, for ease, "**Customer T&Cs**"). You can contact us if you need another copy of the Customer T&Cs. Please carefully read the Customer T&Cs as they contain important disclosures, terms, risks, limitations, and information relating to the Program. No representations or warranties, express or implied, are provided by us (or any other person) with respect to the Program, except as expressly set forth in the Customer T&Cs. By participating in the Program, you appoint us as your custodial agent for all purposes with respect to the Program, including to (directly or indirectly through its agents) open and maintain one or more deposit accounts ("**Program Accounts**") at one or more Receiving Institutions, with respect to the Program. The primary objective of the Program is to provide you with convenient access to expanded Federal Deposit Insurance Corporation ("**FDIC**") or National Credit Union Share Association (through the National Credit Union Share Insurance Fund) (for ease, "**NCUA**") deposit insurance coverage ("**Deposit Insurance Coverage**") on funds placed into the Program (and not for investment enhancements, higher rates of returns or profits). If you are subject to any restrictions or requirements relating to the placement or deposit of your funds, you are solely responsible for determining whether your use of the Program satisfies those restrictions and requirements.

How Does the Program Work? The Program is designed to provide you with access to an expanded level of Deposit Insurance Coverage on funds that are transferred from your customer account with us into the Program Accounts at the Receiving Institutions under the Program, up to the Program Limit (as defined below), while continuing to process your transactions through your customer account with us. Under the Program, we act as your custodial agent to sweep or place such funds into the Program Accounts at Receiving Institutions in increments of up to then-current standard maximum deposit insurance amount ("**SMDIA**") (currently, $250,000) per customer identifier (e.g., TIN), per Receiving Institution, up to the Program Limit. We set a limit on the maximum amount of Deposit Insurance Coverage that you may be eligible to access on funds placed at Receiving Institutions under the Program (subject to these Customer T&Cs and applicable laws, regulations and rules, including pass-through insurance coverage requirements). That limit (the "**Program Limit**") is set by us as an amount per eligible depositor (e.g., based on TIN), and may change from time to time (as the Program Limit generally depends on the number of Receiving Institutions that, at any given time, can receive funds placed by you into the Program). Please contact us for the current Program Limit. You may, at any time, exclude (or 'opt-out' of) any Receiving Institution from holding funds placed into the Program by contacting us - however, if you do that, the Program Limit may be *decreased* (and you should speak with us to confirm your new *lower* Program Limit). Any funds that are placed into the Program above the Program Limit are not eligible for Deposit Insurance Coverage (subject to applicable laws and regulations that may, if applicable, permit eligibility for additional Deposit Insurance Coverage). You are solely responsible for monitoring the aggregate amount of funds that you hold (or that are held on your behalf) on deposit at a Receiving Institution in the same account ownership category, whether through the Program offered to you by us or outside of the Program offered to you by us (whether directly or indirectly, including through intermediaries, such as broker-dealers), to determine the extent of Deposit Insurance Coverage availability to you. We do not monitor that aggregate amount. Any amounts in excess of the then-current SMDIA (currently, $250,000) per eligible identifier (e.g., based on TIN), per account ownership category, per Receiving Institution will *not* be eligible for Deposit Insurance Coverage. You should review the List of Receiving Institutions carefully and exclude (i.e., 'opt-out' of) any Receiving Institution at which you hold deposits outside of the Program offered to you by us. The List of Receiving Institutions may change from time to time. Please contact us for the current List of Receiving Institutions.

While the Program provides you with access to expanded Deposit Insurance Coverage on funds placed into Program Accounts under the Program, the Program, itself, is not insured by the FDIC or NCUA and is not, itself, a deposit. Please contact us for a list of the FDIC and NCUA-insured institutions with which we have a business relationship for the placement of deposits under the Program, and into which we may deposit funds that you place into the Program (subject to the Customer T&Cs and any exclusions (or 'opt-outs' by you). Certain conditions must be satisfied for FDIC and NCUA pass-through deposit insurance coverage to apply.

Sweep Account Disclosure of "Deposits": Funds swept or placed by us (as your custodial agent) into Program Accounts at the Receiving Institutions that are banks under the Program are "deposits" within the meaning of 12 U.S.C. §1813(l) and are eligible for FDIC deposit insurance coverage for up to the then-current SMDIA (currently, $250,000) per eligible depositor (e.g., based on TIN), per account ownership category, per Receiving Institution.

Administrator of Program: Stable Custody Group II LLC, a Delaware limited liability company ("**Stable**") is the administrator of the Program. Stable and/or its affiliates, provide administrative, recordkeeping, agency and other services to us with respect to the Program. Stable does not provide services to you. Demand Deposit Marketplace® and DDM® are registered marks of Reich & Tang Deposit Networks, LLC (an affiliate of Stable).

About Us? For information about us, please visit our website. Please note that we are not a division of the FDIC or NCUA, we are not associated with the FDIC or NCUA and we are not insured by the FDIC or NCUA.

[Note to Participating FI: Please include any other required disclosures for your institution. For example, if your institution is a bank, your institution may need to include "Member FDIC" and other required legal disclosures.]

Metropolitan Commercial Bank
99 Park Avenue, 12th Floor, New York, NY 10016

Account Number : [redacted]

Account Name : LAKEWOOD / FOUR SEASONS COMMUNITY

For The Period : 02/01/2025 Thru 02/28/2025

LAKEWOOD / FOUR SEASONS COMMUNITY
ASSOCIATION INC
C/O FIRSTSERVICE RES MID ATLANTIC
21 CHRISTOPHER WAY
EATONTOWN NJ 07724

Monthly Statement for the Period 02/01/2025 thru 02/28/2025

ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	AMOUNT OF THIS TRANSACTION	BALANCE AFTER THIS TRANSACTION
02/01/2025	**OPENING BALANCE IN Demand Deposit Marketplace Program**		**$970,370.82**
02/03/2025	DEPOSIT	4.07	970,374.89
02/10/2025	DEPOSIT	39,583.33	1,009,958.22
02/28/2025	INTEREST	2,868.76	1,012,826.98
02/28/2025	**CLOSING BALANCE IN Demand Deposit Marketplace Program**		**$1,012,826.98**

YOUR BALANCES IN RECEIVING INSTITUTION(S) AS OF 02/28/2025

RECEIVING INSTITUTION	FDIC CERT # or NCUA CHARTER #	CLOSING BALANCE
Bank of Baroda, New York, NY	33681	$248,700.00
Bell Bank, Fargo, ND	19581	$18,026.98
Citibank, National Association, Sioux Falls, SD	7213	$248,700.00
City National Bank, Los Angeles, CA	17281	$248,700.00
Peapack-Gladstone Bank, Bedminster, NJ	11035	$248,700.00

INTEREST SUMMARY

	STATEMENT PERIOD 02/01/2025 - 02/28/2025	YEAR TO DATE
INTEREST EARNED	$2,868.76	$5,927.47
ANNUAL PERCENTAGE YIELD EARNED (APYE)		3.82%

Important Information

This Customer Statement sets out important information and disclosures with respect to your participation in the Demand Deposit Marketplace® (DDM®) Program (the "**Program**").

This Customer Statement: This Customer Statement indicates the receiving institutions ("**Receiving Institutions**") that hold your deposits under the Program and the closing balances at each of those Receiving Institutions under the Program as of the date indicated in this Customer Statement. The Receiving Institutions that hold your deposits and the balances at each Receiving Institution may change at any time during the Customer Statement period. Please contact us to confirm the Receiving Institutions at which your deposits are held at any given time. If you believe anything in this Customer Statement is incorrect, please immediately contact us. We must hear from you no later than 30 days after we send this Customer Statement to you.

The Program: We offer the Program to you subject to the terms, conditions and disclosures included in the Demand Deposit Marketplace® Program Customer Terms and Conditions (including Customer Authorization and Agency Appointment Form and other Exhibits thereto) (together, for ease, "**Customer T&Cs**"). You can contact us if you need another copy of the Customer T&Cs. Please carefully read the Customer T&Cs as they contain important disclosures, terms, risks, limitations, and information relating to the Program. No representations or warranties, express or implied, are provided by us (or any other person) with respect to the Program, except as expressly set forth in the Customer T&Cs. By participating in the Program, you appoint us as your custodial agent for all purposes with respect to the Program, including to (directly or indirectly through its agents) open and maintain one or more deposit accounts ("**Program Accounts**") at one or more Receiving Institutions, with respect to the Program. The primary objective of the Program is to provide you with convenient access to expanded Federal Deposit Insurance Corporation ("**FDIC**") or National Credit Union Share Association (through the National Credit Union Share Insurance Fund) (for ease, "**NCUA**") deposit insurance coverage ("**Deposit Insurance Coverage**") on funds placed into the Program (and not for investment enhancements, higher rates of returns or profits). If you are subject to any restrictions or requirements relating to the placement or deposit of your funds, you are solely responsible for determining whether your use of the Program satisfies those restrictions and requirements.

How Does the Program Work? The Program is designed to provide you with access to an expanded level of Deposit Insurance Coverage on funds that are transferred from your customer account with us into the Program Accounts at the Receiving Institutions under the Program, up to the Program Limit (as defined below), while continuing to process your transactions through your customer account with us. Under the Program, we act as your custodial agent to sweep or place such funds into the Program Accounts at Receiving Institutions in increments of up to then-current standard maximum deposit insurance amount ("**SMDIA**") (currently, $250,000) per customer identifier (e.g., TIN), per Receiving Institution, up to the Program Limit. We set a limit on the maximum amount of Deposit Insurance Coverage that you may be eligible to access on funds placed at Receiving Institutions under the Program (subject to these Customer T&Cs and applicable laws, regulations and rules, including pass-through insurance coverage requirements). That limit (the "**Program Limit**") is set by us as an amount per eligible depositor (e.g., based on TIN), and may change from time to time (as the Program Limit generally depends on the number of Receiving Institutions that, at any given time, can receive funds placed by you into the Program). Please contact us for the current Program Limit. You may, at any time, exclude (or 'opt-out' of) any Receiving Institution from holding funds placed into the Program by contacting us - however, if you do that, the Program Limit may be *decreased* (and you should speak with us to confirm your new *lower* Program Limit). Any funds that are placed into the Program above the Program Limit are not eligible for Deposit Insurance Coverage (subject to applicable laws and regulations that may, if applicable, permit eligibility for additional Deposit Insurance Coverage). You are solely responsible for monitoring the aggregate amount of funds that you hold (or that are held on your behalf) on deposit at a Receiving Institution in the same account ownership category, whether through the Program offered to you by us or outside of the Program offered to you by us (whether directly or indirectly, including through intermediaries, such as broker-dealers), to determine the extent of Deposit Insurance Coverage availability to you. We do not monitor that aggregate amount. Any amounts in excess of the then-current SMDIA (currently, $250,000) per eligible identifier (e.g., based on TIN), per account ownership category, per Receiving Institution will *not* be eligible for Deposit Insurance Coverage. You should review the List of Receiving Institutions carefully and exclude (i.e., 'opt-out' of) any Receiving Institution at which you hold deposits outside of the Program offered to you by us. The List of Receiving Institutions may change from time to time. Please contact us for the current List of Receiving Institutions.

While the Program provides you with access to expanded Deposit Insurance Coverage on funds placed into Program Accounts under the Program, the Program, itself, is not insured by the FDIC or NCUA and is not, itself, a deposit. Please contact us for a list of the FDIC and NCUA-insured institutions with which we have a business relationship for the placement of deposits under the Program, and into which we may deposit funds that you place into the Program (subject to the Customer T&Cs and any exclusions (or 'opt-outs' by you). Certain conditions must be satisfied for FDIC and NCUA pass-through deposit insurance coverage to apply.

Sweep Account Disclosure of "Deposits": Funds swept or placed by us (as your custodial agent) into Program Accounts at the Receiving Institutions that are banks under the Program are "deposits" within the meaning of 12 U.S.C. §1813(l) and are eligible for FDIC deposit insurance coverage for up to the then-current SMDIA (currently, $250,000) per eligible depositor (e.g., based on TIN), per account ownership category, per Receiving Institution.

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[Note to Participating FI: Please include any other required disclosures for your institution. For example, if your institution is a bank, your institution may need to include "Member FDIC" and other required legal disclosures.]

Financial Statement Summary Analysis



Association:	**Four Seaons at Lakewood Community**
Period ending:	January 31, 2025
Accountant:	Sabrina Ortiz

Total Operating Cash	**$553,597**
Total Working Capital Cash	**$155,548**
Total Insurance Contingency Cash	**$163,629**
Total Inclement Weather Cash	**$286,503**
Total Activities Cash	**$39,164**
Total Deferred Maintenance Cash	**$231,401**
Total Reserve Cash	**$2,479,600**
Total Cash	**$3,909,442**
Total Accounts Receivable	**$116,751**
Less: Allowance for Doubtful Accounts	**$54,000**
Net Accounts Receivable	**$62,751**
Accounts Receivable - Over 90 Days	**62,089**
Total Accounts Payable	**$141,703**
Total Accrued Expense	**$289,927**

Reserve Fund Analysis

Total Reserve Cash	**$2,479,600**	
Total Other Reserve Assets/Liabilities (Net)	**$21,889**	
Total Reserve Fund Balance	**$2,268,079**	
Difference	**$189,632**	Should Equal Zero. If Positive, Reserves Owes Operating Cash If (negative), Operating owes Reserves Cash

Insurance:

Policy type:	**Expiration**
Package	10/1/2025
Umbrella	10/1/2025
D & O	10/1/2025
Workers Comp	2/1/2025

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	**BUDGET**	**VARIANCE Favorable (Unfavorable)**	**ACTUAL**	**BUDGET**	**VARIANCE Favorable (Unfavorable)**
Net Income (Loss)	**$845,130**	**($3)**	**$845,133**	**$845,130**	**($3)**	**$845,133**
Reserve Income (Loss)	**$78,063**	**$81,250**	**($3,187)**	**$78,063**	**$8,250**	**$69,813**
Total Income (Loss)	**$923,193**	**$81,247**	**$841,946**	**$923,193**	**$8,247**	**$914,946**

Operating Budget Variances Current Month - In Excess of $2,500

General Ledger #	Account Description	Variance	Explanation
74225	TREE REMOVAL	$5,000	LESS ACTIVITY THAN BUDGETED FOR
74285	SPRINKLER REPAIRS	$15,000	LESS ACTIVITY THAN BUDGETED FOR
74605	SECURITY SERVICES	$21,000	LESS ACTIVITY THAN BUDETED FOR
75061	C/H JANITORIAL SERVICES	$7,767	LESS ACTIVITY THAN BUDGETED FOR
75730	MAINTENANCE	$13,591	LESS ACTIVITY THAN BUDGETED FOR
76721	GOLF SHOP PRO	($7,167)	MEDOW GOLF MANAGEMENT INVOICE
79760	AUDIO VISUAL	($2,768)	US BANK CHARGES
75190	CAMERA SECURITY SYSTEM	($3,170)	WINDSHIELD BAR CODE DECALS

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	ASSETS								
	CURRENT ASSETS								
	CASH								
11930	CASH OPERATING - ALLIANCE ASSO	510,865	0	0	0	0	0	0	510,865
12056 2568O3	OPERATING- METROPOLITAN#0329	42,733	0	0	0	0	0	0	42,733
12056 256805	OPERATING- METRO INS CONT #406	0	0	163,629	0	0	0	0	163,629
13020 2568M1	CASH RESERVE METROPOLITAN #473	0	0	0	0	0	0	1,005,792	1,005,792
13020 2568R1	CASH RESERVE WELL FARGO #9161	0	0	0	0	0	0	1	1
13021 2568S3	CASH SNOW RESERVES METROPOLITA	0	0	0	657	0	0	0	657
13021 2568S4	CASH SNOW RESERVES MS TBILL	0	0	0	285,845	0	0	0	285,845
13030 2568C3	CASH - CAPITAL METROPOLITAN #0	0	155,548	0	0	0	0	0	155,548
13036 2658M2	MORGAN STANLEY RESER #3388 3.	0	0	0	0	0	0	1,473,807	1,473,807
13070 2568A1	CASH- ACTIVITIES INVESTORS CHE	0	0	0	0	(4,891)	0	0	(4,891)
13070 2568A2	CASH- ACTIVITIES INVESTORS MM	0	0	0	0	1	0	0	1
13070 2568A3	CASH- ACTIVITIES PNC MM# 0144	0	0	0	0	44,054	0	0	44,054
14020 2568D3	CASH DEFERRED METROPOLITAN #75	0	0	0	0	0	231,401	0	231,401
	TOTAL CASH	553,597	155,548	163,629	286,503	39,164	231,401	2,479,600	3,909,442
	RECEIVABLES								
21000	ACCOUNTS RECEIVABLE	116,751	0	0	0	0	0	0	116,751
21115	A/R TOWNSHIP	422,643	0	0	0	0	0	0	422,643
21221	ACCRUED INCOME	(6,000)	0	0	0	0	0	0	(6,000)
21225	ACCRUED INTEREST RESERVES	0	0	0	0	0	0	(21,889)	(21,889)
21226	ACCRUED INTEREST SNOW FUND	0	0	0	(11,057)	0	0	0	(11,057)
22300	ALLOWANCE FOR DOUBTFUL ACCOUNT	(54,000)	0	0	0	0	0	0	(54,000)
	TOTAL RECEIVABLES	479,394	0	0	(11,057)	0	0	(21,889)	446,448
	PREPAID EXPENSES								
26000 EXPENS	PREPAID EXPENSE - EXPENS	6,667	0	0	0	0	0	0	6,667
26100	PREPAID INSURANCE	66,273	0	0	0	0	0	0	66,273
26200	PREPAID TAXES	60	0	0	0	0	0	0	60
	TOTAL PREPAIDS	73,000	0	0	0	0	0	0	73,000
	TOTAL CURRENT ASSETS	1,105,992	155,548	163,629	275,446	39,164	231,401	2,457,711	4,428,890
	DUE TO/FROM	437,942	176,175	(17,796)	(41,093)	1,998	(49,010)	(508,217)	0
	TOTAL ASSETS	1,543,934	331,723	145,833	234,353	41,162	182,391	1,949,494	4,428,890
	LIABILITIES & FUND BALANCE								
	CURRENT LIABILITIES								
	ACCOUNTS PAYABLE								
42138	INCOME TAXES PAYABLE	15,032	0	0	0	0	0	0	15,032
42675	SALES TAX PAYABLE	6,037	0	0	0	0	0	0	6,037
21005	PREPAID ASSESSMENTS	120,634	0	0	0	0	0	0	120,634
	TOTAL ACCOUNTS PAYABLE	141,703	0	0	0	0	0	0	141,703
	ACCRUED EXPENSES								
43100	ACCRUED EXPENSES	289,927	0	0	0	0	0	0	289,927
	TOTAL ACCRUED EXPENSES	289,927	0	0	0	0	0	0	289,927
	OTHER LIABILITIES								
44002	DEFERRED INCOME ACTIVITIES	0	0	0	0	(60,934)	0	0	(60,934)
44110 2	INSURANCE CLAIM(S) -	11,636	0	0	0	0	0	0	11,636
44110 256806	INSURANCE CLAIM(S) - PERGOLA	(7,465)	0	0	0	0	0	0	(7,465)
42400	LOANS & EXCHANGES	731	0	0	0	0	0	0	731
	TOTAL OTHER LIABILITIES	4,902	0	0	0	60,934	0	0	65,836
	FUND BALANCES								
	ACTIVITY FUND								
56402	ACTIVITY CURR YR INCOME	0	0	0	0	24,103	0	0	24,103
56403	ACTIVITY CURR YR EXPENSE	0	0	0	0	(43,875)	0	0	(43,875)
	TOTAL ACTIVITY FUND	0	0	0	0	(19,772)	0	0	(19,772)
	INSURANCE CONTINGENCY FUND								
51007	INSURANCE CONTINGENCY	0	0	145,833	0	0	0	0	145,833
	TOTAL INSURANCE CONTINGENCY FU	0	0	145,833	0	0	0	0	145,833
	OPERATING FUND								
51001	PRIOR OPERATING FUND BALANCE	269,433	0	0	0	0	0	0	269,433
56010	PRIOR YEAR ADJUSTMENTS	(7,160)	0	0	0	0	0	0	(7,160)
	CURRENT YEAR NET INCOME/(LOSS)	845,130	0	0	0	0	0	0	845,130
	TOTAL OPERATING FUND	1,107,402	0	0	0	0	0	0	1,107,402

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	WEATHER EMERGENCY FUND								
56501	SNOW FUND	0	0	0	234,353	0	0	0	234,353
	TOTAL WEATHER EMERGENCY FUND	0	0	0	234,353	0	0	0	234,353
	WORKING CAPITAL FUND								
50106	WORKING CAPITAL DISTRIBUTION	0	331,723	0	0	0	0	0	331,723
	TOTAL WORKING CAPITAL FUND	0	331,723	0	0	0	0	0	331,723
	DEFERRED MAINTENANCE FUND								
56200 DM	DEFERRED MAINT FUND DEFERRED M	0	0	0	0	0	209,266	0	209,266
56220 DC	DEF MNT-CURR YR CONT DEFERRED	0	0	0	0	0	16,667	0	16,667
56220 INTDM	DEF MNT-CURR YR CONT INTEREST-	0	0	0	0	0	715	0	715
56230 DEFER	DEF MNT-CURR YR EXPENDITURES	0	0	0	0	0	(44,257)	0	(44,257)
	TOTAL DEFERRED MAINTENANCE FUN	0	0	0	0	0	182,391	0	182,391
	RESERVE FUND								
57600 RR	PRIOR YR RESERVE FND RESERVE/R	0	0	0	0	0	0	1,871,431	1,871,431
	NET INCOME/(LOSS)	0	0	0	0	0	0	78,063	78,063
	TOTAL RESERVE FUND	0	0	0	0	0	0	1,949,493	1,949,493
	TOTAL LIABILITIES & FUND BALAN	1,543,934	331,723	145,833	234,353	41,162	182,391	1,949,493	4,428,890

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	OPERATING INCOME							
60200	ASSOCIATION FEES	1,184,022	394,381	789,641	1,184,022	394,381	789,641	4,732,572
60310	RENTAL INCOME	2,500	6,000	(3,500)	2,500	6,000	(3,500)	72,000
60330	GOLF CLUB MEMBERSHIP	0	18,750	(18,750)	0	18,750	(18,750)	225,000
60340	GOLF GUEST FEE GUEST BOOKS	0	2,083	(2,083)	0	2,083	(2,083)	25,000
60341	ASSOC & TRIAL MEMBERS	0	1,321	(1,321)	0	1,321	(1,321)	15,848
60346	GOLF ADVERTISING	0	1,250	(1,250)	0	1,250	(1,250)	15,000
60357	GOLF CART TRAIL FEE	0	833	(833)	0	833	(833)	10,000
61600	LEASE ADMIN FEE	0	625	(625)	0	625	(625)	7,500
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	0	34,167	34,167	0	410,000
64000	LATE FEE INCOME	1,825	625	1,200	1,825	625	1,200	7,500
64100	LEGAL INCOME	721	1,250	(529)	721	1,250	(529)	15,000
64200	FINES / VIOLATIONS	0	250	(250)	0	250	(250)	3,000
64208	R/V LOT RENTAL	800	833	(33)	800	833	(33)	10,000
64300	NSF CHARGES	326	83	243	326	83	243	1,000
65100	MAINTENANCE & REPAIR INCOM	0	83	(83)	0	83	(83)	1,000
65300	CLUBHOUSE INCOME	0	250	(250)	0	250	(250)	3,000
65900	MISC INCOME	70	0	70	70	0	70	0
65975	NEWSLETTER INCOME	8	800	(792)	8	800	(792)	9,600
68000	INTEREST INCOME	1,159	1,250	(91)	1,159	1,250	(91)	15,000
68010	RESERVE INTEREST	3,063	6,250	(3,187)	3,063	6,250	(3,187)	75,000
68030	INTEREST DEF MAINT	715	250	465	715	250	465	3,000
68860	MEMBERSHIP FEES	18,783	18,750	33	18,783	18,750	33	225,000
69000	CAPITAL CONTRIBUTION	1,400	1,250	150	1,400	1,250	150	15,000
69015	WORKING CAPITAL	4,167	4,167	0	4,167	4,167	0	50,000
69097	INS FUND REDUCTION	6,250	6,250	0	6,250	6,250	0	75,000
69098	SNOW FUND REDUCTION	4,167	4,167	0	4,167	4,167	0	50,000
	GROSS OPERATING INCOME	1,264,142	505,918	758,224	1,264,142	505,918	758,224	6,071,020
	OPERATING EXPENSES							
	GENERAL MAINTENANCE & REPAIR							
73220	FIRE ALARM SYSTEM	0	1,667	1,667	0	1,667	1,667	20,000
	TOTAL GENERAL MAINTENANCE	0	1,667	1,667	0	1,667	1,667	20,000
	GROUNDS MAINTENANCE							
74124	LAWN MAINTENANCE	76,237	76,250	13	76,237	76,250	13	915,000
74150	GROUNDS MAINTENANCE	0	833	833	0	833	833	10,000
74225	TREE REMOVAL	0	5,000	5,000	0	5,000	5,000	60,000
74230	SHRUB CARE	0	1,667	1,667	0	1,667	1,667	20,000
74270	AERATOR MAINTENANCE	0	83	83	0	83	83	1,000
74277	SPRINKLER SYSTEM MAINTENAN	24,435	24,583	148	24,435	24,583	148	295,000
74285	SPRINKLER REPAIRS	0	15,000	15,000	0	15,000	15,000	180,000
74400	TRASH REMOVAL	32,737	30,000	(2,737)	32,737	30,000	(2,737)	360,000
74425	SNOW REMOVAL	7,441	8,333	892	7,441	8,333	892	100,000
74475	POND MAINTENANCE	0	1,042	1,042	0	1,042	1,042	12,500
74477	POND PUMP MAINTENANCE	0	417	417	0	417	417	5,000
74500	EXTERMINATING	0	417	417	0	417	417	5,000
74605	SECURITY SERVICES	0	21,000	21,000	0	21,000	21,000	252,000
74761	BASIN 2 PUMP MAINTENANCE	0	250	250	0	250	250	3,000
	TOTAL GROUNDS MAINTENANCE	140,849	184,875	44,026	140,849	184,875	44,026	2,218,500
	GATEHOUSE							
73318	GATEHOUSE-ELECTRIC	217	167	(50)	217	167	(50)	2,000
73319	GATEHOUSE-GAS	239	83	(156)	239	83	(156)	1,000
73321	GATEHOUSE-WATER/SEWER	0	58	58	0	58	58	700
73323	GATEHOUSE-REPAIR/MAINTENAN	0	208	208	0	208	208	2,500
73324	GATEHOUSE-CABLE/PHONE	323	583	260	323	583	260	7,000
	TOTAL GATEHOUSE	779	1,099	320	779	1,099	320	13,200
	CLUBHOUSE EXPENSE							
75025	CLUBHOUSE CABLE	0	1,250	1,250	0	1,250	1,250	15,000
75061	C/H JANITORIAL SERVICES	6,400	14,167	7,767	6,400	14,167	7,767	170,000

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
75062	C/H JANITORIAL SUPPLIES	0	1,250	1,250	0	1,250	1,250	15,000
75070	CLUBHOUSE ELECTRIC	2,098	2,500	402	2,098	2,500	402	30,000
75090	CLUBHOUSE GAS	2,333	1,667	(666)	2,333	1,667	(666)	20,000
75105	CLUBHOUSE HVAC MAINTENANCE	0	1,000	1,000	0	1,000	1,000	12,000
75110	CLUBHOUSE MAINTENANCE/REPA	1,927	2,083	156	1,927	2,083	156	25,000
75135	CLUBHOUSE SUPPLIES	0	250	250	0	250	250	3,000
75209	HOUSE/REC COMMITTEE	20	417	397	20	417	397	5,000
75234	CLUBHOUSE WATER/SEWER	0	417	417	0	417	417	5,000
75250	BILLIARDS	0	42	42	0	42	42	500
75251	LIBRARY	0	58	58	0	58	58	700
75730	MAINTENANCE	8,076	21,667	13,591	8,076	21,667	13,591	260,000
	TOTAL CLUBHOUSE EXPENSE	20,854	46,768	25,914	20,854	46,768	25,914	561,200
	POOL							
75358	POOL CONTRACT	12,054	15,000	2,946	12,054	15,000	2,946	180,000
75402	INDOOR POOL MAINTENANCE	0	333	333	0	333	333	4,000
75403	OUTDOOR POOL MAINTENANCE	0	333	333	0	333	333	4,000
75406	POOL FURNITURE REPAIRS	0	417	417	0	417	417	5,000
75437	POOL ENTERTAINMENT	0	63	63	0	63	63	750
	TOTAL POOL	12,054	16,146	4,092	12,054	16,146	4,092	193,750
	GOLF							
76721	GOLF PRO SHOP	14,667	7,500	(7,167)	14,667	7,500	(7,167)	90,000
76722	GOLF GROUNDS CARE	27,856	27,917	61	27,856	27,917	61	335,000
76723	GOLF-UTILITIES	22	208	186	22	208	186	2,500
76724	GOLF-ADMIN & OTHER	0	42	42	0	42	42	500
76726	GOLF-OPERATIONS	0	500	500	0	500	500	6,000
76728	GOLF ADVERTISING EXP	124	83	(41)	124	83	(41)	1,000
	TOTAL GOLF	42,668	36,250	(6,418)	42,668	36,250	(6,418)	435,000
	ACTIVITY CENTER BUILDING							
75551	ACTIVITY CTR-ELECTRIC	3,322	3,333	11	3,322	3,333	11	40,000
75552	ACTIVITY CTR-GAS	2,773	2,917	144	2,773	2,917	144	35,000
75553	ACTIVITY CTR-WATER/SEWER	0	833	833	0	833	833	10,000
75554	ACTIVITY CTR-REPR & MAINT	0	1,042	1,042	0	1,042	1,042	12,500
75555	ACTIVITY CTR-CABLE	507	417	(90)	507	417	(90)	5,000
75559	FITNESS CENTER	0	167	167	0	167	167	2,000
	TOTAL ACTIVITY CENTER BUIL	6,602	8,709	2,107	6,602	8,709	2,107	104,500
	M&M BUILDING							
73921	M&M-ELECTRIC	296	292	(4)	296	292	(4)	3,500
73922	M&M-GAS	0	292	292	0	292	292	3,500
73924	M&M-WATER/SEWER	0	50	50	0	50	50	600
73925	M&M-CABLE	267	833	566	267	833	566	10,000
73926	M&M-REPAIR/MAINTENANCE	0	208	208	0	208	208	2,500
73927	M&M-SHOP SUPPLIES	365	2,917	2,552	365	2,917	2,552	35,000
	TOTAL M&M BUILDING	927	4,592	3,665	927	4,592	3,665	55,100
	PAYROLL & BENEFITS							
75612	SALARIES & WAGES	45,960	46,042	82	45,960	46,042	82	552,500
75800	PAYROLL TAXES	10,000	10,063	63	10,000	10,063	63	120,750
75889	PAYROLL SERVICE	3,750	3,750	0	3,750	3,750	0	45,000
	TOTAL PAYROLL & BENEFITS	59,710	59,855	145	59,710	59,855	145	718,250
	UTILITIES							
76245	STREET LIGHTING	4,221	4,167	(54)	4,221	4,167	(54)	50,000
76248	ENTRANCE LIGHTING	0	625	625	0	625	625	7,500
76252	UTILITIES	1,487	5,000	3,513	1,487	5,000	3,513	60,000
76561	EMERG GENERATOR MAINTENANC	1,706	333	(1,373)	1,706	333	(1,373)	4,000
	TOTAL UTILITIES	7,414	10,125	2,711	7,414	10,125	2,711	121,500

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1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	TAXES & INSURANCE							
77100	FEDERAL INCOME TAX	0	625	625	0	625	625	7,500
77200	REAL ESTATE TAXES	96	42	(54)	96	42	(54)	500
77511	INSURANCE DEDUCTIBLE	0	417	417	0	417	417	5,000
77516	INSURANCE	9,823	10,000	177	9,823	10,000	177	120,000
	TOTAL TAXES & INSURANCE	9,918	11,084	1,166	9,918	11,084	1,166	133,000
	GENERAL & ADMINISTRATIVE							
70500	BAD DEBT	0	833	833	0	833	833	10,000
75489	ACTIVITIES EXPENSE	0	167	167	0	167	167	2,000
78100	OFFICE SUPPLIES	1,484	1,458	(26)	1,484	1,458	(26)	17,500
78111	COPIER EXPENSE	780	1,000	220	780	1,000	220	12,000
78121	COMPUTER EQUIPMENT	0	417	417	0	417	417	5,000
78150	POSTAGE & SHIPPING	0	625	625	0	625	625	7,500
78165	NEWSLETTER	0	333	333	0	333	333	4,000
78175	PRINTING	0	167	167	0	167	167	2,000
78215	LATE FEE EXPENSE	0	583	583	0	583	583	7,000
78400	BANK FEES	(995)	125	1,120	(995)	125	1,120	1,500
78450	COUPON BOOKS	17	1,000	983	17	1,000	983	12,000
78600	LICENSES & PERMITS	0	1,250	1,250	0	1,250	1,250	15,000
78720	BUS RENTAL	0	2,210	2,210	0	2,210	2,210	26,520
79300	SOCIAL COMMITTEE	0	417	417	0	417	417	5,000
79410	ADMINISTRATION EXPENSE	75	0	(75)	75	0	(75)	0
79412	MISC ADMIN EXPENSE	0	417	417	0	417	417	5,000
79460	VEHICLE EXPENSE	0	333	333	0	333	333	4,000
79760	AUDIO VISUAL	3,518	750	(2,768)	3,518	750	(2,768)	9,000
75190	CAMERA SECURITY SYSTEM	3,253	83	(3,170)	3,253	83	(3,170)	1,000
	TOTAL GENERAL & ADMIN.	8,134	12,168	4,034	8,134	12,168	4,034	146,020
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	9,924	10,083	159	9,924	10,083	159	121,000
81200	LEGAL GENERAL	2,820	2,083	(737)	2,820	2,083	(737)	25,000
81300	LEGAL COLLECTIONS	913	1,250	337	913	1,250	337	15,000
81401	AUDIT FEES	0	1,000	1,000	0	1,000	1,000	12,000
	TOTAL PROFESSIONAL SERVICE	13,657	14,416	759	13,657	14,416	759	173,000
	TOTAL OPERATING EXPENSES	323,567	407,754	84,187	323,567	407,754	84,187	4,893,020
	NET OPERATING INCOME	940,575	98,164	842,411	940,575	98,164	842,411	1,178,000
	RESERVE EXPENSE							
88001	RESERVES INTEREST	3,063	6,250	3,187	3,063	6,250	3,187	75,000
88001	RESERVES RESERVE FUNDING	75,000	75,000	0	75,000	75,000	0	900,000
88115	DEFERRED MAINT. DM	16,667	16,667	0	16,667	16,667	0	200,000
88115	DEFERRED MAINT. DM INTERES	715	250	(465)	715	250	(465)	3,000
	TOTAL RESERVE EXPENSE	95,445	98,167	2,722	95,445	98,167	2,722	1,178,000
	NET INCOME / (LOSS)	845,130	(3)	845,133	845,130	(3)	845,133	0

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
RESERVE INCOME STATEMENT
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	CURRENT RESERVE CONTRIBUTIONS							
91120	RESERVE CONTRIBUTION	75,000	75,000	0	75,000	75,000	0	900,000
91130	RESERVE INTEREST INCOME	3,063	6,250	(3,187)	3,063	6,250	(3,187)	75,000
	TOTAL RESERVE CONTRIBUTION	78,063	81,250	(3,187)	78,063	81,250	(3,187) 975,000	
	NET RES INCOME/(LOSS)	78,063	81,250	(3,187)	78,063	81,250	(3,187)	975,000

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	N
	OPERATING INCOME											
60200	ASSOCIATION FEES	1,184,022	394,381	394,381	394,381	394,381	394,381	394,381	394,381	394,381	394,381	3
60310	RENTAL INCOME	2,500	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
60330	GOLF CLUB MEMBERSHIP	0	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	
60340	GOLF GUEST FEE GUEST BO	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	
60341	ASSOC & TRIAL MEMBERS	0	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	
60346	GOLF ADVERTISING	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
60357	GOLF CART TRAIL FEE	0	833	833	833	833	833	833	833	833	833	
61600	LEASE ADMIN FEE	0	625	625	625	625	625	625	625	625	625	
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	
64000	LATE FEE INCOME	1,825	625	625	625	625	625	625	625	625	625	
64100	LEGAL INCOME	721	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
64200	FINES / VIOLATIONS	0	250	250	250	250	250	250	250	250	250	
64208	R/V LOT RENTAL	800	833	833	833	833	833	833	833	833	833	
64300	NSF CHARGES	326	83	83	83	83	83	83	83	83	83	
65100	MAINTENANCE & REPAIR IN	0	83	83	83	83	83	83	83	83	83	
65300	CLUBHOUSE INCOME	0	250	250	250	250	250	250	250	250	250	
65900	MISC INCOME	70	0	0	0	0	0	0	0	0	0	
65975	NEWSLETTER INCOME	8	800	800	800	800	800	800	800	800	800	
68000	INTEREST INCOME	1,159	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
68010	RESERVE INTEREST	3,063	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	
68030	INTEREST DEF MAINT	715	250	250	250	250	250	250	250	250	250	
68860	MEMBERSHIP FEES	18,783	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	
69000	CAPITAL CONTRIBUTION	1,400	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
69015	WORKING CAPITAL	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	
69097	INS FUND REDUCTION	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	
69098	SNOW FUND REDUCTION	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	
	GROSS OPERATING INCOME	1,264,142	505,918	505,918	505,918	505,918	505,918	505,918	505,918	505,918	505,918	5
	OPERATING EXPENSES											
	GENERAL MAINTENANCE & REPAIR											
73220	FIRE ALARM SYSTEM	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
	TOTAL GENERAL MAINTENAN	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
	GROUNDS MAINTENANCE											
74124	LAWN MAINTENANCE	76,237	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	
74150	GROUNDS MAINTENANCE	0	833	833	833	833	833	833	833	833	833	
74225	TREE REMOVAL	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
74230	SHRUB CARE	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
74270	AERATOR MAINTENANCE	0	83	83	83	83	83	83	83	83	83	
74277	SPRINKLER SYSTEM MAINTE	24,435	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	
74285	SPRINKLER REPAIRS	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
74400	TRASH REMOVAL	32,737	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
74425	SNOW REMOVAL	7,441	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	
74475	POND MAINTENANCE	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	
74477	POND PUMP MAINTENANCE	0	417	417	417	417	417	417	417	417	417	
74500	EXTERMINATING	0	417	417	417	417	417	417	417	417	417	
74605	SECURITY SERVICES	0	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	N
74761	BASIN 2 PUMP MAINTENANC	0	250	250	250	250	250	250	250	250	250	
	TOTAL GROUNDS MAINTENAN	140,849	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	1
	GATEHOUSE											
73318	GATEHOUSE-ELECTRIC	217	167	167	167	167	167	167	167	167	167	
73319	GATEHOUSE-GAS	239	83	83	83	83	83	83	83	83	83	
73321	GATEHOUSE-WATER/SEWER	0	58	58	58	58	58	58	58	58	58	
73323	GATEHOUSE-REPAIR/MAINTE	0	208	208	208	208	208	208	208	208	208	
73324	GATEHOUSE-CABLE/PHONE	323	583	583	583	583	583	583	583	583	583	
	TOTAL GATEHOUSE	779	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	
	CLUBHOUSE EXPENSE											
75025	CLUBHOUSE CABLE	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
75061	C/H JANITORIAL SERVICES	6,400	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	
75062	C/H JANITORIAL SUPPLIES	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
75070	CLUBHOUSE ELECTRIC	2,098	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
75090	CLUBHOUSE GAS	2,333	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
75105	CLUBHOUSE HVAC MAINTENA	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
75110	CLUBHOUSE MAINTENANCE/R	1,927	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	
75135	CLUBHOUSE SUPPLIES	0	250	250	250	250	250	250	250	250	250	
75209	HOUSE/REC COMMITTEE	20	417	417	417	417	417	417	417	417	417	
75234	CLUBHOUSE WATER/SEWER	0	417	417	417	417	417	417	417	417	417	
75250	BILLIARDS	0	42	42	42	42	42	42	42	42	42	
75251	LIBRARY	0	58	58	58	58	58	58	58	58	58	
75730	MAINTENANCE	8,076	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	
	TOTAL CLUBHOUSE EXPENSE	20,854	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	
	POOL											
75358	POOL CONTRACT	12,054	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
75402	INDOOR POOL MAINTENANCE	0	333	333	333	333	333	333	333	333	333	
75403	OUTDOOR POOL MAINTENANC	0	333	333	333	333	333	333	333	333	333	
75406	POOL FURNITURE REPAIRS	0	417	417	417	417	417	417	417	417	417	
75437	POOL ENTERTAINMENT	0	63	63	63	63	63	63	63	63	63	
	TOTAL POOL	12,054	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	
	GOLF											
76721	GOLF PRO SHOP	14,667	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
76722	GOLF GROUNDS CARE	27,856	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	
76723	GOLF-UTILITIES	22	208	208	208	208	208	208	208	208	208	
76724	GOLF-ADMIN & OTHER	0	42	42	42	42	42	42	42	42	42	
76726	GOLF-OPERATIONS	0	500	500	500	500	500	500	500	500	500	
76728	GOLF ADVERTISING EXP	124	83	83	83	83	83	83	83	83	83	
	TOTAL GOLF	42,668	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	
	ACTIVITY CENTER BUILDING											
75551	ACTIVITY CTR-ELECTRIC	3,322	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	N
75552	ACTIVITY CTR-GAS	2,773	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	
75553	ACTIVITY CTR-WATER/SEWE	0	833	833	833	833	833	833	833	833	833	
75554	ACTIVITY CTR-REPR & MAI	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	
75555	ACTIVITY CTR-CABLE	507	417	417	417	417	417	417	417	417	417	
75559	FITNESS CENTER	0	167	167	167	167	167	167	167	167	167	
	TOTAL ACTIVITY CENTER B	6,602	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	
	M&M BUILDING											
73921	M&M-ELECTRIC	296	292	292	292	292	292	292	292	292	292	
73922	M&M-GAS	0	292	292	292	292	292	292	292	292	292	
73924	M&M-WATER/SEWER	0	50	50	50	50	50	50	50	50	50	
73925	M&M-CABLE	267	833	833	833	833	833	833	833	833	833	
73926	M&M-REPAIR/MAINTENANCE	0	208	208	208	208	208	208	208	208	208	
73927	M&M-SHOP SUPPLIES	365	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	
	TOTAL M&M BUILDING	927	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	
	PAYROLL & BENEFITS											
75612	SALARIES & WAGES	45,960	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	
75800	PAYROLL TAXES	10,000	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	
75889	PAYROLL SERVICE	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	
	TOTAL PAYROLL & BENEFIT	59,710	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	
	UTILITIES											
76245	STREET LIGHTING	4,221	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	
76248	ENTRANCE LIGHTING	0	625	625	625	625	625	625	625	625	625	
76252	UTILITIES	1,487	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
76561	EMERG GENERATOR MAINTEN	1,706	333	333	333	333	333	333	333	333	333	
	TOTAL UTILITIES	7,414	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	
	TAXES & INSURANCE											
77100	FEDERAL INCOME TAX	0	625	625	625	625	625	625	625	625	625	
77200	REAL ESTATE TAXES	96	42	42	42	42	42	42	42	42	42	
77511	INSURANCE DEDUCTIBLE	0	417	417	417	417	417	417	417	417	417	
77516	INSURANCE	9,823	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
	TOTAL TAXES & INSURANCE	9,918	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	
	GENERAL & ADMINISTRATIVE											
70500	BAD DEBT	0	833	833	833	833	833	833	833	833	833	
75489	ACTIVITIES EXPENSE	0	167	167	167	167	167	167	167	167	167	
78100	OFFICE SUPPLIES	1,484	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	
78111	COPIER EXPENSE	780	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
78121	COMPUTER EQUIPMENT	0	417	417	417	417	417	417	417	417	417	
78150	POSTAGE & SHIPPING	0	625	625	625	625	625	625	625	625	625	
78165	NEWSLETTER	0	333	333	333	333	333	333	333	333	333	
78175	PRINTING	0	167	167	167	167	167	167	167	167	167	
78215	LATE FEE EXPENSE	0	583	583	583	583	583	583	583	583	583	

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	N
78400	BANK FEES	(995)	125	125	125	125	125	125	125	125	125	
78450	COUPON BOOKS	17	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
78600	LICENSES & PERMITS	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
78720	BUS RENTAL	0	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	
79300	SOCIAL COMMITTEE	0	417	417	417	417	417	417	417	417	417	
79410	ADMINISTRATION EXPENSE	75	0	0	0	0	0	0	0	0	0	
79412	MISC ADMIN EXPENSE	0	417	417	417	417	417	417	417	417	417	
79460	VEHICLE EXPENSE	0	333	333	333	333	333	333	333	333	333	
79760	AUDIO VISUAL	3,518	750	750	750	750	750	750	750	750	750	
75190	CAMERA SECURITY SYSTEM	3,253	83	83	83	83	83	83	83	83	83	
	TOTAL GENERAL & ADMIN.	8,134	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	
	PROFESSIONAL SERVICES											
81100	MANAGEMENT FEES	9,924	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	
81200	LEGAL GENERAL	2,820	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	
81300	LEGAL COLLECTIONS	913	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
81401	AUDIT FEES	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
	TOTAL PROFESSIONAL SERV	13,657	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	
	TOTAL OPERATING EXPENSE	323,567	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	4
	NET OPERATING INCOME	940,575	98,164	98,164	98,164	98,164	98,164	98,164	98,164	98,164	98,164	
	RESERVE EXPENSE											
88001	RESERVES INTEREST	3,063	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	
88001	RESERVES RESERVE FUNDIN	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	
88115	DEFERRED MAINT. DM	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	
88115	DEFERRED MAINT. DM INTE	715	250	250	250	250	250	250	250	250	250	
	TOTAL RESERVE EXPENSE	95,445	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	
	NET INCOME / (LOSS)	845,130	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	

Delinquent Report
2568 F S LAKEWOOD COMMUNITY
01/31/2025

FS
Entity: 2568

Unit Space	R Sts Type	Resident Co-Resident	CC	Move In Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
				Entity Totals Delinquent		116,751.11	2,647.00	47,906.40	4,108.35	62,089.36
				Prepaids		0.00	0.00	0.00	0.00	0.00
				Net		116,751.11	2,647.00	47,906.40	4,108.35	62,089.36
				Entity Counts Delinquent		0.00	0.00	0.00	0.00	0.00
			A2	Assoc. Fees-Qtrly		94,923.39	0.00	47,653.25	2,862.00	44,408.14
						0.00	0.00	0.00	0.00	0.00
			LC	LATE FEES		3,025.00	1,600.00	0.00	225.00	1,200.00
						0.00	0.00	0.00	0.00	0.00
			LE	LEGAL FEE		18,030.97	721.00	253.15	1,021.35	16,035.47
						0.00	0.00	0.00	0.00	0.00
			NS	RETURNED CHECK FEE		571.75	326.00	0.00	0.00	245.75
						0.00	0.00	0.00	0.00	0.00
			VF	VIOLATIONS/FINES		200.00	0.00	0.00	0.00	200.00
						0.00	0.00	0.00	0.00	0.00

Financial Statement Summary Analysis

Association:	**Four Seaons at Lakewood Community**
Period ending:	February 28, 2025
Accountant:	Sabrina Ortiz

Total Operating Cash	**$76,658**
Total Working Capital Cash	**$155,996**
Total Insurance Contingency Cash	**$164,100**
Total Inclement Weather Cash	**$286,508**
Total Activities Cash	**$89,320**
Total Deferred Maintenance Cash	**$248,750**
Total Reserve Cash	**$2,557,490**
Total Cash	**$3,578,821**
Total Accounts Receivable	**$93,842**
Less: Allowance for Doubtful Accounts	**$53,195**
Net Accounts Receivable	**$40,647**
Accounts Receivable - Over 90 Days	**61,716**
Total Accounts Payable	**$64,278**
Total Accrued Expense	**$219,706**

Reserve Fund Analysis

Total Reserve Cash	**$2,557,490**	
Total Other Reserve Assets/Liabilities (Net)	**$21,889**	
Total Reserve Fund Balance	**$2,010,322**	
Difference	**$525,279**	Should Equal Zero. If Positive, Reserves Owes Operating Cash If (negative), Operating owes Reserves Cash

Insurance:

Policy type:	Expiration
Package	10/1/2025
Umbrella	10/1/2025
D & O	10/1/2025
Workers Comp	2/1/2026

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)
Net Income (Loss)	**($486,728)**	**($394,384)**	**($92,344)**	**$358,402**	**$394,375**	**($35,973)**
Reserve Income (Loss)	**$60,830**	**$81,250**	**($20,420)**	**$138,893**	**$162,500**	**($23,607)**
Total Income (Loss)	**($425,898)**	**($313,134)**	**($112,764)**	**$497,295**	**$556,875**	**($59,580)**

Operating Budget Variances Current Month - In Excess of $2,500

General Ledger #	Account Description	Variance	Explanation
69015	WORKING CAPITAL	($8,334)	TO CORRECT YTD TO ZERO
69097	INS FUND REDUCTION	($12,500)	TO CORRECT YTD TO ZERO
69098	SNOW FUND REDUCTION	($8,334)	TO CORRECT YTD TO ZERO
60330	GOLD CLUB MEMBERSHIP	($18,100)	LESS INCOME RECEIVED THAN BUDGETED FOR
74425	TREE REMOVAL	$5,000	NO EXPENSE
74285	SPRINKLER REPAIRS	$15,000	NO EXPENSE
74400	TRASH REMOVAL	($30,094)	WASTE MGMT 8/31 OVERDUE INVOICE 3375200
74425	SNOW REMOVAL	($36,826)	TURF MASTERS 2/12 SERVICES
74605	SECURITY SERVICES	($22,957)	MARION SECURITY AGENCY - JAN & FEB SECURITY OFFICER
75090	CLUBHOUSE GAS	($3,797)	NJ NATURAL GAS CO USAGE
76730	MAINTENANCE	$9,507	LESS ACTIVITY THAN BUDGETED FOR
76721	GOLF SHOP PRO	$7,500	NO EXPENSE
75552	ACTIVITY CTR - GAS	($4,016)	NJ NATURAL GAS CO USAGE
76252	UTILITIES	$3,990	JCP&L USAGE

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	ASSETS								
	CURRENT ASSETS								
	CASH								
11930	CASH OPERATING - ALLIANCE ASSO	33,802	0	0	0	0	0	0	33,802
12056 2568O3	OPERATING- METROPOLITAN#0329	42,856	0	0	0	0	0	0	42,856
12056 256805	OPERATING- METRO INS CONT #406	0	0	164,100	0	0	0	0	164,100
13020 2568M1	CASH RESERVE METROPOLITAN #473	0	0	0	0	0	0	1,083,673	1,083,673
13020 2568R1	CASH RESERVE WELL FARGO #9161	0	0	0	0	0	0	1	1
13021 2568S3	CASH SNOW RESERVES METROPOLITA	0	0	0	659	0	0	0	659
13021 2568S4	CASH SNOW RESERVES MS TBILL	0	0	0	285,849	0	0	0	285,849
13030 2568C3	CASH - CAPITAL METROPOLITAN #0	0	155,996	0	0	0	0	0	155,996
13036 2658M2	MORGAN STANLEY RESER #3388 3.	0	0	0	0	0	0	1,473,816	1,473,816
13070 2568A1	CASH- ACTIVITIES INVESTORS CHE	0	0	0	0	(4,891)	0	0	(4,891)
13070 2568A2	CASH- ACTIVITIES INVESTORS MM	0	0	0	0	1	0	0	1
13070 2568A3	CASH- ACTIVITIES PNC MM# 0144	0	0	0	0	94,210	0	0	94,210
14020 2568D3	CASH DEFERRED METROPOLITAN #75	0	0	0	0	0	248,750	0	248,750
	TOTAL CASH	76,658	155,996	164,100	286,508	89,320	248,750	2,557,490	3,578,821
	RECEIVABLES								
21000	ACCOUNTS RECEIVABLE	93,842	0	0	0	0	0	0	93,842
21115	A/R TOWNSHIP	456,810	0	0	0	0	0	0	456,810
21221	ACCRUED INCOME	(6,000)	0	0	0	0	0	0	(6,000)
21225	ACCRUED INTEREST RESERVES	0	0	0	0	0	0	(21,889)	(21,889)
21226	ACCRUED INTEREST SNOW FUND	0	0	0	(11,057)	0	0	0	(11,057)
22300	ALLOWANCE FOR DOUBTFUL ACCOUNT	(53,195)	0	0	0	0	0	0	(53,195)
	TOTAL RECEIVABLES	491,457	0	0	(11,057)	0	0	(21,889)	458,511
	PREPAID EXPENSES								
26000 EXPENS	PREPAID EXPENSE - EXPENS	6,667	0	0	0	0	0	0	6,667
26100	PREPAID INSURANCE	54,262	0	0	0	0	0	0	54,262
26200	PREPAID TAXES	60	0	0	0	0	0	0	60
	TOTAL PREPAIDS	60,989	0	0	0	0	0	0	60,989
	TOTAL CURRENT ASSETS	629,104	155,996	164,100	275,451	89,320	248,750	2,535,601	4,098,321
	DUE TO/FROM	441,342	179,894	(14,099)	(34,848)	1,998	(49,010)	(525,278)	0
	TOTAL ASSETS	1,070,447	335,890	150,000	240,603	91,317	199,740	2,010,323	4,098,321
	LIABILITIES & FUND BALANCE								
	CURRENT LIABILITIES								
	ACCOUNTS PAYABLE								
42100	ACCOUNTS PAYABLE	64,278	0	0	0	0	0	0	64,278
42138	INCOME TAXES PAYABLE	15,032	0	0	0	0	0	0	15,032
42675	SALES TAX PAYABLE	5,593	0	0	0	0	0	0	5,593
21005	PREPAID ASSESSMENTS	140,262	0	0	0	0	0	0	140,262
	TOTAL ACCOUNTS PAYABLE	225,164	0	0	0	0	0	0	225,164
	ACCRUED EXPENSES								
43100	ACCRUED EXPENSES	219,706	0	0	0	0	0	0	219,706
	TOTAL ACCRUED EXPENSES	219,706	0	0	0	0	0	0	219,706
	OTHER LIABILITIES								
44002	DEFERRED INCOME ACTIVITIES	0	0	0	0	(60,934)	0	0	(60,934)
44110 2	INSURANCE CLAIM(S) -	11,636	0	0	0	0	0	0	11,636
44110 256806	INSURANCE CLAIM(S) - PERGOLA	(7,465)	0	0	0	0	0	0	(7,465)
42400	LOANS & EXCHANGES	731	0	0	0	0	0	0	731
	TOTAL OTHER LIABILITIES	4,902	0	0	0	60,934	0	0	65,836
	FUND BALANCES								
	ACTIVITY FUND								
56402	ACTIVITY CURR YR INCOME	0	0	0	0	191,122	0	0	191,122
56403	ACTIVITY CURR YR EXPENSE	0	0	0	0	(160,738)	0	0	(160,738)
	TOTAL ACTIVITY FUND	0	0	0	0	30,384	0	0	30,384
	INSURANCE CONTINGENCY FUND								
51007	INSURANCE CONTINGENCY	0	0	150,000	0	0	0	0	150,000
	TOTAL INSURANCE CONTINGENCY FU	0	0	150,000	0	0	0	0	150,000
	OPERATING FUND								
51001	PRIOR OPERATING FUND BALANCE	269,433	0	0	0	0	0	0	269,433
56010	PRIOR YEAR ADJUSTMENTS	(7,160)	0	0	0	0	0	0	(7,160)
	CURRENT YEAR NET INCOME/(LOSS)	358,402	0	0	0	0	0	0	358,402

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	TOTAL OPERATING FUND	620,674	0	0	0	0	0	0	620,674
	WEATHER EMERGENCY FUND								
56501	SNOW FUND	0	0	0	240,603	0	0	0	240,603
	TOTAL WEATHER EMERGENCY FUND	0	0	0	240,603	0	0	0	240,603
	WORKING CAPITAL FUND								
50106	WORKING CAPITAL DISTRIBUTION	0	335,890	0	0	0	0	0	335,890
	TOTAL WORKING CAPITAL FUND	0	335,890	0	0	0	0	0	335,890
	DEFERRED MAINTENANCE FUND								
56200 DM	DEFERRED MAINT FUND DEFERRED M	0	0	0	0	0	209,266	0	209,266
56220 DC	DEF MNT-CURR YR CONT DEFERRED	0	0	0	0	0	33,334	0	33,334
56220 INTDM	DEF MNT-CURR YR CONT INTEREST-	0	0	0	0	0	1,397	0	1,397
56230 DEFER	DEF MNT-CURR YR EXPENDITURES	0	0	0	0	0	(44,257)	0	(44,257)
	TOTAL DEFERRED MAINTENANCE FUN	0	0	0	0	0	199,740	0	199,740
	RESERVE FUND								
57600 RR	PRIOR YR RESERVE FND RESERVE/R	0	0	0	0	0	0	1,871,431	1,871,431
	NET INCOME/(LOSS)	0	0	0	0	0	0	138,893	138,893
	TOTAL RESERVE FUND	0	0	0	0	0	0	2,010,324	2,010,324
	TOTAL LIABILITIES & FUND BALAN	1,070,447	335,890	150,000	240,603	91,317	199,740	2,010,324	4,098,321

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	OPERATING INCOME							
60200	ASSOCIATION FEES	0	0	0	1,184,022	1,183,143	879	4,732,572
60310	RENTAL INCOME	5,000	6,000	(1,000)	7,500	12,000	(4,500)	72,000
60330	GOLF CLUB MEMBERSHIP	650	18,750	(18,100)	650	37,500	(36,850)	225,000
60340	GOLF GUEST FEE GUEST BOOKS	0	2,083	(2,083)	0	4,166	(4,166)	25,000
60341	ASSOC & TRIAL MEMBERS	0	1,321	(1,321)	0	2,642	(2,642)	15,848
60346	GOLF ADVERTISING	3,858	1,250	2,608	3,858	2,500	1,358	15,000
60357	GOLF CART TRAIL FEE	0	833	(833)	0	1,666	(1,666)	10,000
61600	LEASE ADMIN FEE	0	625	(625)	0	1,250	(1,250)	7,500
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	0	68,334	68,334	0	410,000
64000	LATE FEE INCOME	650	625	25	2,475	1,250	1,225	7,500
64100	LEGAL INCOME	1,208	1,250	(42)	1,929	2,500	(571)	15,000
64200	FINES / VIOLATIONS	0	250	(250)	0	500	(500)	3,000
64208	R/V LOT RENTAL	1,200	833	367	2,000	1,666	334	10,000
64300	NSF CHARGES	0	83	(83)	326	166	160	1,000
65100	MAINTENANCE & REPAIR INCOM	0	83	(83)	0	166	(166)	1,000
65300	CLUBHOUSE INCOME	0	250	(250)	0	500	(500)	3,000
65900	MISC INCOME	30	0	30	100	0	100	0
65975	NEWSLETTER INCOME	800	800	0	808	1,600	(792)	9,600
68000	INTEREST INCOME	1,050	1,250	(200)	2,209	2,500	(291)	15,000
68010	RESERVE INTEREST	2,890	6,250	(3,360)	5,953	12,500	(6,547)	75,000
68030	INTEREST DEF MAINT	682	250	432	1,397	500	897	3,000
68860	MEMBERSHIP FEES	8,073	18,750	(10,677)	26,856	37,500	(10,644)	225,000
69000	CAPITAL CONTRIBUTION	600	1,250	(650)	2,000	2,500	(500)	15,000
69015	WORKING CAPITAL	(4,167)	4,167	(8,334)	0	8,334	(8,334)	50,000
69097	INS FUND REDUCTION	(6,250)	6,250	(12,500)	0	12,500	(12,500)	75,000
69098	SNOW FUND REDUCTION	(4,167)	4,167	(8,334)	0	8,334	(8,334)	50,000
	GROSS OPERATING INCOME	46,275	111,537	(65,262)	1,310,417	1,406,217	(95,800)	6,071,020
	OPERATING EXPENSES							
	GENERAL MAINTENANCE & REPAIR							
73220	FIRE ALARM SYSTEM	1,706	1,667	(39)	1,706	3,334	1,628	20,000
	TOTAL GENERAL MAINTENANCE	1,706	1,667	(39)	1,706	3,334	1,628	20,000
	GROUNDS MAINTENANCE							
74124	LAWN MAINTENANCE	76,237	76,250	13	152,474	152,500	26	915,000
74150	GROUNDS MAINTENANCE	1,066	833	(233)	1,066	1,666	600	10,000
74225	TREE REMOVAL	0	5,000	5,000	0	10,000	10,000	60,000
74230	SHRUB CARE	0	1,667	1,667	0	3,334	3,334	20,000
74270	AERATOR MAINTENANCE	0	83	83	0	166	166	1,000
74277	SPRINKLER SYSTEM MAINTENAN	24,435	24,583	148	48,870	49,166	296	295,000
74285	SPRINKLER REPAIRS	0	15,000	15,000	0	30,000	30,000	180,000
74400	TRASH REMOVAL	60,094	30,000	(30,094)	92,830	60,000	(32,830)	360,000
74425	SNOW REMOVAL	45,159	8,333	(36,826)	52,600	16,666	(35,934)	100,000
74475	POND MAINTENANCE	0	1,042	1,042	0	2,084	2,084	12,500
74477	POND PUMP MAINTENANCE	0	417	417	0	834	834	5,000
74500	EXTERMINATING	0	417	417	0	834	834	5,000
74605	SECURITY SERVICES	43,957	21,000	(22,957)	43,957	42,000	(1,957)	252,000
74761	BASIN 2 PUMP MAINTENANCE	0	250	250	0	500	500	3,000
	TOTAL GROUNDS MAINTENANCE	250,948	184,875	(66,073)	391,797	369,750	(22,047)	2,218,500
	GATEHOUSE							
73318	GATEHOUSE-ELECTRIC	210	167	(43)	426	334	(92)	2,000
73319	GATEHOUSE-GAS	237	83	(154)	477	166	(311)	1,000
73321	GATEHOUSE-WATER/SEWER	0	58	58	0	116	116	700
73323	GATEHOUSE-REPAIR/MAINTENAN	0	208	208	0	416	416	2,500
73324	GATEHOUSE-CABLE/PHONE	323	583	260	646	1,166	520	7,000
	TOTAL GATEHOUSE	770	1,099	329	1,549	2,198	649	13,200
	CLUBHOUSE EXPENSE							
75025	CLUBHOUSE CABLE	2,641	1,250	(1,391)	2,641	2,500	(141)	15,000
75061	C/H JANITORIAL SERVICES	12,800	14,167	1,367	19,200	28,334	9,134	170,000

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
75062	C/H JANITORIAL SUPPLIES	2,094	1,250	(844)	2,094	2,500	406	15,000
75070	CLUBHOUSE ELECTRIC	1,936	2,500	564	4,034	5,000	966	30,000
75090	CLUBHOUSE GAS	5,464	1,667	(3,797)	7,797	3,334	(4,463)	20,000
75105	CLUBHOUSE HVAC MAINTENANCE	1,679	1,000	(679)	1,679	2,000	321	12,000
75110	CLUBHOUSE MAINTENANCE/REPA	676	2,083	1,407	2,603	4,166	1,563	25,000
75135	CLUBHOUSE SUPPLIES	0	250	250	0	500	500	3,000
75209	HOUSE/REC COMMITTEE	0	417	417	20	834	814	5,000
75234	CLUBHOUSE WATER/SEWER	0	417	417	0	834	834	5,000
75250	BILLIARDS	77	42	(35)	77	84	7	500
75251	LIBRARY	0	58	58	0	116	116	700
75730	MAINTENANCE	12,160	21,667	9,507	20,236	43,334	23,098	260,000
	TOTAL CLUBHOUSE EXPENSE	39,527	46,768	7,241	60,381	93,536	33,155	561,200
	POOL							
75358	POOL CONTRACT	12,054	15,000	2,946	24,107	30,000	5,893	180,000
75402	INDOOR POOL MAINTENANCE	1,590	333	(1,257)	1,590	666	(924)	4,000
75403	OUTDOOR POOL MAINTENANCE	124	333	209	124	666	542	4,000
75406	POOL FURNITURE REPAIRS	0	417	417	0	834	834	5,000
75437	POOL ENTERTAINMENT	550	63	(487)	550	126	(424)	750
	TOTAL POOL	14,318	16,146	1,828	26,371	32,292	5,921	193,750
	GOLF							
76721	GOLF PRO SHOP	0	7,500	7,500	14,667	15,000	333	90,000
76722	GOLF GROUNDS CARE	27,856	27,917	61	55,712	55,834	122	335,000
76723	GOLF-UTILITIES	22	208	186	44	416	372	2,500
76724	GOLF-ADMIN & OTHER	0	42	42	0	84	84	500
76726	GOLF-OPERATIONS	0	500	500	0	1,000	1,000	6,000
76728	GOLF ADVERTISING EXP	(124)	83	207	0	166	166	1,000
	TOTAL GOLF	27,754	36,250	8,496	70,422	72,500	2,078	435,000
	ACTIVITY CENTER BUILDING							
75551	ACTIVITY CTR-ELECTRIC	2,990	3,333	343	6,312	6,666	354	40,000
75552	ACTIVITY CTR-GAS	6,933	2,917	(4,016)	9,706	5,834	(3,872)	35,000
75553	ACTIVITY CTR-WATER/SEWER	0	833	833	0	1,666	1,666	10,000
75554	ACTIVITY CTR-REPR & MAINT	0	1,042	1,042	0	2,084	2,084	12,500
75555	ACTIVITY CTR-CABLE	507	417	(90)	1,013	834	(179)	5,000
75559	FITNESS CENTER	0	167	167	0	334	334	2,000
	TOTAL ACTIVITY CENTER BUIL	10,429	8,709	(1,720)	17,031	17,418	387	104,500
	M&M BUILDING							
73921	M&M-ELECTRIC	301	292	(9)	597	584	(13)	3,500
73922	M&M-GAS	1,067	292	(775)	1,067	584	(483)	3,500
73924	M&M-WATER/SEWER	0	50	50	0	100	100	600
73925	M&M-CABLE	0	833	833	267	1,666	1,399	10,000
73926	M&M-REPAIR/MAINTENANCE	0	208	208	0	416	416	2,500
73927	M&M-SHOP SUPPLIES	1,766	2,917	1,151	2,131	5,834	3,703	35,000
	TOTAL M&M BUILDING	3,134	4,592	1,458	4,062	9,184	5,122	55,100
	PAYROLL & BENEFITS							
75612	SALARIES & WAGES	46,039	46,042	3	91,999	92,084	85	552,500
75800	PAYROLL TAXES	8,905	10,063	1,158	18,905	20,126	1,221	120,750
75889	PAYROLL SERVICE	3,652	3,750	98	7,402	7,500	98	45,000
	TOTAL PAYROLL & BENEFITS	58,595	59,855	1,260	118,305	119,710	1,405	718,250
	UTILITIES							
76245	STREET LIGHTING	4,234	4,167	(67)	8,455	8,334	(121)	50,000
76248	ENTRANCE LIGHTING	0	625	625	0	1,250	1,250	7,500
76252	UTILITIES	1,010	5,000	3,990	2,497	10,000	7,503	60,000
76561	EMERG GENERATOR MAINTENANC	0	333	333	1,706	666	(1,040)	4,000
	TOTAL UTILITIES	5,244	10,125	4,881	12,658	20,250	7,592	121,500

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
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02/28/2025

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1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	TAXES & INSURANCE							
77100	FEDERAL INCOME TAX	0	625	625	0	1,250	1,250	7,500
77200	REAL ESTATE TAXES	0	42	42	96	84	(12)	500
77511	INSURANCE DEDUCTIBLE	0	417	417	0	834	834	5,000
77516	INSURANCE	9,823	10,000	177	19,645	20,000	355	120,000
	TOTAL TAXES & INSURANCE	9,823	11,084	1,261	19,741	22,168	2,427	133,000
	GENERAL & ADMINISTRATIVE							
70500	BAD DEBT	0	833	833	0	1,666	1,666	10,000
75489	ACTIVITIES EXPENSE	0	167	167	0	334	334	2,000
78100	OFFICE SUPPLIES	451	1,458	1,007	1,936	2,916	980	17,500
78111	COPIER EXPENSE	834	1,000	166	1,614	2,000	386	12,000
78121	COMPUTER EQUIPMENT	0	417	417	0	834	834	5,000
78150	POSTAGE & SHIPPING	115	625	510	115	1,250	1,135	7,500
78165	NEWSLETTER	0	333	333	0	666	666	4,000
78175	PRINTING	0	167	167	0	334	334	2,000
78215	LATE FEE EXPENSE	1,667	583	(1,084)	1,667	1,166	(501)	7,000
78400	BANK FEES	365	125	(240)	(630)	250	880	1,500
78450	COUPON BOOKS	81	1,000	919	99	2,000	1,901	12,000
78600	LICENSES & PERMITS	0	1,250	1,250	0	2,500	2,500	15,000
78720	BUS RENTAL	1,700	2,210	510	1,700	4,420	2,720	26,520
79300	SOCIAL COMMITTEE	0	417	417	0	834	834	5,000
79410	ADMINISTRATION EXPENSE	0	0	0	75	0	(75)	0
79412	MISC ADMIN EXPENSE	0	417	417	0	834	834	5,000
79460	VEHICLE EXPENSE	139	333	194	139	666	527	4,000
79760	AUDIO VISUAL	240	750	510	3,759	1,500	(2,259)	9,000
75190	CAMERA SECURITY SYSTEM	0	83	83	3,253	166	(3,087)	1,000
	TOTAL GENERAL & ADMIN.	5,593	12,168	6,575	13,727	24,336	10,609	146,020
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	9,924	10,083	159	19,848	20,166	318	121,000
81200	LEGAL GENERAL	0	2,083	2,083	2,820	4,166	1,346	25,000
81300	LEGAL COLLECTIONS	0	1,250	1,250	913	2,500	1,587	15,000
81401	AUDIT FEES	0	1,000	1,000	0	2,000	2,000	12,000
	TOTAL PROFESSIONAL SERVICE	9,924	14,416	4,492	23,581	28,832	5,251	173,000
	TOTAL OPERATING EXPENSES	437,764	407,754	(30,010)	761,331	815,508	54,177	4,893,020
	NET OPERATING INCOME	(391,489)	(296,217)	(95,272)	549,086	590,709	(41,623)	1,178,000
	RESERVE EXPENSE							
88001	RESERVES INTEREST	2,890	6,250	3,360	5,953	12,500	6,547	75,000
88001	RESERVES RESERVE FUNDING	75,000	75,000	0	150,000	150,000	0	900,000
88115	DEFERRED MAINT. DM	16,667	16,667	0	33,334	33,334	0	200,000
88115	DEFERRED MAINT. DM INTERES	682	250	(432)	1,397	500	(897)	3,000
	TOTAL RESERVE EXPENSE	95,239	98,167	2,928	190,684	196,334	5,650	1,178,000
	NET INCOME / (LOSS)	(486,728)	(394,384)	(92,344)	358,402	394,375	(35,973)	0

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
RESERVE INCOME STATEMENT
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	CURRENT RESERVE CONTRIBUTIONS							
91120	RESERVE CONTRIBUTION	75,000	75,000	0	150,000	150,000	0	900,000
91130	RESERVE INTEREST INCOME	2,890	6,250	(3,360)	5,953	12,500	(6,547)	75,000
	TOTAL RESERVE CONTRIBUTION	77,890	81,250	(3,360)	155,953	162,500	(6,547)	975,000
	CURRENT RESERVE EXPENSES							
91303	GENERAL RESERVE EXPENSES	17,060	0	(17,060)	17,060	0	(17,060)	0
	TOTAL RESERVE EXPENSES	17,060	0	(17,060)	17,060	0	(17,060)	0
	NET RES INCOME/(LOSS)	60,830	81,250	(20,420)	138,893	162,500	(23,607)	975,000

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	N
	OPERATING INCOME											
60200	ASSOCIATION FEES	1,184,022	0	0	1,183,143	0	0	1,183,143	0	0	1,183,143	
60310	RENTAL INCOME	2,500	5,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
60330	GOLF CLUB MEMBERSHIP	0	650	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	
60340	GOLF GUEST FEE GUEST BO	0	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	
60341	ASSOC & TRIAL MEMBERS	0	0	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	
60346	GOLF ADVERTISING	0	3,858	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
60357	GOLF CART TRAIL FEE	0	0	833	833	833	833	833	833	833	833	
61600	LEASE ADMIN FEE	0	0	625	625	625	625	625	625	625	625	
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	
64000	LATE FEE INCOME	1,825	650	625	625	625	625	625	625	625	625	
64100	LEGAL INCOME	721	1,208	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
64200	FINES / VIOLATIONS	0	0	250	250	250	250	250	250	250	250	
64208	R/V LOT RENTAL	800	1,200	833	833	833	833	833	833	833	833	
64300	NSF CHARGES	326	0	83	83	83	83	83	83	83	83	
65100	MAINTENANCE & REPAIR IN	0	0	83	83	83	83	83	83	83	83	
65300	CLUBHOUSE INCOME	0	0	250	250	250	250	250	250	250	250	
65900	MISC INCOME	70	30	0	0	0	0	0	0	0	0	
65975	NEWSLETTER INCOME	8	800	800	800	800	800	800	800	800	800	
68000	INTEREST INCOME	1,159	1,050	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
68010	RESERVE INTEREST	3,063	2,890	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	
68030	INTEREST DEF MAINT	715	682	250	250	250	250	250	250	250	250	
68860	MEMBERSHIP FEES	18,783	8,073	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	
69000	CAPITAL CONTRIBUTION	1,400	600	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
69015	WORKING CAPITAL	4,167	(4,167)	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	
69097	INS FUND REDUCTION	6,250	(6,250)	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	
69098	SNOW FUND REDUCTION	4,167	(4,167)	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	
	GROSS OPERATING INCOME	1,264,142	46,275	111,537	1,294,680	111,537	111,537	1,294,680	111,537	111,537	1,294,680	1
	OPERATING EXPENSES											
	GENERAL MAINTENANCE & REPAIR											
73220	FIRE ALARM SYSTEM	0	1,706	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
	TOTAL GENERAL MAINTENAN	0	1,706	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
	GROUNDS MAINTENANCE											
74124	LAWN MAINTENANCE	76,237	76,237	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	
74150	GROUNDS MAINTENANCE	0	1,066	833	833	833	833	833	833	833	833	
74225	TREE REMOVAL	0	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
74230	SHRUB CARE	0	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
74270	AERATOR MAINTENANCE	0	0	83	83	83	83	83	83	83	83	
74277	SPRINKLER SYSTEM MAINTE	24,435	24,435	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	
74285	SPRINKLER REPAIRS	0	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
74400	TRASH REMOVAL	32,737	60,094	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
74425	SNOW REMOVAL	7,441	45,159	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	
74475	POND MAINTENANCE	0	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	
74477	POND PUMP MAINTENANCE	0	0	417	417	417	417	417	417	417	417	
74500	EXTERMINATING	0	0	417	417	417	417	417	417	417	417	
74605	SECURITY SERVICES	0	43,957	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	N
74761	BASIN 2 PUMP MAINTENANC	0	0	250	250	250	250	250	250	250	250	
	TOTAL GROUNDS MAINTENAN	140,849	250,948	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	1
	GATEHOUSE											
73318	GATEHOUSE-ELECTRIC	217	210	167	167	167	167	167	167	167	167	
73319	GATEHOUSE-GAS	239	237	83	83	83	83	83	83	83	83	
73321	GATEHOUSE-WATER/SEWER	0	0	58	58	58	58	58	58	58	58	
73323	GATEHOUSE-REPAIR/MAINTE	0	0	208	208	208	208	208	208	208	208	
73324	GATEHOUSE-CABLE/PHONE	323	323	583	583	583	583	583	583	583	583	
	TOTAL GATEHOUSE	779	770	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	
	CLUBHOUSE EXPENSE											
75025	CLUBHOUSE CABLE	0	2,641	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
75061	C/H JANITORIAL SERVICES	6,400	12,800	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	
75062	C/H JANITORIAL SUPPLIES	0	2,094	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
75070	CLUBHOUSE ELECTRIC	2,098	1,936	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
75090	CLUBHOUSE GAS	2,333	5,464	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
75105	CLUBHOUSE HVAC MAINTENA	0	1,679	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
75110	CLUBHOUSE MAINTENANCE/R	1,927	676	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	
75135	CLUBHOUSE SUPPLIES	0	0	250	250	250	250	250	250	250	250	
75209	HOUSE/REC COMMITTEE	20	0	417	417	417	417	417	417	417	417	
75234	CLUBHOUSE WATER/SEWER	0	0	417	417	417	417	417	417	417	417	
75250	BILLIARDS	0	77	42	42	42	42	42	42	42	42	
75251	LIBRARY	0	0	58	58	58	58	58	58	58	58	
75730	MAINTENANCE	8,076	12,160	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	
	TOTAL CLUBHOUSE EXPENSE	20,854	39,527	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	
	POOL											
75358	POOL CONTRACT	12,054	12,054	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
75402	INDOOR POOL MAINTENANCE	0	1,590	333	333	333	333	333	333	333	333	
75403	OUTDOOR POOL MAINTENANC	0	124	333	333	333	333	333	333	333	333	
75406	POOL FURNITURE REPAIRS	0	0	417	417	417	417	417	417	417	417	
75437	POOL ENTERTAINMENT	0	550	63	63	63	63	63	63	63	63	
	TOTAL POOL	12,054	14,318	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	
	GOLF											
76721	GOLF PRO SHOP	14,667	0	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
76722	GOLF GROUNDS CARE	27,856	27,856	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	
76723	GOLF-UTILITIES	22	22	208	208	208	208	208	208	208	208	
76724	GOLF-ADMIN & OTHER	0	0	42	42	42	42	42	42	42	42	
76726	GOLF-OPERATIONS	0	0	500	500	500	500	500	500	500	500	
76728	GOLF ADVERTISING EXP	124	(124)	83	83	83	83	83	83	83	83	
	TOTAL GOLF	42,668	27,754	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	
	ACTIVITY CENTER BUILDING											
75551	ACTIVITY CTR-ELECTRIC	3,322	2,990	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	N
75552	ACTIVITY CTR-GAS	2,773	6,933	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	
75553	ACTIVITY CTR-WATER/SEWE	0	0	833	833	833	833	833	833	833	833	
75554	ACTIVITY CTR-REPR & MAI	0	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	
75555	ACTIVITY CTR-CABLE	507	507	417	417	417	417	417	417	417	417	
75559	FITNESS CENTER	0	0	167	167	167	167	167	167	167	167	
	TOTAL ACTIVITY CENTER B	6,602	10,429	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	
	M&M BUILDING											
73921	M&M-ELECTRIC	296	301	292	292	292	292	292	292	292	292	
73922	M&M-GAS	0	1,067	292	292	292	292	292	292	292	292	
73924	M&M-WATER/SEWER	0	0	50	50	50	50	50	50	50	50	
73925	M&M-CABLE	267	0	833	833	833	833	833	833	833	833	
73926	M&M-REPAIR/MAINTENANCE	0	0	208	208	208	208	208	208	208	208	
73927	M&M-SHOP SUPPLIES	365	1,766	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	
	TOTAL M&M BUILDING	927	3,134	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	
	PAYROLL & BENEFITS											
75612	SALARIES & WAGES	45,960	46,039	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	
75800	PAYROLL TAXES	10,000	8,905	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	
75889	PAYROLL SERVICE	3,750	3,652	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	
	TOTAL PAYROLL & BENEFIT	59,710	58,595	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	
	UTILITIES											
76245	STREET LIGHTING	4,221	4,234	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	
76248	ENTRANCE LIGHTING	0	0	625	625	625	625	625	625	625	625	
76252	UTILITIES	1,487	1,010	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
76561	EMERG GENERATOR MAINTEN	1,706	0	333	333	333	333	333	333	333	333	
	TOTAL UTILITIES	7,414	5,244	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	
	TAXES & INSURANCE											
77100	FEDERAL INCOME TAX	0	0	625	625	625	625	625	625	625	625	
77200	REAL ESTATE TAXES	96	0	42	42	42	42	42	42	42	42	
77511	INSURANCE DEDUCTIBLE	0	0	417	417	417	417	417	417	417	417	
77516	INSURANCE	9,823	9,823	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
	TOTAL TAXES & INSURANCE	9,918	9,823	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	
	GENERAL & ADMINISTRATIVE											
70500	BAD DEBT	0	0	833	833	833	833	833	833	833	833	
75489	ACTIVITIES EXPENSE	0	0	167	167	167	167	167	167	167	167	
78100	OFFICE SUPPLIES	1,484	451	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	
78111	COPIER EXPENSE	780	834	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
78121	COMPUTER EQUIPMENT	0	0	417	417	417	417	417	417	417	417	
78150	POSTAGE & SHIPPING	0	115	625	625	625	625	625	625	625	625	
78165	NEWSLETTER	0	0	333	333	333	333	333	333	333	333	
78175	PRINTING	0	0	167	167	167	167	167	167	167	167	
78215	LATE FEE EXPENSE	0	1,667	583	583	583	583	583	583	583	583	

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	N
78400	BANK FEES	(995)	365	125	125	125	125	125	125	125	125	
78450	COUPON BOOKS	17	81	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
78600	LICENSES & PERMITS	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
78720	BUS RENTAL	0	1,700	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	
79300	SOCIAL COMMITTEE	0	0	417	417	417	417	417	417	417	417	
79410	ADMINISTRATION EXPENSE	75	0	0	0	0	0	0	0	0	0	
79412	MISC ADMIN EXPENSE	0	0	417	417	417	417	417	417	417	417	
79460	VEHICLE EXPENSE	0	139	333	333	333	333	333	333	333	333	
79760	AUDIO VISUAL	3,518	240	750	750	750	750	750	750	750	750	
75190	CAMERA SECURITY SYSTEM	3,253	0	83	83	83	83	83	83	83	83	
	TOTAL GENERAL & ADMIN.	8,134	5,593	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	
	PROFESSIONAL SERVICES											
81100	MANAGEMENT FEES	9,924	9,924	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	
81200	LEGAL GENERAL	2,820	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	
81300	LEGAL COLLECTIONS	913	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	
81401	AUDIT FEES	0	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
	TOTAL PROFESSIONAL SERV	13,657	9,924	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	
	TOTAL OPERATING EXPENSE	323,567	437,764	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	4
	NET OPERATING INCOME	940,575	(391,489)	(296,217)	886,926	(296,217)	(296,217)	886,926	(296,217)	(296,217)	886,926	(2
	RESERVE EXPENSE											
88001	RESERVES INTEREST	3,063	2,890	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	
88001	RESERVES RESERVE FUNDIN	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	
88115	DEFERRED MAINT. DM	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	
88115	DEFERRED MAINT. DM INTE	715	682	250	250	250	250	250	250	250	250	
	TOTAL RESERVE EXPENSE	95,445	95,239	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	
	NET INCOME / (LOSS)	845,130	(486,728)	(394,384)	788,759	(394,384)	(394,384)	788,759	(394,384)	(394,384)	788,759	(3

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Delinquent Report
2568 F S LAKEWOOD COMMUNITY
02/28/2025

FS
Entity: 2568

Unit / Space	R Sts / Type	Resident / Co-Resident	CC	Move In / Move Out / Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
				Entity Totals Delinquent		93,842.06	2,033.00	29,840.20	253.15	61,715.71
				Prepaids		0.00	0.00	0.00	0.00	0.00
				Net		93,842.06	2,033.00	29,840.20	253.15	61,715.71
				Entity Counts Delinquent		0.00	0.00	0.00	0.00	0.00
			A2	Assoc. Fees-Qtrly		71,017.59	0.00	28,039.45	0.00	42,978.14
						0.00	0.00	0.00	0.00	0.00
			LC	LATE FEES		2,900.00	825.00	800.00	0.00	1,275.00
						0.00	0.00	0.00	0.00	0.00
			LE	LEGAL FEE		19,238.97	1,208.00	721.00	253.15	17,056.82
						0.00	0.00	0.00	0.00	0.00
			NS	RETURNED CHECK FEE		485.50	0.00	279.75	0.00	205.75
						0.00	0.00	0.00	0.00	0.00
			VF	VIOLATIONS/FINES		200.00	0.00	0.00	0.00	200.00
						0.00	0.00	0.00	0.00	0.00

EXHIBIT D

BOARD OF TRUSTEES OPEN MEETING
Tuesday, December 17, 2024, 7:00 PM
CLUBHOUSE BALLROOM
Minutes

I. Call to Order- Tom Gialanella, called the meeting to order at 7:00 pm

II. Pledge of Allegiance

III. Roll Call- Art Clissold, Erma Hoover, Dan Pagano Lee Godfrey, Deborah Catalina, Geri Pitocco, Tom Gialanella.

IV. New Business-

- **Motion to approve the minutes of November 21, 2024** Open Board Meeting. Gerri Pitocco motioned to approve the minutes and Art Clissold 2nd; Art Clissold-yes, Erma Hoover-yes, Dan Pagano-yes, Geri Pitocco-yes, Lee Godfrey-yes, Deborah Catalina-yes Tom Gialanella-yes. 7-0-0
- **Motion to approve proposed Management Agreement submitted by First Service Residential for a (1) year period beginning January 1, 2025, for $133,807.00.** Funds to be taken from the Operating Budget each year. Dan Pagano made the motion, Geri Pitocco 2nd; Art Clissold-yes, Erma Hoover-yes, Dan Pagano-yes, Geri Pitocco-yes, Lee Godfrey-yes, Deborah Catalina-yes, Tom Gialanella-yes. 7-0-0.
- **Motion to approve the proposal from New Jersey American Irrigation (NJAI) for the maintenance of the Irrigation System for a 5 five-year period, as recommended by the Landscape Committee at the cost of:**
  Year 1-2025- $293,218.75 inclusive of NJ Sales Tax
  Year 2-2026 $ 302,015.32 inclusive of NJ Sales Tax.
  Year 3-2027 $ 311,075.77 inclusive of NJ Sales Tax.
  Year 4-2028 $ 320,408.05 inclusive of NJ Sales Tax.
  Year 5-2029 $ 330,920.29 inclusive of NJ Sales Tax. 2nd
  Funds to be taken from each year's Operating Budget. Dan Pagano made the motion, Geri Pitocco 2nd; Art Clissold-yes, Erma Hoover-yes, Dan Pagano-yes, Geri Pitocco-yes, Lee Godfrey-yes, Deborah Catalina-yes, Tom Gialanella-yes. 7-0-0.
- **Motion to approve the proposal from New Jersey American Irrigation (NJAI), as recommended by the landscape committee, for converting 11 well-timers to a 2-wire system at a cost of $132,000.00. Funds are to be taken from Capital Reserves.**
  Dan Pagano made the motion, Lee Godfrey 2nd; Art Clissold-yes, Erma Hoover-yes, Dan Pagano-yes, Geri Pitocco-yes, Lee Godfrey-yes, Deborah Catalina-yes, Tom Gialanella-yes. 7-0-0.
- **Motion to approve the proposal from New Jersey American Irrigation (NJAI) as recommended by the Landscape Committee for the remaining 24 well timers to be converted to a 2-wire**

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system. Project to be done over a 2 year period, 2025-2026. Funds to be taken from the Capital Reserves.
2025-12 wells at a cost of $12,000.00 each for a total of $144,000.00.
2026-12 wells at a cost of $12,840.00 each for a total of $154,080,00.
Dan Pagano made the motion, Geri Pitocco 2nd; Art Clissold-yes, Erma Hoover-yes, Dan Pagano-yes, Geri Pitocco-yes, Lee Godfrey-yes, Deborah Catalina-yes, Tom Gialanella-yes. 7-0-0.

- **Motion to approve the proposal from GreensMasters for the maintenance of the Golf Course for 5 years, as recommended by the Golf committee, at a cost of:**
  Year 1-2025: $334,269.41 inclusive of NJ Sales Tax- 10%
  Year 2-2026: $350,980.88 inclusive of NJ Sales Tax- 5%
  Year 3-2027: $368,532.02 inclusive of NJ Sales Tax- 5%
  Year 4-2028: $386,958,62 inclusive of NJ Sales Tax- 5%
  Year 5-2029: $406,306.55 inclusive of NJ Sales Tax- 5%
  Funds are to be taken from each year's Operating Budget.
  Dan Pagano made the motion, Lee Godfrey 2nd; Art Clissold-yes, Erma Hoover-yes, Dan Pagano-yes, Geri Pitocco-yes, Lee Godfrey-yes, Deborah Catalina-yes, Tom Gialanella-yes. 7-0-0.
- **Motion to approve renewing the Marion Security contract for 3 years with a 3-year rate lock.**
  Year 1- 2025: $271,571.23 inclusive of NJ Sales Tax.
  Year 2- 2026: $271,571,23 inclusive of NJ Sales Tax.
  Year 2- 2027: $271,571.23 inclusive of NJ Sales Tax.
  Funds are to be taken from each year's Operating Budget.
  Dan Pagano made the motion, Geri Pitocco 2nd; Art Clissold-yes, Erma Hoover-yes, Dan Pagano-yes, Geri Pitocco-yes, Lee Godfrey-yes, Deborah Catalina-yes, Tom Gialanella-yes. 7-0-0.
- **Motion to approve the proposal from Stouts Transportation for the bus service one day a week (Thursdays), with two trips for grocery shopping for $2,210.00 per month for 12 months totaling $26,520,00.**
  Funds to come from the 2025 Operating Budget.
  Dan Pagano made the motion, Lee Godfrey 2nd; Art Clissold-yes, Erma Hoover-yes, Dan Pagano-yes, Geri Pitocco-yes, Lee Godfrey-yes, Deborah Catalina-yes, Tom Gialanella-yes. 7-0-0.

V. Old Business -None

VI. Questions / Comments- The residents have expressed their concerns and opinions.

VII. Next Meeting - January 16, 2925- at 3 PM – Clubhouse Ballroom

VIII. Motion to Adjourn-9:23 PM - Geri made the motion, Debbie 2nd ; motion passed by acclamation.

Respectfully submitted,
Deborah Catalina- Secretary
Board of Trustees
Four Season at Lakewood Community Association

APPROVED

BOARD OF TRUSTEES OPEN MEETING
Thursday, January 16, 2025, 3:00 PM
CLUBHOUSE BALLROOM
Minutes

Call to order by President Erma Hoover.
Pledge of Allegiance
Roll Call- Present: Tom Gialanella, Lee Godfrey, Geri Pitocco, Dan Pagano, Art Clissold, Erma Hoover
Absent: Carlos Antunes
Approval of Minutes of the December 17, 2024 Open Board Meeting. Motion by Lee Godfrey, second by Tom Gialanella to approve the minutes. Vote 6-0 Motion carried.
President's Report:

a. Listing of the Rules of the Day
b. Resolution 20 on retention, etc. is tabled for further consideration due to objections.
c. Changes in the security deposit for ACC Modifications
d. Based on golf Committee recommendation the Board agreed to give meadow Golf Management a 10% increase in their last year of contract. Total $88,000 which under the budgeted amount. Additional duties and scorecard were added items also.
e. Optimum- no bulk contract, the 140 TV Cable only residents have until 2/28/2025 to change their billing. Failing to call, March 1st retail rates will be applied. Call 888-565-5785 option 1.

Manager's Report

a. Wished all the residents a very happy new year.

Facilities Director's Report

a. Ice Melt available in 5 locations

Financial Report-

a. prepared and presented by Dan Pagano, Treasurer for period ending November 30, 2024.
b. Capital Reserve Projects
   1. 12 wells to 2 wire system
   2. At Finance- Pavers on Four Seasons exit and East Wall
   3. Clubhouse renovations exterior with new committee consisting of Finance and Building & Grounds representatives.

New Business:
Motion by Geri Pitocco, second by Lee Godfrey to approve the following Acc modifications:
2024-177 – 3 Amberlands Court- Bedroom addition and close in back porch.
2024-190 – 117 Golden Seasons Dr- Add A-Frame Roof sunroom.
2024-211 – 38 Greenways Lane- Remove, replace and extend back patio with stamped concrete gray in color.
2024-215 – 24 Springlawn Drive – close up one of the two back doors to the deck.
Vote 5-0. Motion carried.

Old business: none
Questions/ Comments: Residents expressed their concerns and opinions.
Additional business: The Board of Trustees accepted the resignation of Trustee Art Clissold with regret. Motion by Tom Gialanella, second by Lee Godfrey to appoint Debbie Catalina to the Board effective immediately. Vote 5-0 Motion carried.
Next meeting- February 13th, 2025
Voice your concerns: February 27, 2025
Meeting adjourned at 3:30 pm by motion of Geri Pitocco, second by Lee Godfrey. Vote 5-0 Motion carried.

Respectfully submitted,
Erma Hoover
President

APPROVED

BOARD OF TRUSTEES- OPEN MEETING
THURSDAY, MARCH 13, 2025- 7 PM
CLUBHOUSE BALLROOM
Minutes

APPROVED

I. **Call to Order-** President Erma Hoover—7:00 pm.

II. **Pledge of Allegiance**

III. **Roll Call-** Erma Hoover, Lee Godfrey, Deborah Catalina, Geri Pitocco, Tom Gialanella, Carlos Antunes, Dan Pagano absent.

IV. **Approval of the minutes- Open meeting of February 13, 2025,** Lee Godfrey-yes, Deborah Catalina-yes, Geri Pitocco-yes, Tom Gialanella-yes, Carlos Antunes-no, Erma Hoover-yes. Dan Pagano absent. Motion Passed 5-1-0

V. **President's Report- Reminder of the rules of the day 3 minutes/question**. If you have guests or family members using the gym, they must be accompanied by a resident.

VI. **Managers' Report**- Golf course open on March 15, 2025. There are reports people are still walking the golf course. Ask all residents to refrain from walking on the golf course—just a reminder: the Census form deadline is April 1, 2025. Residents' handbooks are ready to be picked up in the Clubhouse or M&M building. Still receiving complaints about speeding through the complex. Please abide by the speed limit of 25 mph. Also, still receiving complaints about dog poop. Please pick up after your pet.

VII. **Facility Directors Report-** As of now, 50 work orders have been submitted. 3 major projects: the Great Wall, Pavers for the community's exit, and the siding of the clubhouse. Interviewing the engineers for the project with the committee. Work orders for Landscaping not before April 1, 2025. Irrigation work orders not before May 7, 2025. The American Flag is up at the gatehouse. All fountains are on and working.

VIII. **Financial Report-** None.

IX. **New Business:**

- **Motion to approve the modification applications as recommended by the ACC:**
  - 15 Golden season Drive- 2025 2006- Replace asphalt driveway with new asphalt and a 12" flat paver border on each side.
  - 11 Summerwinds Drive-2025- 008 - Remove existing 10' by 17' concrete patio and replace and extend with Pavers 10' by 34'. Carlos made the motion, and Tom 2nd; Vote, Motion approved 6-0-0

- **Motion to approve the proposal from Asteroid Companies; as recommended by the Buildings and Grounds Committee; to repair the 2 Dessert Aire dehumidification systems for the Indoor Pool and Spa at a cost of $8,500.00 inclusive of sales tax. Funds to come from the Preventive Maintenance Reserve fund.**
  Gerri made the motion, and Lee 2nd voted approved 6-0.

X. Old Business -Ed Gorski wanted to know how many times the pavers have been repaired. Last Done in 2011, nothing has been done to the pavers other than repairs since.

XI. Questions / Comments- Residents expressed their concerns and opinions.

XII. Next Meetings:

- Voice Your Concerns- March 27th -7PM -Clubhouse Ballroom. Erma and Carlos
- Open Mtg.- April 10th, 3 PM- Clubhouse Ballroom.

XIII. Motion to Adjourn- 7:40 pm motion by Tom and Lee 2nd passed by acclamation.

Respectfully submitted,
Deborah Catalina- Secretary
Board of Trustees
Four Seasons at Lakewood Community Association

APPROVED

EXHIBIT E

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

SIDE HUSSLE HOLDINGS LLC
0450965260

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 05/05/2023 and was assigned identification number 0450965260. Following are the articles that constitute its original certificate.

1. **Name:**
   SIDE HUSSLE HOLDINGS LLC

2. **Registered Agent:**
   MARCO VALDIVIA

3. **Registered Office:**
   1878 ARENA DR
   HAMILTON, NEW JERSEY 08610

4. **Business Purpose:**
   INVESTMENT

5. **Effective Date of this Filing is:**
   05/05/2023

6. **Main Business Address:**
   123 RIDGE AVE
   NEPTUNE, NEW JERSEY 07753

Signatures:

JUAN M ACEVEDO PEREZ
AUTHORIZED REPRESENTATIVE

MICHAEL A ALEJANDRO
AUTHORIZED REPRESENTATIVE

Certificate Number : 4207081810
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal 5th day of May, 2023

Elizabeth Maher Muoio
State Treasurer

New Jersey Division of Revenue & Enterprise Services
Certificate Of Amendment
NJSA 42:2C-19
New Jersey Limited Liability Company Act

Department of the Treasury
Division of Revenue & Enterprise Services
Business Amendments
Filed

Validation Number: 4207446375
05/09/23 13:42:53

Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

This Limited Liability Company filed with the Division of Revenue and Enterprise Services to amend its Certificate of Formation. The filer is responsible for ensuring strict compliance with NJSA 42:2C, the Revised Uniform New Jersey Limited Liability Company Act.

1. Name of Limited Liability Company: SIDE HUSSLE HOLDINGS LLC

2. Business ID Number: 0450965260

3. Amendments:

   Article 1, Business Name is amended as follows:

   Previous Name: SIDE HUSSLE HOLDINGS LLC
   Amended Name: SIDE HUSTLE HOLDINGS LLC

The undersigned represent(s) that this filing complies with State law as detailed in NJSA 42:2C and that they are authorized to sign this form on behalf of the NJ Limited Liability Company on May 09, 2023.

Signature

JUAN M ACEVEDO PEREZ

MICHAEL A ALEJANDRO

EXHIBIT F

Michael Alejandro in business with Juan Aceivido

From: Jacci P (jrpull@yahoo.com)

To: sal.pirrera@fsresidential.com

Cc: giatom@aol.com; artie345@aol.com; gdcthoov1@optonline.net; dan.pagano.nj@gmail.com; nannycat2010@gmail.com; fmcgovern@theassociationlawyers.com; myredbug2@yahoo.com; gpitocco@aol.com; david.diestel@fsresidential.com; michael.mendillo@fsresidential.com; dlgs@dca.nj.gov

Date: Friday, October 25, 2024 at 12:15 PM EDT

Sal,

I am shocked that last night at the Meet the Candidates meeting Dan Pagano informed the community that the issue of Michael Alejandro, a First Service employee and our community manager being in business through an entity called Side Hustle Holdings with Juan Acevedo of Shore Cleaning was determined to be a "First Service HR" problem. Even though Alejandro is the person who oversees Acevedo and verifies the hours he works which is a egregious conflict of interest. Especially in light of the fact that as of August 2024 the payments to Shore Cleaning are all ready $50,000+ over a budget of $250,000

As per First Service Residential own ethics policy an employee should be terminated for the appearance of conflict.

As far as the HOA Board this is a clear case of a breach of their fiduciary responsibility.

I am demanding that this matter be reopened and the community informed of the outcome as well as the policy that will be put into place to prevent this type of relationship from occurring in the future.

I am also requesting that you give me a date when you will be providing me with the community directory with email addresses and the bank statements where our Capital Reserve funds are deposited. Keep in mind that this is my second request and pursuant to statute I am entitled to these documents within 10 days.

Thank you

Jaclinn Pullman

FirstService
RESIDENTIAL

FOUR SEASONS AT LAKEWOOD COMMUNITY ASSOCIATION
1560 Spring Meadow Drive
Lakewood, New Jersey 08701
(732) 477-0588

November 13, 2024
Via Email jrpull@yahoo.com and Regular US Mail
Jaclinn Pullman
19 Golden Seasons Drive
Lakewood, NJ 08701

Re: Michael Alejandro and Juan Acevedo

Dear Ms. Pullman:

I write to follow up on your comments at the Association's October 24th candidates' night and in your October 25th email to Sal Pirrera and others.

An employer must get the work done while maintaining a proper working environment. This involves, among many other things, recruiting and retaining personnel, defining expectations, holding people accountable and enforcing boundaries between employees and others.

At an August 2023 open Board meeting, you raised concerns that Michael Alejandro, a FirstService Residential employee, and Juan Acevedo, a Shore Cleaning employee, both of whom provide services to Four Seasons, had begun a business relationship. At the October 26, 2023, "candidates' night" you provided information that suggested Michael and Juan did in fact have a business relationship.

The board immediately investigated your claim. Association Counsel, First Service Residential Executives, and Board Members were involved. The investigation found that Michael and Juan had formed a business entity with the intention of buying, renovating, and selling houses. However, the investigation also found that they had not yet proceeded with doing any business.

The Association and FirstService Residential advised Michael and Juan that, given their roles at Four Seasons, their business arrangement was unacceptable. Michael and Juan immediately abandoned their business venture and apologized for their error in judgment.

FirstService Residential's human resources addressed Michael. The Association's Board implemented a procedure whereby the Association's Manager must approve all Shore Cleaning project work in writing prior to work commencing and all invoices must detail the work done and the associated costs prior to approval. In addition, the Board reviewed Shore Cleaning's invoices back to contract inception and found that the invoices and payments represented legitimate work that benefited the Association.

The Board could have requested that FirstService take Michael off the site. The Board could have ended its relationship with Shore Cleaning. However, the Board weighed their lapse in judgment against the benefits they provide. The Board found that the benefits they provide warrant their retention, that improved procedures mitigate risk, and, in case of future issue, the Board may take more severe action.

FirstService
RESIDENTIAL

FOUR SEASONS AT LAKEWOOD COMMUNITY ASSOCIATION
1560 Spring Meadow Drive
Lakewood, New Jersey 08701
(732) 477-0588

The issue regarding the "house flipping" venture contemplated by Michael and Juan is closed. On a separate topic, as Fran McGovern wrote in his November 15, 2023, email to you, the Association still wants you to leave Michael Alejandro and Juan Acevedo alone. If you have a problem with them, report it to Sal Pirrera and me.

Lastly, your October 25, 2024, email to Sal Pirrera references "…Michael Alejandro, a First Service employee and our community manager…" Michael Alejandro is not the Association's community manager.

Sincerely,

Four Seasons at Lakewood Community Association
Board of Trustees
Thomas Gialanella – Board President

EXHIBIT G

Petitioner: Jaclinn Pullman
19 Golden Seasons Drive
Lakewood, NJ 08701
Tele: (201) 871-2333
Email: jrpull@yahoo.com

COMPLAINT AGAINST COMMUNITY BOARD MEMBERS AND FIRST SERVICE EMPLOYEES, SAL PIRRERA AND MICHAEL ALEJANDRO

Four Seasons at Lakewood Resident, Jaclinn Pullman ("Petitioner") files this petition pursuant to the Community Association Policy Resolutions for Due Process Procedures, against Arthur Clissold, Dan Pagano, Debbie Cataline, Lee Godfrey, Geraldine Pitocco, Patty Kinghorn, and Thomas Gialanella (collectively "Board Defendants") and Sal Pirrera and Michael Alejandro for violating the Community Rules of Due Process in connection with the Letter of Violation that was issued to the Petitioner. The Petitioner requests the Judiciary Committee determine that the Letter of Violation violates the Community Governing documents and must be retracted. Furthermore, the Petitioner requests the Judiciary Committee ask the Community Lawyer to issue a Cease and Desist to the Board Members and the First Services employees who have used this violation letter to impinge on the Petitioner's First Amendment Rights, to prevent them from further violating her rights.

Furthermore, the Petitioner has been denied access to the Community Financial Documents which she is legally entitled to. Therefore, the Petitioner requests the Judiciary require Sal Pierra to provide the Petitioner with Community Financial Records that she has asked for.

Statement of Facts

On August 21, 2023 Mr. Weston Dennen from McGovern Legal Services LLC, the Four Seasons Community law firm, wrote a Notice of Violation, Demand to Cease and Desist and Assessment of fines addressed to the Petitioner and copied Michael Alejandro and Sal Pirrera from First Service Residential. (Exhibit A). In this letter the Petitioner was accused of: "harassing and/or inappropriate behavior towards the Association's representatives, particularly Juan Acevedo, with the most recent incident being this past Friday, August 18, 2023." A demand to cure was made which prohibited her from in-person and/ or approaching anyone in the Association and the Association representatives including Juan Acevedo and the Board

Members. Furthermore, the Petitioner was fined $50 for the current purported violation as well as $50 every time she violated the Cease and Desist.

The Violation Letter did not provide any facts concerning the violation that purportedly occurred on August 18 or any other dates. Therefore, the Petitioner contacted Mr.Dennen who told her that there was a video which purportedly showed the Petitioner following Mr. Acevedo. The Petitioner received from Mr. Dennen an email with a link to the video. (https://drive.google.com/file/d/1OTK4O_wwPuv833MQXleCXL4xhcw8Hq2P/view) The Petitioner can also provide the video in another format if necessary.

The video shows Juan Acevedo walking to the Dumpster at 8:11:19 and then walking back into the Clubhouse. At 8:20:21 Juan Acevedo then comes out of the Clubhouse door nearest the dumpster and walks down the driveway. At 8:20:35 the Petitioner walks out of the same door and is seen walking down the driveway and along the grass for 12 minutes while she was on the phone to her friend Sue Jacobson. (Exhibit B call record from Petitioner's phone). At times the Petitioner is lost from the camera view since she walked higher up on the grass when Juan Acevedo backed his truck part way up the driveway to stay out of his way.

At 8:21:39 Juan walked back up the driveway after having moved his truck and into the Clubhouse side door. The Petitioner was seen talking on the phone and did not follow him. At 8:23:35 Juan came out of the side door where the Communications Room is and then walked over to the other door. At 8:23:56 He walks by the petitioner and gets into his truck which is off camera. Juan drives away and Petitioner continues talking on the phone. At 8:30:16 the Petitioner is seen walking off the grass and on to the driveway where she proceeds to walk into the clubhouse. Thus, the video proves that the Petitioner did NOT follow Juan Acevedo.

After seeing the video, the Petitioner demanded the Violation letter be retracted. However, Mr. McGovern insisted that the Petitioner attend Alternative Dispute Resolution "ADR" and would not retract the Violation letter. However, the Community Due Process procedures had not been followed since the Petitioner never received a formal complaint. Thus, the petitioner did not have all the facts and she could not properly defend herself so she refused ADR.

Additionally, pursuant to the Community Bylaws and NJ Law Residents are entitled to inspect the financial records of the community. On September 5,2023 Petitioner made a request to Sal Pirrera for various financial documents. (Exhibit C) The Board including Patty Kinghorn, the Board Treasurer was copied on the email. These documents have not been provided to the Petitioner.

First Cause Of Action – Violation Of Community Due Process Procedures

The Violation Letter issued to the Petitioner violates the Community Due Process Procedure, specifically the PROCEDURES TO RESOLVE QUESTIONS OF COMPLIANCE WITH THE ASSOCIATION'S DOCUMENTS. (Exhibit D) which is codified in the Community Master Declaration in Article 12 Section 12.01 – Alternative Dispute Resolution

The Petitioner did ***not*** receive a Complaint which would have provided her with the factual details of her purported violation of the Association Documents. Therefore, her Due Process Right to respond to the Complaint or to prepare herself for ADR was violated. Thus, the Petitioner requests the Judiciary Committee determine that the Letter of Violation violates the Community Governing documents, and demand it be retracted.

Second Cause Of Action – Violation Of Petitioner's First Amendment Rights

The intent of the fines associated with the Violation letter is to intimidate the Petitioner so that she will stop speaking to the community about the various community issues such as the fact that the overinflated Shore Cleaning maintenance payments are inappropriately recorded in a payroll account or to prevent the Petitioner from asking questions about the community's finances at the Open Board meetings. Under N.J. Const. art I para 6 and 18 Homeowners Associations cannot impinge on fundamental rights of residents of planned development communities to engage in expressive exercises. *See* Committee for a Better Twin Rivers v. Twin Rivers Homeowners Ass'n. 383 N.J. Super 22 890 A 2 d 947 2006 N.J. Super, N.J. Const. art I para 6 and 18 states: Every person may freely speak, write, and publish his sentiments on all subjects … The Petitioner requests the Judiciary Committee ask the Community lawyer to issue a cease and desist to all board members, Sal Pirrera and Michael Alejandro to prevent them from impinging on the Petitioner's right to Free Speech in the future.

Third Cause of Action – Refusal to Provide the Petitioner with Community Financial Documents.

The Petitioner has made several requests to Sal Pirrera and Patty Kinghorn to examine certain Community Financial documents with the last request being made on September 19, 2023. To date the Petitioner has not received these documents which she is entitled to pursuant to the Community Bylaws.

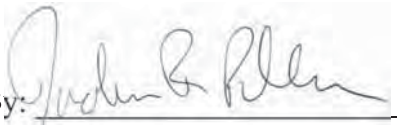
> 6 16 Examination Books. Each Member and Eligible Mortgage Holder shall be permitted to examine the books of account of the Community Association by appointment at a reasonable time on business days; provided that the Treasurer has been given at least ten (10) days prior written notice.

Additionally, the Petitioner is entitled to examine these financial documents pursuant to New Jersey Statute known as the Radburn act. The Department of Community Affairs has put

forth a guideline on access to Financial records which outlines the type of documents that are to be made available and the circumstances. (See Exhibit E).

Since it is the Petitioner's right to examine financial documents under both the Community Association Governing Documents and New Jersey State law she requests that the Judiciary Committee direct Sal Pirrera to turn over the requested documents.

Dated: October 5, 2023

By: 

Jaclinn Pullman Petitioner

Exhibit A

McGOVERN
Legal Services, LLC

850 Carolier Lane, North Brunswick, N.J. 08902
Phone: 732-246-1221 ● Fax: 732-246-1872
www.TheAssociationLawyers.com
North Brunswick ● Jersey City ● Brick Township ● Brigantine
(Brigantine office is meeting location by appointment only)

August 21, 2023

VIA CERTIFIED RRR & REGULAR MAIL:
Jaclinn Pullman
19 Golden Seasons Drive
Lakewood, New Jersey 08701

RE: Four Seasons at Lakewood Community Condominium Association, Inc.
Notice of Violation, Demand to Cease and Desist, and Assessment of Fines

Dear Jaclinn:

This office represents Four Seasons at Lakewood Community Condominium Association, Inc., (the "Association") which governs the community in which 19 Golden Seasons Drive, Lakewood, New Jersey 08701 (the "Unit") is located.

Notice of Violation: The Association has advised this office that you have engaged in harassing and/or inappropriate behavior towards the Association's representatives, particularly Juan Acevedo, with the most recent incident being this past Friday, August 18, 2023. This behavior is unacceptable and against the Association's governing documents.

Controlling Authority: Pursuant to the Association's Master Deed, Article 5 - Restrictions, Section 5.30, "[n]o immoral, improper, offensive or unlawful activity shall be permitted within any Home or anywhere on the Property."

Pursuant to the Association By-Laws, Article IV, "[t]he property, affairs and business of the Community Association shall be managed by Board of Trustees [….]"

Demand to Cure: Be advised, except in cases where it is necessary to avoid imminent threat to the safety of people or property, you are prohibited from in-person (e.g. following them around and/or approaching them) and verbal contact (e.g. telephone) with the Association and its representatives, inclusive of Juan Acevedo and the Board Members. Communications with the Association and its representatives must be in writing via mail or email to the Association.

Assessment of Fines: Pursuant to the Association's By-Laws, Article X, Section 10.02, "[t]he Board of Trustees shall have the right to levy fines for violations of any Rule or Regulation of the Community Association or for any covenants or restrictions […] provided that the fine for a single violation may not exceed $50.00. Each day a violation continues after notice shall be considered a separate violation."

You have been fined $50.00. Going forward, every time you engage in harassing behavior and/or violate this cease-and-desist, you will be fined $50.00.

Opportunity to Participate in Alternative Dispute Resolution "ADR": Should you dispute anything herein; you have the opportunity to participate in alternative dispute resolution ("ADR"). Any fine(s) accrued against your account will not become due and payable until after this opportunity for ADR and ADR, if requested, is completed.

To schedule an ADR hearing, you must contact our office at 732-246-1221 within ten (10) days from the date of this letter. If you fail to schedule this ADR session within ten (10) days from the date of this letter, any right you may have to participate in the ADR process will be considered waived.

For ADR, you may file a written answer; may, but need not be, represented by counsel; may present any relevant evidence, and will be given a full opportunity to cross-examine any witnesses. In addition, you may request the attendance of witnesses and the production of books, documents, or other relevant items.

Please contact me with any questions.

Sincerely,
McGovern Legal Services, LLC

By: */s/ Weston D. Dennen*
Weston D. Dennen, Esq.

cc. Michael Alejandro, Property Manager
Sal Pirrera, First Service Residential

Exhibit B

Sue jacobson

message call video mail pay

August 18, 2023

8:20 PM **Outgoing Call**

12 minutes

phone RECENT

+1 (973) 903-8567

Notes

Send Message

Exhibit C

Re: Financial Request

From: Jacci P (jrpull@yahoo.com)

To: sal.pirrera@fsresidential.com

Cc: dan.pagano.nj@gmail.com; giatom@aol.com; pattyniner@aol.com; artie345@aol.com; myredbug2@yahoo.com; gpitocco@aol.com; nannycat2010@gmail.com; michael.mendillo@fsresidential.com; david.diestel@fsresidential.com; dlgs@dca.nj.gov; fmcgovern@theassociationlawyers.com; mamcmahon@conoverbeyer.com

Date: Friday, September 8, 2023 at 12:11 PM EDT

Sal

When can I expect the requested documents which I am entitled to pursuant to our Bylaws and NJ Law

6 16 Examination Books. Each Member and Eligible Mortgage Holder shall be
permitted to examine the books of account of the Community Association by appointment
at a reasonable time on business days; provided tbat the Treasurer has been given at least
ten (10) days prior written notice.

> On Tuesday, September 5, 2023 at 02:42:19 PM EDT, Jacci P <jrpull@yahoo.com> wrote:
>
> Thank you Sal.
>
> I stand corrected the Janitoral/Maintenance costs are "only" increasing from a high $280,00 to over $500,000. I included Michael's salary twice. Still a huge increase.
>
> I would like the following J which by law I am entitled to without board permission:
>
> 1. July and August AVID AP check registers and associated Alliance Association Bank statements.
>
> 2. July and August invoices for McGovern Legal Services, JBS Tree and NJ American Irrigation.
>
> 3. Shore Cleaning Crew invoices from August 5 to date.
>
> 4. The New Jersey American Irrigation contract.
>
> Thank you
>
> Jacci
>
> On Friday, September 1, 2023 at 11:46:48 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:
>
> Jacci,
>
> The Janitorial contract is based on 100 hours per week and getting the 4 buildings cleaned. I'm sure that the locker rooms got cleaned that day and every day prior and since.
>
> There is no contract for the vending machines, and they are plugged into GFCI protected outlets, so there should be no issues of anyone getting shocked. I will have a rubber mat placed in front of them if you think it would be beneficial. I have attached the vending license issued from Lakewood Township.
>
> Michael assigns the tasks for the maintenance crew, and I code the invoices in the accounts payable system. They are then approved by 2 members.
>
> I'm not sure where or how you are calculating your numbers, but I can assure you that they are not accurate. Based on the budgeted numbers, the Association is on track to be under budget for those line items in 2023.
>
> Jacci, I will be leaving shortly for an extended holiday weekend, and when I return, I have a lot of work to do so I will not be engaging with you unless you have something pertinent to bring to the Board, or the Board directs me to do so.
>
> Thank you.

SAL PIRRERA
Regional Manager

21 Christopher Way | Eatontown, NJ
07724
Direct 732.278.0006
Email sal.pirrera@fsresidential.com

24/7 Customer Care Center:
800.870.0010
Website | Facebook | LinkedIn | YouTube

From: Jacci P <jrpull@yahoo.com>
Sent: Friday, September 1, 2023 10:44 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: Dan Pagano <dan.pagano.nj@gmail.com>; Thomas Gialanella <giatom@aol.com>; Patty Kinghorn <pattyniner@aol.com>; Arthur Clissold <artie345@aol.com>; E. GODFREY <myredbug2@yahoo.com>; Geraldine Pitocco <gpitocco@aol.com>; Debbie Catalina <nannycat2010@gmail.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; Michael Mendillo <michael.mendillo@fsresidential.com>; David Diestel <david.diestel@fsresidential.com>; Weston Dennen <wdennen@theassociationlawyers.com>
Subject: Re: Tape of camera at the dumpster

Hi Sal

The latest discrepancy occurred when the cleaning crew signed off that they had cleaned the locker rooms on the night that we lost electricity.

I saw Juan come in the next morning and frantically hit the switches when he noticed that their was no electricity and I was walking into the locker room.

As far as the maintenance crew the contract states the invoice will be supported by a list of what was done. There is not four guys there at the hours listed on the invoices.

We are on track to see an increase of our janitorial maintenance from a high of $280,000 to almost $700,000

Please inform me if the manager checking their hours is Michael Alejandro.

Also you were supposed to provide me with the vending machine company information: contract, COI and any other information.

I hope that Juan is making sure that there are no shorts in his machines because someone using a machine with wet feet on cement could receive a shock.

Thank you

Jacci

On Friday, September 1, 2023 at 10:38:09 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Good morning Jacci,

The work that is done by Shore Cleaning Crew is according to a cleaning schedule agreed upon by both parties and also daily work orders and work/projects assigned to them by Management.

The invoices are approved via a 3-step process. Management and 2 Board members. There are no discrepancies that I am aware of.

Hope this clarifies some things for you.

Have a Great Labor Day weekend!



SAL PIRRERA
Regional Manager

21 Christopher Way | Eatontown, NJ
07724
Direct 732.278.0006
Email sal.pirrera@fsresidential.com

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From: Jacci P <jrpull@yahoo.com>
Sent: Thursday, August 31, 2023 11:35 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: Dan Pagano <dan.pagano.nj@gmail.com>; Thomas Gialanella <giatom@aol.com>; Patty Kinghorn <pattyniner@aol.com>; Arthur Clissold <artie345@aol.com>; E. GODFREY <myredbug2@yahoo.com>; Geraldine Pitocco <gpitocco@aol.com>; Debbie Catalina <nannycat2010@gmail.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; Michael Mendillo <michael.mendillo@fsresidential.com>; David Diestel <david.diestel@fsresidential.com>; Weston Dennen <wdennen@theassociationlawyers.com>
Subject: Re: Tape of camera at the dumpster

Thank you.

Is there no backup to the Shore Cleaning Crew invoices as per the contract they are supposed to list the work they did each week.

I also notice that the hours are wrong. Who is signing off that they were there and working?

On Thursday, August 31, 2023 at 10:00:56 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Good morning Jacci,

Please find attached the documentation you requested.

Thank you.



SAL PIRRERA
Regional Manager

21 Christopher Way | Eatontown, NJ
07724
Direct 732.278.0006
Email sal.pirrera@fsresidential.com

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Website | Facebook | LinkedIn | YouTube



From: Jacci P <jrpull@yahoo.com>
Sent: Tuesday, August 29, 2023 4:08 PM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: Dan Pagano <dan.pagano.nj@gmail.com>; Thomas Gialanella <giatom@aol.com>; Patty Kinghorn <pattyniner@aol.com>; Arthur Clissold <artie345@aol.com>; E. GODFREY <myredbug2@yahoo.com>; Geraldine Pitocco <gpitocco@aol.com>; Debbie Catalina <nannycat2010@gmail.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; Michael Mendillo <michael.mendillo@fsresidential.com>; David Diestel <david.diestel@fsresidential.com>; Weston Dennen <wdennen@theassociationlawyers.com>
Subject: Re: Tape of camera at the dumpster

Thank you

On Tuesday, August 29, 2023 at 04:04:31 PM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Good afternoon Jacci,

I am still working on them. I should have something for you before the end of the week.

Thank you.



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From: Jacci P <jrpull@yahoo.com>
Sent: Tuesday, August 29, 2023 11:00 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: Dan Pagano <dan.pagano.nj@gmail.com>; Thomas Gialanella <giatom@aol.com>; Patty Kinghorn <pattyniner@aol.com>; Arthur Clissold <artie345@aol.com>; E. GODFREY <myredbug2@yahoo.com>; Geraldine Pitocco <gpitocco@aol.com>; Debbie Catalina <nannycat2010@gmail.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; Michael Mendillo <michael.mendillo@fsresidential.com>; David Diestel <david.diestel@fsresidential.com>; Reportclaims <reportclaims@rsui.com>; Weston Dennen <wdennen@theassociationlawyers.com>
Subject: Re: Tape of camera at the dumpster

Hi Sal

When can I expect the documents?

Thank you

On Thursday, August 24, 2023 at 08:33:57 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Good morning Jacci,

I apologize for the tardy reply. I've been extremely busy.

Some of the documentation that you are requesting was viewed by you and Mara in my office on Friday, August 11, 2023, at 12 noon. I will forward you scanned copies of these along with the other documents that you are requesting as soon as I can get them ready.

Thank you for your patience and understanding.

FirstService RESIDENTIAL

SAL PIRRERA
Regional Manager

21 Christopher Way | Eatontown, NJ
07724
Direct 732.278.0006
Email sal.pirrera@fsresidential.com

24/7 Customer Care Center:
800.870.0010
Website | Facebook | LinkedIn | YouTube

Great Place To Work. Certified MAR 2023-MAR 2024 USA

From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, August 23, 2023 9:33 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: Dan Pagano <dan.pagano.nj@gmail.com>; Thomas Gialanella <giatom@aol.com>; Patty Kinghorn <pattyniner@aol.com>; Arthur Clissold <artie345@aol.com>; E. GODFREY <myredbug2@yahoo.com>; Geraldine Pitocco <gpitocco@aol.com>; Debbie Catalina <nannycat2010@gmail.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; Michael Mendillo <michael.mendillo@fsresidential.com>; David Diestel <david.diestel@fsresidential.com>; Reportclaims <reportclaims@rsui.com>
Subject: Re: Tape of camera at the dumpster

Additionally please inform me when you will be providing me the documents below which I have been requesting since August 13 which participated the Acevedo false accusation against me. If I do not hear by Friday then you will leave me no choice but to turn to the New Jersey Courts for aide in this matter.

June 13 email:

Please email us the bids and if available the contracts for JBS Tree Service and the company that is replacing Federal irrigation.

Also, please email the license and Certificate of Insurance for the vending machines and Shore Cleaning Crew's current Certificate of Insurance.

In regards to whether we are permitted to make copies of the records that we are requesting please see the attached DA Access to Financial Records Guide which states:

"Owners can make their own copies on site if their method does no harm to the documents. In the event an owner wishes the association to make copies, the association can charge a fee."

Please set up an appointment next week for Mara and I to return to make copies of the various records that we are requesting.

1. The AAB Community bank statement for June 2023.

3. Shore Cleaning Crew Janitorial and Maintenance bills for the months of July and August to date with the backup paperwork. I was told that each bill had a list of the tasks that were completed for the billing period. What we saw were bills which listed four men with set hours and the hours were incorrect. By example on Wednesdays a guy is there to close up the pool after Sunset Social and yet these hours were not recorded. Please do not reply that we were given "free" hours because there is not a fourth man who is there Monday through Friday.

On Wednesday, August 23, 2023 at 09:10:54 AM EDT, Jacci P <jrpull@yahoo.com> wrote:

Sal

As you know I was falsely accused by Juan Acevedo, a vendor who I have been complaining about his over charging the community by potential over $100,000 dollars, of following him on the night of August 18.

The truth was that I was outside on the phone when Juan walked by me several times, glaring at me, and then backed his truck towards me forcing me to retreat to the grassy area.

I understand from Mr. McGovern's office that there is a tape which shows the incident. Please provide me with this tape as you have Acevedo.

Thank you

Jaclinn Pullman

Exhibit D

FOUR SEASONS COMMUNITY ASSOCIATION, INC.
1560 Spring Meadow Drive
Lakewood, New Jersey 08701
732-477-0588 • FAX 732-477-4856

COMMUNITY ASSOCIATION POLICY RESOLUTIONS

NUMBER	TOPIC
1.	Due Process Procedures
2.	Prohibiting the Hiring of Association Members/Owners
3.	Issuance of Bar Code Decals
4.	Display of Seasonal/Holiday Decorations and Flags
4A.	Pertaining to American Flag Displays
5.	Relating to Photo Identification Cards
6.	Pertaining to Installation of Satellite Dishes and Antennas
7.	Association Harassment Policy
8.	Increase in Resale Transfer Fee
9.	Pertaining to Living Fences
10.	Golf Cart Rules and Regulations
11.	Defining Commercial Vehicles
12.	Guidelines Regarding Tents, Canopies or Gazebos
13.	Clean Up & Landscape Maintenance of Common Property
14.	Pertaining to Mailboxes
15.	Use of Common Facilities
16.	Overnight Parking on Community Streets
17.	Code of Ethics / Compliance

LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION INC.
POLICY RESOLUTION NO. 1
Revised August 2, 2009

DUE PROCESS PROCEDURES

WHEREAS, Article XII of the By-Laws of Lakewood/Four Seasons Community Association Inc. (The Association) requires that the Board of Trustees (The Board) establish a Judiciary Committee to provide for the alternative resolution of disputes; and

WHEREAS, it is the intent of The Board to establish procedures consistent with the principles of due process in the event the Board or the Judiciary Committee must take action to enforce the provisions of the instruments of the Book of Resolutions.

NOW THEREFORE, BE IT RESOLVED; that the following Resolution Process be adopted to provide for due process:

PROCEDURES TO RESOLVE QUESTIONS OF COMPLIANCE WITH THE ASSOCIATION'S DOCUMENTS

All Complaints regarding a Beneficial Member or Resident or the Association who might not be in compliance with the Association documents must be submitted in writing. The Complaint will be available to the Member or Resident accused of non-compliance ("The Respondent"). This written Complaint must be filed in the Complainant's file and the Respondent's file. If the Association is the Respondent, the Complaint will be submitted to the Board of Trustees at the next executive Board meeting. The requirement to submit written Complaints applies to Members, Residents, Officers and Trustees of the Board and members of the Management Team.

Section 2.01 ("Membership") of the Community Bylaws defines a "Beneficial Member" (hereinafter "Member") as "Owners of Homes, other than Developer, are referred to in these Bylaws as "Beneficial Members". The term "Residents", which is not defined in the


AVERY

LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION INC.
POLICY RESOLUTION NO. 1
Revised August 2, 2009

DUE PROCESS PROCEDURES

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All Complaints regarding a Beneficial Member or Resident or the Association who might not be in compliance with the Association documents must be submitted in writing. The Complaint will be available to the Member or Resident accused of non-compliance ("The Respondent"). This written Complaint must be filed in the Complainant's file and the Respondent's file. If the Association is the Respondent, the Complaint will be submitted to the Board of Trustees at the next executive Board meeting. The requirement to submit written Complaints applies to Members, Residents, Officers and Trustees of the Board and members of the Management Team.

Section 2.01 ("Membership") of the Community Bylaws defines a "Beneficial Member" (hereinafter "Member") as "Owners of Homes, other than Developer, are referred to in these Bylaws as "Beneficial Members". The term "Residents", which is not defined in the

POLICY RESOLUTION NO. 1
DUE PROCESS PROCEDURES

Master Declaration or Bylaws, refers to all permanent legal residents of any home, including renters, spouses, children and any other individuals living in a home with the permission of the Member.

INFORMAL ACTION

Before any formal process is initiated against a Member, Resident or The Board to enforce compliance with the Association's documents, an informal review of the alleged non-compliance by an agent of the Association Management Team must be held. This review will be held with the Respondent who is accused of non-compliance. During the review the accuracy of the Complaint must be determined. If the Complaint is accurate the Respondent will be given the opportunity to cease or correct the act or omission which appears to be in violation of the Association documents.

This informal contact and review can be done by phone or in person as determined by the Management Team.

ACTION AFTER THE INFORMAL REVIEW

1. **THE COMPLAINT IS ACCURATE.** At the informal review the Respondent will be given the opportunity to agree on a deadline to make the needed corrections. Upon agreement of the deadline, a letter will be sent to the Respondent confirming the conversation, establishing the deadline and reviewing the action to be taken. A copy will also be sent to the Complainant. A copy of this letter shall be placed in the file of the Complainant and the Respondent. The Management team will follow-up to be sure the violation was corrected. When the violation is corrected a letter is to be sent to the Respondent and the Complainant.

2. **THE COMPLAINT IS ACCURATE BUT THE RESPONDENT REFUSES TO ACCEPT A DEADLINE FOR TAKING CORRECTIVE ACTION.** This will be sent to the Judiciary Committee for further action.

POLICY RESOLUTION NO. 1
DUE PROCESS PROCEDURES

3. **THE COMPLAINT IS NOT ACCURATE,** A letter will be sent to the Complainant stating that a review of the Complaint was made and violations were not found. Copies to be sent to the Respondent, copies to filed in both files.
If the Complaint is to be referred to the Judiciary Committee, the Management Team shall determine if the information received during the informal review is sufficient to bring before the Judiciary Committee. If it is not sufficient, the Management Team will investigate further using any means at its disposal, including a visit to the Respondent's home, drive by, telephone interview(s), letter asking for information, Association Records, and/or eye witness interview(s).

IF THE ALLEGATION IS SUPPORTED BY THE INVESTIGATION.

1. **The Management Team will submit a written Complaint to the Respondent and advise the Judiciary Committee.**

   A. **Preliminary Investigation.** Within thirty (30) days of a written Complaint, The Judiciary Committee may request that the Management Team or a member of the Judiciary Committee make an additional investigation and promptly report to the Judiciary Committee. If a resolution of the Complaint has been reached the Judiciary Committee will confirm the resolution by mail to the parties involved and a copy of the letter will be placed in the file of the Complainant and the Respondent.

   B. **Service of the Complaint.** The Judiciary Committee will serve a copy of the Complaint, which may be in the form of a letter, on the Respondent within seven (7) days of the Committee's receipt of the Complaint either by (1) personal service, (2) registered or certified mail, return receipt requested, or (3) regular mail, addressed to the Respondent at the address appearing on the books of the Association. Service by mail will be deemed effective three (3) days after posting in a regular depository of the United States mail. The

Complaint may be served with a Notice of Hearing. The Judiciary Committee may take no action unless the Respondent has been served as provided in this paragraph. This service of Complaint must contain a copy of the original Complaint.

C. **Contents of the Complaint**. The Complaint sent to the Respondent, which can be combined with the Notice of Hearing from the Judiciary Committee, must contain in clear and concise language the specific allegations of acts or omissions with which Respondent is charged, setting forth the times, dates, places, and persons involved, and the specific provisions of the Instruments which Respondent is alleged to have violated. It should also request the Respondent to cease and desist the alleged violation.

D. **Contents of the Notice of Hearing**. The Notice of Hearing, which can be combined with the Complaint, must set forth the time, place, and date of Hearing. The parties to any formal Hearing must be given at least 14 days notice of the Hearing. It should contain a statement that: (1) the Respondent may be present at the Hearing and may, but need not be represented by counsel; (2) may present any relevant evidence; (3) be given full opportunity to cross-examine all witnesses testifying against the Respondent; (4) is entitled to request the attendance of witnesses and the production of books, documents, or other items by applying to the Board of Trustees or the Managing Agent of the Association. The Notice must also advise the Respondent to answer the allegations in the Complaint at least three days before the Hearing either by filing a written answer, or by notifying the Judiciary Committee, in writing, that Respondent will appear at the Hearing, and that failure to answer or notify in writing in advance of the Hearing will be deemed a default.

E. **Amended or Supplemental Complaints**. At any time prior to the Hearing date, the Judiciary Committee may file or permit the filing of an Amended or Supplemental Complaint. All parties must be notified of the Amended or Supplemental Complaint, in the same manner as notified of the original Complaint. A new Hearing date must be set on or before 15 days after the new Notice of Complaint.

F. **Discovery**. At any time after service of the Complaint and prior to the date for Hearing, either party may request the Board of Trustees or the Managing Agent to provide the names and addresses of witnesses to be called, and copies of any statements, writings, and investigative reports to be introduced at the Hearing.

2. **If a Hearing is necessary, the Hearing will proceed per Judiciary Committee procedures.** The Management team on behalf of The Association will present the case and provide the information it collected during its investigation.

3. **The Hearing.**

The Judiciary Committee can select a person who need not be a Member or a member of the Judiciary Committee to preside as Hearing Officer over the Hearing. It is the duty of the Hearing Officer to explain the rules and procedures by which the Hearing is to be conducted. Generally, any relevant evidence may be admitted and hearsay evidence may be used to supplement or explain other evidence, but will not be sufficient in itself to support a finding. Counsel for the Association may be present at the Hearings and may serve as Hearing Officer. The case against the Respondent will be presented by a person designated by the Association Management.

At the request of either Respondent or Complainant, or on its own motion, the Judiciary Committee may conduct the Hearing in a private session.

- Each party has the right to:
  - A. Make a statement
  - B. Introduce evidence, testimony, and witnesses
  - C. Cross-examine opposing parties and witnesses
  - D. Rebut evidence and testimony.
- Technical rules of evidence or procedures may be relaxed by the Hearing Officer who nevertheless, may reserve the right to exclude all irrelevant, immaterial, or repetitious evidence. The Hearing Officer also has the discretion to impose reasonable limits on the time allowed to testify and the number of witnesses.
- If the Complainant or witnesses to the violation do not appear at the Hearing, the Complaint will be dismissed.
- Whenever the Judiciary Committee has commenced to hear a matter, and a member withdraws before a decision, the remaining members will continue to hear the case and the president or committee chairman can name a replacement for the withdrawing member who will make a decision from the existing record.

4. **Challenges to the Judiciary Committee**. Each member of the Judiciary Committee must be able to perform in an unbiased and objective manner in consideration of the case before the Judiciary Committee, or must disqualify himself/herself and have it so recorded in the minutes. Any member of the Judiciary Committee may be challenged at the beginning of the Hearing by any other member or by the Respondent or the Complainant for cause. The Hearing will then be suspended until the Board of Trustees rules on the challenge. **All decisions of the Board in this regard are final.**

5. **Decisions** After a Hearing on any matter, the Judiciary Committee must issue a written decision on the matter within thirty (30) days, but shall endeavor, in good

faith, to render a decision within twenty-four (24) hours of the conclusion of the Hearing. To be effective, a decision of the Judiciary Committee must be by a majority vote. Copies of the decision must be delivered to the parties by personal service or regular mail promptly after the decision is issued.

6. **Penalties After Decision**. If indicated, the Judiciary Committee will determine the penalties to be applied. Disciplinary action imposed by the Judiciary Committee may include the imposition of a fine in accordance with Section 12.01(f) of the By-Laws or the suspension of Respondent's rights to vote or to use the Community's Recreational Facilities until the infraction is corrected. For any non-continuing infraction, any suspension may be for a period of not more than ninety (90) days. For a continuing infraction, including non-payment of any assessment or fine after it becomes delinquent, suspension may be imposed for as long as the violation continues. To be effective, a decision of the Judiciary Committee must be by a majority vote. Copies of the decision must be delivered to the parties by personal service or mail. A summary of the decision may also be published in a newsletter. A copy of the decision will be placed in the Respondents file.

7. **Default by Failure to Answer** Respondents must answer the allegations in the Complaint at least three days before the scheduled Hearing on the matter either by filing a written answer or by notifying the Judiciary Committee in writing that Respondent will appear at the Hearing. Failure to answer or notify the Judiciary Committee in advance of the Hearing will be deemed a default. In the event of a default, the Judiciary Committee will render its decision on the allegations in the Complaint and on the facts before it. The Respondent may appeal the decision of a default to the Board of Trustees within thirty (30) days after the receipt of notice thereof .

POLICY RESOLUTION NO. 1
DUE PROCESS PROCEDURES

INTERPRETIVE RULINGS

1. Any Member, Officer, Trustee, or Agent of the Association may petition the Judiciary Committee for an interpretive ruling on any provision of the Instruments or Book of Resolutions directed to the Judiciary Committee at the Association Office.

2. The petition must be legally written and set forth the language or the provision in question, the reference to that language in the Instruments or Book of Resolutions, the issue resolved by the ruling, and the name and address of the petitioner.

3. The Judiciary Committee must render decisions based on the Instruments, Book of Resolutions, and/or any other Governing Documents of the Association. No rulings or decisions may be based on individual or group opinions not based on the aforementioned documents.

DECISION ON PETITIONS

The Judiciary Committee will act on any petition at its next scheduled monthly meeting following receipt of the petition in the Association Office, provided that the petition is received one week in advance of the scheduled monthly meeting. Petitions received within one week of the scheduled monthly meeting may, at the discretion of the Judiciary Committee, be acted on at that meeting or carried to the next scheduled monthly meeting following receipt of the petition.

The Judiciary Committee must issue a written interpretive ruling within forty-five (45) days after the meeting on the petition. To be effective, an interpretive ruling of the Judiciary Committee must be by a majority vote. Copies of the ruling must be delivered to the Petitioner by personal service or mail promptly after the ruling is issued.

POLICY RESOLUTION NO. 1
DUE PROCESS PROCEDURES

APPEALS

1. Any decision or ruling by the Judiciary Committee may be appealed to the Board of Trustees. All appeal petitions must be submitted to the Board within thirty (30) days after receipt of a copy of written decision or ruling from the Judiciary Committee.

2. In the event that an appeal petition is not filed within the 30 day period, the decision or ruling of the Judiciary Committee is final. However, for good cause shown, the Board of Trustees has the power to extend the appeal period on an individual case basis for any time it deems appropriate under the circumstances.

3. All rights and procedures of this Resolution apply to hearings on appeal petitions before the Board of Trustees. In the event of any appeal, the Board of Trustees will be provided with the Management and Judiciary Committee file and the appealing party's reasoning of why the Board should overturn the action taken.

A presumption of "**correctness**" on the part of the Judiciary Committee is an accepted tenet.

The Board of Trustees will convene a Hearing to address the appeal, review the Management and Judiciary file, and take testimony from the alleged violator, as well as from Management and a representative from Judiciary, if deemed necessary. A decision by the Board to overturn should only be made when the preponderance of evidence justifies such decision..

MEMBERS MUST EXHAUST ALL REMEDIES PROVIDED BY THIS RESOLUTION BEFORE RESORTING TO A COURT OF LAW FOR RELIEF.

POLICY RESOLUTION NO. 1
DUE PROCESS PROCEDURES

CONSTRUCTION

"Due Process" as used in this resolution, refers to the following basic rights:

a. Respondent will be notified of the charges.

b. Respondent will have the opportunity to be heard at a Hearing.

c. Respondent will have the opportunity to question any witnesses.

d. Respondent may present and question witnesses on their behalf.

e. Respondent may submit evidence and may examine evidence presented to the Judiciary Committee.

f. Respondent will have the opportunity to appeal the decision of the Judiciary Committee.

g. Basic principles of fairness will govern.

Any inadvertent omissions or failure to follow the procedures for "Alternate Resolution of Disputes " in this Resolution will not invalidate the results of any decision or ruling, as long as a prudent and reasonable attempt was made to assure the above basic rights.

FOUR SEASONS COMMUNITY ASSOCIATION, INC.

Resolution Type: Policy No: 1

Pertaining To: Due Process Procedures

Duly adopted at a meeting of the Board of Trustees of Four Seasons Community Association, Inc held this day of September 15, 2009

VOTE:

	YES	NO	ABSTAIN
Arlene Gietter, President Arlene Gietter	✓		
, Vice-President John Kovacs	✓		
Secretary Nancy Paulikens	✓		
, Treasurer Vincent Corsaro	✓		
Trustee Tony Ross	✓		
Trustee Michael Sorrentino	✓		
Marty Spector, Trustee Marty Spector	✓		

Attest:

Nancy Paulikens, Secretary

Resolution Effective:

Exhibit E

DCA ACCESS TO FINANCIAL RECORDS GUIDE*

For owners in Common Interest Communities

The New Jersey Condominium Act,(N.J.S.A. 46:8B-14(g), provides that associations shall be responsible for "the maintenance of accounting records in accordance with generally accepted accounting principles open to inspection by unit owners at reasonable times." These accounting records shall include (1) a record of all receipts and expenditures; and (2) an account for each unit setting forth any shares of common expenses or other charges due, the due dates thereof, the present balance due, and any interest in common surplus. The Department of Community Affairs has authority to enforce this access right.

In order to maintain consistency, courts have held that the right of access granted to condominium owners applies to those in other types of associations such as cooperatives and homeowners associations. Part of the right of access is the right to make copies of records. Access to financial records under our jurisdiction is considered to be unconditional and thus may not be denied because an owner is not paid up in association fees or has any outstanding violations. Although an association may require an owner to sign an acknowledgement listing the records to which access was granted or of having received an information sheet on consequences for misuse, it cannot require owners to agree to any confidentiality as a precondition for access or copying.

Because this is a statutory right, the owner need not provide any justification for requesting access. For the same reason, there is no need for any Board vote regarding the granting of access. Owners should allow the association a reasonable time to comply with a request considering the factors involved such as; the size of the association, its resources, the number of records requested, the presence or absence of professional management, the number of other pending requests, the general workload and relevant circumstances. If the association denies access or unreasonably delays or conditions access, the Department, acting through the Association Regulation Unit, has the power to order compliance.

While the law we enforce does not require the association to send a requesting owner copies of the records, (as opposed to allowing access), your association governing documents may offer this option. If that is the case and the association does not comply, you may wish to consider requesting alternative dispute resolution (ADR, see other handout.) Note, the fact that an association may send out copies of financial documents like budgets or balance sheets does not affect its obligation to allow access.

The association must grant access without charge to the requesting individual (other than a proportionate share as an owner), even if another party charges the association a production fee. Although ideally the association will make records available on site, circumstances may require that an owner travel to an accountant's or property manager's office. Owners should check if the association keeps records in an electronic format. If it includes all records and copies of items such as actual bills and checks, that would be most convenient.

Owners can make their own copies on site if their method does no harm to the documents. In the event an owner wishes the association to make copies, the association can charge a fee. Fees must be reasonably related to the association's copying cost and consistent with the owner's right. An owner has the right to determine which records he or she would like copied. In the event there is an extensive list, it is common and not unreasonable for associations to require an advance payment. It is

*Except for matters specifically cited as "the law", this handout should not be referred to by owners as "the law".

permissible for an owner to bring a knowledgeable person with them such as an accountant or one familiar with corporate financial records. In order to maintain the integrity of the records, it is expected that an association will have a representative present during a review.

Owners should note that except for the records of receipts and expenditures and unit payment records, the law does not establish other specific accounting records as being required to be kept. And note that access is to "accounting records", thus we cannot support an owner's demand for analyses, internal financial reports or explanations of accounting terms or methodology. While there is general agreement on records constituting basic accounting records for an association, others may be subject to differing interpretation by financial authorities. Thus, each association, in consultation with its accountant, should identify which of its records are accounting records. If you have a basis for disagreeing with the classification, you may request alternative dispute resolution (ADR). If the association refuses to allow an owner access to basic information such as bank statements, ledgers, journals or bills that are clearly covered, you should complete our agency complaint form and file it with us. It is clear that supporting documents such as vendor or service bills as well as payments are included. And, although certain board proceedings, such as discussions on legal actions, may be confidential, the resulting attorney bills are not. Attorneys claiming bills contain privileged material can redact such information before allowing access.

The law allows unit owners to access unit owner records for other unit owners. Should such records contain legitimately confidential information, such as social security numbers or unlisted telephone numbers, that information can be redacted. Owners are permitted to see the payment record of their fellow owners much the same as municipal property tax records are open to the public. The discovery of payment arrearages without any lien or collection notations allows owners to inquire about steps the association is taking to protect itself financially. A review of overall payment records allows owners to determine their association's financial health. The association's financial situation and management are basic board election issues.

Prior to making an access request, it is useful to ask the association about the titles and contents of the financial records it keeps so that a request can be specific. Association responses to access requests vary widely. There may be certain restrictions as to the time and location where the records may be reviewed. Also, in the event a request is not specific as to the records requested or the years to which the request pertains; the association is free to provide access in the manner it wishes. There is no set time period in which the association must make records available. Thus, the default is a reasonable time considering all the circumstances.

Especially in larger associations, it is not productive to begin with overbroad requests. An owner desiring to access records covering a lengthy time frame, should make separate requests for specific periods. Unless precluded by governing documents, an owner may wish to make an informal oral request for access. If it is denied or ignored, one must make a written request to inspect records. If the governing documents are not specific as to whom the records request should be made; address the request to the governing board. The request should be made reasonably in advance of the desired review date and in accordance with any requirements in the association's governing documents-provided they do not conflict with the owner's legal rights. Be aware that current records may be in use by an accountant for tax preparation purposes.

If the association denies, or unduly restricts, access to accounting records, you can complete and submit the agency's complaint form, along with the appropriate supporting documentation to the address supplied on the form. We can only compel associations to provide access to records under their control. In situations where a prior board member or property manager refuses the association's request for the return of records, it is incumbent on the association to pursue their return. This agency cannot order that records be returned. Similarly, neither this nor any State agency has jurisdiction over the manner in which records are maintained. Although poor record storage or indexing may delay record access, they are not an excuse for denying access.

Owners should remember that boards are elected to exercise judgment in making financial decisions and a disagreement with how a board allocates or manages funds is an internal matter subject to change through an election. Should an owner believe that records reveal misappropriation or fraud, he or she may wish to ask for clarification from the board or provide the records to a personal accountant or attorney for review and guidance before bringing the matter to the attention of their county prosecutor. This agency has no jurisdiction over such matters.

The law does not mandate annual audits for owner controlled associations and this agency has no authority to mandate them. However, if your governing documents require them and the association fails to comply, you may wish to request to participate in an ADR procedure (see agency's ADR handout). If you are dissatisfied with an ADR outcome, you can seek a court order for an audit.

All New Jersey statutes are available online at www.njleg.state.nj.us. Once on the page, scroll down and on the left side look for the category, "Laws and Constitution", click on Statutes below that title and either scroll down to the appropriate Title number or type in the full name or citation in the search box. Any questions as to the functioning should be directed to njleg. Statutes are also available at county law libraries and often in municipal buildings. We do not provide copies of the Condominium Act or the Planned Real Estate Development Full Disclosure Act (N.J.S.A. 45:22A-21 et seq.).

EXHIBIT H

FirstService
RESIDENTIAL

FOUR SEASONS AT LAKEWOOD COMMUNITY ASSOCIATION
1560 Spring Meadow Drive
Lakewood, New Jersey 08701
(732) 477-0588

November 19, 2023

Jaclinn Pullman
19 Golden Seasons Drive
Lakewood, NJ 08701

Re: Complaint against Community Board Members and First Service Employees, Sal Pirrera and Michael Alejandro

Dear Ms. Pullman,

The Judiciary Committee heard your complaint and testimony, as well as the testimony of the Respondents, on Tuesday, November 14, 2023 in the Activities Center Conference Room.

The Committee reviewed the three points in your complaint and has ruled in the following manner:

1. Based upon the fact that the Cease and Desist Order lacked sufficient background information concerning all allegations against the Petitioner, we recommend lifting the Cease and Desist regarding Association members. The Committee has no jurisdiction regarding the Cease and Desist in regard to Michael Alejandro and Juan Acevedo, who are not members or residents of the Association. Any and all fines accrued to date will be waived.

2. Since there is no evidence that your First Amendment rights have been impinged upon, a Cease and Desist letter is not warranted and shall not be issued to members of the Board of Trustees and First Service employees.

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FirstService
RESIDENTIAL

J. Sal Pirrera will provide, within a reasonable amount of time, the Community Financial records you have requested.

As per Policy Resolution No. 1, "any decision or ruling by the Judiciary Committee may be appealed to the Board of Trustees. All petitions must be submitted to the Board within thirty (30) days after receipt of a copy of written decision or ruling from the Judiciary Committee".

Thank you.

Sincerely,

Mary Howley

Interim Chairperson

Judiciary Committee of Four Seasons Lakewood

Created With Tiny Scanner

EXHIBIT I

RE: Judiciary ruling

From: Fran McGovern (fmcgovern@theassociationlawyers.com)

To: jrpull@yahoo.com

Cc: michael.mendillo@fsresidential.com; david.diestel@fsresidential.com; alan.trachtenberg@fsresidential.com

Date: Monday, November 27, 2023 at 06:20 PM EST

I will convey your request to the Board. We do not make decisions for the Association. - Fran

McGovern
Legal Services, LLC

Attn: Francis J. McGovern, Jr., Esquire
850 Carolier Lane, North Brunswick, N.J. 08902
Phone: 732-246-1221 ● **Fax**: 732-246-1872
www.TheAssociationLawyers.com
North Brunswick ● Brick Township ● Brigantine (meeting location by appointment only)

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From: Jacci P <jrpull@yahoo.com>
Sent: Monday, November 27, 2023 6:08 PM
To: Fran McGovern <FMcGovern@theassociationlawyers.com>
Cc: Michael Mendillo <michael.mendillo@fsresidential.com>; David Diestel <david.diestel@fsresidential.com>; Alan Trachtenberg <alan.trachtenberg@fsresidential.com>
Subject: Re: Judiciary ruling

CAUTION - EXTERNAL SENDER - Please be careful when opening links and attachments.

You sent a cease and desist based on a complaint submitted to your office from Sal Pierra which he

received from Juan Aceivido and Michael Alejandro.

You only copied Sal and Michael. They are not members of the Association nor do they have authority

to act on behalf of the Association.

On Monday, November 27, 2023 at 02:47:26 PM EST, Fran McGovern <fmcgovern@theassociationlawyers.com> wrote:

We do not represent Michael Alejandro or Juan Aceivido. We represent the Association. - Fran



Attn: Francis J. McGovern, Jr., Esquire

850 Carolier Lane, North Brunswick, N.J. 08902

Phone: 732-246-1221 ● **Fax**: 732-246-1872

www.TheAssociationLawyers.com

North Brunswick ● Brick Township ● Brigantine (meeting location by appointment only)

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From: Jacci P <jrpull@yahoo.com>
Sent: Monday, November 27, 2023 8:21 AM
To: Fran McGovern <FMcGovern@theassociationlawyers.com>
Cc: Michael Mendillo <michael.mendillo@fsresidential.com>; David Diestel <david.diestel@fsresidential.com>
Subject: Judiciary ruling

CAUTION - EXTERNAL SENDER - Please be careful when opening links and attachments.

Dear Mr. McGovern

The Judiciary committee determined that they did not have jurisdiction to remove the Cease and Desist letter in regards to Michael Alejandro and Juan Aceivido because they are not members nor Residents of the Association. (See attached ruling).

Please issue a retraction letter prior to December 1.

Thank you,

Jaclinn Pullman

EXHIBIT J

Ocean County
Document Summary Sheet

OCEAN COUNTY CLERK
PO BOX 2191
COURTHOUSE
TOMS RIVER NJ 08754

INSTR # 2025028981
OR BK 19985 PG 1242
RECORDED 04/17/2025 10:45:28 AM
JOHN CATALANO, ACTING COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RECORDING FEES 145.00

Official Use Only

Transaction Identification Number	7621625 9348801
Submission Date *(mm/dd/yyyy)*	04/16/2025
No. of Pages *(excluding Summary Sheet)*	11
Recording Fee *(excluding transfer tax)*	$145.00
Realty Transfer Tax	$0.00
Total Amount	$145.00
Document Type	DEED AGREEMENT

Return Address *(for recorded documents)*
FRANCIS MCGOVERN
850 CAROLIER LANE
NORTH BRUNSWICK TOWNSHIP, NJ 08816

Municipal Codes
LAKEWOOD TOWNSHIP 15

Batch Type L2 - LEVEL 2 (WITH IMAGES)

1320429

Additional Information (Official Use Only)

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COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF OCEAN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Ocean County
Document Summary Sheet

DEED AGREEMENT

Type	DEED AGREEMENT			
Consideration				
Submitted By	MCGOVERN LEGAL SERVICES, LLC			
Document Date	04/10/2025			
Reference Info				
Book ID	Book	Beginning Page	Instrument No.	Recorded/File

GRANTOR	Name	Address
	LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.	1560 SPRING MEADOW DRIVE, LAKEWOOD, NJ 08701

GRANTEE	Name	Address
	LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.	1560 SPRING MEADOW DRIVE, LAKEWOOD, NJ 08701

Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

** DO NOT REMOVE THIS PAGE.*
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF OCEAN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.
ADMINISTRATIVE RESOLUTION NO. 15
REGARDING DOCUMENT RETENTION, INSPECTION, PRODUCTION AND DESTRUCTION

THIS RESOLUTION (the "Resolution") is made on this 10th day of APRIL 2025, by Lakewood/Four Seasons Community Association, Inc., (the "Community Association"), a New Jersey not-for-profit corporation, by and through its Board of Trustees (the "Board"), having a principal address in the care of FirstService Residential, 1560 Spring Meadow Drive, Lakewood, New Jersey; and

WHEREAS, the Community Association was created by, among other things, a Master Declaration of Covenants & Restrictions with attached Bylaws, which were recorded in the office of the Ocean County Clerk, on November 30, 1994, in Book 5222, at Page 0494, *et seq*., as amended from time to time (collectively, the "Governing documents"); and

WHEREAS, the Bylaws, Article IV, Section 4.01, provides that "[t]he property, affairs and business of the Community Association shall be managed by the Board of Trustees, which shall have all those powers granted to it by the Certificates of Incorporation, the Master Declaration, these Bylaws and by law"; and

WHEREAS, the Bylaws, Article V, Section 5.01, Subsection (e), grants the Board the power to "[a]dopt, amend, and publish Rules and Regulations"; and

WHEREAS, the Board wishes to set forth a procedure for the retention, inspection, production, and destruction of documents; and

WHEREAS, the Bylaws, Article VI, Section 6.16, provides that "[e]ach Member and Eligible Mortgage Holder shall be permitted to examine the books of account of the Community Association by appointment at a reasonable time on business days; provided that the Treasurer has been given at least ten (10) days prior written notice"; and

WHEREAS the Board wishes to allow the Beneficial Members access to information regarding the Community Association without compromising the privacy interest of other Beneficial Members and without jeopardizing the Board's ability to efficiently manage the business affairs of the Community Association; and

NOW, THEREFORE, BE IT RESOLVED THAT, the following procedures for the retention, inspection, production and destruction of the Community Association's documents are hereby adopted.

I. DOCUMENT RETENTION

The books and records of the Community Association covered by the below chart, will be retained for the period of time listed in the below chart. Unless otherwise required by law, all other documents will be retained for at least two (2) years. The books and records of the Community Association need not be retained in their original format so

EXHIBIT A
DOCUMENT INSPECTION REQUEST FORM

Beneficial Member Name (Requesting Party): _____
Address in the Community Association: _____
Address if not residing in the Community Association: _____
Beneficial Member's Phone #: _____
Beneficial Member's Email Address: _____

Brief description of document(s) you are seeking including applicable time periods, if any:

_____
_____
_____

For what purpose are you requesting the document review? Please describe the purpose(s) below:

_____
_____
_____

Who, if anyone, will be accompanying you at the inspection? Please provide their full name and occupation below:

_____

_____

To be Completed by a Community Association Representative

Your request for document review has been Approved / Denied (circle one).

Your request for document review IS/ IS NOT (circle one) being fulfilled through production of a digital copy of the requested document(s).

Your request for document review IS/IS NOT (circle one) being fulfilled through access to the Community Association's web portal.

If denied, your request was denied for the following reasons:

_____
_____

If your request was denied, you have an opportunity to participate in alternative dispute resolution ("ADR"). If you would like to participle in ADR, you must send a written request to the Community Association's management office within ten (10) days from the date of the denial of your request. If you fail to request an ADR hearing within ten (10) days from the date of the denial of your request, any right you may have to participate in the ADR process will be considered waived.

Date: _____ Signature: _____

EXHIBIT B
AFFIDAVIT

I, _____, seek copies of records of Lakewood/Four Seasons Community Association, Inc. The records that are to be copied are as follows:

_____

_____

_____

_____

_____

_____

_____

I understand that the information provided is being provided pursuant to my rights as a Beneficial Member; It is not being provided for any type of publication or announcement. Should I choose to publish or disseminate any of the information received, I subject myself to potential liability. The Community Association takes no responsibility for any potential liability I may incur as a result of unauthorized publication or dissemination of the information I receive.

I understand and agree to pay for all copying costs, redaction charges and delivery and postage fees as described in the Resolution.

Sign: _____

Print Name: _____

Address: _____

Date: _____

long as they are retained and stored in a usable format. For instance, without limiting the foregoing, at any point in time the Community Association may convert any and all paper documents into a transferable electronic format and, immediately upon conversion, destroy the paper document in accordance with Article V below. Notwithstanding anything else herein, no documents will be destroyed or deleted if pertinent to any ongoing or anticipated litigation, government investigation or proceeding.

Record Title and Description	Total Retention Period
Bids, Proposals & Contracts	
A. All Bids for any single project	6 Months from acceptance of any bid for that project
B. Contracts	6 Years from expiration of the contract terms
C. Plans and Specifications for Contract Work/Services	6 Years from expiration of the contract term
Employee Records	
A. Employment Advertisements, Applications and Resumes	3 Years
B. Job Descriptions	6 Years
C. Payroll Records	3 Years
D. Personnel Files	7 Years from termination of the employee
E. Retirement and Pension Records	Permanently
F. Tax Records	7 Years from the date the tax becomes due or is paid, whichever is later
G. Time Sheets	7 Years
Financial Records	
A. Audit Reports	7 Years
B. Bank Reconciliations	7 Years

C. Bank Statements	7 years
D. Budgets	7 Years
E. Credit Card Sales Slips	7 Years
F. Checks – Including canceled and voided checks, check stubs, check registers and lost check references	7 Years
G. Deposit Slips	7 Years
H. Invoices from Vendors	7 Years
I. Owner Accounts	7 Years from the sale of the Unit or the last zero balance whichever is longer
J. Purchase Orders	7 Years
K. Receipts	7 Years
L. Tax Returns and Worksheets	7 Years
M. Year-End Financial Statements	7 Years
General Administrative Records	
A. Ballots, except those related to Board elections	6 Months from the date the vote was completed
B. Election Ballots	90 Days from the date of the election
C. Electronic Recordings of the Meetings of the Beneficial Members and Open Meetings of the Board	30 Days from the date the written minutes are approved
D. Fine Letters	6 Years
E. Governing Documents – Including Master Declaration of Covenants & Restrictions, Bylaws, Certificates of Incorporation, Amendments and Resolutions	Permanently

F. Notice of Meetings of Beneficial Members and Open Meetings of the Board	2 Years
G. Written Minutes for all Meetings of the Beneficial Members and of the Board	Permanently
Insurance	
A. Accident Reports	6 Years from the accident or settlement, whichever is later.
B. Casualty & Loss Claims	6 Years
C. Policies, current and expired	Permanently
Property Records	
A. Depreciation Schedules	Permanently
B. Disposal	7 Years from the year in which the property is disposed of in a taxable disposition
C. Inventory Records for Products, Materials, Equipment and Supplies	3 Years
D. Reserve Studies	7 Years or until an updated study is received, whichever is longer

II. INSPECTION OF COMMUNITY ASSOCIATION BOOKS AND RECORDS

A. Upon request, Beneficial Members shall have the right, for any proper purpose as noted in N.J.S.A. 15A:5-24c., to examine, in person or by agent or attorney, during usual business hours, the books and records of the Community Association.

B. The books and records of the Community Association may be inspected at the Community Association's management office or any other place designated by the Board where records are kept.

C. All requests for inspection of books and records shall be submitted in writing to the Community Association's management office at least ten (10) days prior to the proposed date for the inspection and shall clearly identify the documents which the Beneficial Member wishes to inspect, including the applicable time periods, if any. A sample Document Inspection Request Form is attached hereto as Exhibit A.

D. To the extent possible, requests for inspection of books and records shall be granted or denied, in writing, within five (5) business days from the Community Association's receipt of the Document Inspection Request Form. If the request is denied, the writing shall contain reasons for the denial. The Beneficial Member shall be notified of the decision by e-mail or, if no e-mail address is provided, by phone followed by a mailed notice to his or her residence.

D1. The Community Association may, at the discretion of the Board, determine to fulfill a document inspection request without scheduling an in-person inspection by providing the Beneficial Member with a digital copy of the requested document(s) prior to the proposed inspection date. The digital copy may be provided in a format chosen by the Board including, but not limited to, e-mail and/or drop-box.

D2. To the extent that the requested document(s) is/are available through the Community Association's web portal, the grant of access to the web portal by the Community Association to the Beneficial Member shall constitute fulfilment of the inspection request.

E. A Community Association representative must be present at all times that Community Association documents are being reviewed. It is the responsibility of the Beneficial Member making a request to schedule a time at which the Community Association representative (e.g., the manager) will be available to supervise the examination.

F. A Beneficial Member reviewing the Community Association documents shall have the right to be accompanied during the inspection by a non-owner professional such as a licensed attorney or CPA chosen by the Beneficial Member.

G. Unless otherwise agreed to by the Community Association, Beneficial Members shall have one (1) hour per inspection request to review the requested books and records.

H. No original books or records may be removed from the Community Association's management office.

III. PRODUCTION OF COMMUNITY ASSOCIATION BOOKS AND RECORDS

A. Beneficial Members may make copies of the Community Association's books and records to the extent allowed and/or required by law, but the Beneficial Member

will be charged for the copying costs. Any Beneficial Member seeking to make copies of the Community Association's books and records must sign an affidavit, such as the one attached hereto as Exhibit B, stating that they fully accept any responsibility or liability that may result from unauthorized publication and/or dissemination of the records obtained.

A1. To the extent the requested document(s) is/are already in digital format, a digital copy may be provided via e-mail or drop-box in lieu of a physical copy. In this event, the Beneficial Member will not be charged for copying costs.

B. Copying costs will be charged in accordance with the following schedule. Delivery and postage fees may apply depending on the delivery method. Payment of such costs must be made before the document(s) is/are delivered.

Letter Size:.....	$0.05 per page
Legal Size:.....	$0.07 per page
Other Media, such as CD-ROM or USB:....	The actual cost of the media
Special Services for research and/or large requests:.....	Actual cost for time spent plus the per page cost

C. In the event the Board denies any request for production of documents, either outright or conditionally, written reasons for the denial shall be provided to the Beneficial Member within five (5) business days from the denial.

IV. UNIVERSAL RULES APPLICABLE TO BOTH INSPECTION AND PRODUCTION OF COMMUNITY ASSOCIATION BOOKS AND RECORDS

A. If the frequency, redundancy, or sheer number of a particular Beneficial Member's requests is such that it imposes an undue burden on the Board, the Community Association or its agents and employees, the Board or its representatives may impose necessary and reasonable constraints and/or conditions upon the inspection and production of documents.

B. Notwithstanding anything else herein, certain records may be exempt from inspection and production and/or partially redacted in the interest of privacy, privilege and/or confidentiality. The following are examples of such items:

i. Matters which are the subject of Executive Board sessions, including unredacted minutes from those sessions;

ii. Bank and investment account numbers;

iii. Matters when such disclosure would constitute an unwarranted invasion of privacy, except to the extent required by law;

iv. Information related to pending contract negotiations or pending or anticipated litigation;

v. Matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his or her ethical duties as a lawyer; and

vi. Matters involving the employment, promotion, discipline, or dismissal of a specific employee of the Community Association.

C. The Beneficial Member will be charged for the time and effort involved in redacting the requested document(s). The charge will be reasonably related to the amount of information needing redaction, the expertise of the person performing the redaction and the time required to complete the process. The charge shall be collectable in the same manner as General Common Expense Assessments.

V. DESTRUCTION

A. At the expiration of the retention period set forth in Section I of this Resolution, the Community Association may destroy and/or delete the documents.

B. Regardless of the duration of the retention period, upon converting a paper document to digital format, the Community Association may destroy the paper document.

C. Destruction of paper documents may be achieved through the use of a professional shredding company or other professional disposal organization which shall provide a certificate of proper destruction.

D. Electronic documents may be deleted from all individual computers, data-bases, networks and back-up storage.

VI. GENERAL

A. Should any provision herein be determined to be invalid, the remaining provisions herein shall remain in full force and effect.

B. Any provision contained within any previously adopted resolution of the Community Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern.

C. Notwithstanding anything stated herein, the Community Association may exercise all rights and remedies available to it at law, in equity and/or pursuant to the Community Association's Governing Documents.

LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.

Resolution Type: Administrative No. 15

Pertaining To: Document Retention, Inspection, Production and Destruction

Duly adopted at a meeting of the Board of Lakewood/Four Seasons Community Association, Inc., held this 10th day of April, 2025.

Trustee Name	Vote: YES	NO	ABSTAIN	ABSENT
Irma L Hoover, ~~Director~~ PRESIDENT	✓			
ERMA HOOVER , ~~Director~~ VICE-PRES.	✓			
THOMAS GIALANELLA , ~~Director~~ TREASURER	✓			
DANIEL PAGANO , ~~Director~~ SECRETARY	✓			
DEBORAH CATALINA , ~~Director~~ TRUSTEE	✓			
JOSEPHINE PITOCLO , ~~Director~~ TRUSTEE	✓			
ORSOLA CUFFARO , ~~Director~~ TRUSTEE	✓			
CARLOS ANTUNES				

Attest:

Deborah Catalina, Secretary

Irma L Hoover, President
ERMA HOOVER

Date:
File:
Book of Minutes
Book of Resolutions:

	Book No.	Page No.
Policy		
Administrative		
Special		
General		

Resolution Effective: Immediately

NOW THEREFORE, Erma Hoover, the President of Lakewood/Four Seasons Community Association, Inc., based on the authority granted by the Community Association's Master Declaration of Covenants & Restrictions, Bylaws and the Board of Director vote reflected above, hereby submits this Resolution for recordation in the Ocean County Clerk's Office.

LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.

By: Erma L Hoover
ERMA Hoover, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF OCEAN)

On the 11th day of April, 2025, ERMA Hoover personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of the Lakewood/Four Seasons Community Association, Inc., (the "Community Association"), named in this document; and

(b) this document was signed and delivered by the Community Association as its voluntary act and deed by virtue of authority from its Board of Directors.

Sworn and subscribed to before
me this 11th day of
April, 2025

VITA R. VINCI
Notary Public, State of New Jersey
Comm. # 50107364
My Commission Expires 6/24/2029

Vita Vinci
NOTARY PUBLIC - NEW JERSEY

RECORD AND RETURN TO:
MCGOVERN LEGAL SERVICES, LLC
850 Carolier Lane
North Brunswick, NJ 08902

EXHIBIT K

Returned To:

BY:
FRANCIS J. McGOVERN, JR., ESQUIRE

INSTR # 2002206536
OR BK 11106 PG 0126
RECORDED 11/26/2002 04:03 PM
M. DEAN HAINES COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

LAKEWOOD/FOUR SEASONS COMMUNTIY ASSOCIATION, INC.

RESOLUTION RELATING TO FILING BY-LAW AMENDMENTS

This is a Certified Copy

WHEREAS, the Lakewood / Four Seasons Community Association (the Association) was created by a Master Declaration of Covenants and Restrictions (the Declaration) dated November 22, 1994 and recorded on November 30, 1994 in the Office of the Clerk of Ocean County in Deed Book 5222, Page 0494, et seq.; and

WHEREAS, the Declaration includes By-laws which provide that (Sec.9.01) the By-laws may be altered, or repealed, or new by-laws may be adopted by vote of sixty-seven (67%) percent of the total number of votes represented by Community Association Members, in person or by proxy, at any meeting of the Community Association duly constituted for such purpose at which a quorum is present, and prior to which written notice of the exact language of the amendment or of the repeal or new By-laws shall been sent to each member at least ten (10) days prior to the meeting; and

WHEREAS, on September 25, 2002 a Special Meeting was held to vote on proposed by-law amendments and

WHEREAS, at the September 25, 2002 special meeting, where a quorum in excess of the required percent was present, the by-law amendments attached hereto as exhibit "A" were passed by the required votes as reflected on the tally sheet attached hereto as exhibit "B";

NOW THEREFORE, the Association hereby submits the By-Law amendments attached hereto and incorporated herein for recordation in the Ocean County Clerk's Office.

(11) 30.00 cash

OR BK 11106 PG 0127

LAKEWOOD FOUR SEASONS COMMUNITY ASSOCIATION, INC.

Resolution Type: Administrative No.

Pertaining To: Filing By-law Amendments

Duly adopted at a meeting of the Board of Trustees of Lakewood/Four Seasons Community Association, Inc. held this 25 day of September, 2002.

Officer		Vote:			
_____, Trustee	—	—	_____	_____
_____, Trustee	—	—	_____	_____
_____, Trustee	—	—	_____	_____
_____, Trustee	—	—	_____	_____
_____, Trustee	—	—	_____	_____

Attest:
_____, Secretary Date

Vincent F. Corsano

File:
Book of Minutes -
Book of Resolutions:

	Book No.	Page No.
Policy		
Administrative		
Special		
General		

Resolution Effective: _____, 2002.
Resolution Expires: _____

This is not a certified copy

ACKNOWLEDGMENT

STATE OF NEW JERSEY)

) ss.

COUNTY OF OCEAN)

On the 26th day of October, 2002, Martin Spector personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of Lakewood/Four Seasons Community Association, Inc. (the "Association") named in this document; and

(b) this document was signed and delivered by the Association as it voluntary act and deed by virtue of authority from its Board of Directors.

Sworn and subscribed to before me this 28 day of October, 2002.

Notary Public - State of New Jersey

True and Certified Copy

AMENDMENT TO THE BK 11106 PG 0129
BYLAWS OF
LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION INC.

1. Page 108, Article I, Section 1.04 is hereby stricken and replaced with the following: Article 1, Section 1.04 Principal Office. The principal office of the corporation shall be located at 1560 Spring Meadow Drive, Lakewood N. J. 08701 or at such other place permitted by law and designated by the Board.
   - **Changes corporate office location.**

2. Page 109, Article II, Section 2.01 Membership is hereby amended to insert the word Record as the first word in the second sentence. The sentence shall then read Record Owners of Homes...
   - **Requires a Beneficial Member to be a record owner.**

3. Page 109 Article II, Section 2.03 is hereby stricken and replaced with the following:
   Article II, Section 2.03 Voting Rights of Beneficial Members. There shall be one vote for each Home within the Community. This vote may be cast by the Beneficial Member(s) who own the particular Home as long as such Beneficial Member(s) are in good standing at the time the vote is cast (see Section 2.06). No fractional votes may be cast. Tenants and other permanent residents of any Home, other than the Owner, shall not be entitled to vote on any matter or vote in any election of the Community Association except as the holder of a valid proxy of a Beneficial Member.
   - **Clarifies one vote per home.**

4. Page 110, Article II, Section 2.06 Rights of Beneficial Members to Use and Enjoy the Common Property is hereby amended to add the following after the first sentence: "These rights are subject to the rules established by the Board of Trustees."
   - **Emphasizes that rights to use common elements are subject to rules.**

5. Page 111, Article III, Section 3.02 Annual Meetings The first sentence is hereby stricken and delete the balance of Section 3.02. Replace with the following: The Association's annual meeting shall be held on the 2nd Tuesday of each December.
   - **Fixes date for the annual meeting.**

6. Page 114, Article III, Section 3.09 Judges
   The third sentence is hereby modified to read as follows: The judges shall decide upon the qualifications of the voters, shall report the number of votes represented at the meeting and entitled to vote on such question, shall conduct the vote and accept the votes, and, when the voting is completed, shall ascertain and report the number of votes respectively for and against the question and report the number of votes received by each candidate in an election of Trustees.
   - **Requires judges to report the number of votes received by each candidate in an election of Trustees.**

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7. Page 114, Article IV, Section 4.02 - Number and Qualifications is hereby stricken and replaced with the following: Article IV, Section 4.02- Number and Qualifications. The Board of Trustees shall consist of seven (7) members. At all times at least one member of the Board of Trustees must be a record owner of a Fee Simple Home and one member must be a record owner of a Condominium Unit.

   Each Board member must be:

   a. A Beneficial Member in Good Standing or

   b. If a home is owned in the name of only one spouse, the spouse who is the owner of record in Good Standing is eligible for Board Membership and so is the owner of record in Good Standing's spouse so long as such spouse resides with their spouse who is the owner of record in Good Standing or

   c. A trustee of a trust, which is a Beneficial Member in Good Standing or the spouse of the trustee of a trust which is a Beneficial Member in Good Standing so long as such spouse resides with their spouse who is the trustee of a trust which is a Beneficial Member in Good Standing.

   AND

   d. 55 years of age or older and

   e. A Resident of Lakewood Four Seasons Community Association, which, for the purposes of these By-Laws, shall mean one who does not live outside of Lakewood Four Seasons Community Association for a period of more than three (3) consecutive months.

Notwithstanding any other provision of these by-laws, no person shall be eligible for Board candidacy, election, appointment or membership where such candidacy, election, appointment or membership could result in two or more people who reside in the same home or unit sitting on the Board at the same time.

- **Increases the number of Board seats to seven. Specifies requirements for Board Membership. (See Proposed Amendment #27).**

8. Page 115,116, Article IV, Section 4.03 Election and Term of Office is hereby stricken and replaced with the following:
   Article IV, Section 4.03 Election and Term of Office. Elections for available seats on the Association's Board of Trustees shall be held on the last Tuesday of each November.

   The eligible candidate(s) receiving the highest number of votes shall be elected to the longest terms available. There shall be one ballot unless there is a tie for the last seat to be filled, in which case, those candidates who tied for the last seat to be filled, shall participate in a run-off election to break the tie.

   The results of each election and the number of votes each candidate received shall be announced no more than one hour after the votes are counted and certified by the chairperson of the Judiciary Committee.

   The term of office for Board members shall begin on the first day of January following their election. Except for two of the seats elected at the November 2002 election, all Board seats shall carry a three (3) year term.

Due to the increase in the number of Board seats, four seats will be available at the November 2002 election. At the November 2002 election, the two candidates who receive the largest number of votes shall be elected to three (3) year terms. The two candidates who receive the next largest number of votes shall be elected to two-year terms; at the expiration of these initial two-year terms, these seats shall carry three year terms. The purpose of this provision is to stagger the expiration of Board Member terms.

The members of the Board of Trustees shall be limited to two (2) full consecutive three-year terms. Since this restriction was not in place when the current Board members became Board members, current Board members' service through the end of their current term will not count as being applicable to this restriction. At all times at least one member of the Association's Board shall be a condominium unit owner and at least one member shall be a fee simple homeowner. In order to insure this, when a condominium or fee simple member is needed, the qualified candidate who receives the next highest number of votes shall fill the seat. For example, if three seats are available, but one seat must be filled by a condominium unit owner, if the three candidates who received the highest number of votes are fee simple homeowners and the candidate who received the fourth highest number of votes is a condominium unit owner, the condominium unit owner shall fill the third seat.

If a vacancy occurs on the Board prior to the last Tuesday of November in any calendar year, for any reason other than removal from the Board by a vote of the membership, the seat shall be filled for the balance of the calendar year by a majority vote of the remaining Board members. The balance of the term for the seat shall be filled at the annual election meeting during the year in which the seat became vacant or the Board member resigned. The member elected to fill the unexpired term shall become a voting member of the Board of Trustees on January 1 of the year following the election.

Partial terms filled at membership elections shall be filled by the eligible candidates who receive the next highest votes after those who successfully run for full term seats. If there are not sufficient candidates to fill the partial term seats, the vacancy will be addressed as if it occurred after the last Tuesday of November.

If a vacancy occurs on the Board after the last Tuesday of November in any calendar year, for any reason other than removal from the Board by a vote of the membership, the seat shall not be filled for the balance of November and December but an appointment shall be made by a majority vote of the new Board at its first meeting to fill the seat until December 31 of the year appointed (or until his or her successor has been duly elected as provided herein by the Association membership). The balance of the term for the vacant seat, if any, shall be filled by an Association Membership vote at the November election meeting following the date the seat became vacant.

-Eliminates the runoff requirement where there are more than twice the number of candidates for available seats, modifies method for filling vacant seats, fixes date for Board elections.

9. Page 116, Article IV, Section 4.04 - Developer's Protective Provisions is hereby stricken in its entirety.

- Removal of Developer's protective provision as it is no longer necessary.

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10. Page 117, Article IV, Section 4.05 - Removal of Members of the Board of Trustees is hereby stricken and replaced with the following:
Article IV, Section 4.05-Removal of Members of the Board of Trustees. At any duly held annual or special meeting of the Community Association Members any one or more of the Trustees may be removed with cause by a majority vote of the Members of the Community Association in good standing present in person or by proxy or absentee ballot, provided a successor is elected for the balance of the Trustee's remaining term at the same meeting. A Trustee whose removal has been proposed shall be given the opportunity to be heard at the meeting. Failure of a Community Association member to remain in good standing and/or failure to maintain the qualifications for election, among other things, shall constitute cause to remove a Trustee.
- **Clarifies Language**

11. Page 117, Article IV, Section 4.06 Vacancies
Section 4.06 is hereby stricken it its entirety.
- **Deletes section incorporated into section 4.05.**

12. Page 120, Article IV, Section 4.12 Notice to Owners.
The second sentence is hereby amended to add the following final sentence. Notice of all open meetings shall also be broadcast on the community Television channel.
- **Add requirement that meeting notices be broadcast on the Association television channel.**

13. Page 121, ARTICLE V, Section 5.01(j) Insurance Trustee is hereby stricken in its entirety and replaced with the following:
Article V, Section 5.01(j) Insurance Trustee. The Board of Trustees shall be responsible for the disposition of all insurance proceeds.
- **Removes unnecessary language.**

14. Page 122, ARTICLE V, Section 5.01(k) Committees is hereby stricken in its entirety and replaced with the following:

Section 5.01(k) Committees: Create, appoint members to and disband such committees as shall from time to time be deemed appropriate or necessary to aid the Board of Trustees in the discharge of its duties, functions and powers.
- **Clarifies language for greater flexibility.**

15. Page 122, ARTICLE V, Section 5.01(m) Clubs and Activities is hereby added as follows:
Endorse clubs and activities and regulate those that ar endorsed.
- **Incorporates current practice**

16. Page 122, Article V, Section 5.02(c) Corporate Records is hereby stricken in its entirety and replaced with the following:
Article V, Section 5.02© "To cause to be kept a complete record of all Board/Association acts, accounts and corporate affairs; to make the appropriate filings; and to prepare and provide quarterly and annual reports on all finances. These reports shall be made available within 60 days of the end of the quarter. The Fourth quarter report shall serve as an unaudited annual report until the certified annual audit is completed. The quarterly financial reports shall be made available at the first monthly meeting after the report is completed."
- **Requires quarterly and annual reports on all finances.**

17. Page 125, Article 5.02(h)(ix)(vii) General Provisions

Is amended to change named insurance in the first sentence of the second paragraph to named insured and is further amended to delete all references an Insurance Trustee.
- Language Clarification

18. Page 126, Article VI , Section 6.02 Golfing Fees is hereby stricken in its entirety and replaced with the following:
Article VI, Section 6.02 **Golfing Fees** - At the Association's annual budget meeting, the Association's Board of Trustees shall establish and charge an annual golfing fee and any other fees it deems necessary. The amount of the fees shall be in the Association Board of Trustees sole discretion.
- Eliminates automatic golf membership renewal. Allows Board of Trustees greater flexibility.

19. Page 127, Article VI, Section 6.03 - Annual Budget The first sentence is hereby stricken and replaced with the following:

In carrying out the responsibilities contained in this Article VI, the Board of Trustees shall prepare annual budgets of all anticipated income and expenses, including, but not necessarily limited to, operating expenses, reserves, capital expenses and deferred maintenance.
- Clarifies various budgeting detail.

20. Page 127, Article VI, Section 6.07 - Depositories The first sentence is hereby deleted and replaced with the following:

"All Association funds shall be placed in financial institutions or instruments designated by the Association's Board of Trustees." The second sentence is hereby modified to strike the word "checks" and replace it with the word "instruments"
- Provides flexibility with respect to use and investment of Association funds and incorporates current practice. The Board of Trustees may adopt an "Investment Policy" via Policy Resolution at an Open Board Meeting.

21. Page 128, Article VI, Section 6.08(e) Accounts is hereby amended so that the word "shall" in the first and third sentences is deleted and replaced with the word "may" and the words "against when the assessments were made" are deleted from the last sentence.
- Makes allocation of certain funds to certain accounts discretionary rather than mandatory.

22. Page 128, Article VI, Section 6.08 Accounts is further amended to add the following subsection:
(f) "Working Capital Fund which shall include the capital contributions received by the Association at the time of the closing(s) on transfers of homes and units. These funds shall be available to meet contingencies as determined by the Board of Trustees."
- Incorporates Current practice.

DID NOT PASS
Motion to Board Approved

23. Page 128, Article VI, Section 6.09 - Reserves is hereby amended such that, in the third sentence, "or other federally insured or guaranteed instruments" is inserted after the words "savings accounts or certificates of deposit". Further the following sentence is inserted after the third sentence: "At least once every five years, the Board of Trustees shall have an engineering firm review the common property and provide the Association with a study of the adequacy of the reserve funds set aside for such common property."
- Incorporates Current practice

24. Page 129, Article VI, Section 6.11 - Notice is hereby amended such that the word "for" between "each" and "member" in the first sentence is deleted and the words "General or Limited" in the first and third sentences are deleted.
- Clarifies language.

25. Page 130, Article VI, Section 6.15 - Annual Audit is hereby amended to strike the second sentence and replace it with the following:
The Board of Trustees shall have a certified annual audit of Community Association funds prepared by an independent accountant, a copy of which shall b delivered to each Member within one hundred twenty (120) days of the expiration of the fiscal year of the Association ". Further, the following sentence is hereby inserted at the end of the paragraph: "A summary of the Annual Audit shall be made available to each Member of the Association".
- Incorporates Current practice

26. Page 131, Article VII, Section 7.01 - Designation is hereby deleted in its entirety and replaced with the following:
Article VII, Section 7.01 Designation - The principal officers of the Association shall be the President, Vice-President, Treasurer and Secretary. The Board of Trustees may also appoint such Assistant Treasurers and Assistant Secretaries, as it deems necessary. All officers, including assistant officers, must be members of the Board and Members in Good Standing. Officers shall be elected by a simple majority of the newly elected Board at the first meeting of the newly elected Board. This meeting shall take place no later than January 15.
- Requires officers to be Board Members in good standing.

27. Page 131, Article VII, Section 7.03 - Removal of Officers is hereby amended to delete the words "four (4)" and replace them with the words "five (5)". The words "or without" are hereby deleted. *This amendment is contingent upon the Board of Trustees increasing to seven (7) members.*
- Requires the affirmative vote of five Board Members to remove an officer from his or her officer position. Allows removal of officers, with cause only, and is contingent upon the Board of Trustees increasing from five (5) members to seven (7) members (see proposed Amendment #7).

28. Page 132, Article VIII, Section 8.01- Compensat ionis hereby amended to strike the first two sentences of the paragraph and insert in their place: "No compensation shall be paid to any Board member, committee, club or activity member"
- Prohibits compensation to Board members, committee, club or activity members.

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29. Page 133, Article IX, Section 9.01 General, which was previously amended, is hereby further amended to add the following sentences after the first sentence: Notwithstanding the requirements of the previous sentence, if the United States Department of Housing and Urban Development or its successor entity (HUD) requires amendments to the By-laws in order for the Association, the Homes, the Units, the Lots and/or the Association's Governing Documents to be approved for HUD reverse mortgages, these By-laws may be amended as required by HUD or its successor entity with or without a Membership vote required above. If these By-laws are to be amended as required by HUD or its successor entity without a Membership vote, the proposed amendments must be approved by a unanimous vote of the Association's entire Board at an open meeting at least ten days prior to which the proposed By-Law changes have been provided by regular mail to all of the Association Members.

- **Allows the Board to pass By-law amendments required for HUD reverse mortgages without a Membership vote.**

30. Page 135, Article XI, Sections 11.01, 11.02, 11.03, 11.05 and 11.06 are hereby deleted in their entirety and the title of Article XI is hereby changed to "Architectural Guidelines".

- **Provides the Board with the flexibility to adjust responsibilities as required; the Board intends to establish an ACC committee by resolution once the By-laws have been amended.**

31. Page 135, Article XI, Section 11.04 Architectural Guidelines is hereby re-numbered as section 11.01 and amended to strike the first paragraph and replace it with the following: Prior to making any modification to any Lot, Home, Unit, Common Element, Common Property, Limited Common Element or Limited Common Property, the member must first obtain written permission from the Architectural Control Committee (the "ACC"), if such a committee has been formed by the Association's Board. The member desiring to make any modification shall submit a modification request to the Board or the ACC designated by the Board which (unless this requirement is waived in writing by the Board or by a Board resolution) shall be accompanied by specific architectural plans prepared by a New Jersey Licensed architect detailing the proposed modification to the Board's satisfaction. In furtherance of the administration of this restriction, unless otherwise modified by Board resolution, the following guidelines shall apply:

- **Allows for Board flexibility with respect to By-law restrictions but leaves the basic restrictions in place so that there is no gap period prior to the Board implementing restrictions by resolution. Removes automatic approval of applications if the Association does not act on an application in time.**

32. Page 139, Article XIII Pre-Transition Procedures is hereby deleted in its entirety; such deletion shall become effective upon the Association and the Developer executing a final comprehensive transition release agreement for all Association sections.

- **Removes transition procedure sections once transition is completed.**

33. Article XIV Miscellaneous is hereby renumbered Article XIII.

-**Renumbering.**

FILED BUT NOT PASSED Recorded Copy

THESE RESULTS ARE LISTED BY AMENDMENT NUMBER RES

PLEASE REFER TO YOUR POS REVISION SHEETS MARKED TO AN ABSENTEE BALLOT

BY-LAW CHANGES FINAL TALLY SHEET
467 AFFIRMATIVE VOTES TO PASS

	1		2		3		4		5		6		7		8		9		10		11		12		13		14
	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y
TOTAL	553	140	561	132	553	141	519	177	549	147	553	142	521	229	483	211	559	132	550	144	553	137	566	128	548	146	533

BY-LAW CHANGES FINAL TALLY SHEET
467 AFFIRMATIVE VOTES TO PASS

	18		19		20		21		22		23		24		25		26		27		28		29		30		3
	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y
	309	387	546	142	482	210	479	211	534	156	550	140	549	139	539	149	556	134	532	158	569	121	505	183	489	201	442

EXHIBIT B

RESULTS AUTHENTICATED BY THE JUDICIARY COMMITTEE AT 12:0
PM ON OCTOBER 2, 2002

REFER TO BOOK 5253
PAGE 6 OF DEEDS

REFER TO BOOK 5283 entered 9/14/95
PAGE 614 OF DEEDS PLP

REFER TO BOOK 5354
PAGE 410 OF DEEDS

REFER TO BOOK 5486
PAGE 736 OF DEEDS
REFER TO BOOK 5534
PAGE 499 OF DEEDS

FOUR SEASONS

MASTER DECLARATION OF COVENANTS & RESTRICTIONS

REFER TO BOOK 5608
PAGE 304 OF DEEDS

REFER TO BOOK 5639
PAGE 912 OF DEEDS

REFER TO BOOK 5270 3/9/00
PAGE 347 OF DEEDS

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Prepared by, Record & Return to:

Lewis S. Kurland, Esq.

Section 6.4 Special Assessments.

In addition to the annual Community Association Dues authorized by Section 6.2 of this Article, the Community Board may levy, in any assessment year, a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Property, including the necessary furniture, fixtures, equipment and other personal property related thereto, or for other lawful purposes, provided that any such special assessment shall be apportioned in the same manner as a regular assessment and shall receive the assent of two-thirds (2/3) of all of the votes eligible to be cast by all of the members at a Community Association meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and which notice shall set forth the purpose of the meeting. The due date(s) of any special assessment, or any installment(s) thereof, shall be fixed in the resolution authorizing such special assessment. While Developer maintains a majority of the Community Board, it shall make no additions, alterations, improvements or purchases which would necessitate a special assessment or a substantial increase in the monthly assessment unless required by a government agency, title insurance company, mortgage lender or in the event of an emergency.

Section 6.5 New Capital Improvement Assessment. In addition to the other Assessments herein authorized, the Community Board may levy, in any Assessment year, a New Capital Improvement Assessment for the purpose of acquiring or constructing a new capital improvement, provided that the acquisition or construction of any new capital improvement, the cost of which exceeds the sum of $10,000.00 increased by the percentage of increase in the Consumer Price Index since 1994, shall have been authorized by the assent of two-thirds (2/3) of all the eligible votes at a Community Association meeting duly called for this purpose. Written notice of such a meeting, stating the purpose of the meeting, shall be sent to all Owners entitled to vote or to be represented no less than thirty (30) days in advance. The due date(s) of any New Capital Improvement Assessment, or any installment(s) thereof, shall be fixed in the resolution authorizing the New Capital Improvement Assessment.

Section 6.6 Subordination of the Lien to Mortgage.

The lien of the assessments provided for herein shall be subordinate to any lien for

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subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of any such Home pursuant to judgment of foreclosure or a deed in lieu of foreclosure. Such sale or transfer shall not relieve any such Home from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

If an Institutional Lender or other purchaser of a Home obtains title to such Home as a result of foreclosure of such first mortgage (or by a deed of conveyance in lieu thereof), such acquirer of title, his successors and assigns, shall not be liable for the assessments by the Community Association pertaining to such Home or chargeable to the former Owner thereof which became due prior to acquisition of title as a result of the foreclosure. Such unpaid sums shall be deemed to be Common Expenses collectible from all of the remaining Home Owners, including such acquirer, his successors and assigns.

Liens for unpaid assessments may be foreclosed by suit brought in the name of the Community Association in the same manner as a foreclosure of a mortgage on real property. Subject to the foregoing exceptions, suit to recover a money judgment for unpaid assessments may be maintained against the record Owner of the Home as of the effective date of the assessment or against all subsequent record Owners thereof, without waiving the lien securing same, all of which record Owners shall be jointly and severally liable with respect to same.

Section 6.7 List of Assessments, Notice of Assessment and Certificate as to Payment.

The Board shall cause to be prepared, at least thirty (30) days in advance of the due date of each annual or special assessment, a list of the Lots and Homes and the assessments applicable thereto, in alphabetical order, according to the names of the Owners thereof, which list shall be kept in the office of the Community Association and shall be open to inspection, upon request, by any Owner. Written notice of the assessments shall be sent to every Owner subject thereto.

The Community Association shall, upon the request of any Owner liable for an assessment, or of the mortgagee of any Home, furnish to such Owner or mortgagee, a certificate in writing, signed by an officer of the Community Association, setting forth whether or not such assessment has been paid. Such certificate shall constitute conclusive evidence of the payment of any assessments therein stated to have been paid.

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If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount equal to one hundred ten (110%) percent of the last prior year's assessment except while the Developer maintains control of the Community Board, and any installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and annual assessment may be amended at any time by the Community Board, provided, that nothing herein shall serve to prohibit or prevent the Community Board from imposing a lump sum assessment in the case of any immediate need or emergency without the consent of the Members.

Section 6.8 Acceleration of Assessment Installments and Other Remedies of the Community Association.

If an Owner shall be in default in the payment of an installment upon an assessment, the Community Board may accelerate the remaining installments of the assessment upon notice to the Owner, and the then unpaid balance of the assessment shall become due upon the date stated in the notice, but not less than five (5) days after delivery of the notice to the Owner, or not less than ten (10) days after the mailing of such notice to him by regular mail, whichever shall first occur. If such default shall continue for a period of thirty (30) days, then the Community Board may, at the Community Board's sole discretion (i) accelerate the remaining installments of the assessment and (ii) file a lien for such accelerated assessment and (iii) notify any mortgagee of the Home affected of such default if such mortgagee has requested such notice from the Community Association in writing. If said default continues for a period of ninety (90) days, then the Community Board may, in the Community Board's discretion, foreclose the foregoing lien pursuant to law and/or to commence a suit against the appropriate Owner(s) to collect said assessment.

Section 6.9 Interest and Counsel Fees.

The Community Board, at its option, shall have the right in connection with the collection of this, or any other charge, to impose a late fee, or an interest charge at the legal maximum rate if such payment is made after a certain date stated in such notice. In the event that the Community Board shall effectuate collection of said charges by resort to counsel, the Community Board may add to the aforesaid charge or charges a sum or sums of twenty (20%) percent of the gross amount due as counsel fees, in addition to such costs allowable by law.

Section 6.10 Contribution to Capital

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capital and operating expense of the Community Association in the amount of $200.00, which contribution shall not be refundable or transferable and may be utilized for any lawful purpose which the Community Board may deem appropriate.

Section 6.11 Conveyance.

Upon any voluntary conveyance of a Home, the grantor and grantee of such Home shall be jointly and severally liable for all unpaid assessments pertaining to such Home duly made by the Community Association or accrued up to the date of such conveyance without prejudice to the right of the grantee to recover from the grantor any amounts paid by the grantee. The grantor shall be exclusively liable for those accruing while he is the Home Owner.

ARTICLE 7. COMMUNITY ASSOCIATION DUTIES AND SERVICES

Section 7.1 Duties of the Community Association.

The annual assessments levied by the Community Association shall be used exclusively for promoting the health, safety, pleasure and welfare of the Home Owners and for the costs and expenses incident to the operation of the Community Association, including, without limitation, the following:

7.1.1 maintenance and repair of all facilities on the Common Property, including parking area, Golf Course, Clubhouse, Roadways, paths, right-of-ways, drainage ways, storm pipes, catch basins, ponds and streams, and retaining walls (even if located on a privately owned Lot or within the Condominium; in that case, neither the Owner nor the Condominium Association shall do anything to destroy or compromise the structural integrity of such a wall);

7.1.2 payment of the cost of street lighting for the Common Property;

7.1.3 payment of all taxes and insurance premiums required to be paid by the Community Association;

7.1.4 operation and administration of the Club House, Golf Course, recreational facilities and any other costs and expenses incidental to the operation and administration of the Community Association and its facilities and services;

7.1.5 providing for snow removal over two (2) inches of snow from Roadways, driveways, parking lots and walkways, as contained on the Common Property;

7.1.6 retain a management firm or manager to maintain the Common Property and carry out the duties of the Community Association, provided, however, that any management agreement for the Property will be terminable by the Community

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Association with or without cause upon thirty (30) days prior written notice thereof, and the term of any such agreement shall not exceed one (1) year;

7.1.7 providing that the guardhouse for the Community will be manned on a twenty-four (24) hour basis;

7.1.8 adopting rules, regulations and fees for the use of the Golf Course (including, without limitation, allowing the public to use the Golf Course in accordance with fees established by the Community Association); and

7.1.9 snow removal for driveways and walkways (by the same standard set forth in 7.1.5 above) and lawn care for the Homes in the Community that are not subject to the Condominium Association Founding Documents.

7.1.10 providing such other items as may from time to time be deemed appropriately by the Community Board.

Section 7.2 Services to be Provide by Community Association as Delegated by the Condominium Association.

7.2.1 Pursuant to Subparagraph 16.03 of the Master Deed, the duty to deliver specific services to the Condominium Association and its members have been irrevocably delegated to, and accepted by, the Community Association. The cost of these services shall be included in the Common Expenses and paid by all Members as part of the Community Association Dues. The Community Association is granted an irrevocable easement over, under and through the lands encumbered by the Master Deed to perform the following services and duties:

a. streets and parking areas (maintenance; repair; cleaning; snow removal over two inches);

b. sidewalks (snow removal over two inches; maintenance; repair);

c. walkways leading from front door to driveway and parking areas (snow removal over two inches);

d. lawn cutting on Condominium common elements; and

e. street lights and parking lot lights (maintenance, repair, electricity).

Section 7.3 Service Which May Be Performed at the Option of the Community Association - Procedure.

Developer shall have the right to make such improvements and provide such facilities on the Common Property as it considers to be advantageous to the Common Property and to the Owners of Homes. The Community Association shall be obligated to accept such

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improvements and facilities and to properly maintain the same at its expense. The Community Association, at its expense, also shall maintain and carry on the services instituted, from time to time, by Developer for the benefit of the Common Property and the Owners. In addition to the required maintenance of the Common Property and of the improvements and facilities thereon and the aforesaid services required to be performed, the Community Association may furnish (but shall not be required to furnish) such services as the Board from time to time, by resolution, may propose, unless the projected cost of such additional services exceeds, in the aggregate, the amount equal to one-sixth (1/6) of the current annual Community Association Dues per Home, in which event such proposed additional services must first be authorized by a vote in person or by absentee ballot of two thirds (2/3) of all the votes eligible to be cast at a meeting of Members duly called for this purpose.

ARTICLE 8. GENERAL PROVISIONS

Section 8.1 Duration.

This Declaration shall run with and bind all of the Encumbered Property perpetually and shall inure to the benefit of and be enforceable by the Community Association and the Owners, their respective successors, assigns, heirs, executors, administrators and personal representatives, except that the restrictions contained in Article 5 hereof shall have a duration of twenty (20) years, at the end of which period said restrictions shall be automatically extended for successive periods of ten (10) years each, unless at least two thirds (2/3) of the Owners at the time of the expiration of the initial period, or of any extension period, shall sign an instrument or instruments, in which they shall agree to change said restrictions in whole or in part.

Section 8.2 Notice.

Unless otherwise provided in this Declaration, any notice required to be sent to any Owner under the provisions of the Governing Documents shall be deemed to have been properly sent, and notice thereby given, when mailed, by regular post, with postage prepaid, addressed to the member or Owner at the last known post office address of the person who appears as a member or Owner on the records of the Community Association at the time of such mailing. Notice to one of two Owners shall constitute notice to all Owners thereof. It shall be the obligation of every Owner to immediately notify the Secretary of the Association in writing of any change of address. Valid notice may also be given to Owners (i) personal delivery to any occupant of any Home over nineteen (19) years of age or older;

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or (ii) by affixing said notice to or sliding same under the front door of any Home.

Section 8.3 Enforcement.

Enforcement of this Declaration shall be by any appropriate proceeding in law or equity in any court or administrative tribunal having jurisdiction, against any person or persons, firm or corporation violating or attempting to violate or circumvent any provision herein contained, either to restrain or enjoin such violation or threatened violation or to recover damages, and against any Home and Lot to enforce any lien created by this Declaration, and failure by the Community Association or any Owner to enforce any covenant or restriction herein contained for any period of time, shall in no event be deemed a waiver or estoppel of the right to thereafter enforce the same. If the Community Association, at any time, fails to discharge its obligations to maintain any portion of the Property as required by this Declaration or to enforce the provisions hereof, any Owner shall have the right to enforce such obligations by any proceeding at law or equity. A failure to so enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Also, in such event, the Township shall have the right to so maintain the Property or to enforce such provisions in the name, place and stead of the Community Association. The assumption of such maintenance responsibility shall be in accordance with the procedures set forth in N.J.S.A. 40:55D-43(b). The cost of same shall be assessed, enforced and collected in accordance with the provisions of N.J.S.A. 40:55D-43(c). Notwithstanding any limitations as to the applicability of N.J.S.A. 40:55D-43(b) and (c) aforesaid to the maintenance of "open space", the provisions of this subparagraph shall apply to all maintenance obligations of the Community Association as set forth in this Declaration or otherwise. Should either the Community Association or any of its Members at any time fail to enforce the provisions hereof, the Township upon thirty (30) days notice to the Community Association, shall have the right to institute appropriate legal proceedings in the name of the Community Association to effect such enforcement.

Section 8.4 Severability.

Should any covenant or restriction herein contained, or any Article, section, subsection, sentence, clause, phrase or term of this Declaration be declared to be void, invalid, illegal or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction over the parties hereto and the subject matter hereof, such

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judgment shall in no way affect the other provisions hereof which are hereby declared to be severable, and which shall remain in full force and effect.

Section 8.5 Amendments.

This Declaration may be amended at any time after the date hereof by a vote of at least two-thirds (2/3) of the fully authorized membership of the Community Association at any meeting of the members established by the Community Board for such purpose and previous to which written notice to every Owner of the exact language of the amendment shall have been sent at least thirty (30) days in advance; and further provided, that no amendment may be so effected which would permit (i) any Owner to be exempted from the payment of any assessment or Community Association Dues; (ii) the obligation or proportionate responsibility for the payment of assessments with respect to Homes or Common Property to be changed; or (iii) the modification of any easements or restrictions in Articles 4 or 5 hereof except as therein set forth; (iv) revocation of any of the powers of attorney reserved herein or in the By-Laws; and further provided, that in no event may the Common Property be conveyed to any third person, firm or corporation nor may the rights of the Township, be modified in any manner, without the express consent, by ordinance, or otherwise of the governing body of the Township.

Notwithstanding the foregoing, Developer hereby expressly reserves the right to amend and supplement this Declaration from time to time, to (i) incorporate any or all future portions of the Community pursuant to Article 2; (ii) modify or delete the restriction set forth in Section 5.1 with respect to any such future portions as part of the Property, without obtaining the consent of any Owners, any members, or the Community Board of the Community Association, or any other parties with the exception of any governmental authority from whom approval is required; provided, however, that in no event shall any of the substantive provisions be changed so as to adversely and materially affect the priority or validity of any Permitted First Mortgage or the value of any Home. In addition, Developer may, in Developer's sole discretion, amend this Declaration prior to the conveyance of a Home to a Home Owner other than Developer or any Builder. Developer shall not be permitted to cast any votes held by him, for unsold lots, Homes or interests for the purpose of amending the Declaration, By-Laws or any other document in order to change the permitted use of a Lot or Home or to reduce the Common Property or facilities. No amendment shall be effective until recorded in the County Clerk's Office. This paragraph is by way of supplement to and not in derogation of the powers of

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amendment reserved to Developer pursuant to Article 2 hereof. In the alternative, an amendment may be made by an agreement, signed and acknowledged by all of the Owners including Developer, in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the Clerk's Office.

Section 8.6 By-Laws and Administration; Changes in Documents; Power of Attorney.

The administration of Common Property shall be by the Community Association in accordance with the provisions of the Governing Documents, and of any other agreements, documents, amendments or supplements to the foregoing which may be duly adopted or subsequently be required by any Institutional Lender, any governmental agency having regulatory jurisdiction over the Property or by any title insurance company selected by Developer to insure title to any Lot(s) or Home(s). Developer hereby reserves for itself, its successors and assigns, for a period of twenty (20) years from the date the first Home is conveyed to an individual Purchasers, the right to execute on behalf of all contract purchasers, Owners, mortgagees, other lien holders or parties claiming a legal or equitable interest in the Property, any such agreement, documents, amendments or supplements to the above described documents which may be so required by any such Institutional Lender, governmental agency or title insurance company; provided, however, that no such agreement, documents, amendment or supplement which adversely affects the value or increases the financial obligations of the Owners or reserves any additional or special privileges shall be made without the prior written consent of the affected Owner(s) and all owners of any mortgage(s) encumbering same; or if such agreement, documents, amendment or supplement adversely affects the priority or validity of any mortgage which encumbers any Home, without the prior written consent of such mortgages.

The powers of attorney aforesaid are expressly declared and acknowledged to be coupled with an interest in the subject matter hereof and the same shall run with the title to any and all Homes and be binding upon the heirs, personal representatives, successors and assigns of any of the foregoing parties. Further, said powers of attorney shall not be affected by the death or disability of any principal and are intended to deliver all right, title and interest of the principal in and to said powers. In furtherance of these provisions, at the time of acceptance of a deed to any Home or at the time of acceptance of any other instrument conveying any legal or equitable interest in the Property, each and every

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contract purchaser, Home Owner or occupant or holder of any mortgage or other liens, agrees to execute an instrument which will expressly grant, ratify and confirm the foregoing power of attorney.

Section 8.7 Waiver.

No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 8.8 Rule Against Perpetuities.

If any provisions of this Declaration or the By-Laws shall be interpreted to constitute a violation of the rule against perpetuities, then such provision shall be deemed to remain in effect until the death of the last survivor of the now living descendants of Richard Hughes, former Governor of the State of New Jersey, plus twenty-one (21) years thereafter.

Section 8.9 Ratification, Confirmation and Approval of Agreements.

The fact that some or all of the officers, Directors, Members or employees of the Community Association and the Developer may be identical, and the fact that the Developer or its nominees, have heretofore or may hereafter enter into agreements with the Community Association or with third parties, will not invalidate any such agreements and the Community Association, and its members, from time to time, will be obligated to abide by and comply with the terms and conditions thereof. The purchase of a Home and the acceptance of the Deed therefor by any party, shall constitute the ratification, confirmation and approval by such purchaser, his heirs, legal representatives, successors and assigns, of the propriety and legality of said agreements or said agreement, or any other agreements authorized and permitted by the New Jersey Planned Real Estate Community Full Disclosure Act, this Declaration, the Community Association Certificate of Incorporation or the Community Association By-Laws.

Section 8.10 Protective Provisions for the Benefit of Institutional Lenders.

8.10.1 Protective Provisions for the Benefit of Eligible Mortgage Holders.

8.10.2 General. Anything to the contrary in the Governing Documents, the provisions of this subparagraph 8.10 shall apply with respect to each Eligible Mortgage Holder.

8.10.3 Notice. Any Eligible Mortgage Holder shall be entitled to timely written notice of:

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(a) any condemnation or casualty loss that affects either a material portion of the Common Property or the Home securing the Eligible Mortgage Holder's mortgage; and no Owner or other party shall have priority over such Eligible Mortgage Holder with respect to the distribution to such Home(s) of the proceeds of any condemnation award or settlement in the event of condemnation or with respect to the distribution to such Home(s) of any insurance proceeds in the event of casualty loss; and

(b) any sixty (60) day delinquency in the payment of Common Expense assessment installments or other assessments or charges owed to the Community Association by an Owner of any Home upon which the Eligible Mortgage Holder holds a mortgage; and

(c) a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Community Association; and

(d) any proposed action that requires the consent of a specified percentage of Eligible Mortgage Holders.

8.10.4 Amendments Requiring Approval of 51% of Eligible Mortgage Holders. The prior written approval of at least fifty-one (51%) percent of the Eligible Mortgage Holders is required for any material amendment to the Governing Documents including, but not limited to, any amendment which would change any provision relating to:

(a) voting rights;
(b) reserves for maintenance, repair and replacement of Common Property;
(c) responsibility for maintenance and repairs;
(d) reallocation of interests in the Common Property or rights to their use;
(e) boundaries of any Home;
(f) convertibility of Homes into Common Property or vice-versa;
(g) insurance or fidelity bonds;
(h) leasing of Homes;
(i) imposition of any restrictions upon an Owner's right to sell or transfer his or her Home;
(j) assessment liens or the priority of assessment liens;
(k) restoration or repair of the Common Property (after damage, destruction or condemnation) in a manner other than that specified in this Declaration;
(l) any provisions that expressly benefit Eligible Mortgage Holders.

8.10.5 Amendments Requiring Approval of 67% of Eligible Mortgage Holders. The prior written approval of at least sixty-seven (67%) percent of the Eligible Mortgage Holders is required before the effectuation of any decision by the Owners to terminate the legal status of the Community for reasons other than substantial destruction or condemnation of the Property.

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8.10.6 Common Expense Lien Subordinate. Any lien the Community Association may have on any Home for the payment of Common Expense assessments attributable to each Home is subordinate to the lien or equivalent security interest of any first mortgage on the Home recorded prior to the date any such Common Expense assessment became due.

8.10.7 Inspection of Records. Any Eligible Mortgage Holder shall upon request, (a) be permitted to inspect the books and records of the Community Association during normal business hours; and (b) receive an annual audited financial statement of the Community Association within ninety (90) days following the end of any fiscal year of the Community Association. The Association shall maintain current copies of the Governing Documents and Rules and Regulations, and any respective amendments thereto.

8.10.8 Notice of Meetings. Any Eligible Mortgage Holder shall receive written notice of all meetings of the Community Association and be permitted to designate a representative to attend all such meetings.

8.10.9 Liability for Common Expense Assessments. Any Permitted Mortgage Holder holding a first mortgage lien on a Home that obtains title to a Home as a result of foreclosure of the first mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser in a foreclosure sale, or their respective successors and assigns, is not liable for the share of Common Expenses or other assessments by the Community Association pertaining to such Home or chargeable to the former Owner which became due prior to acquisition of title. Such unpaid share of Common Expenses, outstanding water bills and other assessments shall be deemed to be Common Expenses collectible from all of the remaining Owners including such acquirer, his successors and assigns.

8.10.10 Management Agreements. Any management agreement for the Community will be terminable by the Community Association with or without cause upon ninety (90) days' prior written notice thereof, and the term of any such agreement shall not exceed one (1) year.

8.10.11 Common Expense Default. Despite the absence of any express provision to such effect in the mortgage instrument, in the event that there is any default in the payment of any installment of a Common Expense assessment with respect to any Home, either regular or special, the Permitted Mortgage Holder of such Home shall be entitled to declare such mortgage in default in the same manner that is permitted by such mortgage with respect to any default in the payment of real estate taxes.

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8.10.12 Implied Approval. Approval of any action requiring consent hereunder will be implied when an Eligible Mortgage Holder fails to submit a response to any written proposal within thirty (30) days after it receives proper notice of the proposal provided that notice was delivered by certified or registered mail, with a return receipt requested.

Section 8.11 Damage to Common Property. If, due to the negligent act or misuse by an Owner, or a member of his family or household pet, guest, occupant, visitor, or tenant (whether authorized or unauthorized by the Owner), damage shall be cause to the Common Property or maintenance, repairs or replacements shall be required which would otherwise be a Common Expense, the Owner so responsible shall pay for such damage and be liable for any damages, liability, costs and expense, including attorney's fees, caused by or arising out of such circumstances. Such maintenance, repairs and replacements to the Common Property shall be subject to the Bylaws and the Rules and Regulations. In the event of the failure of any Owner to perform any such maintenance or to make any such repairs or replacement as shall be required, the Community Association shall have the right but not the obligation to do so on the Owners behalf, to assess the costs of same against such Owner as a Miscellaneous Expense under Article 7 of this Declaration. If the Owner fails within ten (10) days after any such damage, then the Community Association shall have the right but not the obligation to make repairs.

ARTICLE 9. SPECIAL DEVELOPER'S RIGHTS

Section 9.1 Transfer of Rights.

No special rights created or reserved to the Developer under this Declaration ("Special Developer Rights") may be transferred except by an instrument evidencing the transfer recorded in the Clerk's Office. The instrument shall not be effective unless executed by the transferee. Developer may convey part or all of the Lots and Homes or the Property in the Community. Developer shall retain all Special Developer Rights subject to Developer's right to grant a revocable license to any Builder ("Builder's License"). Builders shall not be deemed transferees of these Special Developer Rights except as Developer may so grant by Builder's License. No Builder's License shall be deemed to have been granted by Developer unless (i) contained in or incorporated as part of Developer's deed conveying Lots to such Builder or (ii) set forth in a separate agreement executed by Developer and the Builder and recorded in the Clerk's Office. No obligation

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Section 9.2 Liability of Transferor.

Upon transfer of any such Special Developer Right by a Builder's License, the liability of the transferor is as follows:

9.2.1 A transferor is not relieved of any obligation or liability arising before the transfer and remains liable for warranty obligations imposed upon him.

9.2.2 A transferor who retains no such Special Developer Rights under a Builder's License has no liability for any act or omission or any breach of a contractual or warranty obligation arising from the exercise of any such Special Developer Right by a successor Developer who is not an affiliate of the transferor.

Section 9.3 Foreclosure.

9.3.1 Unless otherwise provided in a mortgage instrument, in case of foreclosure of a mortgage, or sale under bankruptcy laws or receivership proceedings of any Home owned by Developer in the Property, a person or entity acquiring title to all the Homes being foreclosed or sold, but only upon his request, succeeds to all such Special Developer Rights, or only to any such Special Developer Rights to maintain models, sales offices and signs. The judgment or instrument conveying title shall provide for transfer of only the Special Developer Rights requested.

9.3.1 Upon foreclosure, sale by a trustee under a deed of trust, or sale under bankruptcy laws or receivership proceedings of all Homes in the Property owned by Developer:

9.3.2.1 Developer ceases to have any such Special Developer Rights; and

9.3.2.2 The period of Developer control terminates unless the judgment or instrument conveying title provides for transfer of all such Special Developer Rights to a successor Developer.

Section 9.4 Liability of Transferee.

The liabilities and obligations of persons who succeed to Special Developer Rights are as follows:

9.4.1 A successor to all Special Developer Rights under a Builder's License who is an affiliate of the Developer is subject to all obligations and liabilities imposed on any Developer by law or by the Declaration.

9.4.2 A successor to all such Special Developer Rights under a Builder's License, other than a successor described in subsections 9.4.3 and 9.4.4 hereof who is not an affiliate of Developer, is subject to all obligations and liabilities imposed upon

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misrepresentations or warranty obligations on improvements made by any previous Developer or predecessor in title or for a breach of fiduciary obligation by any previous Developer.

9.4.3 A successor to the sole Special Developer Right to maintain models, sales offices and signs, if he is not an affiliate of Developer, may not exercise any other Special Developer Rights but is not subject to any liability or obligation as a Developer.

9.4.4 A successor to all Special Developer Rights who is not an affiliate of Developer and who succeeded to those rights pursuant to a deed in lieu of foreclosure or a judgment or instrument conveying title to Homes under subsection 9.4.3 aforesaid, may declare his intention in a recorded instrument to hold those rights solely for transfer to another party. Thereafter, until transferring all such Special Developer Rights to any person acquiring title to any Lot or Home owned by the successor, or until recording an instrument permitting exercise of all those rights, that successor may not exercise any of those rights other than right to control the Board for the duration of any period of Developer control, and any attempted exercise of those rights is void. So long as a successor Developer may not exercise Special Developer rights under this subsection he is not subject to any liability or obligation as a Developer other than liability for the successor's acts and omissions under the Declaration.

9.4.5 Nothing in this Article subjects any successor to Special Developer Rights to any claims against or other obligations of a transferor other than claims and obligations arising under the Declaration.

9.5 Activities. Developer may conduct real estate resale activities, promotion of Developer's other projects, sale of interior furnishings and other activities related to Developer's business in the Community.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly executed by its proper officers the day and year first above written.

Developer:

ATTEST:

Lewis S. Kurland, Asst. Secy.

K HOVNANIAN AT LAKEWOOD, INC.

BY:

Robert H. Karen, President

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STATE OF NEW JERSEY }
}ss.:
COUNTY OF MONMOUTH }

BE IT REMEMBERED, that on this 23rd day of November, 1994, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Robert H. Karen, who I am satisfied is the President of K. HOVNANIAN AT LAKEWOOD, INC., the Developer which executed the foregoing instrument, and is the person who signed said instrument as such officer for and on behalf of the Developer and he acknowledged that said instrument was made by said corporation and sealed with its corporate seal as the voluntary act and deed of said corporation by virtue of authority from its Board of Directors, and as for the voluntary act of the corporation.

Sworn to and Subscribed before me
this 23rd day of November 1994.

Greta L. Kerner

GRETA L. KERNER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 5, 1999

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EXHIBIT A

Description of the Community
(i.e., the Property)

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EXHIBIT A

DEED DESCRIPTION

All that tract or parcel of land located in Lakewood Township, Ocean County, New Jersey, described as follows:

BEGINNING at a concrete monument found in the westerly sideline of Shorrock Street at the intersection of said westerly sideline with the dividing line between Lots 1 and 2, Block 1440, said monument being measured 30.00 feet westerly from and at right angles to the center line of said Shorrock Street, and from said Beginning point running: thence

(1) South 86 degrees 12 minutes 48 seconds West and run along the southerly boundary line of Lot 2, Block 1440, a distance of 2456.58 feet to an iron pin found at the southwesterly corner of Lot 2, Block 1440; thence

(2) North 03 degrees 47 minutes 12 seconds West and run along the westerly boundary line of said Lot 2, a distance of 1750.00 feet to an aluminum hub found in the northerly line of Phelan Avenue (a 50 foot wide paper street), said aluminum hub being also the northwesterly corner of said Lot 2, Block 1440; thence

(3) South 86 degrees 12 minutes 48 seconds West and run along said southerly sideline of Phelan Avenue, a distance of 1666.90 feet to a concrete monument set in the easterly sideline of New Jersey Garden State Parkway; thence

Southerly and run along said easterly sideline of the following six courses, 4 through 9 inclusive:

(4) South 26 degrees 23 minutes 40 seconds West 2510.38 feet to a concrete monument found; thence

(5) South 26 degrees 20 minutes 11 seconds West 376.11 feet to a concrete monument found; thence

(6) South 21 degrees 17 minutes 17 seconds West 454.04 feet to a concrete monument found; thence

(9) South 15 degrees 09 minutes 27 seconds West 310.63 feet to a concrete monument set in the Lakewood Township-Dover Township Boundary Line; thence

(10) South 64 degrees 15 minutes 15 seconds East and run along said Township boundary line a distance of 3494.46 feet to a concrete monument set for a corner in the westerly boundary line of Leisure Village East; thence

(11) North 56 degrees 24 minutes 43 seconds East and run along the westerly boundary line of Leisure Village East a distance of 534.99 feet to a concrete monument set for a corner; thence

(12) North 17 degrees 24 minutes 43 seconds East and still running along the westerly boundary line of Leisure Village East a distance of 702.18 feet to a concrete monument set for a corner; thence

(13) North 83 degrees 30 minutes 58 seconds West and run along the southerly boundary line of Leisure Village East a distance of 1411.83 feet to a concrete monument set for a corner, said concrete monument being also in the former southerly sideline of Wolfson Avenue, a 50 foot wide paper street (vacated); thence

(14) North 34 degrees 53 minutes 44 seconds West 25.00 feet to a concrete monument set for a corner in the former centerline of Wolfson Avenue; thence

(15) North 55 degrees 06 minutes 16 seconds East and run along the former centerline of Wolfson Avenue, a distance of 4368.01 feet to a concrete monument set at an angle point in the same; thence

(16) North 34 degrees 50 minutes 02 seconds East and still run along said former centerline of Wolfson Avenue a distance of 274.84 feet to a concrete monument set at the intersection of said centerline with the westerly sideline of Shorrock Street; thence

(17) North 00 degrees 27 minutes 19 seconds West and run along said westerly sideline a distance of 54.46

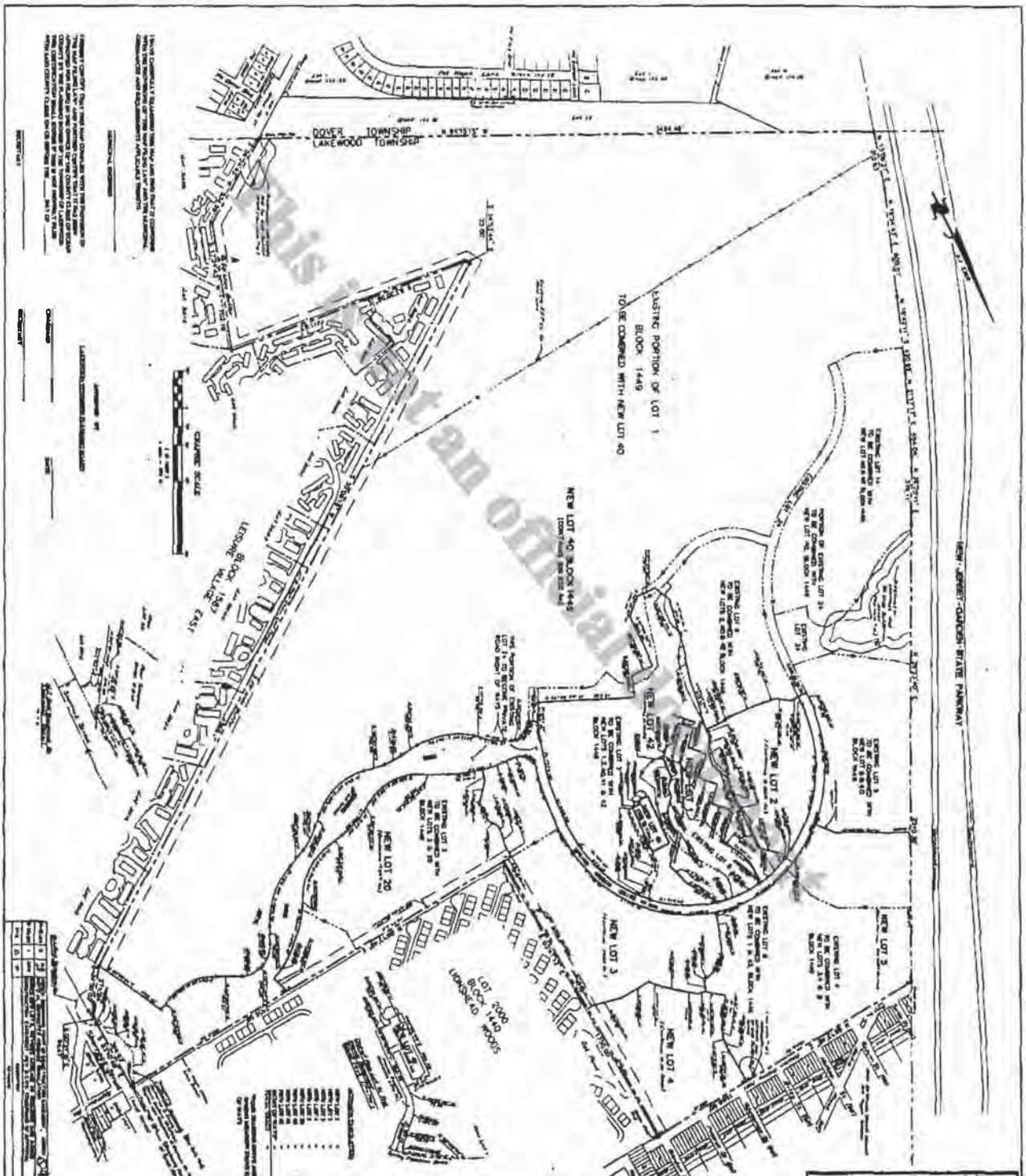
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Street, a distance of 394.62 feet to the Point and Place of Beginning

CONTAINING: 406.489 Acres.

BEING also known as Lot 1, Block 1449 on the Lakewood Township Tax Map.

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EXHIBIT B

Community Plan

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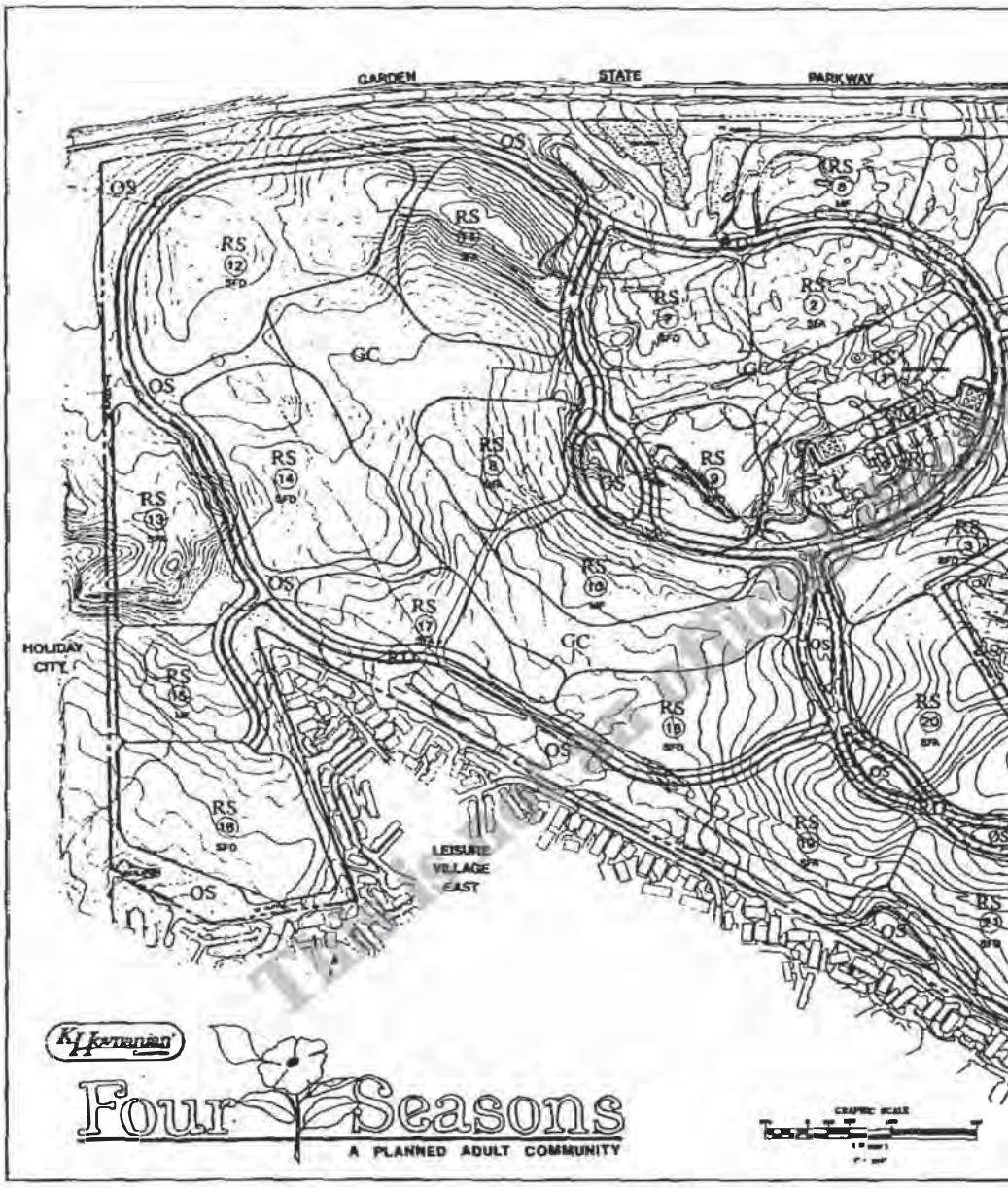

GARDEN STATE PARKWAY
OS
RS
GC
HOLIDAY CITY
LEISURE VILLAGE EAST
Four Seasons
A PLANNED ADULT COMMUNITY

EXHIBIT C

Metes and Bounds of Property Subject to Declaration
(i.e., Encumbered Property)

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Job No. 92-771.00
June 24, 1994
Page 1 of 2

DEED DESCRIPTION

OF

THE FOUR SEASONS

NEW LOT 2 BLOCK 1449

LAKEWOOD TOWNSHIP

OCEAN COUNTY, NEW JERSEY

BEGINNING at a point in the southerly sideline of Spring Meadow Drive, said point also being the dividing line of the easterly lot line of New Lot 2 with New Lot 42, Block 1449, said point being distant 2,103.56 feet measured northwesterly along said sideline of Spring Meadow Drive (52 feet wide) where same is intersected with New Lot 40 and New Lot 42 , Block 1449 and from said beginning point running; thence

Along the dividing line of New Lot 2 and New Lot 42, Block 1449, the following nine (9) courses, being courses 1 through 9, inclusive;

1. South 27° 50' 20" East, a distance of 23.11 feet to a point; thence

2. South 49° 00' 00" East, a distance of 146.53 feet to a point; thence

3. South 01° 00' 00" West, a distance of 201.92 feet to a point; thence

4. South 07° 00' 00" East, a distance of 91.03 feet to a point; thence

5. South 09° 00' 00" West, a distance of 129.93 feet to a point; thence

6. South 26° 00' 00" East, a distance of 109.32 feet to point; thence

7. South 09° 00' 00" West, a distance of 78.45 feet to point; thence

8. South 33° 00' 00" West, a distance of 73.65 feet to point; thence

9. South 03° 00' 00" West, a distance of 44.40 feet to point being the intersection of New Lot 2, New Lot 40 and New Lot 42, Block 1449; thence

Along the dividing line of New Lot 2 and New Lot 40, Block 1449, the following six (6) courses being courses 10 through 15, inclusive;

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DEED DESCRIPTION

OF

THE FOUR SEASONS

NEW LOT 2 BLOCK 1449

LAKEWOOD TOWNSHIP

OCEAN COUNTY, NEW JERSEY

(CONTINUED)

13. North 81° 17' 00" West, a distance of 86.75 feet to point; thence

14. North 56° 00' 00" West, a distance of 89.66 feet to point; thence

15. South 89° 45' 00" West, a distance of 45.58 feet to point in the easterly sideline of Spring Meadow Drive; thence

16. North 00° 15' 00" West along said sideline, a distance of 50.95 feet to a point of curvature; thence

17. Northeasterly along a curve bearing to the right with a radius of 754.00 feet with an arc distance of 821.31 feet to a point of tangency; thence

18. North 62° 09' 40" East, a distance of 47.63 feet to the point and place of beginning.

CONTAINS: 8.284 Acres

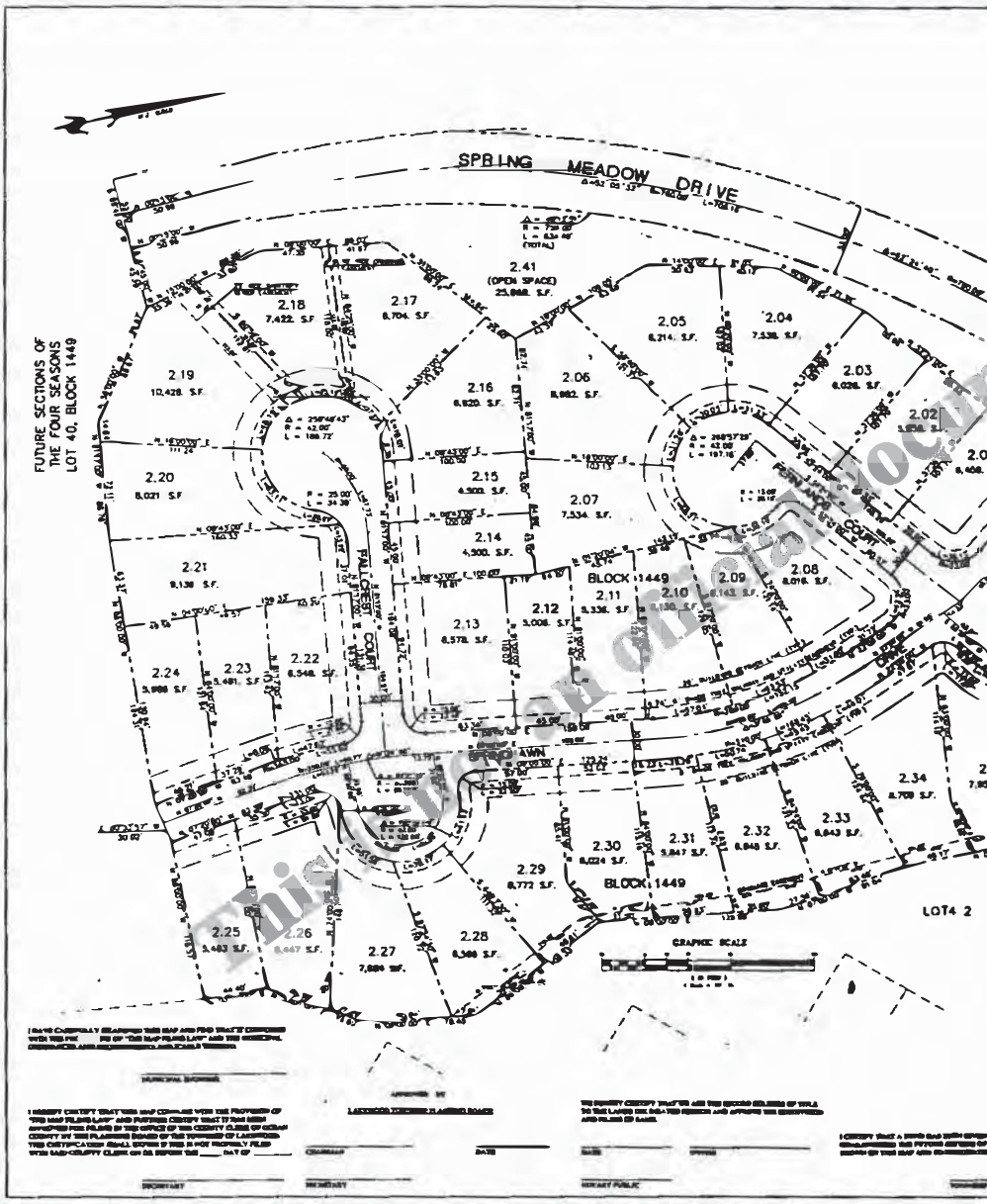
The above description was prepared in accordance with a plan entitled "The Four Seasons, A Planned Adult Community, Lakewood Township, Ocean County, New Jersey, Preliminary & Final, Major Subdivision Map, Resubdivison of Lots 1, 2, 4, 5, 6, 7, 8, 14 & 24, Block 1449" prepared by D.W. Smith Associates, P.A. dated February 25, 1994 last revised April 12, 1994 and filed ~~or about to be filed~~ in the Ocean County Clerk's Office. ON August 11, 1994, as Map # 6254

NICHOLAS V. COPPOLA, P.L.S. LIC# 16763

D.W. SMITH ASSOCIATES, P.A.
40 AIRPORT ROAD
LAKEWOOD, NEW JERSEY 08701

BY:
TYPED BY:

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LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.
BYLAWS

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Prepared by:

Lewis S. Kurland, Esq.
K. Hovnanian at Lakewood, Inc.
225 Highway 35, P.O. Box 500
Red Bank, New Jersey 07701

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BYLAWS

OF

LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.

ARTICLE I

NATURE OF BYLAWS

1.01 Nature of Bylaws. These Bylaws are intended to govern the administration of Lakewood/Four Seasons Community Association, Inc. ("Community Association"), a non-profit corporation organized under Title 15A of the Statutes of New Jersey, and provide, inter alia, for the management, administration, utilization and maintenance by the Community Association of the Common Property described in the Master Declaration of Covenants and Restrictions for Four Seasons Community Association, Inc. (the "Master Declaration"), as same may now or hereafter be recorded.

1.02 Definitions. For purposes of these Bylaws, the definitions in Article I of the Master Declaration are incorporated herein and made a part hereof.

1.03 Fiscal Year. The fiscal year of the Community Association shall be on a calendar year basis, or upon such other basis as the Board of Trustees shall deem advisable.

1.04 Principal Office. The principal office of the corporation is initially located at 225 Highway 35, 2nd Floor South, Red Bank, New Jersey 07701. After Developer no longer holds a majority of the members of the Community Association Board of Trustees, the principal office may be located at such other convenient and suitable place as shall be permitted by law and designated by the Board.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS

2.01 Membership. The Membership of the Community Association shall be comprised of Beneficial Members and the Developer. Owners of Homes, other than Developer, are referred to in these Bylaws, as "Beneficial Members". The terms to "Board of Trustees" or "Community Board" in these Bylaws shall refer to the Community Board as defined in the Master Declaration.

2.02 Evidence of Membership and Change of Membership. A Home Owner shall become a Beneficial Member of the Community Association by the recording in the Ocean County Clerk's Office of a deed or other instrument establishing a record title to a Home

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in whole or in part to other developers in the Community to be held for so long as they hold record title to any portion of such residential lands.

2.03 Voting Rights of Beneficial Members. Each Beneficial Member shall have one (1) vote for each Home within the Community to which it holds record title, provided that such Beneficial Member is in good standing (See Subsection 2.06) at the time the vote is cast. Whenever title to a Home is vested in two or more persons such Co-Owners shall be jointly to one vote for their particular Home. Tenants and other permanent residents of any Home, other than the Owner shall not be entitled to vote on any matter or vote in any election of the Community Association except as the holder of a valid proxy of a Beneficial Member.

2.04 Developer's Voting Rights. The Developer shall have that number of votes equal to the difference between the total number of Homes projected to be ultimately constructed in the Community and the total number of Homes represented by the Owner. Initially, the projected total number of Homes in the Community to ultimately be constructed is contemplated up to eighteen hundred (1800), which is the total number of votes that may initially be cast. If the projected number of Homes in the Community is decreased for any lawful reason, the total number of votes shall automatically be adjusted accordingly.

2.05 Proxies. Proxy ballots and ballots by mail shall be permitted with respect to all elections of Trustees and all amendments to the Certificate of Incorporation, the Master Declaration, these Bylaws, or any other matter to come before a meeting of the Members of the Community Association. All proxies and ballots by mail shall be in writing, signed by all individual Beneficial Members, (or in the case of joint Owners by any one of them) or by his or their duly authorized representative(s), and delivered to the Secretary of the Community Association, or such other person as the President may designate, at least twenty-four (24) hours prior to the commencement of the meeting at which ballots are to be cast. Proxies and ballots by mail may be revoked at any time prior to the opening of the polls, and no proxy or ballot by mail shall be voted on after eleven (11) months from the date of its execution unless the proxy or ballot by mail provides for a longer period, which in no event can exceed three (3) years from the date of its execution. All proxies and ballots by mail shall be substantially in the form prescribed by the Board of Trustees, and if not in such form, shall be deemed invalid, which determination shall be made in the sole and absolute discretion of the Board of Trustees or the judges of election with respect to

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2.06 Member in Good Standing. A Beneficial Member shall be deemed to be in good standing, if, on a date at least ten (10) days but not more than sixty (60) days prior to the date fixed for a membership meeting, that Beneficial Member has fully paid all installments due for Common Expense Assessments (See Article VI) made or levied against him and his Home(s), of whatever type, by the Board as hereinafter provided together with all interest, costs, attorney's fees, penalties and other expenses, if any, properly chargeable to him and his Home(s).

2.07 Suspension of Rights. The membership rights of any Beneficial Member may be suspended by the Board for any period during which any Common Expense Assessment against the Home(s) to which his membership is appurtenant remains unpaid; but, subject to the provisions of Section 2.06 hereof, upon payment of such assessments and any interest accrued thereon, whether by check or cash, his rights and privileges shall be immediately and automatically restored. Further, if rules and regulations governing the use of the Common Property and the conduct of persons thereof have been adopted and published, as authorized in the Bylaws, the Board may suspend the rights and privileges of any person in violation thereof for a period not to exceed thirty (30) days for any single violation, but if the violation is of a continuing nature such rights and privileges may be suspended indefinitely until the violation is abated. The Board shall take no action until the Beneficial Member is offered an opportunity for a hearing consistent with the principles of due process of law.

2.08 Rights of Beneficial Members to Use and Enjoy the Common Property. Every Beneficial Member in Good Standing shall have the right to use and enjoy the Common Property which right shall extend to any tenant or other person permanently and legally residing in the Home of the Beneficial Member.

2.09 Contribution to Capital. Each Beneficial Member shall pay to the Community Association upon acquisition of title to his Home(s), a nonrefundable and nontransferable $200.00 contribution to the working capital of the Community Association at the time of acquisition. Payment of such fee shall be a condition precedent to the exercise of rights of membership in the Community Association upon the initial sale or subsequent transfer of title to any Home(s). Any unpaid capital contribution shall be deemed a lien on the applicable Home(s) in the same manner as any unpaid Common Expense Assessment attributable to such Home(s).

2.10 Transition Expense Fund. Upon the initial acquisition of title to his Home

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to their Home after completion of transition, shall contribute a membership fee in the amount of $100.00 to establish a Transition Expense Fund to help underwrite the cost of independent professional consultants necessary to assist the Community Association in the transfer of responsibility to the Community Association, as discussed in Article XIII of these By-Laws. Upon the completion of transition and the formal release of Developer from all liability with respect to the Common Property and other improvements, but not for warranty obligations for individual Homes, any surplus monies remaining in the Transition Expense Fund shall be promptly transferred by the Treasurer into the Capital Repair and Replacement Account of the Community Association to be offset against the budgeted expense for such account and credited against Common Expense assessments for the same fiscal year when such transfer is made.

ARTICLE III

MEETINGS OF MEMBERS

3.01 Place of Meetings. All meetings of the Members of the Community Association shall be held at its principal office or at such other place convenient to the Members as may be designated by the Board of Trustees.

3.02 Annual Meetings. All regular annual meetings of the Members shall be held during the month of May of each year unless a different time is established by the Board of Trustees, except that the first such annual meeting shall be held not more than thirteen (13) months following the incorporation of the Association. At each annual meeting of the Members, the election of Trustees shall take place, subject to the provisions of Article IV hereof. If the election of Trustees shall not be held at the annual meeting of Members or at any adjournment of such meeting, the Board of Trustees shall cause the election to be held at a special meeting as soon thereafter as may be convenient. At such special meeting, the Members may elect the Trustees and transact other business with the same force and effect as at an annual meeting duly called and held. All proxies and ballots by mail validly received for the originally scheduled meeting shall remain in full force and effect for any such adjourned meeting or special meeting, and new proxies and ballots by mail may be received for any such subsequent meeting.

3.03 Special Meetings. Special meetings of the Members must be called (i) by the President when required by Section 4.02 of these Bylaws; (ii) by the Secretary when so ordered by the Board of Trustees; and (iii) by the Secretary upon the written request of Members representing not less than twenty-five percent (25%) of all the votes entitled to

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be cast at such meeting, which request must state the purpose(s) of the meeting and the matter(s) proposed to be acted upon. The President may call a special meeting whenever he deems such a meeting advisable.

Notwithstanding the foregoing, no special meeting may be called to consider any matter which is substantially the same as a matter voted upon at any meeting of the Members held during the preceding twelve (12) months, which determination shall be made in the sole and absolute discretion of the Board of Trustees, unless such special meeting to consider a substantially similar matter is requested by Members representing at least fifty percent (50%) of all votes entitled to be cast at such meeting.

3.04 Notice of Meeting. Except as otherwise provided by law, notice of each annual or special meeting of Members shall be given not less than ten (10) days nor more than ninety (90) days before the day on which the meeting is to be held to each Member by delivering or mailing, postage prepaid, a written or printed notice thereof. Every such notice shall state the time and place of the meeting and the purpose(s) thereof. Notice of any meeting of Members shall not be required to be given to any Member who shall attend such meeting in person or by proxy. Notice of any adjourned meeting of the Members shall not be required to be given except when otherwise expressly required by law. Except where expressly required by law, no publication of any notice of a meeting of Members shall be required.

3.05 Quorum. At each meeting of the Members, Members representing twenty-five (25%) percent of the authorized votes, present in person, by proxy or ballot by mail, shall constitute a quorum for the transaction of business except where otherwise provided by law. In the absence of a quorum, the Members entitled to vote and be present in person, by proxy or ballot by mail may, by majority vote, adjourn the meeting to a time not less than twenty-four (24) hours from the time the original meeting was called until a quorum shall be present or represented. At any such adjourned meeting at which a quorum may be present, any business may be transacted which might have been transacted at the original meeting.

3.06 Organization. At each Members' meeting, the President, or, in his/her absence. the Vice-President, or in the absence of both of them, a person chosen by the majority vote of Members entitled to vote and present in person, by proxy or ballot by mail, shall act as chairperson. In the absence of the Secretary, the chairperson shall appoint a person to act as Secretary of the meeting.

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3.07 Voting. Except as provided in Section 4.03 with respect to the election of Trustees or as otherwise required by the Certificate of Incorporation, the Master Declaration or any law, a quorum being present, a majority of votes present in person, by proxy or ballot by mail shall be sufficient on those matters which are to be voted on by the Members. The election of Trustees shall be by ballot. Unless determined to be advisable by a majority of the votes of the Members present at such meeting, the vote on any other question need not be by ballot.

3.08 Ballot by Mail. The Board, in lieu of calling a membership meeting, may submit any question, or election other than a Transition Election, to a vote of the membership by a ballot by mail. A Transition Election involves the approval of any agreement between Community Association and Developer concerning assumption of control of the Community Association's Board of Trustees by Beneficial Members and obligations owed by Developer to Community Association according to Article XIII herein. No ballot by mail shall be valid or tabulated unless the signature of the Owner(s) submitting the ballot has been verified on the ballot in accordance with procedures established by the Community Board, if any. The Community Board shall appoint judges to tabulate the ballot whose report shall be included in the minute book. In order to conduct a ballot by mail for a question submitted to a vote of the membership, the Community Board shall serve a notice upon all Members which shall (i) state with specificity in terms of motion(s) the question(s) upon which the vote is to be taken; (ii) state the date by which ballots must be received in order to be counted; (iii) provide an official ballot for the purposes of the vote; and (iv) state the date upon which the action contemplated by the motion(s) shall be effective, which date shall be not less than ten (10) days after the date ballots must be received.

In order to conduct a ballot by mail for an election of Trustees, the Community Board shall serve a notice upon all Members which shall (i) provide an official ballot for the purposes of the election; and (ii) state the date by which the ballot must be received in order to be counted. No ballot shall be counted if the Member casting same is not in good standing at least three (3) days prior to the date set for the ballot to be received.

3.09 Judges. If a vote by ballot shall be taken on any question at any meeting of the Members, the chairperson of such meeting shall appoint two (2) persons to act as judges with respect to such vote. Each judge so appointed shall first subscribe an oath to

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his ability. The judges shall decide upon the qualifications of voters, shall report the number of votes represented at the meeting and entitled to vote on such question, shall conduct and accept the votes, and when the voting is completed, shall ascertain and report the number of votes respectively for and against the question; however, the number of votes received by each candidate in an election of Trustees need not be reported. Reports of judges shall be in writing and subscribed to and shall be delivered by them to the Secretary of the meeting. The judges need not be Members of the Community Association. Any officer or Trustee of the Community Association may be a judge on any question other than a vote for or against his or her election to any position with the Community Association or any other question in which he or she may be directly interested.

3.10 Conduct of the Meeting. The order of business at the annual meeting of the Members or at any special meetings as far as practicable shall be:

(a) Calling of the roll and certifying the proxies.

(b) Proof of notice of meeting and waiver of notice.

(c) Reading and disposal of any unapproved minutes.

(d) Appointment of Judges of Election, if appropriate.

(e) Election of Trustees, if appropriate.

(f) Receiving reports of officers.

(g) Receiving reports of committees.

(h) Old business.

(i) New business.

(j) Adjournment.

ARTICLE IV

BOARD OF TRUSTEES

4.01 Express and Implied Powers and Duties. The property, affairs and business of the Community Association shall be managed by the Board of Trustees, which shall have all those powers granted to it by the Certificates of Incorporation, the Master Declaration, these Bylaws and by law.

4.02 Number and Qualifications. The first Board of Trustees shall consist of the three (3) persons named in the Certificate of Incorporation of the Community Association or otherwise appointed by Developer, who shall serve until sixty (60) days after 450 Homes or twenty-five percent (25%) of the total number of Homes in the Community also are owned by Owners (whichever occurs first) and the successors to the first Board of Trustees

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Thereafter, the Board shall consist of five (5) persons. Within sixty (60) days after 450 Homes or 25% of the total number of Homes in the Community are owned by Owners (whichever comes first), the President shall call and give not less than twenty (20) nor more than thirty (30) days notice of a Special Meeting of the Members of the Community Association. At such Special Meeting, Owners, other than Developer, shall be entitled to vote for and elect two (2) Trustees, and the Developer shall have the right to appoint the remaining three (3) Trustees.

Thereafter, and within sixty (60) days after 1350 Homes or seventy-five percent of the total number of Homes in the Community are owned by Owners, other than the Developer, the President shall call and give not less than twenty (20) nor more than thirty (30) days notice of a Special Meeting of the Members of the Community Association. At such Special Meeting, Beneficial Members shall be entitled to vote for all of the Trustees of the Community Board not previously elected by them. So long as the Developer owns any land within the Community, and holds same for sale in the ordinary course of business, Developer may retain one seat on the Board of Trustees.

In the case of partnership owners, any such partner elected as a Trustee shall be a member, agent or employee of such partnership or of the partners thereof; or, in the case of corporate owners, any representative elected as a Trustee shall be an officer, stockholder, employee or agent of such corporation; or, in the case of fiduciary owners, any representative elected as a Trustee shall be a fiduciary or officer or employee of such fiduciary; provided, however, that at least one of the Trustees of the Community Board shall be a resident of the State of New Jersey.

All officers must be Members of the Community Association, except those appointed or elected by the Community Board during that period that it is under the Developer's control.

Any Trustee elected by its Beneficial Members must be a Member of the Community Association. At all times, at least one of the elected members of the Community Board is to be a Home Owner in the Condominium.

4.03 Election and Term of Office. At the first Annual Meeting of the membership that is called after Owners other than the Developer own 450 or 25% or more Homes, Trustees A and B shall be elected by the Beneficial Members, and Developer shall appoint Trustees C, D and E. Trustees A and B shall be elected for a two (2) year term and Trustees C, D and E shall be appointed to serve until their successors are elected at the

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Developer. At said Special Meeting, the Community Board shall be reconstituted and Trustees C, D and E shall be elected by the Beneficial Members, subject, however to Developer's right to appoint the fifth Trustee. The initial term of Trustees A and B shall be for two (2) years; the initial term for Trustees C, D and E shall be for three (3) years; thereafter each term for each Trustee shall be for two (2) years, terms of which shall expire at the second and third Annual Meeting following their election, it being the purpose and intent hereof that Trustees shall be elected in alternate years to provide continuity.

The Trustees shall hold office until their respective successors have been duly elected and qualified, or until removed in the manner provided in Section 4.05. If at any meeting for election of Trustees to the Community Board, more than twice the number of candidates to be elected at such meeting are nominated, there shall be two ballots. At the end of the first ballot, the field of nominees shall be reduced so that there are twice as many candidates as there are positions to be filled, with the persons receiving the fewest votes being eliminated from the second ballot. On the second ballot, the persons receiving the plurality of votes will be deemed to be elected in order to fill the vacant positions. If there are not more than twice the number of nominees for the number of positions to be filled, there shall be one ballot, with the persons receiving the most votes being elected in order to fill the vacancies on the Board of Trustees. The candidates polling the highest votes will be considered elected for the longest period of years. Election of Trustees at successive annual meetings shall be in accordance with this Section 4.03.

4.04 Developer's Protective Provisions. After control of the Board of Trustees has become vested in Trustees elected by Beneficial Members, and for so long as the Developer owns at least (1) Home and holds same for sale in the ordinary course of business, following shall apply:

a) Neither the Community Association nor its Board of Trustees shall take any action, without cause, that will impair or adversely affect the rights of the Developer or cause the Developer to suffer any financial, legal or other detriment, including but not limited to and direct or indirect interference with the sale of Homes, or the assessment of the Developer for capital improvements.

b) The Community Association and its Board of Trustees shall continue the same level of maintenance, operation and services as provided immediately prior to the assumption of control of the Community Association and the Board of Trustees by the Beneficial Members

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c) In furtherance of the foregoing provisions of Subsection 4.04 (a) and (b), the Developer shall have the right to veto any and all actions of the Community Association or the Board of Trustees which may have any direct or indirect detrimental impact upon the Developer as may be determined by the sole reasonable discretion of the Developer.

d) The Developer shall exercise its veto right, as qualified in Subsection 4.04 (a), (b) and (c), above, its sole and absolute discretion, within ten (10) days after its receipt of notice that a resolution or other action is proposed or has been taken by the Community Association or its Board of Trustees. In such event, the Developer shall notify the Secretary of the Community Association of its exercise of its veto right and any such proposal or action shall be deemed null and void ab initio and of no further force and effect.

The aforementioned protective provisions shall be construed in accordance with and not in derogation of N.J.A.C. 5:26-8.4 of the regulations promulgated pursuant to the New Jersey Planned Real Estate Development Full Disclosure Act N.J.S.A. 45:22A-1 et seq.

4.05 Removal of Members of the Board of Trustees. At any duly held regular or special meeting of the Members, any one or more Trustees may be removed with or without cause by vote of the Members in Good Standing present, provided a successor is elected at the same meeting by the Members to fill the vacancy thus created. Each person so appointed shall be a Trustee for the remainder of the term of the Trustee whose term is being filled and until the successor is duly elected and qualified. Any Trustee whose removal has been proposed shall be given an opportunity to be heard at the meeting. This Section shall not apply to any Trustee appointed by the Developer. Notwithstanding the foregoing, the Developer or a Developer-appointed Trustee may not, acting alone, remove a Beneficial Member elected Trustee. In the event that all of the Trustees are removed, successors shall be elected by the Beneficial Members in the manner set forth in Section 4.03 to fill the vacancies thus created. The failure of a Member-elected Trustee to remain a Member-in-Good Standing during his term of office shall constitute cause for removal pursuant to this Section.

4.06 Vacancies. Any vacancies in the Board of Trustees not caused by the removal of a Trustee by a vote of the Members shall be filled by the majority vote of the remaining Trustees, including the Developer's appointee(s), at a special meeting of the Board of Trustees promptly held for that purpose, even though the Trustees present at such meeting

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remainder of the term of the Trustee whose term is being filled and until the successor shall be elected and qualified. Notwithstanding the foregoing, vacancies by Trustees appointed by the Developer shall be filled by the Developer, and vacancies by Trustees elected by Beneficial Members shall be filled by election by Beneficial Members.

4.07 Meeting of the Board of Trustees; Notices; Waiver of Notice. The first meeting of the Board of Trustees shall be held within fourteen (14) days after the first annual meeting of the Members, at such time and place as shall be fixed by a majority of the Trustees at the annual meeting of the Members. No notice shall be necessary. Thereafter, regular meetings of the Board of Trustees shall be scheduled for the next twelve (12) months at such time and place as determined by a majority of the Trustees, but at least four (4) regular meetings shall be held each year and all Trustees shall be informed of the dates, times and place of said meetings. Notice of regular meetings of the Board of Trustees shall be given to each Trustee by telephone, mail or telegram at least seven (7) business days prior to the day of the meeting. Special meetings of the Board of Trustees may be called by the President on three (3) business days notice to each Trustee, given by mail or telegram, which notice shall state the time, place and purpose of the meeting. On the written request of at least three (3) Trustees, Special meetings of the Board of Trustees shall be called by the President or the Secretary in a like manner and on like notice. Any Trustee, at any time, may waive notice of any meeting of the Board of Trustees in writing, and such waiver shall be deemed equivalent to the giving of notice. Actual attendance by a Trustee at any meeting of the Board of Trustees shall (1) be an acknowledgment that the Trustee received notice of the Meeting and (2) constitute a waiver of notice of the time and place thereof of any follow-up meeting scheduled at said meeting. If all the Trustees are present at any meeting of the Board of Trustees and a future meeting date is established, no notice shall be required of the subsequent meeting set by the Board and any business may be transacted at such meeting. In the discretion of the Board of Trustees, and subject to applicable law, meetings of the Board of Trustees whether regular or special, may be open to the Members of the Community Association for observation or participation in such manner and to the extent the Board of Trustees may deem appropriate.

4.08 Quorum and Adjourned Meetings. At all duly convened meetings of the Board of Trustees, a majority of the Trustees shall constitute a quorum for the transaction of business except as otherwise expressly provided in these Bylaws or by law. Developer

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appointed Trustees may assist in establishing a quorum by proxy submittals. The votes of a majority of the Trustees present and voting at a meeting at which a quorum is present shall constitute a valid decision. If at any meeting of the Board of Trustees there shall be less than a quorum present, the Trustee or Trustees present may adjourn the meeting to a new date and appropriate notice shall be given to all Trustees. At any such adjourned meeting at which a quorum is present, any business which may have been transacted at the original meeting may be transacted without further notice to any Trustee. Since all Developer designated Trustees will cast identical votes, Developer designated trustees may vote in person or over a telephone if they are not present. Telephone votes of Developer designated Trustees shall be cast after the absent Trustee has had an opportunity to participate in discussions by telephone with the Board. After such a vote is cast verbally, it shall be confirmed verbally by a second Trustee. Unit Owner elected Trustees may only vote in person.

While the Developer maintains a majority of the Board, two Board members shall constitute a quorum. (This is consistent with N.J.S.A. 15A:6-7.) Despite anything to the contrary in these Bylaws, the Certificate of Incorporation or the Declaration and if permitted by law, the entire Board of Trustees shall have the power to take action on any matter on which it is authorized to act, without the necessity of a formal meeting and vote, if the entire Board, or all the Trustees empowered to act, whichever the case may be, shall consent in writing to such action.

4.09 Joinder in Meetings by Approval of Minutes. The transaction of any business at any meeting of the Board of Trustees, however called and noticed or wherever held, shall be valid if a quorum is present, and if, either before or after the meeting, each Trustee signs any of the following: a written waiver of notice; a consent to the holding of the meeting; an approval of the minutes thereof; an approval of a resolution or act adopted at such meeting. All such waivers, consents or approval, shall be in writing and filed with the Secretary and made a part of the minutes of the meeting even though filed subsequent thereto.

4.10 Non-Waiver. All the rights, duties and privileges of the Board of Trustees shall be deemed to be continuing and shall not be exhausted by any single act or series of acts. To the same extent, the failure to use or employ any remedy or right hereunder or hereafter granted shall not preclude its exercise in the future nor shall any custom bind the Board of Trustees.

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4.11 Consent in Lieu of Meeting and Vote. Anything to the contrary in these Bylaws, the Certificate, or the Master Declaration notwithstanding, the entire Board of Trustees shall have the power to take action on any matter on which it is authorized to act, without the necessity of a formal meeting and vote, if all of the Trustees shall consent in writing to such action.

4.12 Notice to Owners. All Board Meetings shall be open to attendance by all Members, subject to those exceptions set forth in N.J.S.A. 46:8B-13a and N.J.A.C. 5:20-1.1, as now or hereafter amended. Adequate written notice of the time and place of all such open meetings shall be given by the Board to all Members at least forty-eight (48) hours in advance of such meeting in the manner required by N.J.A.C. 5:20-1.3(b). Moreover, the Board shall also, within seven (7) days following the Annual Meeting of the Community Association, post, mail to newspapers and file with the administrator of the business office of the Community Association a schedule of the regular Board Meetings to be held in the succeeding year, as prescribed by N.J.A.C. 5:20-1.2(c) and make appropriate revisions thereto, all as required by N.J.A.C. 5:20-1.2(c)1.

ARTICLE V

POWERS AND DUTIES OF BOARD OF TRUSTEES

5.01 General Powers and Privileges. The Board of Trustees shall have all those powers granted to it or necessarily implied by law or by the Certificate of Incorporation, these Bylaws or the Master Declaration, including but not limited to the following:

(a) Management Supervision. Employ, by contract or otherwise, a manager, managing agent or an independent contractor, to oversee, supervise and carry out the responsibilities of the Board of Trustees. The manager or independent contractor shall be compensated upon such terms as the Board of Trustees deems necessary and proper;

(b) Repair and Maintenance. Employ any person, firm or corporation to replace, repair, maintain or renovate Common Property or any other property within the Community, the repair or maintenance of which has been delegated to the Community Association (including access to underground or overhead facilities, landscaping, signage, lighting, recreation facilities, private roads, parking areas and similar items); lay pipes or culverts; to bury utilities; to put up lights or poles; to erect signs and traffic and safety controls of various sorts on the Common Property or any other property within the Community; all such activity may be undertaken only to the extent permitted by law;

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(c) Professional Advisors. Employ professional counsel and obtain advice from persons, firms or corporations such as, but not limited to, landscape architects, architects, engineers, lawyers and accountants;

(d) Managerial Personnel. Employ all managerial personnel necessary, or enter into a managerial contract for the efficient discharge of the duties or powers exercised by the Board of Trustees hereunder;

(e) Rules and Regulations. Adopt, amend, and publish Rules and Regulations;

(f) Enforcement. Enforce obligations of Members and do anything and everything else necessary and proper for sound management, including the right to bring or defend lawsuits to enforce the terms, conditions and restrictions contained in the Master Declaration, these Bylaws and any Rules and Regulations. The Board of Trustees shall also have the power to establish the amount of, and levy fines against any Member(s) for violations of any of the Master Declaration, Bylaws and Rules and Regulations. Collection of fines may be enforced against any Member(s) involved as if the fine were a Common Expense owed by the particular Member(s), and such fines shall constitute a lien upon the particular Member's Home. Before any fine is imposed by the Board of Trustees, the Member accused shall have been given notice and afforded an opportunity to be heard with respect to the alleged violation in a manner consistent with the principles of due process of law;

(g) Borrowing. Borrow and repay monies, giving notes, mortgages or other security upon such term or terms as it deems necessary;

(h) Investing. Invest and re-invest monies, sue and be sued; collect interest, dividends, and capital gain exercise rights; pay taxes; make and enter into contracts; enter into leases or concessions; make and execute any and all proper affidavits for various purposes; compromise any action without leave of court; and all other powers contained herein, and those necessary and incidental thereto;

(i) Legal Action. Bring and defend actions by or against one or more Members pertinent to the health, safety or general welfare of the Members, or any other legal action to which the Members may consent in accordance with these Bylaws;

(j) Insurance Trustee. Appoint an Insurance Trustee, who shall not be a Member of the Community Association, an employee of the Developer, or the manager, who shall discharge his duties in accordance with the Master Declaration or these Bylaws.

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disposition of all insurance proceeds;

(k) Committees. Create, appoint members to and disband such committees as shall from time to time be deemed appropriate or necessary to aid the Board of Trustees in the discharge of its duties, functions and powers, including, but not limited to, an Architectural Control Committee, Covenants Committee and Transition Committee; and

(l) Easements, Licenses and Other Property Rights. To transfer, grant or obtain easements, licenses and other property rights with respect to the Common Property in a manner not inconsistent with the rights of Members.

5.02 Duties and Responsibilities. It shall be the affirmative and perpetual obligation and duty of the Board of Trustees to perform the following:

(a) Maintenance and Operation of Common Property. To provide for the Common Property such maintenance, painting, replacement or repair work as may be necessary, maintenance of lawn areas which are Common Property, clearing of snow from Common Property as deemed appropriate by the Community Board, maintenance of detention basins within the Common Property; maintenance of all roadways, signage and landscaped areas on the Common Property;

(b) Personnel and Equipment. To investigate, hire, pay, supervise and discharge the personnel necessary to be employed, and provide the equipment and materials necessary, to properly function and operate as contemplated by the Master Declaration and these Bylaws. Compensation for the services of such employees (as evidenced by certified payroll) shall be considered an operating expense of the Community Association;

(c) Corporate Records. To cause to be kept a complete record of all its acts and corporate affairs and to present a summary report thereof to the Members at the annual meeting or at any special meeting when requested in writing at least twenty-one (21) days in advance by Members representing at least twenty-five (25%) percent of the total outstanding votes of the Community Association;

(d) Damage or Destruction of Common Property. To make repairs, additions, improvements to, or restoration of Common Property in accordance with the provisions of these Bylaws and the Master Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings;

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(e) Compliance with Governmental Requirements. To take such action as may be necessary to comply promptly with any and all orders or requirements affecting the Common Property issued or mandated by any federal, state, county or municipal authority having jurisdiction thereover, or order of the Board of Fire Underwriters or other similar bodies;

(f) Health, Safety, Welfare. To discharge its powers in a manner that protects and furthers the health, safety and general welfare of the Members;

(g) Alternative Dispute Resolution. To provide a fair and efficient procedure for the resolution of disputes between individual Members, that shall be readily available as an alternative to litigation;

(h) Insurance. To place and keep in force all insurance coverages required to be maintained by the Community Association applicable to Common Property including, but not limited to:

(i) Physical Damage Insurance. To the extent obtainable in the normal commercial marketplace, broad form insurance against loss by fire and against loss by lightning, windstorm and other risks normally included within all risk extended coverage, including vandalism and malicious mischief, insuring all Common Property existing at the time of the initial conveyance together with all service machinery appurtenant thereto, as well as common personality and supplies belonging to the Association, and covering the interest of the Community Association, the Board of Trustees, the Developer, and all Owners, and any Mortgage Holder who has requested the Community Association in writing to be named as a loss payee, as their respective interests may appear, in an amount equal to the full replacement value of the Common Property existing at the time of the initial conveyance, without deduction for depreciation. Each policy shall contain a standard mortgagee clause in favor of each applicable Mortgage Holder, which shall provide that the loss, if any, thereunder, shall be payable to each Mortgage Holder, its successors and assigns as its interest may appear. The aforesaid mortgagee clause shall name as mortgagee either Federal National Mortgage Association (FNMA) or its servicers in the event FNMA holds mortgages on any Homes. When a servicer is named as the mortgagee, its name must be followed by the phrase "its successors and assigns." When a majority of the Board of Trustees is elected by Beneficial Members, prior to obtaining any renewal of a policy of fire insurance, the Board of Trustees shall obtain an appraisal or other written evaluation of an insurance broker licensed to conduct business in New Jersey

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or other qualified expert as to the full replacement value of the Common Property existing at the time of the initial conveyance of the Home located thereon, without deduction for depreciation, for the purposes or determining the amount of fire insurance to be effected pursuant to this subsection. The amount of any deductible and the responsibility for its payment shall be determined by the Board of Trustees, in its sole discretion.

(ii) Public Liability Insurance. To the extent obtainable in the normal commercial marketplace, public liability insurance for personal injury and death from accidents occurring within the Community and for the defense of any actions arising out of any injury or death of a person or property damage occurring within such areas, and not arising by reason of any act or negligence of any individual Member. Such insurance shall be in such limits as the Board of Trustees may, from time to time, determine, covering each member of the Board of Trustees, the managing agent, the manager, each Member, and shall also cover cross liability claims of one insured against another. Until the first meeting of the Board of Trustees following the first annual meeting of the Community Association, such public liability insurance shall be in amounts of not less than $1,000,000 per occurrence for claims of personal injury or for property damage. The Board of Trustees shall review such limits once a year.

(iii) Trustees and Officers Liability Insurance. To the extent obtainable in the normal commercial marketplace, liability insurance indemnifying the Trustees and Officers of the Community Association against the liability for errors and omissions occurring in connection with the performance of their duties, in an amount of at least $1,000,000 and with any deductible amount to be in the sole discretion of the Board of Trustees.

(iv) Workers Compensation Insurance. Workers compensation and New Jersey disability benefits insurance as required by law.

(v) Vehicular Liability Insurance. To the extent obtainable in the normal commercial marketplace, vehicular liability insurance to cover all motor vehicles, if any, owned or operated by the Community Association.

(vi) Flood Insurance. Flood hazard insurance in the event any of the insurable Common Property is located within a federally designated zone of greater than minimal flood hazard.

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(vii) Water Damage. Water damage legal liability insurance.

(viii) Other Insurance. Such other insurance as the Board of Trustees may determine is appropriate.

(ix) General Provisions. All policies shall:

(i) provide, if possible, for recognition of any insurance trust agreement of the Association and that adjustment of loss shall be made by the Board of Trustees with the approval of the insurance trustee, if any, and that the net proceeds thereof. If $25,000.00 or less shall be payable to the Board of Trustees, and if more than $25,000.00 shall be payable to the insurance trustee if any;

(ii) require that the proceeds of physical damage insurance be applied to the restoration of such Common Property and structural portion and service machinery as is required by the Master Declaration and these Bylaws;

(iii) to the extent obtainable, contain agreed amount and inflation guard endorsement; Construction Code endorsement; demolition cost endorsement; contingent liability from operation of building laws endorsement; and increased cost of construction endorsement;

(iv) provide that the insurance will not be prejudiced by any act or omission of individual Members that are not under the control of the Community Association;

(v) provide that the policy will be primary, even if insurance covering the same loss is held by any Member(s);

(vi) to the extent obtainable, contain waivers of subrogation and waivers of any defense based on co-insurance or invalidity arising from any acts of the insured;

(vii) provide that such policies may not be cancelled without at least thirty (30) days prior written to all of the named insureds, including all the Members and Mortgage Holders.

All policies shall show the named insurance as: "Lakewood/Four Seasons Community Association, Inc., for the use and benefit of the individual Members" or the Community Association's Insurance Trustee, if any. The "loss payable" clause must show the Community Association or the Insurance Trustee, as a trustee for each Member, Mortgage Holder or other loss payee. Also, the policies must require the insurer to notify in writing the Community Association, its Insurance Trustee and each Mortgage Holder or

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The Community Board may determine, in its sole discretion, the amount of any deductible and the responsibility for payment of same as to any policy of insurance maintained under this subsection. Notwithstanding any other provisions of this subsection, the Community Association shall not be required to provide any type or amount of insurance not commonly available in the normal commercial marketplace.

The premiums for any and all insurance coverage maintained by the Community Association shall be a Common Expense of the Community Association.

Members shall not be prohibited from carrying insurance for their own benefit provided that all policies shall contain waivers of subrogation and that the liability of the carriers issuing insurance obtained by the Community Association shall not be affected or diminished by reason of any additional insurance carried by any Member.

(i) Fiscal Management. To manage the fiscal affairs of the Community Association as hereinafter provided in Article VI.

(j) Subassociations. Provide the services to the Lot Owners Association and Condominium Association as required by Section 7.2 of the Master Declaration.

ARTICLE VI

FISCAL MANAGEMENT

6.01 General Common Expense Assessments. The Board of Trustees shall have the duty to collect from each Owner, his heirs, administrators, successors and assigns, as and annual General Common Expense Assessment, that portion of General Common Expenses assessed against such Member as provided in the Master Declaration, the Certificate of Incorporation and these Bylaws.

6.02 Golfing Fees. The Board of Trustees (or the Developer, if the Golf Course is owned by Developer) shall establish and charge an Annual Golfing Fee, which each Member may elect to pay for the particular twelve month period in lieu of greens fees (i.e., fees on a per day basis), the amount of which shall be in the Community Board's sole discretion. Said election must be made in writing on or before a date which is 45 days before the end of the fiscal year and, in the event that no election is made by such date, it shall be automatically presumed that the Member made the same election as for the immediately preceding year.

The Board of Trustees shall also have the right to establish and charge daily greens fees to all of its Members who have not paid an Annual Golfing Fee. The amount of such daily greens fees shall be determined by the Community Board in its sole

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discretion. However, greens fees charges for Members who have not paid the Annual Golfing Fee, guests and the general public may be higher than those for Members who have paid the Annual Golfing Fees, if the Board so elects.

The Board of Trustees may also establish fees for use of the Golf Course by individuals who are not residents of the Community.

6.03 Annual Budget. In carrying out the responsibilities contained in this Article VI, the Board of Trustees shall prepare annual budgets of operating expenses and income and reserves. The Board of Trustees shall allocate each Owner's share of such annual budget in accordance with the manner of allocation described in Article VII of the Master Declaration.

6.04 Determination of Common Expenses. The amount of money for Common Expenses deemed necessary by the Board of Trustees and the manner of expenditure thereof, including but not limited to, the allocation thereof, shall be a matter for the sole discretion of the Board of Trustees.

6.05 Additional Services. The Community Association may furnish, but shall not be required to furnish, additional programs and services if same shall be duly authorized by the Board of Trustees.

6.06 Disbursements. The Board of Trustees shall take and hold the funds as collected and shall disburse the same for the purposes and in the manner set forth herein and as required by the Master Declaration, Certificate of Incorporation and applicable law.

6.07 Depositories. The depository of the Community Association shall be such bank or banks as shall be designated from time to time by the Board and in which the monies of the Community Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such parties as are authorized by the Board of Trustees, provided that a management agreement may include among its provisions authority for the manager to sign checks on behalf of the Community Association for payment of the obligations of the Community Association if the proper fidelity bond is furnished to the Community Association.

6.08 Accounts. The receipts and expenditures of the Community Association shall be common charges and Common Expenses respectively, and shall be allocated be credited and charged to accounts under the following classifications as the Board of Trustees shall deem appropriate:

(a) Current expenses, which shall include all expenditures within the year for

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remaining in the account may be distributed to the Members as the Board of Trustees shall determine.

(b) Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.

(c) Reserve for replacement, which shall include funds which are required because of damage, depreciation or obsolescence: the amounts in this account shall be allocated among each of the separate categories of replacement items.

(d) Reserve for capital improvements, which shall include funds to be used for capital expenditures or for the acquisition of additional personal property.

(e) Operations, which shall include all funds from the use of the Common Property, the Golf Course, or from any other sources. Only the additional direct expense required by any revenue producing operation will be charged to this account. At the end of each year, any unexpended amount remaining in this account shall be applied to reduce the assessments for current expenses for the succeeding year or may be distributed to the Owners to the extent that the Board of Trustees shall determine. In either event, any such expenses shall be allocated to the same Beneficial Members and in the same manner as the relevant common expenses were assessed. Losses from the operations or otherwise shall be met by levying special assessments against the Members, against when the assessments were made, which may be made in advance in order to provide a working fund.

6.09 Reserves. The Board of Trustees shall not be obligated to expend all of the revenues collected in any accounting period, and must maintain reasonable reserves for, among other things, repairs, replacements, emergencies, contingencies of bad weather or uncollected accounts. Notwithstanding anything herein to the contrary, the Board of Trustees in its determination of the Common Expenses and the preparation of a budget shall specifically designate and identify that portion of the Common Expenses which is to be assessed against the Beneficial Members as a capital contribution and is to be allocated to reserves for each separate item of capital improvement of and to said Common Property. The amounts assessed and collected for the reserves shall be kept in one or more interest-bearing savings accounts or certificates of deposit, and shall not be utilized for any purpose other than that which was contemplated at the time of assessment. The foregoing shall not be construed to mean that the Board of Trustees shall not be permitted to keep additional cash on hand, in a checking or petty cash account, for the necessary discharge of

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its functions.

6.10 Exemption from Assessments for Capital Improvements. Anything to the contrary herein notwithstanding, neither the Developer, nor any successor Developer, nor any Eligible Mortgage Holder shall be required to pay any assessment for capital improvements, except for those lawfully required by a governmental agency, whether by way of regular or special assessments or otherwise. Further, this provision may not be amended without the written consent of the Developer and that of every Eligible Mortgage Holder.

6.11 Notice. The Board of Trustees shall give to each for Member and Eligible Mortgage Holder written notice of the amount estimated by the Board of Trustees for the annual General or Limited Common Expense Assessment for each such Member. Such notice shall be conclusively presumed to have been delivered five (5) days after deposit in the United States mails. If the annual General or Limited Common Expense Assessment is not revised from the previous year, or is not made as required, an assessment shall be presumed to have been made in the amount of the last prior year's assessment; and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the annual General Common Expense Assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Trustees subject to the provisions herein, provided that nothing herein shall serve to prohibit or prevent the Board of Trustees from imposing an Emergency Assessment in the case of any immediate need or emergency which cannot be met by reserve funds earmarked for such contingency.

6.12 Acceleration of Assessment Installment Upon Default. If a Beneficial Member shall be in default in the payment of an installment of any type of assessment, the Board may notify such delinquent Member that the remaining installments of the assessment shall be accelerated if the delinquent installment has not been paid by a date stated in the notice, which date shall be not less than five (5) days after delivery of the notice to such Member, or not less than ten (10) days after the mailing of such notice to him by registered or certified mail. If such notice is given and default shall continue for a period of thirty (30) days, the Board shall be required to accelerate the remaining installments of the assessment and notify the delinquent Member that the lien for the accelerated amount shall be filed on a date certain stated in the notice if the accelerated

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balance has not then been paid. The lien for such accelerated assessment as permitted by law shall then be filed if the delinquent assessment has not been theretofore paid. The Board may also notify any permitted Mortgage Holder holding any mortgage encumbering the Home affected by such default. If the default continues for a period of ninety (90) days the Board may foreclose the foregoing lien pursuant to law, or commence a suit against the appropriate parties to collect the assessment, or both.

6.13 Interest and Counsel Fees. The Board of Trustees at its option shall have the right in connection with the collection of any Common Expense assessment or other charge to impose a late charge of any reasonable amount and interest not to exceed the maximum rate permitted by law for delinquent real estate taxes or both. In the event that the Board of Trustees shall effectuate collection of assessments or charges by resort to counsel or the filing of a lien, or both, the Board of Trustees may add to the aforesaid assessments or charges as counsel fees: (i) such a sum as the Court may deem reasonable and appropriate; (ii) the reasonable costs for the preparation, filing and discharge of the lien; and (iii) in addition to such other costs as may be permitted by law.

6.14 Power of Attorney to Permitted Mortgage Holder. In the event the Board of Trustees shall not cause the enforcement procedures provided in Sections 6.12 and 6.13 to be implemented within the time provided, any Permitted Mortgage Holder for any Home as to which there shall be such unpaid Common Expense Assessments is hereby irrevocably granted a power of attorney to commence such actions and to invoke such other remedies, all in the name of the Community Association. This power of attorney is expressly stipulated to be coupled with an interest in the subject matter.

6.15 Annual Audit. The Board of Trustees shall submit the books, records, and memoranda of the Community Association to an annual audit by an independent certified public accountant who shall audit the same and render a report thereon in writing to the Board of Trustees and in summary form to the Members and such Eligible Mortgage Holders or other persons, firms or corporations as may be entitled to same upon written request to Community Association and upon payment of any reasonable and permitted fee. While the Developer maintains a majority on the Board of Trustees, it shall have an annual audit of Community Association funds prepared by an independent accountant, a copy of which shall be delivered to each Member within ninety (90) days of the expiration of the fiscal year of the Association. The audit shall cover the operating budget and reserve accounts.

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6.16 Examination of Books. Each Member and Eligible Mortgage Holder shall be permitted to examine the books of account of the Community Association by appointment at a reasonable time on business days; provided that the Treasurer has been given at least ten (10) days prior written notice.

6.17 Fidelity Bonds. Fidelity bonds shall be required by the Board of Trustees from all persons handling or responsible for Community Association funds. The amount of such bonds shall be determined by the Board of Trustees. The premiums on such bonds shall be paid by the Community Association. While the Developer maintains a majority of representation on the Board of Trustees, it shall post a fidelity bond or other guarantee acceptable to the New Jersey Department of Community Affairs in an amount equal to the annual budget. For second and succeeding years, the bond or other guarantee shall include accumulated reserves.

ARTICLE VII

OFFICERS

7.01 Designation. The principal officers of the Community Association shall be a President, a Vice-President, both of whom shall be members of the Board of Trustees, a Secretary and a Treasurer. The Board of Trustees may also appoint such Assistant Treasurers and Assistant Secretaries as may be necessary in their judgment. Any two (2) offices, except that of President and Vice-President, may be held by one (1) person. A Member does not have to be a Trustee to be an Officer. No one may be a Trustee or Officer unless that person is a Member.

7.02 Election of Officers. The officers of the Community Association shall be elected annually by the Board of Trustees at the first Board of Trustees meeting following each annual meeting. Such Officers shall hold office at the pleasure of the Board of Trustees.

7.03 Removal of Officers. Upon an affirmative vote of four (4) members of the Board of Trustees, any Officer may be removed, with or without cause, after opportunity for a hearing, and his successor elected at any regular meeting of the Board of Trustees, or at any special meeting of the Board of Trustees called for such purpose.

7.04 President. The President shall: (a) be the chief executive officer of the Community Association; (b) preside at all meetings of the Community Association and of the Board of Trustees; and (c) have all of the general powers and duties which are usually vested in the office of President of a non-profit corporation.

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7.05 Vice-President. The Vice-President shall take the place of the President and perform the duties of President whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board of Trustees shall appoint some other Trustee to act on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed by the Board of Trustees.

7.06 Secretary. The Secretary shall: (a) keep the minutes of all meetings of the Board of Trustees and the minutes of all meetings of the members of the Community Association; (b) have charge of such books and papers as the Board of Trustees may direct; and (c) in general, perform all the duties incident to the office of the Secretary.

7.07 Treasurer. The Treasurer shall have the responsibility for the Community Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Community Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit of the Community Association in such depositories as may from time to time be authorized by the Board of Trustees.

7.08 Other Duties and Powers. The officers shall have such other duties, powers and responsibilities as shall from time to time be authorized by the Board of Trustees.

7.09 Eligibility of Trustees. Nothing herein contained shall prohibit a Trustee from being an officer.

ARTICLE VIII

COMPENSATION, INDEMNIFICATION AND EXCULPABILITY OF OFFICERS, TRUSTEES AND COMMITTEE MEMBERS

8.01 Compensation. No compensation shall be paid to the President or the Vice-President or any Trustee or committee member for acting as such. The Secretary or Treasurer or both may be compensated for their services if the Board of Trustees determines that such compensation is appropriate. Nothing herein stated shall prevent any officer, director or committee member from being reimbursed for out-of-pocket expenses or compensated for services rendered in any other capacity to or for the Community Association, provided that the expenses incurred or services rendered have been authorized in advance by the Board of Trustees.

8.02 Indemnification. Each Trustee, officer, and committee member of the Community Association, shall be indemnified by the Community Association against the actual amount of net loss, including counsel fees, reasonably incurred by or imposed in

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connection with any action, suit or proceeding to which that person may be a party by reason of being or having been a Trustee, officer or committee member of the Community Association, except as to matters as to which that person shall be ultimately found in such action to be liable for gross negligence or willful misconduct. In the event of a settlement of any such case, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Community Association is advised by counsel that the person to be indemnified had not been guilty of gross negligence or willful misconduct.

8.03 Exculpability. Unless acting in bad faith, neither the Board of Trustees as a body nor any Trustee, officer or committee member of the Community Association, shall be personally liable to any Member in any respect for any action or lack of action arising out of the execution of the office. Each Member shall be bound by the good faith actions of the Board of Trustees, officers and committee members of the Community Association, in the execution of their respective duties. Nothing contained herein shall be construed to exculpate members of the Board of Trustees appointed by the Developer from discharging their fiduciary responsibilities.

ARTICLE IX

AMENDMENTS

9.01 General. These Bylaws may be altered, or repealed, or new Bylaws may be adopted by vote of sixty-seven (67%) percent of the total number of votes represented by Community Association Members, in person or by proxy, at any meeting of the Community Association duly constituted for such purpose at which a quorum is present, and prior to which written notice of the exact language of the amendment or of the repeal or new Bylaws shall have been sent to each Member at least ten (10) days prior to the meeting.

9.02 Prohibited Amendments, Alterations, Repeals. Notwithstanding the foregoing, the membership provisions may not be changed or altered in any manner, and the obligation or the proportionate responsibility for the payment of Common Expenses or the exemption therefrom may not be changed by reason of any such amendment or repeal. No such new Bylaw amendment or repeal shall in any way affect the Developer unless the Developer has given its prior written consent thereto.

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9.03 Recording. No amendment, repeal or new Bylaw shall be effective until it has been recorded in the Office of the Ocean County Clerk.

ARTICLE X

ENFORCEMENT

10.01 Methods. The Board of Trustees shall have the power, at its sole option, to enforce the terms of this instrument or any Rule or Regulation promulgated pursuant thereto, by any or all of the following: self-help; by sending notice to the offending party to cause certain things to be done or undone; by restoring the Community Association to its original position and charging the breaching party with the entire cost or any part thereof; by taking any other action before any court, summary or otherwise, as may be provided by law: by complaint to the duly constituted authorities.

10.02 Fines. The Board of Trustees shall have the right to levy fines for violations of any Rule or Regulation of the Community Association or for any covenants or restrictions contained in the Master Declaration or Bylaws of the Community Association, provided that the fine for a single violation may not exceed $50.00. Each day a violation continues after notice shall be considered a separate violation. Any fines levied are to be considered assessments levied against the particular Member involved and collection may be enforced by the Board of Trustees in the same manner as the Board of Trustees is entitled to enforce the collection of other assessments. Fines may be levied against the Member's tenant and the Member shall be jointly and severally liable with his tenant for the payment of same. In the event the Board of Trustees institutes legal action for collection of any fines, then the defendants shall be responsible for payment of reasonable attorney's fees of the Community Association, plus interest and costs of suit.

10.03 Waiver. No restriction, condition, obligation or covenant contained in these Bylaws shall be deemed to have been abrogated or waived by reason of the failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

10.04 Cause of Action Against Community Association and Trustees. Members and shall have a cause of action, to the extent permitted by the laws of this State, against the Community Association and Trustees for failure to act in accordance with the Master Declaration, Certificate of Incorporation, these Bylaws, or the Rules and Regulations governing the Community or any formal decisions of the Community Association.

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ARTICLE XI

ARCHITECTURAL CONTROL COMMITTEE

11.01 Purpose. The Board of Trustees may establish an Architectural Control Committee ("ACC"), consisting of three members appointed by the Board of Trustees, each to serve for a term of one year, to ensure that the Community shall always be maintained in a manner:

(1) providing for visual harmony and soundness of repair;

(2) avoiding activities deleterious to the aesthetic or property values of the Community;

(3) furthering the comfort of the Members, their guests, invitees and lessees; and

(4) promoting the general welfare and safety of the Community.

11.02 Powers. The ACC shall regulate the design, appearance, use and maintenance of the Common Property, the exterior of all Buildings located upon the Community, and all roadways, parking areas and landscaped areas in accordance with standards and guidelines contained in the Master Declaration or Bylaws or otherwise adopted by the Board of Trustees. Any such regulation shall be subject to the appropriate governmental regulations and to the approvals given for the Property.

11.03 Authority. The ACC shall have such additional duties, powers and authority as the Board of Trustees may from time to time provide by resolution including the right to impose fines pursuant to Section 10.02. The Board may relieve the ACC of any of its duties, powers and authority either generally or on a case by case basis by vote of a majority of its full authorized membership. The ACC shall carry out its duties and exercise its powers and authority in the manner provided for in the Rules and Regulations or by resolution of the Board of Trustees. Notwithstanding the foregoing, no action may be taken by the ACC without giving the person(s) involved at least ten (10) days prior written notice and affording him the opportunity to be heard, with or without counsel, with respect to the violation(s) asserted.

11.04 Architectural Guidelines. Any Beneficial Owner desiring to commence construction shall submit a request to the ACC which request shall be accompanied by specific architectural plans prepared by a New Jersey Licensed architect, where appropriate, which plans indicate the intended construction with elevation plans. The ACC shall have the obligation to answer any such written request received by it from an Order

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proposed construction. In furtherance of the administration of this restriction, the following guidelines shall be used:

(A) No additions or modifications to the primary structure shall be located closer than the distance as may be imposed by the appropriate municipal ordinance.

(B) No additions or modifications to any Home shall be located between (i) the front of the Home and the front property line of the Lot upon which it is located and (ii) the side of the Home and either side property line of said Lot.

(C) No detached accessory buildings shall be located closer than 10 feet from either side property line of the Lot upon which they are located and 10 feet from any rear property line of said Lot or such greater distance as may be imposed by the appropriate municipal ordinance. No addition or modification to any Home thereto shall have a height greater than that permitted in the appropriate municipal ordinance.

(D) Decks or porches shall only be constructed in the rear yard and shall not extend beyond the sides of any Home or extend more than 15 feet from the rear of the Home but in no event, closer to any other building or any lot line than permitted by the appropriate Township ordinance.

(E) Aesthetics: No addition or modification to any Home or any other structures shall be permitted which is deemed to be inharmonious with the character of the Community. In reviewing applications for additions or modifications, the Board shall discourage uniformity in design and appearance and be guided by the following general standards where appropriate: (i) exterior elevations shall be different from those adjacent Homes; (ii) there shall be differences in design and appearance of roof lines on adjoining Homes; and (iii) size and type of windows and doors in the front elevation shall be different on adjacent Homes. The ACC may prepare and have available pre-approved designs for the most common changes requested.

(F) Impervious Coverage: No additions, modifications or accessory buildings shall be constructed on a Lot, which will result in the total impervious coverage on the Lot exceeding 35% of the Total Lot area or such lesser amount as may be established by the appropriate Township ordinance.

11.05 Appeal to Board of Trustees. Any action, ruling or decision of the ACC may be appealed to the Board of Trustees by any party deemed by the Board of Trustees to have standing as an aggrieved party and a vote of a majority of the full authorized

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membership of the Board of Trustees may modify or reverse any such action, ruling or decision.

11.06 Developer Exempt. The Developer is exempt from the requirements of ACC review.

ARTICLE XII

JUDICIARY COMMITTEE

12.01 Alternate Dispute Resolution. The Board of Trustees shall establish a Judiciary Committee to provide for the alternative resolution of disputes between Beneficial Members, tenants, the Board or any combination thereof which are not within the jurisdiction of the Architectural Control Committee. The Judiciary Committee shall hear complaints brought by any such Member, tenant or the Board against any other Member, tenant, or the Board in the following manner:

(a) The Complainant shall file a written complaint setting forth the nature of the grievance;

(b) The Judiciary Committee shall, within seven (7) days of the receipt thereof, provide the person complained of (the "Respondent") with a copy of the complaint;

(c) The Respondent shall prepare a written response and file same with the Judiciary Committee within fourteen (14) days of receipt;

(d) The Judiciary Committee shall review the writings and shall conduct such other inquiry as the Committee deems appropriate. The Judiciary Committee shall make every effort to resolve the dispute between the parties amicably and without further process;

(e) In the event that the matter cannot be resolved informally, the Judiciary Committee shall hold a formal hearing upon fourteen (14) days notice to the Respondent and Complainant. At such hearing, the Respondent and Complainant shall be permitted to make such statements as they desire and to present testimony, writings or other exhibits. The Judiciary Committee shall conduct the hearing according to procedures established by the Judiciary Committee for the conduct of all such hearings, but, in all events, it shall receive such documents, statements, and evidence without regard to the Rules of Evidence. The parties may be represented by counsel. The Judiciary Committee, the Complainant and the Respondent shall endeavor, in good faith, to conclude the hearing in one (1) sitting. The Judiciary Committee shall endeavor, in good faith, to render a decision within twenty-four (24) hours of the conclusion of the hearing;

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(f) The Judiciary Committee shall have the power to recommend to the Board of Trustees that costs of the hearing between $250.00 and $2500.00 shall be assessed to one or both parties (or to all parties in the event that there are more than two) in such proportions as the Judiciary Committee shall deem appropriate in its sole discretion. Such costs shall constitute a Miscellaneous Assessment pursuant to Section 7.14 of the Master Declaration. In addition, one or both parties (or all parties in the event that there are more than two) shall be responsible for all attorney's fees actually incurred by the Judiciary Committee in its consideration of the issue, in such proportions as the Judiciary Committee deems appropriate. The Judiciary Committee shall notify all parties of its determinations as part of the decision to be rendered pursuant to subsection (e) above; and

(g) The Complainant or Respondent may enforce compliance with the decision of the Judiciary Committee by instituting suit in any court of competent jurisdiction. The cost of such litigation including reasonable counsel fees, shall be borne by the parties in such a manner as the court deems equitable.

12.02 Enforcement Powers. The Judiciary Committee shall have the power to issue a cease and desist request to a Beneficial Member, his guests, invitees, or lessees, whose actions are inconsistent with the provisions of the Master Declaration, the Bylaws, the Rules and Regulations or resolutions of the Board (upon petition Member, or upon its own motion).

12.03 Interpretation of Governing Documents. The Judiciary Committee shall from time to time, as required, provide interpretations of the Master Declaration, Certificate of Incorporation and Bylaws, Rules and Regulations and resolutions pursuant to the intent, provisions and qualifications thereof when requested to do so by a Member, or the Board of Trustees.

12.04 Appeal to Board of Trustees. Any action, ruling or decision of the Judiciary Committee may be appealed to the Board of Trustees by any party deemed by the Board of Trustees to have standing as an aggrieved party and a vote of a majority of the full authorized membership of the Board of Trustees may modify or reverse any such action, ruling or decision. To the extent the fees paid to the Judiciary Committee are not sufficient to cover the costs of an appeal to the Board of Trustees, the appellant shall pay such additional fee as set by the Board prior to the matter being placed on the Board's agenda.

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ARTICLE XIII

PRE-TRANSITION PROCEDURES

13.01 Purpose. In order to provide for a timely mechanism to ensure that the Developer has properly discharged its warranty and construction obligations with respect to the Common Property and other improvements which the Community Association may be obligated or agree to maintain ("Other Improvements"), the Board shall establish a Pre-Transition Committee (the "Committee"), consisting of five Beneficial Members who reside in their Homes as their primary residence ("Resident Owners"). The Committee shall be established within one-hundred twenty (120) days after the election of the second Beneficial Member to the Board of Trustees. The initial Committee shall consist of the first two Resident Owner elected Board members and three other Resident Owners appointed by the Board from the membership of the Buildings and Grounds and/or Architectural Control Committees. The Committee shall be increased in size as other Board members are elected by Beneficial Members until the Committee consists of eight Resident Owners. The Resident Owner Board members on the Committee shall serve only during their respective terms on the Board. In the event of any vacancies on the Committee other than Resident Owner Board member vacancies, the successor Committee members shall be appointed by the Resident Owner Board members from the Buildings and Grounds and/or Architectural Control Committees within thirty (30) days of the occurrence of any such vacancies.

Within thirty (30) days after control of the Board is vested in Resident Owners, the Committee may be reconstituted at the Board's discretion to consist of such Resident Owners, including Resident Owner Board members, as the Resident Owner Board members deem appropriate.

In the case of a tie vote by the Resident Owner Board members, vacancies on the Committee shall under all instances be filled within fifteen (15) days after any such tie vote by a vote of the Resident Owners.

13.02 Authority. The Committee shall inspect and evaluate the condition of all Common Property or other improvements, or any portion thereof which are not covered by performance guarantees posted with the municipality ("Bonded Improvements") and the Developer indicates in writing to the Committee are complete ("Notice of Completion") and ready to be inspected for compliance with the Developer's warranty and construction obligations, all with the assistance of qualified independent engineering and legal

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appropriate remedial measures with the Developer and the terms and conditions to be contained within a Transition Agreement upon which the Developer shall be released from liability with respect to each such completed portion of such Common Property and Other Improvements, but not for warranty obligations for individual Homes. Bonded Improvements shall be exempt from this process and the acceptance of same by the municipality shall be deemed conclusive evidence that the Bonded Improvements have been completed satisfactorily whereupon the Developer shall have no further warranty or construction obligations with respect to same, either to the Association or the municipality.

13.03 Procedure. The Committee shall cause each completed portion of the Common Property and Other Improvements, other than Bonded Improvements, to be inspected by and obtain a report from a qualified independent engineering consultant within one hundred twenty (120) days after the Committee's receipt of each Notice of Completion. A copy of each said report shall be furnished to the Developer within ten (10) days after the Committee's receipt of same. Thereafter, Developer shall have reasonable opportunity to review the report and comment upon same, in writing if chosen by Developer. Within ten (10) days after the Committee receives notification of the completion of Developer's review of the engineering report, the Committee or its designated representative(s) and agents and the Developer shall conduct one or more joint inspections of the improvements covered by the Notice of Completion and pursue such good faith negotiations as may be appropriate to resolve any differences with respect Developer's obligations regarding such completed improvements. The Committee and the Developer are also urged to cause joint inspections of the said improvements with their chosen experts (with or without legal counsel being present) during the period when the Committee's engineering or other experts are examining the premises and before a report is drafted. The purpose of same is to facilitate open communication regarding the manner of construction and the condition of the said improvements being inspected.

The Quorum for meetings of the Committee will be one more than 50% of the total number of members of the Committee. The vote of the majority of Committee members present and voting shall be final and binding.

If an agreement is reach between the Committee and the Developer on the appropriate remedial measures and conditions to be contained within an agreement and release of Developer's liability, then the Committee, on behalf of Home Owners, the

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Community Association and the Board shall be empowered to enter into a written Transition Agreement and Release or Partial Transition Agreement and Release with Developer. Said Agreements shall specify the items which the Developer has agreed to perform or pay for and which shall release the Developer from all liability with respect to such completed improvements, subject to the terms and conditions as may be acceptable to the Committee and Developer ("Transition Agreement"). Any such Transition Agreement shall release Developer from any further obligations with respect to such completed improvements upon the Developer's compliance with the terms and conditions of the Transition Agreement. All Transition Agreements shall be legally binding upon Home Owners, the Community Board, the Community Association and their successors and assigns. All Transition Agreements shall be approved as to reasonable form by the independent legal counsel for the Community Association.

However, if no such agreement is reached within one hundred and eighty (180) days after the Developer's receipt of the report of the Committee's independent engineering consultant, then the Developer shall have the option to (i) proceed to binding arbitration to resolve all disputed recommendations of the Committee before one arbitrator appointed pursuant to the rules of either the Community Associations Institute or the American Arbitration Association; all direct costs for arbitration shall be shared equally between Developer and the Community Association unless the arbitrator decides otherwise; (ii) accept such portions of the Committee's recommendations as it deems appropriate, or (iii) reject the Committee's recommendations in their entirety. If the Developer elects option (ii) above, the the Committee shall execute a Transition Agreement and binding release of liability of the Developer with respect to all those recommendations acceptable to the Developer, subject to such independent legal counsel's approval as to form.

13.04 Board Deliberations and Binding Releases. Developer designated members of the Board shall not participate in any transition related internal activities of the Board or the Committee nor shall they cast any votes at Committee or Board meetings relative to the Transition process except (i) discussions as to the general nature of the Transition process itself, or (ii) arms-length negotiations between the Committee and Developer, at which time the Developer designated Board members will represent only the Developer or (iii) if otherwise requested by the Board or the Committee. Any Transition Agreement or other release of Developer's liability voted on or executed pursuant to this Article 13 by the

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be legally binding upon the Association and its members absolutely and forever, despite the fact that some of the Board had been designated by the Developer.

13.05 Transition Procedures After Resident Owner Control of Board. The procedures set forth in Section 13.03 shall apply to and be followed by the Developer and Resident Owner controlled Board of Directors with respect to all Common Property and other improvements for which there has been no previous Notice of Completion furnished to the Association by the Developer or if no Committee was formed.

13.06 Bonded Improvements. Home Owners and all Resident Owner Board Members acknowledge that Developer's applications to the municipality for release of any portion of the Common Property or Other Improvements for which the Developer has posted a performance guarantee ("Bonded Improvements") relate solely to the municipality's determination that the applicable Bonded Improvements or portions thereof have been completed satisfactorily and in conformity with the requirements of applicable laws, codes, rules and regulations and that the transition process provides all Home Owners and the Committee with the separate and appropriate opportunity to redress any concerns they may have regarding the condition of any Bonded Improvements.

13.07 Legal Effect. The provisions of this Article shall be construed to be complementary to and not in derogation of any other provisions of these By-Laws, the Master Declaration, the Certificate of Incorporation or of any applicable statute or regulation of the State of New Jersey, including but not limited to N.J.S. 46:8B-12.1. Each Beneficial Member's execution of the Power of Attorney set forth in the Home Deed for his/her Home shall constitute an irrevocable and binding consent to the terms of this Article XIII.

ARTICLE XIV

MISCELLANEOUS

14.01 Notices. All notices to the Community Association shall be in writing and forwarded to it at its principal office by certified mail, return receipt requested.

14.02 Conflict. Anything to the contrary herein notwithstanding, if any provision of this Instrument is in conflict with or contradiction of the Master Declaration, or with the requirements of any law, then the requirements of the Master Declaration or law shall be deemed controlling.

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14.03 Invalidity. The invalidity of any part of these Bylaws shall not impair or affect in any manner the enforceability of the balance of the Bylaws, or affect in any other manner the balance of the Bylaws.

14.04 Arbitration. Any Arbitration provided for in these Bylaws shall be conducted before one arbitrator in Ocean County, New Jersey by the American Arbitration Association, in accordance with its rules then obtaining and the decision rendered in such arbitration shall be binding upon the parties and may be entered in any Court having jurisdiction. All expenses of arbitration including the fees and expenses of counsel and experts shall be Common Expenses.

14.05 Corporate Seal. The Community Association shall have a seal in the circular form having within its circumference the words "Lakewood/Four Seasons Community Association, Inc."

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EXHIBIT L

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Community Association Management Agreement

THIS Agreement, made as of the date first below written, by and between **FOUR SEASONS AT LAKEWOOD COMMUNITY ASSOCIATION, INC.** (hereinafter the "Association") and **FIRSTSERVICE RESIDENTIAL MIDATLANTIC, LLC.** (hereinafter "Agent")

WITNESSETH:

In consideration of the mutual promises, terms and conditions as specifically set forth below, the parties agree as follows:

1. APPOINTMENT

1.01 Association hereby appoints Agent as managing agent for the community known as **Four Seasons at Lakewood Community Association, Inc.** and situated in **Ocean** County, in the State of **New Jersey**, (hereinafter the "Property") subject to the terms and conditions hereinafter set forth.

1.02 Agent agrees to provide management services to and for the Association for the term of this Agreement, subject to the terms and conditions hereinafter set forth.

2. TERM

2.01 The term of this Agreement shall be for a period of **one** year, beginning **January 1, 2025** and ending **December 31, 2025**,(the 'Initial Term") subject to the renewal and termination provisions hereinafter set forth. This Agreement shall provide for two (2) automatic one (1) year extensions rate of compensation set forth in Paragraph 8.01(a) below. (the "Renewal Terms"). Thereafter, this Agreement shall provide for additional automatic one (1) year extensions unless either party notifies the other party, in writing, within ninety (90) days of the expiration of the second Renewal Term of the Agreement of its intent not to renew/terminate the Agreement.

3. SCOPE OF SERVICES

3.01 The Association specifically empowers the Agent and the Agent agrees to perform all of the services set forth in this Paragraph (3).

3.02 FISCAL MANAGEMENT

Agent shall assist the Association in matters relating to its fiscal management including, without limitation, the following:

(a) RECEIPTS. Agent shall collect and, as appropriate, account for all assessments and special assessments (as required at an additional fee which may be for assessments involving payments over multiple years, interest, pre-payment calculations, etc as provided in Exhibit A.) and other charges due to the Association from its members or otherwise from Association operations including all rental or other income from concessionaires, if any. All such payments shall be received by Association's lock box

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at the financial institution as may be designated by Agent. Payments may also be made by direct debit and other payment methods, such as ClickPay or Eventgroove, acceptable to the Agent. All funds received shall be immediately deposited in one or more bank accounts titled to the Association.

(b) COLLECTIONS. Agent shall take such action as is reasonable and necessary to collect any delinquent receivables due to Association, provided that any such action is in accordance with federal and state law and Association policy and practices, as provided for by the Master Deed, Bylaws or Rules and Regulations of the Association (hereinafter the "Governing Documents") or by the resolution of the governing body of the Association (hereinafter the "Board"). Collection activity shall include late notices and imposition of late fee charges and notice of delinquency. Agent shall assist Association to review and revise collection policies and practices where appropriate.

(c) DEPOSITORY ACCOUNTS. All funds of the Association in the control of Agent shall be held in one or more depository accounts or investment instruments in the name of the Association segregated from any other funds of Agent or otherwise. At the Association's specific direction, the Agent may, from time to time, deposit monies in investment accounts in a bank or institution chosen by the Association. These may include money market accounts, certificates of deposit and other interest bearing earning accounts. The Agent shall have no liability or responsibility for the rate of interest earned, if any, on such funds. The Association will provide, in writing, direction as to how and when such funds should be deposited. The Agent shall be under no liability or responsibility for any loss resulting from the insolvency of such depository.

(d) DISBURSEMENTS. From the available funds of the Association, Agent shall disburse funds for operations, capital and other budgeted, approved or emergency expenditures (including Agent's compensation) subject to the terms and conditions herein set forth.

(e) FINANCIAL RECORDS. Agent shall maintain the financial books and records of the Association including all contracts, purchase orders, vouchers and receipted bills and such other information as may be reasonable or necessary in order to administer and account for the financial affairs of the Association.

(f) REPORTS. Agent shall submit to the designated representative(s) of the Board monthly financial reports, which may include but not limited (at the discretion of Association) (1) Cash Receipts and Disbursements Statement, (2) Profit and Loss Statement with Variance to Budget, (3) Balance Sheet, (4) Schedule of Aged Receivables, (5) Schedule of Open Payables, (6) Bank reconciliation, and (7) such other information as the Association may reasonably require (the "Financial Report"). Each reconciled Financial Report shall be completed and submitted to the designated representative(s) no later than the 25th day of the succeeding month. Receivable and Payable Reports are available upon request after the 5th day of each month. Vendor histories shall also be made available to the Board upon request.

The parties agree that financial issues relating to disbursements and other financial records are important to the Agent and the Association, and as such, the parties agree to raise any such issues promptly. In order to assure the prompt resolution of any dispute over a disbursement or other financial issue, the parties agree that unless the Association gives Agent written notice of a claim or complaint with respect to such disbursement within ninety (90) days of Agent's delivery to the Association of a financial

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report including such disbursement, then such claim or complaint shall be deemed waived by the Association.

(g) PRIOR PERIOD ACCOUNTS. For the purpose of accounting continuity, Agent shall input such financial information as is available to it respecting operations prior to Agent's tenure and otherwise use reasonable efforts to establish accurate opening period balances. Agent does not warrant the accuracy of any financial information that was not developed by Agent.

(h) BUDGET DEVELOPMENT. Except where the Association has adopted a contrary procedure, ninety (90) days prior to the end of the Association's fiscal year Agent shall submit to Association a recommended "draft" operating budget for the next year (the "draft budget") The draft budget shall be presented with such support and documentation as necessary to test the validity of the assumptions utilized by Agent in the development of the draft budget. The Association acknowledges that any proposed budget or approved budget represents Agent's good faith estimate of the performance of the Association for the Fiscal Year in question, and Agent makes no assurances that the performance of the Association will correspond to such estimates. Agent shall use all reasonable efforts to operate the Association within the approved budget.

(i) RESERVE FUNDING. Agent shall maintain Reserve funds as required by Association and shall undertake to confer with the Association respecting investment alternatives and reserve estimate updates.

(j) ACCOUNTANT COOPERATION. Agent shall cooperate with the Association's accountant(s) or auditor(s) in connection with the preparation of an independent financial statement or audit and in connection with the preparation and filing of any tax returns required to be filed by the Association.

3.03 CONTRACTS

(a) Agent shall, subject to the direction of the Association, solicit, negotiate and make payments pursuant to the approved terms of all contracts for goods or services required by the Association including, without limitation, contracts for water, electricity, gas, telephone, maintenance contracts, HVAC systems, fuel oil, landscaping, professional services, and contracts pertaining to such other goods and services required by the Association.

(b) The Agent shall assist the Board in establishing the standards, specifications or criteria for work to be let out for bid. The Agent shall assist the Board in developing specifications for work. However, the Board acknowledges that the Agent may not always have the technical expertise to assist in developing specifications and that some circumstances may require the assistance of qualified individuals or companies whose services shall be an Association expense. Any contract for such third party contractor will be a direct contract between the Association and the third party contractor and the Agent will act solely as the agent of the Association and not as a contracting party. The Agent accepts no liability for the failure of third party contractors to perform per their agreements with the Association. The Association shall pay compensation for the services of all such contractors regardless of how a contractor may style its invoice for services provided to the Association. All contracts shall be approved by the Board or a designated member of the Board and executed by the President or another designated Officer of the Association

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(c) Agent is not liable for any lack of response or effort by vendors and contractors, lack of quality of any parts or work performed by contractors, or their negligent or wrongful acts or inaction, including those actions which may result in the destruction of any property, injury or death of any person. Vendors and contractors shall be responsible for their actions, as well as the work they perform or fail to perform. Association agrees that any consequences of any such failure by a vendor or contractor, or the ramifications thereof, may be dutifully pursued against vendor or contractor.

(d) To the extent reasonably feasible, except as permitted or directed by the Association, contracts for all amounts in excess of **$1,500.00** in the aggregate in any one year with any one third party shall be solicited in a competitive bidding process, with the Agent making a recommendation to the Association based on price and competence.

(e) In conjunction with site visits to be performed pursuant to Paragraph 3.06, Agent shall oversee the initiation and performance of all contracts and shall require vendor compliance with the terms and conditions thereof, including without limitation (1) provision of insurance certificates, (2) review of routine services performed, and (3) enforcement of warranties.

(f) Agent shall maintain uniform purchasing systems and procedures in order to conform to the policies established by Association, the terms and conditions hereof, and generally accepted accounting principles.

3.04 EMPLOYEES

(a) On the basis of the Budget, job standards, and wage rates approved by the Association, Agent shall assist the Board or designated Board members to hire, pay, supervise, and discharge managers, clerks, engineers, janitors, security, and other personnel as may be required to maintain and operate the Property.

(b) All such personnel shall be, at the mutual agreement of the parties hereto, employees of the Agent, however, the cost associated with such personnel shall be the Association's responsibility.

(c) Agent will provide staff to perform the services outlined in this Agreement. Agent shall provide on-site personnel who will carry out Association business as follows:.

i. Community Manager, Assistant Community Manager, Adminstrative Assistant, Receptionist (2), Lifestyle Director and Facilities Manager available **Forty (40)** hours per week at an office provided by the Association. All expenses associated with the operations of the site office (including the salary, insurance, benefits and attendant labor burden of the above mentioned associates) shall be paid for by the Association.

ii. The Association will provide the Agent with suitable, secure office space on the community property, including furniture, equipment, filing cabinets, telephone, facsimile, copy machine, computer with appropriate security software, printer, internet access, scanner, shredder and supplies. The cost of any lease or rental charges for the office space and cost of equipment maintenance and replacement as well as supplies shall be borne by the Association. All such equipment will be up-to-date and in working condition.

iii. The Association and Agent acknowledge that from time to time the office may be closed for holidays and inclement weather, as well as training and educational programs. Agent will coordinate the vacation schedules of the Community

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Manager and Assistant Community Manager so that neither is granted vacation at the same time.

(d) Agent shall execute and file all tax returns and other instruments and do and perform all acts required as an employer under the Federal Insurance Contributions Act, the Federal Unemployment Tax Act, Subtitle C of the Internal Revenue Code of 1986 and any applicable State tax act with respect to wages paid by the Agent, all at the expense of the Association. Agent shall, for reasons of administrative convenience and cost effectiveness, pay the Association personnel through a master payroll (including personnel of other entities managed by Agent that bear Agent's federal identification number). The Association's share of this master payroll account shall be funded no sooner than two days before pay day in the amount necessary to cover the compensation due to the Association's personnel, together with payroll taxes. Compensation for the services of such personnel shall be considered an operating expense of the Association, which shall promptly reimburse Agent if Agent advances said funds for the cost of payroll, including related payroll taxes, benefits and other expenses payable on account of such employees.

(e) Association recognizes that FirstService (i) is engaged in the competitive community association management business, (ii) invests time and money in the recruitment, hiring, training and development of its employees at all levels, which promotes productivity, efficiency and the employment of a competent and specialized workforce, (iii) has a legitimate business interest in protecting its employee resources and the investment it makes to develop and enhance those resources and (iv) its employees have access to confidential information and trade secrets to otherwise protect our investment and promote a stable and mutually beneficial customer relationship with the organization. Accordingly, in an effort to maintain our confidential information and trade secrets, Association agrees to refrain from hiring, directly or indirectly, any person(s) who is or was employed by the Agent during the term of this Agreement and for two years following the termination of this Agreement without first obtaining written consent of Agent. Agent may grant or withhold its authorization for any reason or for no reason, in Agent's sole subjective discretion. The Association agrees to pay the Agent, on notice and demand from the Agent to the Association, the sum of 50% of the annual salary/wages of any such employee(s) as liquidated damages if it breaches this section of the Agreement. Both parties agree that this is a fair, equitable, and reasonable sum to compensate for any loss or injury that occurs due to a breach of this section of the Agreement. Both parties agree that the actual damages contemplated by the parties at this time are not certain and are difficult to measure with accuracy and that this sum is proportional to the probable loss from such breach. This paragraph will survive the termination or expiration of this Agreement.

(f) All of Agent's employees are subject to periodic training, education and certification programs, designed to provide such personnel with information respecting new procedures and developments and to reinforce their skills and ability. Association shall cooperate with Agent and periodically excuse Agent's employees from responsibilities at the Property so that employees can attend such programs. Programs are scheduled so as to provide for minimum interference and continuity at work. Agent estimates that each employee shall be required to attend 40 hours of in-service programs each year. Agent's corporate and regional offices are closed for its annual meeting.

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(g) Association agrees to provide a safe and healthy work environment for all employees provided by Agent. If Agent, in the exercise of its reasonable discretion, determines that there are conditions within the Property which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by owners, residents, guests and invitees, Agent will have the ability, notwithstanding anything to the contrary contained in this Agreement, to remove on-site staff members upon written notice to Association. During the period of time that on-site staff members have been removed from the Property, Agent will have no responsibility for performance of services under this Agreement that would be performed by on-site staff members. Further, Agent will not be liable to Association, its members or to owners, their guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to Agent's inability and/or failure to perform any of its duties and obligations under this Agreement during the period of time when Agent's on-site staff members have been removed from the Property.

3.05 INSURANCE

(a) Agent shall manage the process of procuring and soliciting competitive bids for appropriate property and liability insurance and such other coverage as may be necessary or desirable. The Association assumes all risks in connection with the adequacy of any insurance or self-insurance program authorized by it or by the Governing Documents and waives any claim against the Agent for all liabilities, costs or expenses arising out of any partially or totally uninsured claim (including any deductible or self-insured retention amounts), of any nature whatsoever, except where the Agent has failed to place and maintain insurance in accordance with the provisions hereof. Agent shall notify Board promptly and in writing if inadequate funds may result in a non-payment lapse in coverage or inability to purchase insurance. Agent is not otherwise liable for any gap in or lack of insurance coverage which may result from such a condition.

(b) Agent shall maintain records of all insurance coverage carried by the Association and assist the Association in reporting and investigating any accidents or claims for damage relating to the ownership, operation, or maintenance of the common elements of the Association, including any damage or destruction thereto.

(c) Agent shall assist the Association in responding to and taking such action to correct any noted deficiencies or violations contained in any report, citation, or other communication from any insurance underwriter, Association of Fire Underwriters, federal, state or local agency.

3.06 COMMON ELEMENTS

(a) Agent shall assist the Board or a designated member of the Board in commercially reasonable efforts to maintain the Property, including all common elements and limited common elements of the buildings, appurtenances, and grounds, in accordance with appropriate standards of safety and maintenance consistent with the character and budget limitations of the Association.

(b) Agent will assist and work with the Association's other professionals to establish and maintain such preventative maintenance regimes and inventory records as necessary in

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order to properly maintain the Property and personalty owned by the Association and situated therein.

(c) Weather permitting, Agent shall conduct one (1) ground level site review per month of the Property and provide a written monthly update to the Board in order to determine the condition of the Property, the adequacy of the care and maintenance thereof, and compliance with all of Association's rules and regulations. Association acknowledges that Agent's personnel are not engineers or mechanical or construction consultants; that Agent does not guarantee or warranty the work of any contractors; and that Agent shall only be held to a layperson's standard with regard to actual or potential liability for failure to detect a needed repair or maintenance requirements, or for failure to determine that any work was not performed properly or at all.

3.07 RULES AND REGULATIONS

(a) Agent shall assist the Board to adopt, revise, maintain and enforce proper rules and regulations including architectural control issues.

(b) Agent will recommend action in the administration and enforcement of fines, legal action, etc., with regard to infractions of the rules and regulations and in accordance with Association's policies and procedures.

(c) Agent shall confer with the Association respecting the laws and court decisions impacting on the enforcement of rules and regulations and shall proceed to enforce such rules and regulations in accordance with Association policies.

(d) Agent will receive, file and communicate all written complaints regarding violations of any covenant of the Association and provide a written status of each to the Board.

3.08 CAPITAL REPLACEMENTS

(a) Agent shall make such periodic recommendations as are necessary or appropriate to the Association with respect to capital improvements and reserves for capital replacements.

3.09 PROPERTY MANAGEMENT TEAM

(a) Agent shall designate one of its employees as the Community Manager for the Association. The Community Manager shall be the person primarily responsible for Agent's performance hereunder and shall be the primary contact and liaison between Agent and Association.

(b) The Community Manager shall be assisted and supported by Agent's personnel including, without limitation, the Regional Director to whom the Community Manager reports, Senior Management Team, Vice President, the President, the Vice President of Client Accounting, controller, staff accountants, bookkeepers and other accounting personnel, Agent's legal and insurance personnel.

(c) The Board will provide feedback and assessment through formats, such as but not limited to scorecards, checklists, and direct observation about the performance of Agent and the contractors serving the Association, including their employees. An evaluation template is attached as Exhibit C.

(d) In the event that the Community Manager is unavailable to perform required duties, Agent's senior management team shall coordinate activities to ensure continuity of services and resources.

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(e) In the event the Association becomes dissatisfied with the Community Manager, the Association shall provide Agent with written notice specifying the reasons for dissatisfaction and afford Agent thirty (30) days with which to remediate the specified reasons. If the reasons for dissatisfaction are not remediated to the reasonable satisfaction of the Association during the aforesaid thirty (30) day period, the Association will give written notice to Agent so advising. Except where prohibited by federal or state law, Agent shall then replace the Community Manager assigned to the Association.

3.10 ASSOCIATION COMMUNICATIONS

(a) Agent shall assist the Association in maintaining necessary and appropriate communications with its members, including, without limitation, the provision of all notices required by the Governing Documents, information respecting the Association to new members, and response to all inquiries or complaints.

(b) Agent shall provide the Board with written inquiries, correspondence, and other matters reported to it by members and shall maintain appropriate copies and records thereof.

(c) Agent shall maintain provisions for 24-hour access to the Agent for emergency services. A representative of the Agent does not routinely go to the Property in response to emergency calls or related communication and, if instructed to do so by a member of the Board, will bill the Association in accordance with Exhibit A. Occurrences deemed by the Agent to be of a non-emergency nature will be routinely handled during the normal course of business.

3.11 NON-FINANCIAL REPORTING

(a) Agent shall communicate to the Association on a regular basis information respecting or pertaining to litigation, insurance matters, correspondence, settlements, work in progress, rules and regulation infractions, site conditions, maintenance issues, and any other matter or material relating to the affairs or operations of the Association.

(b) In the event of an emergency condition, Agent shall report such condition to any officer of the Association as soon as possible.

3.12 MEETINGS

(a) Subject to the terms hereof, except in the event of matter beyond Agent's control, the Community Manager shall attend all regular meetings of the Association and emergency meetings, when required, but not to exceed **twelve (12)** per annum.

(b) Agent shall assist the Association in the annual election meeting of the Association, including the preparation of all election material including proxies, ballots and notices.

(c) Agent shall distribute to the Association Board in advance of each meeting an agenda as established by Association along with materials that will support the facilitation of the meeting.

(d) Agent will attend meetings scheduled Monday through Thursday, except holidays. The meeting duration will be a maximum of 2 ½ hours. Time in excess of two and one half (2½) hours per meeting or fraction thereof that lasts after 9:00 pm shall be charged at a rate in accordance with the rates set forth in Exhibit A. Agent's attendance at meetings in excess of the number specified above or at meetings held on days other than those identified herein, and that the Agent agrees to attend will be charged in accordance with the rates set forth in Exhibit A.

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(e) Within sixty (60) days of the election of new board members, Agent will schedule a board workshop to review the roles and responsibilities of board members. At or prior to the workshop, former board members will transition projects to the new board members.

3.13 RECORD KEEPING

(a) The Agent will retain a set of files and records as developed by the Association. These files and records will include those generated during the term of the Agreement and any documents developed prior to the Agent's tenure, such as but not limited to those listed below. While the Agent will put forth every effort to maintain Association records in good order, the Agent makes no representation or warranty as to the accuracy and/or completeness of records that were not directly produced or generated by the Agent. The accuracy of the Association's records remains the responsibility of the Association.

The Agent shall make Association books and records available for inspection and copying in accordance with the Association Governing Documents and applicable statute, or otherwise as directed by the Board. The Agent shall bill the Association for all personnel and other expenses associated with any such request in accordance with the charges in Exhibit A.

Files to be retained include but are not limited to:

1. Current Owner Listing
2. Association Documents
3. Amendments to the Declaration
4. Rules and Regulations
5. Policies and Resolutions
6. Current Contracts
7. Insurance Policies and Quotes
8. Financial Statements
9. Plot plans
10. Specifications and Guidelines for Architectural Requests
11. Minute Book
12. Corporate seal
13. Agendas
14. Property/Equipment Inventory
15. List of contractors
16. Inspection reports
17. Individual owner files

(b) The parties acknowledge that all such records and files shall be retained by Agent during the term of this Agreement, provided that files that are more than two years old may be transferred to a storage facility and retained there at a charge to the Association. Notwithstanding the foregoing, Agent shall provide written notification of Agent's intention to transfer any such records and files and shall provide the Association with the right to take possession of such records and files in lieu of transferring the same to a storage facility.

(c) Agent shall use its best efforts to maintain all records and files of the Association in a safe and secure environment. The parties acknowledge, however, that Agent will not utilize fire resistant cabinets or facilities and files may be subject to loss or damage for which Agent may be held responsible.

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3.14 FIRSTSERVICE RESIDENTIAL CONNECT™

(a) Agent provides its comprehensive management system including communication tools, community database, work order/violation management, Resident Alert, Vtrax (violation tracking) and Association Website. Charges for Vtrax letters and ResidentAlert calls are detailed in Exhibit A.

4. LIMITATIONS ON AGENT'S RESPONSIBILITY AND AUTHORITY

4.01 EXPENSE LIMIT

(a) In discharging its responsibilities pursuant to Paragraph 3 hereof, Agent shall not make any expenditure nor incur any non-recurring contractual obligation unless such expenditure is provided for in the Association's approved Budget or is specifically approved by Association, unless such expenditure is less than $2,000.00.

(b) Notwithstanding the provisions above, Agent may exceed the $2,000.00 limitation, without consent of the Association in the event of an emergency, defined as a condition that involves a danger to person or property or may threaten the safety of any Association member(s) and/or community occupant(s), or may threaten the suspension of any necessary services to the Association or its facilities, including utilities. Notwithstanding the foregoing, Agent shall make best efforts to contact one or more members of the Board before making any emergency expenditure and after using best efforts to obtain the approval of the Board.

4.02 MAINTENANCE & REPAIRS

(a) Agent shall have no authority or obligation with respect to the maintenance or repair of any individual dwelling unit within the Property. Agent may enter individual units in the event of an emergency affecting common elements or by mutual agreement.

(b) Agent shall have no authority to make any structural changes in or to the Association Property or to make any other major alterations or additions in any building or equipment herein except such emergency repairs as may be required because of danger to life or property or which are immediately necessary for the preservation and safety of the Association or its members or occupants.

(c) Agent is not responsible for compliance by the Association with requirements of any ordinance, law, rules or regulations (including those relating to the use, maintenance and disposal of solid, liquid and gaseous waste) of any County, State or Federal Government, or any agency or authority thereof, except to notify the Association promptly or forward to the Association promptly, any written complaints, warnings, notices or summons received by it relating to such matters.

(d) Agent may advise and consult with Association respecting its mechanical systems; however Agent shall not be an operator of or otherwise in control of or charged with the maintenance of any system which utilizes fuels, substances or materials that, if handled improperly, could create an environmental impact. If necessary, Association shall hire or retain independent professionals to operate or maintain such systems.

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4.03 EXCLUDED SERVICES

Agent is devoted to provide Association with such advice, administration and assistance as it may require with respect to the operation of the Association's Property and business. Certain requested activities may however require extraordinary time commitments outside the scope of the parties' reasonable intentions. Such services include, but are not limited to the following:

(a) Litigation support (including court appearances and preparation thereof for any matter other than routine collection of assessments)

(b) In the event of insurance claim administration on cases involving catastrophic or extraordinary property damage and/or personal injury items covered under the Association's policy where additional services may be required by Agent due to the severity of event causing the loss or injury, the Association agrees to pay the Agent for loss mitigation for insurance claim coordination and processing services a minimum of 10% of the claim or an hourly fee based on the schedule in Exhibit A. These fees include the time required processing expenses that may not be paid for by the insurance carrier(s) but which are the result of the covered event, such as but not limited to the insurance deductible, fire watch, inspections for and the remediation of mold and other environmental events, and all other repairs or restoration expenses for work on the Common Elements as well as individual Units that would be included in an insurance claim filed by the Association and that may or may not be paid for by the insurance carrier(s), but which are the result of the covered event. The Agent will submit the cost of this service to the Association's insurance carrier as a part of the insurance claim.

(c) The parties to this Agreement understand that the compensation provided for in this Agreement does not contemplate or include general contracting services for the constant supervision of capital improvement projects. Contracts for roofing, siding, painting, sealcoating, etc. which are to be administered and inspected on a periodic or limited basis by Agent as part of its day-to-day management services pursuant to this Agreement are considered "Included Services" and will not entitle Agent to additional fees. Certain capital projects undertaken by the Association, though, may require oversight and supervision by third-party professionals and may require additional resources of Agent for project administration. The parties will confer about the necessary and required resources for such projects. The additional fee to be paid to Agent for these additional administrative services will be charged in accordance with the rates set forth in Exhibit A.

(d) Wholesale revisions of Association Governing documents.

(e) Processing, supervision and negotiation respecting warranty claims resulting from work performed prior to the inception of a management relationship with Agent.

(f) Consulting and administering requirements of the FHA, Fannie Mae and other approvals needed for financing.

(g) Publication of Association's Newsletter. (Providing articles or suggested material would be considered part of the manager's regular duties; this paragraph refers to desktop publishing and production).

(h) Should Association request and Agent agree to provide additional or expanded services beyond the services outlined in the Agreement, unless otherwise agreed by the parties, the fee for such shall be charged at an hourly rate of not less than $45 and not more than $250 depending on the nature of services required and by whom such services are provided and as further set forth in Exhibit A.

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(i) Any additional, expanded and/or excluded services beyond the services outlined in this Agreement and included within the base compensation must be approved, in writing, by the Association prior to Agent rendering same. If Association does not approve, in writing, the additional, expanded and/or excluded services, then Agent shall not be entitled to payment for same.. In lieu of the Agent, the Association shall be entitled to retain an adjuster or other professional to conduct claims administration or other similar work that exceeds the scope of the services provided under this Agreement's Base Compensation amount (See Paragraph 8).

5. ASSOCIATION INDEMNIFICATION

5.01 AGENCY

Association acknowledges that Agent is acting solely as an agent for the Association and, accordingly, any expenses or liabilities incurred by Agent under this Agreement or at the direction of the Board, whether in its name or that of the Association, shall be the obligation of Association and not that of Agent.

5.02 INDEMNIFICATION / LIABILITY

(a) The Agent is not liable to the Association (or to its members, tenants, shareholders or their guests and invitees) for any Claims (defined below) unless caused solely by the Agent's willful misconduct, gross negligence or arising out of a material breach by Agent of this Agreement.. "Claims" means any loss, claim, demand, liability, damages, injunctive relief, fines, penalties, costs and expenses, (including reasonable legal fees). The "Indemnified Parties" means the Agent and its parent or related management entities, their respective shareholders, members, directors, officers, partners, employees, representatives, assigns and agents. The Association will defend, indemnify and hold harmless the Indemnified Parties from Claims arising from any of the following: personal injuries or property damage; acts performed by the Agent under this Agreement; liens filed against the Property, the Association, or the Indemnified Parties; liability based on the Agent's status as "managing agent"; acts of the Association or its employees or third parties hired by the Association; events that either occurred prior to the Agent's appointment or after the termination of this Agreement; the Agent's negligence (but not for the Agent's gross negligence, willful misconduct or arising out of a material breach by Agent of this Agreement). The Agent is not liable for Claims covered by the insurance policies of the Association (or which would have been covered under policies required of the Association under this Agreement). This indemnification is not limited to amounts payable under insurance policies. The Agent is not liable for consequential, exemplary or punitive damages. If any applicable legal limitations affect the enforceability of the indemnification under this Agreement, such legal limitations shall operate to amend the indemnification only to the minimum extent necessary to bring the provisions of this Agreement into conformity with the requirements of such limitations. This paragraph does not abrogate the Agent's rights to coverage under any Association insurance policy, or modify the requirements that the Agent must be a definitional insured under the Association's policies.

The Association agrees to defend, indemnify and hold Agent harmless for all claims against Agent related to the matters between Agent and its employees where the claim

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is the result of an act, directive or omission of the Association, its directors, trustees, officers, commission or committee members

(b) The provisions set forth in this Paragraph 5.02 shall survive the expiration or earlier termination of this Agreement.

(c) The Association shall procure contractual liability insurance covering its obligations arising out of this Paragraph; however this indemnification shall not be limited to damages, compensation or benefits payable under insurance policies. It is agreed with respect to any legal limitations now or hereafter in effect and affecting the validity or enforceability of the indemnification obligations under this Agreement, such legal limitations are made a part of the indemnification obligations and shall operate to amend the indemnification obligations to the minimum extent necessary to bring the provisions into conformity with the requirements of such limitations and, as so modified, the indemnification obligations shall continue in full force and effect.

6. WAIVER OF SUBROGATION

The Association expressly waives all rights of subrogation against the Agent for damages, regardless of whether or not covered by any insurance obtained by the Association or required to be obtained by the Association pursuant to this Agreement. The policies of insurance required to be carried by the Association pursuant to this Agreement shall include an express waiver of subrogation either by endorsement or policy language. The waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly and whether or not the person or entity has an insurable interest in the property damaged.

7. ASSOCIATION INSURANCE

The insurance requirements set out in the following sub-paragraphs are independent from all other obligations of the parties to this Agreement and apply whether or not required by any other provision of the Agreement, and regardless of the enforceability of any other provisions of this Agreement.

The Association hereby agrees to maintain at all times and to provide evidence of the following insurance coverages. Coverage for Agent as an insured shall apply as primary and non-contributing insurance before any other insurance or self-insurance, including any deductible or retention maintained by, or provided to, Agent:

(a) Commercial General Liability Insurance covering all premises and operations, including and with limits no less than: (1) $1,000,000 each occurrence for bodily injury property damage and personal and advertising injury; (2) $2,000,000 general aggregate; (3) $1,000,000 products and completed operations; (4) $1,000,000 non-owned and hired auto liability; (5) coverage must include contractual liability; (6) assault and battery covered as a regular occurrence; (7) "your real estate manager" within the definition of "Insured" in the policy language; and (8) the Agent's affiliated or related entities, directors, members, officers, employees, servants and agents" shall be specifically designated as "definitional insureds" and as "additional insureds" using ISO Additional Insured Endorsement CG 20 26 11 85 or endorsements providing equivalent or broader coverage to the additional insureds. Coverage for additional insureds shall apply as primary and non-contributing insurance before any other insurance or self insurance, including any deductible, maintained by or provided to the

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additional insureds. It is understood and agreed by both Association and Agent that Agent, as a definitional insured, is entitled to coverage under Association's CGL policy on a primary basis for negligence claims alleging bodily injury or property damage against Association, Agent or both parties.

(b) Directors' and Officers' Liability Insurance with limits of not less than $1,000,000.00 per claim and aggregate, providing a retroactive date back to the inception date of the Association or full prior acts coverage, with "your real estate manager" within the definition of "Insured" in the policy language and naming FirstService Residential MidAtlantic, LLC and any and all of its affiliated or related entities, directors, officers, employees, servants and agents to be specifically designated as "named insureds". The policy must include coverage for employment practices liability claims, both first and third party, alleging discrimination, sexual harassment, wrongful termination and other EPL-type torts.

(c) Workers' Compensation Insurance according to State statutory limits covering all employees, subcontractors, or volunteers of the Association, with employer's liability limits of not less than $500,000.00 each accident for bodily injury, $500,000.00 each employee for bodily injury caused by disease, and $500,000.00 policy limit for bodily injury caused by disease. Said policy shall be endorsed to include a waiver of subrogation in favor of the Agent.

(d) Umbrella or Excess Liability Insurance: 1) with limits of not less than $5,000,000.00 each occurrence and aggregate, 2) providing follow-form coverage over the General Liability, Directors' and Officers' Liability and Employer's Liability policies, 3) coverage must include as insureds all entities that are definitional or additional insureds on the Commercial General Liability policy and Directors' and Officers' policies and 4) coverage for such definitional or additional insureds shall apply as primary before any other insurance or self-insurance.

(e) Fidelity Insurance written on a "discovery form" basis with a policy limit of no less than the higher of the amount stated in the Association's governing documents or the minimum amount as may be required by applicable law or regulation with Agent as a definitional insured.

(f) (Recommended) Cyber liability insurance coverage (CLIC), with a policy limit of no less than $500,000 covering liability for a data breach in which personal information of the unit owners or residents of the Association or any personal information of employees, customers or vendors of the Association or of the Agent, is exposed or stolen by a hacker or other unauthorized person who has gained access to the electronic network and data of the Association (if any) or of the Agent, with respect to records and data relating to the Community. The Agent as "property Agent" must be included within the CLIC policy's definition of "insured" to the extent acting on behalf of the Association pursuant to the terms of this Agreement. The policies will be in form and substance satisfactory to the Agent. The CLIC policies will cover liability arising from website media content, as well as exposures from: (i) business interruption, (ii) data loss/destruction, (iii) computer fraud, (iv) funds transfer loss, and (v) cyber extortion. The CLIC policies will cover expenses associated with data breaches, including: notification costs, credit monitoring, costs to defend claims by governmental regulators, fines and penalties, and loss resulting from identity theft.

(g) All insurance carriers must be rated A IX or better by A.M. Best Company or, where a carrier is not AM Best rated, S (Satisfactory) or better by Demotech, and must be licensed or authorized to do business in the state in which the Association is located.

(h) All such policies will provide that no policy may be cancelled or changed without at least thirty (30) days prior written notice from the applicable insurer to the insured and at least (ten) 10 days prior written notice for nonpayment of premiums.

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(i) Prior to the commencement of work under this Agreement, the Association shall provide a current and original certificate of insurance providing evidence of the aforementioned insurance requirements. The Association and the Agent agree that no work shall commence under the terms of this Agreement until the original Certificate of Insurance is received and approved by the Agent. The Association will supply the Agent with an original Certificate of Insurance showing evidence of renewal coverage in compliance with the terms of this Agreement.

8. COMPENSATION

8.01 BASE COMPENSATION

(a) Association shall pay Agent as compensation for its services hereunder as follows:

i. For the period **January 1, 2025** to **December 31, 2025**, the monthly sum of **$11,150.58**, (**$133,807.00** annualized);

ii. For the year **January 1, 2026** to **December 31, 2026**, Base Compensation shall increase by the annual increase in the Consumer Price Index for all Urban Consumers (CPI-U) established two months prior to the start of the current year, however not to exceed 5%;

iii. For the year **January 1, 2027** to **December 31, 2027**, Base Compensation shall increase by the annual increase in the Consumer Price Index for all Urban Consumers (CPI-U) established two months prior to the start of the current year, however not to exceed 5%;

Compensation is payable on the first of each month during the term of this Agreement (hereinafter "Base Compensation").

For the period January 1, 2025 to December 31, 2025, Agent will provide the Association with a credit of $12,236.00, ($1,109.66 per month) to account for staff vacancies during 2023 and 2024.

(b) Starting January 1, 2028, unless otherwise agreed to by the Association in its budget and accepted by Agent, Base Compensation shall increase for any renewal term(s) by the greater of four percent (4%) or the annual increase in the Consumer Price Index for all Urban Consumers (CPI-U) established two months prior to the renewal date of the Agreement.

(c) Any base fees and costs due the Agent will be paid promptly each month on the first of each month. Association hereby authorizes Agent to directly debit Associations' bank account on the first of each month for Agent's fee. Agent will provide an invoice for other costs and expenses owed to Agent, when and if they become due. Any monies due and billed and not paid to Agent by the 15th of each month will carry a one percent (1%) per month late fee which will be added to the balance due and will be subject to further late charges until paid.

8.02 OTHER COMPENSATION

(a) Association shall promptly reimburse Agent for (1) all costs associated with any approved payroll pursuant to Paragraph 3.04 directly allocable to the Association, including payroll taxes, workers compensation insurance and like employer-related obligations, (2) all direct postage, dedicated fax and long distance charges, stationary and check stock, and other charges set forth in Exhibit A, and (3) any advances made

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by Agent for the benefit of the Association. Association hereby authorizes Agent to directly debit Association's bank account for Agent's fee. Agent shall provide a monthly invoice to the Association detailing all administrative ancillary fees incurred for that month.

(b) Reimbursable Expenses - In addition to the Base Compensation provided in Paragraph 8.01 of the Agreement, Association agrees to reimburse Agent for expenses incurred from its corporate or regional offices in accordance with the provisions set forth in Exhibit A.

(c) Set-Up Fee: Intentionally Deleted.

(d) Delinquent Accounts: If approved by the Board, Agent's affiliate, Community Collection Services ("CCS"), will assist the Association with managing and coordinating the collection of delinquent accounts. This separate division, comprised of experienced personnel, centralizes collection efforts and provides timely and accurate collection services and information. Fees for CCS' collection services will be paid by the Association to CCS and will be billed back to the delinquent homeowner's account pursuant to proper authority established through Board resolution subject to the governing documents, legal requirements or as allowed by Statute. The fees, subject to change, for CCS' services are: Initial Demand Letter - $50; Final Demand Letter - $75; Postage – Direct Expense; Litigation Support - $150.

(e) Collection Administrative Fee: The Association shall pay to Agent a one-time administrative fee of $195.00 for the coordination of any account turned over to the Association's attorney for collection. The fee shall cover the following: Agent's tracking of delinquencies; drafting of late notices; updates to the Board; coordination with legal counsel; and ongoing monitoring of accounts in collections. The fee is to be paid by the Association and will be billed back to the delinquent homeowner's account pursuant to proper authority established through Board resolution subject to the governing documents, legal requirements or as allowed by Statute. This fee will be waived if the Association engages the services of CCS. The Agent acknowledges there may not be authorization for this fee in the Association's governing documents. Therefore, in the event a court denies the Association the right to collect such fee, Agent agrees to waive same.

(f) FirstService Financial, Inc. and FS Insurance Brokers, Inc. ("FFI/FSIB"), affiliates of FirstService Residential, offer banking and insurance solutions exclusively to clients of FirstService Residential. For services to the Association, FFI/FSIB earns compensation from their program partners at no expense to the Association. FFI/FSIB are committed to transparency and will disclose their relationship with FirstService Residential, as well as whether they receive compensation, in advance of any Association decision related to the banking and insurance products they offer. (See Exhibit B)

(g) Association acknowledges that it is Agent's practice to charge a handling fee directly to homeowners for researching, completing and providing resale and refinance surveys, financing questionnaires and certifications. In order to properly respond to such requests, Agent processes such requests though a separate department whose trained personnel respond with timely and accurate information. The Agent may not conduct inspections of individual lots or dwelling units associated with the preparation and delivery of information required by applicable statute for the sale of a lot or dwelling unit

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in the Association and will report only such violations or repairs of which it is actually aware. A member of the Board or another authorized representative of the Association must provide any additional information on known violations or repairs. The failure of the Association to provide such information will result in the resale disclosure documents being released with no violations noted and the Association shall indemnify and save the Agent harmless from any and all claims made by the seller or purchaser of the lot or dwelling unit that may be made under applicable statute in connection with the inspection of the lot or dwelling unit.

(h) With the exception of one-time fees listed herein, Agent shall have discretion to make reasonable modifications to the rates described above and in Exhibit A upon thirty (30) days' notice or as allowed by law. Notice of any such modifications shall be provided to the Association in advance of the effective date.

9. AGENT'S INSURANCE

The Agent hereby agrees to maintain at all times and to provide evidence of the following insurance coverages:

(a) Commercial General Liability Insurance extended to include: 1) $1,000,000.00 limit each occurrence for bodily injury and property damage, $2,000,000.00 general aggregate limit, $1,000,000.00 limit for personal and advertising injury, and $1,000,000.00 products and completed operations limit; 2) contractual liability coverage.

(b) Commercial Auto Liability with a combined single limit of $1,000,000.00 and $1,000,000.00 limit for non-owned and hired automobile liability.

(c) Workers' Compensation Insurance according to State statutory limits covering all employees or subcontractors of the Agent, with employer's liability limits of not less than $500,000.00 each accident for bodily injury, $500,000.00 each employee for bodily injury caused by disease, and $500,000.00 policy limit for bodily injury caused by disease.

(d) Umbrella or Excess Liability Insurance with limits of not less than $5,000,000.00 each occurrence and aggregate providing follow-form coverage over the General Liability and Employers' Liability policies.

(e) Fidelity Coverage with limits of $5,000,000.00.

(f) Professional Liability Coverage with limits of $5,000,000.00 per occurrence and in the aggregate.

(g) Cyber liability insurance coverage (CLIC), with limits not less than $1,000,000 to cover liability for a data breach in which personal information of employees, customers or vendors of Agent, is exposed or stolen by a hacker or other unauthorized person who has gained access to the electronic network and data of Agent, with respect to records and data relating to the operations of Agent. The policy will cover expenses associated with data breaches, including: notification costs, credit monitoring, costs to defend claims by governmental regulators, fines and penalties, and loss resulting from identity theft, as well as: (i) network and information security liability, (ii) communications and media liability, (iii) regulatory defense expenses, (iv) crisis management event expenses, (v) security breach remediation and notification expenses, (vi) computer program and electronic data restoration expenses, (vii) computer fraud ($250,000 sublimit), (viii) funds transfer fraud ($250,000 sublimit), (ix) e-commerce extortion and, (x) business interruption and extra expenses

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(h) Prior to the commencement of work under this Agreement, the Agent shall provide a current and original Certificate of Insurance showing the coverages outlined above. On the renewal date of any insurance policies required by this Agreement, the Agent will supply the Association with a new, original Certificate of Insurance in compliance with all terms of this Agreement.

10. TERMINATION AND RENEWAL

10.01 TERMINATION

(a) This Agreement shall be for the term as set forth in Paragraph 2.01 provided that the term shall be deemed to have renewed for an additional one year period and successive one year periods thereafter, unless either party provides the other with written notice of its intention to not renew at least ninety (90) days prior to the expiration of the then current term and the date of termination shall be effective at the end of a calendar month (also the "Termination Date").

(b) This Agreement may be terminated by either party without cause and without penalty upon sixty (60) days written notice to the other party. Further, either party may, in its discretion, afford the other party with an opportunity to cure breaches of the Agreement. A party's decision to present any matter to the other party to cure shall not be deemed a waiver of its ability to terminate the Agreement without cause. Termination with cause may be made with sixty (60) day's written notice to the other party, specifying the cause upon which termination is based. Said notice shall afford the non-terminating party the opportunity to cure the breach of this Agreement cited as cause, and termination shall not be effective if the breach is cured within thirty (30) days of the date of the notice, or, in the event that a cure cannot be completely effected within thirty (30) days, if said cure is commenced within the ten (10) day period and pursued diligently to its conclusion. If no cure is attempted or effected as provided herein, termination shall occur on the thirtieth (30th) day after notice was given. In addition, the Association may terminate this Agreement immediately, if Agent has been found to have stolen, misused or converted Association funds or assets. This Agreement may also be cancelled by the Association upon seven (7) days notice in writing to Agent in the event that Agent has committed any other act of dishonest, illegal or criminal nature; has become insolvent, dissolved, bankrupt, or an assignment for the benefit of creditors of the company or any of its principals has been made.

(c) Upon notice of termination, the Agent shall prepare for an orderly transition of responsibilities and records in accordance with the instructions of the Association. Within 15 days from the date of notice of termination, Agent shall make available to the Association for inspection all books and records of the Association in Agent's possession, which material shall be available for turnover to the Association as of the Termination Date. The Association shall bear the cost associated with photocopying material required to be retained by Agent to assist with any subsequent audit.

(d) As of the Termination Date, all sums due to Agent and all contractors, vendors, or other service agents procured by Agent on behalf of the Association shall be paid in full. In the event that there are insufficient funds to fully discharge all such liabilities, the Termination Date may, at the option of Agent, be extended until such funds are available. In the event

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that the Association disputes any such bills or charges, sufficient funds of the Association shall be deposited in an Escrow Account established in the joint control of the Association and Agent, pending resolution of the dispute. The Association agrees to bear full responsibility to the Provider of such goods or services and shall bear full responsibility for the cost of litigation resulting therefrom, if any.

(e) From and after the notice of termination, Agent shall not incur any expenses or obligations on behalf of Association unless in accordance with the specific written directive of the Association, except payments or reimbursements for previously approved bills.

(f) Agent shall, at no cost to the Association, prepare a final detailed accounting as of the Termination Date, which accounting shall be provided to the Association together with any unclaimed books and records of the Association as soon as practical but in any case no later than 45 days after the Termination Date. Thereafter the Agent agrees to cooperate with the Association's auditors regarding their financial and tax audits.

(g) The provisions of Paragraph 5.02 hereof shall survive termination.

11. MISCELLANEOUS PROVISIONS

11.01 SIGNS

Agent reserves the right to affix an (8" x 20") "Professionally Managed by ...." sign outside of the Association's office or to the existing Association's sign(s). Said signs shall conform to the Association's architectural standards and colors. Any such signs will be at Agent's expense after approval by the Board unless the signs are required by state statute or local ordinance.

11.02 SALES TAX

In the event that Agent shall be required under any law or by any governmental agency to collect sales tax on any fees payable to Agent hereunder, the amount of any such sales tax shall be charged to and shall be payable by the Association.

11.03 ASSOCIATION' S AUTHORITY

(a) Agent shall take its direction from the Board, Council or other governing body of the Association, acting pursuant to the authority conferred upon it by the Master Deed, Declaration or other documents respecting the governance of the Association.

(b) The Association shall designate, from time to time, one officer of its governing body to act as liaison to Agent (the "Management Liaison"). Agent may rely upon any instructions, statements or approvals communicated to Agent verbally or in writing by Management Liaison, as if the same had been affected by a resolution of the Association's governing body. In the absence of any other designation by the Association, the "President" of the Board shall have this authority.

11.04 BINDING EFFECT

(a) This Agreement shall inure to the benefit of and constitute a binding obligation upon the parties hereto, their successors and assigns.

(b) This Agreement shall constitute the entire Agreement among the contracting parties and no variance or modification thereof shall be valid and enforceable except in writing. Any

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subsequent change in this Agreement that might alter the Agent's responsibilities or rights, as defined in this Agreement, shall require prior approval by Agent. Should any part, term or provision of this Agreement be declared or decided by any court to be invalid or in conflict with the law, the validity of the remaining portion, terms or provisions, shall not be affected thereby, and the remainder of the Agreement shall continue in full force and effect.

11.05 GOVERNING LAW/VENUE

(a) This Agreement shall be governed by the laws of the State of New Jersey. In the event of any dispute in relation to this agreement, the matter will be venued in the courts having jurisdiction over Monmouth County.

(b) In the event it becomes necessary for either party to file suit to enforce its rights under this Agreement, the prevailing party shall be entitled to recover, in addition to all other remedies or damages, all reasonable attorney's fees and costs incurred in such suit.

11.06 SECURITY DISCLAIMER

Agent shall not in any way be considered an insurer or guarantor of security within the Property. Agent shall not in be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken by the Association.

11.07 EXECUTION IN COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed an original and when taken all together, shall be deemed to constitute one and the same original. Electronic copies or facsimiles of this Agreement, including electronic or facsimile signatures, shall be deemed the same as an original signature for all purposes.

11.08 FORCE MAJEURE

Neither party shall be in default of this Agreement by reason of its delay in the performance of, or failure to perform, any of its obligations hereunder if such delay or failure is caused by, acts of God or of the public enemy, acts of terrorism, fires, floods, epidemics, pandemics, quarantine restrictions, strikes, foreign embargoes, unusually severe weather or other events that arise from circumstances beyond the reasonable control of that party from any other event commonly included within the definition of "force majeure". During the continuance of such intervening event, each of the parties shall take all reasonable steps to fulfill its obligations hereunder by other means and, in any event, shall upon termination of such intervening event, promptly resume its obligations under this Agreement.

11.09 NOTICES

All notices, requests and other communications required or permitted hereunder shall be in writing and shall be deemed duly given or delivered (i) when delivered personally, (ii) if by email when receipt of such email is acknowledged by return email, (iii) if sent by registered or certified mail, postage prepaid, return receipt requested, three days after deposit in the mail or (iv) if sent by private courier when received; and shall be addressed as follows:

(a) If to Agent:

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FirstService RESIDENTIAL

21 Christopher Way, Eatontown, NJ 07724
Tel: 800.310.0326, Fax: 732.728.2291
www.fsresidential.com

Michael A. Mendillo, President
FirstService Residential MidAtlantic, LLC
21 Christopher Way
Eatontown, NJ 07724
michael.mendillo@fsresidential.com

(b) If to Association:

Four Seaons at Lakewood Community Association, Inc.
Attn: President and Secretary
At their then known Addresses

With copy to
McGovern Legal Services, LLC
PO Box 1111
New Brunswick, NJ 08903
FMcGovern@theassociationlawyers.com

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

For: FOUR SEASONS AT LAKEWOOD COMMUNITY ASSOCIATION, INC.

Date: 12/17/2024

Board President _____

Print Name THOMAS GIOLANELLA

Witness _____

By: FIRSTSERVICE RESIDENTIAL MIDATLANTIC, LLC.

Date: 1/8/2025

DocuSigned by:
Michael Mendillo
CA9835B9A96D463...

Michael A. Mendillo, President

DocuSigned by:
Yolanda Martz
85861630C02449C...

Witness –

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EXHIBIT A

Additional Compensation and Reimbursements

A La Carte Pricing – eff 1.1.25

The following services and fees apply to sited and portfolio accounts.

Core service pricing (Includes digital click pay receivables processing)
Annual Receivables Processing Cost (Unit charge set-up and data entry per board-approved budget): Coupon communities - $9.05+Postage (where postage is applicable), or Monthly Statements $2.00+Postage @ cost (where postage is applicable); Accounts Payable Processing (check payment processing) per payment $0.47, Resident Alert $0.08 per minute, SMS Communications - US In/ outbound $0.08 per message, Processing 1099 Forms $39.35 per form, P-card set-up fees $100.00 per card and yearly audit fee per card $75.00, Envelopes $0.42 per envelope, Color Copies/ Prints $1.50 per page, Scans, B/W Copies/Prints $0.42 per page, Violation (Non-Compliance) Administrative Fee (per letter) $10.25, Digital storage $0.10 per 1GB per year, Vendor Verification $4.45 per vendor.

Financial services charge based on activity
New Bank account set-up fee $60.65 (applicable to non-FirstService representative institutions), Investment Purchase/ Liquidation $30.45 (applicable to non-FirstService representative institutions), Emergency or Expedited payment processing $30.45, Bank charges, including lockbox fees of $26.25

Human Resources Services charges based on activity
Payroll processing fees are 7.0% of gross payroll**, Employment placement fee 10% of the annual salary, and Garnishments Processing (association payroll) $37.40 per form.

The following services and fees apply when incurred from a FirstService Residential home or regional office primarily for portfolio accounts. On occasion, when necessary, the service may be provided for sited accounts:

Additional Admin services (based on usage) –
Insurance claim administration – 10% of Claim or Hourly rate, Mileage based on IRS rates, Overnight and mass mailing direct expenses to the association (excluding violations), Records storage - 1 to 10 File boxes: $39.35 per month; 11 to 50 File boxes: $52.50 per month; Over 50 boxes: $85 per month, New owner receivables processing booklets $9.05+Postage @ cost, Transfer out $1,000.00, Special Assessments - 6 Months or Less - A one-time fee of $7.50 per unit with a minimum fee of $400 and a maximum of $2,500; Greater than 6 Months - A fee of $3 per unit per month with a minimum fee of $400 per month and a maximum fee of$1,000 per month for the term of the special assessment and/or loan.

Chargeback activities to homeowners –
Return check processing fees are $48.50 + bank charges, Check Handling Fee (payments unable to post – unsigned, no payee, no coupon) - $2.65 per check, Late Statements and Legal Statements - $14.75 per statement, Violation (Non-Compliance) Administration Fee - $10.25 per letter/notice, Attendance at Enforcement Hearings (for portfolio accounts) – Hourly fee. Delinquent Account Attorney of Collection Package $205.00

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Hourly Fees:

Additional services: Include but are not limited to Customized financial reports, Digitizing historical paper files, Additional meetings, Preparation for depositions, ADR, related trial preparation, Insurance claim administration, capital project administration,

Principals and Executives	$260
Directors	$185
Community Managers	$110
Assistant Managers/Lifestyle Directors	$60
Staff Accountants	$95
Information Technology	$85
Bookkeeper	$60
Others	$55

** Human Resources and Payroll Administration Servicing Fee includes ADP Processing Costs, Operation of a full-service Human Resources Department, Benefit Administration (including health insurance, long & short term disability, life insurance), All Human Resources Data Processing, Administration of Workers Compensation Claims, 401K Administration, Employment Practices Liability (EPLI Insurance), criminal background checks, recruitment expense, New Associate Orientation Programs, On-going Human Resources Education, W-2 Statements and FirstLine - Ethics Hotline.

All payroll related expenses such as FICA, FUTA, Medicare, SUI/SDI, employer's expense of medical benefits for those full-time staff who elect coverage, life insurance for eligible staff and 401K match for enrollees are not included in the Payroll Processing and HR Fee and are billed separately as a direct pass-through expense to the Association. Assessments, if any, resulting from workers compensation audits will also be treated as a "pass-through" cost to the Association.

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EXHIBIT B
Affiliate Business Disclosure Statement

This Disclosure is to provide the Board with notice that the following companies are affiliated with FirstService Residential MidAtlantic. LLC. Through these affiliations FirstService can offer quality services tailored to our clients' needs at very competitive prices.

- American Pool Enterprises
- BrandPoint Services
- California Closets
- CertaPro Painters
- College Pro Painters
- College Pro Window Cleaning
- Community Collection Services, LLC
- Eventgroove
- Floor Coverings International
- FirstService Financial, Inc.[1]
- First OnSite Restoration
- FirstService Energy, LLC
- FS Insurance Brokers, Inc.
- FS Project Management, LLC
- Liv UnLtd, LLC
- Paul Davis Restoration
- Pillar To Post Home Inspection
- Planned Companies
- Roofing Corporation of America
- Service America
- TLS
- VIVE

The Association is not required to use the services of these companies as a result of its contracted relationship with FirstService Residential MidAtlantic. LLC.. There are other service providers with similar services and Management encourages the Board to solicit competitive proposals to determine the best services and rates available. Certain service providers may reimburse FirstService for processing and administrative costs.

[1]FirstService Financial, Inc. and FS Insurance Brokers, Inc. ("FFI/FSIB"), affiliates of FirstService Residential, offer banking and insurance solutions exclusively to clients of FirstService Residential. For services to the Association, FFI/FSIB earn compensation from their program partners at no expense to the Association. FFI/FSIB are committed to transparency and will disclose their relationship with FirstService Residential, as well as any compensation they receive, in advance of any Association decision related to the banking and insurance products they offe

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C

ARD

QUARTER/YEAR _____

	ACCEPTABLE	NEEDS IMPROVEMENT	DETAILS
Process all legitimate incoming and tions ensuring they are processed properly sociations Budget, producing timely and needed by the board to manage the and budgets. Maintains appropriate ccounts. Processes required Tax a timely manner. Provides ng investment strategies based on market struments available.			
Works with the board to produce the annual nue, expenses and reserves are managed the Association in compliance with Laws g the community.			
Provides first point of contact with State, ment Officials, Auditors, and Association rning the Association. Provides advise to natters.			
ng - Maintain a complete inventory of all ce and Terms associated with the Research historical records for recent epairs and update the Warranty Inventory			
aintain uniform Purchasing and Contracting h relevant Committee and Board Members for RFP's, solicit Bid Proposals, and nd Recommendations. Once selected, nittee and Board Members to negotiate r the Association.			
anagement - Oversees all contractor work nunity. This includes both inside and med by contracted services to ensure work standards and in a timely manner. Notes djustments in real time as required.			
anagement - Complete the inspection and mance Scorecards when due and share and other relevant committees. Follow es and Vendor to correct deficiencies rformance issues to the committee and e measures when required.			

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	ACCEPTABLE	NEEDS IMPROVEMENT	DETAILS
- Controls the day-today management of udgets and Workloads to ensure proper tivities during normal business hours. This yee management duties such as vacation , employee development to ensure that the r coverage of all functions at all times.			
ping - Responsible for maintaining up-to-ts of the community including Static tion Documents, Amendments, Rules and Resolutions, Current Contracts, the collection of non-static information oting, Inspection Reports, etc as the contract on page 9.			
Management - Functions as the first y residents to address problems, issues, cuments each as required by the ern these items. Will at times invoke violate community rules and policies in place that governs these penalties. n of routine information to all residents ation needed by residents concerning cy i.e. parking, trash collection, office			
t Support - Maintains and publishes ees and schedules locations where ins lists of all committee members, to committees and rules training as			
Where feasible, provides insight into First ervices as well as efforts being undertaken could provide benefits to the Association dvice, discounts, Insurance, etc, which eing addressed by the Association.			

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EXHIBIT M

2024 Four Seasons at Lakewood Ballot Retention

From: Jacci P (jrpull@yahoo.com)

To: fmcgovern@theassociationlawyers.com; alan.trachtenberg@fsresidential.com

Cc: cantunes3057@gmail.com; dan.pagano.nj@gmail.com; gdcthoov1@optonline.net; gpitocco@aol.com; myredbug2@yahoo.com; giatom@aol.com; nannycat2010@gmail.com; michael.mendillo@fsresidential.com; david.diestel@fsresidential.com; reportclaims@rsui.com

Date: Friday, March 21, 2025 at 10:47 AM EDT

Dear Mr. McGovern and Mr. Trachtenberg,

Yesterday I attempted to examine the 2024 Board election ballots as is my legal right. I was faced with a hostile and obstructive environment, which prevented me from inspecting the ballots. Please put your clients on notice to retain and not tamper with the ballots, voter information, and any other relevant information such as emails concerning this matter because I will be filing a complaint with the DCA in order to be able to inspect these documents in a non-hostile and non-threatening environment.

I am also lodging a formal complaint against Mr. Pierra for threatening to confiscate my phone and any recording devices I may have on my person. If Mr. Pierra should attempt to carry through with his threat I will press charges and pursue further legal action.

Additionally, Mr. Pierra still refuses to provide me with the Morgan Stanely statements for the Snow Fund account and the Capital Reserve account. I am missing the November and December 2024 and January 2025 Snow Fund statements and the January 2025 Capital Reserve account statement. Please instruct him to provide these statements immediately.

Last the Board is in violation of N.J. Stat. § 45:22A-44.3 because the Board is making expenditures which were not provided for in the current year of the 2025 capital reserve study. The almost 1 million dollars in approved expenditures are not emergency and if any are there must be a five-year repayment plan in place to repay the Capital Reserve fund which there is not. Additionally, although the Financial Statements show a Capital Reserve contribution of $75,000 being made in January 2025 this is not true since the Board has transferred money from one Reserve account to another. The issuing of inaccurate Financial statements is a breach of their Fiduciary at minimum.

Thank you,

Jaclinn Pullman

EXHIBIT N

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Four Seasons At Lakewood #2568

Bill to
Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details
Invoice no.: 1992 – A
Terms: Net 30
Invoice date: 12/16/2024
Due date: 01/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/30/2024	**Services**	Monthly contract invoice $29,166..39 Credit for overpayment - $21,254.97 = $7,911.45 for the month of December.	1	$7,419.85	$7,419.85
2.						

Ways to pay

BANK

Thank you for your business! I take ACH and checks can be mailed to 904 Revere Ct. Toms River, NJ 08753

Subtotal	$7,419.85
Sales tax	$491.57
Total	**$7,911.42**

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

View and pay

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1680

Invoice Number:	1680	**Invoice Amount:**	1,791.30
Customer Account #:	none	**Invoice Date:**	07/09/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	07/09/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge - 07/22/2024 10:22:52
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:

FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	1,791.30	1,791.30

Remit Payment To:

NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	1,791.30
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	1,791.30

Distributions

Line	Property Codes	Accounting Codes
1	2568	74277

Line	Description	Percent	Amount
1	Additional Staff - July 2024	100.00 %	1,791.30

Distributed Amount	1,791.30
Remaining Amount	0.00
Total:	1,791.30

Invoice History

Action	Change Details	Performed By	Date & Time
Customer Account Number	none	AvidBill API User	07/15/2024 10:53 AM
Invoice Amount	$1,791.30	AvidBill API User	07/15/2024 10:53 AM
Invoice Date	Jul 09, 2024	AvidBill API User	07/15/2024 10:53 AM
Invoice Number	1680	AvidBill API User	07/15/2024 10:53 AM
Previous Unpaid Balance	$0.00	AvidBill API User	07/15/2024 10:53 AM
Supplier	NEW JERSEY AMERICAN (Valley Forge)	AvidBill API User	07/15/2024 10:53 AM
Email	Invoice received through Email	quickbooks@notification.intuit.com	07/15/2024 10:53 AM
Due Date	Jul 09, 2024	AvidBill API User	07/15/2024 10:54 AM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidBill API User	07/15/2024 10:54 AM
Queue	AnalysisRules	AvidBill API User	07/15/2024 10:54 AM
Queue	Router	AvidBill API User	07/15/2024 10:54 AM
Queue	Submission	AvidBill API User	07/15/2024 10:54 AM
Created	Invoice created and saved	AvidBill API User	07/15/2024 10:54 AM

Invoice Processed	Invoice validated and assigned a workflow	AvidBill API User	07/15/2024 10:54 AM
Approval Required	Workflow step [Step 1-Manager board 2] assigned to [*PM].	System	07/15/2024 10:54 AM
Invoice Distribution updated	Description changed from **blank** to **Additional Staff - July 2024** Enterprise Codes changed from: -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: (please edit) ((please edit)) to -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: 74277 (SPRINKLER SYS MAINT)	Sal Pirrera	07/15/2024 02:51 PM
Workflow Step Approved	Approval workflow step **Step 1-Manager board 2** completed	Sal Pirrera	07/15/2024 02:51 PM
Workflow Step Assigned	Approval workflow step **Step 2-Manager board 2** assigned to ***Board 1**	System	07/15/2024 02:51 PM
Workflow Step Approved	Approval workflow step **Step 2-Manager board 2** completed	Erma Hoover	07/16/2024 03:24 PM
Workflow Step Assigned	Approval workflow step **Step 3-Manager board 2** assigned to ***Board 2**	System	07/16/2024 03:24 PM
Workflow Step Approved	Approval workflow step **Step 3-Manager board 2** completed	Dan Pagano	07/18/2024 08:15 AM
Comment Added	Invoice added to Batch [Valley Forge - 07/22/2024 10:22:52]	VFBATCHING VFBATCHING	07/22/2024 05:23 AM

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
51881	7207554715	AvidPay	07/23/2024	07/30/2024	07/30/2024	AvidPay Check	Cleared	1,791.30
						Total:		1,791.30

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Bill to
Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details
Invoice no.: 1680
Terms: Net 30
Invoice date: 07/09/2024
Due date: 08/08/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/01/2024	**Services**	Extra tech 7/1/24 8 hrs., 7/2/24 8 hrs. 7/3/24 8 hrs,7/5/24 4 hrs. Week 7/1/24-7/5/24 28 hrs.	28	$60.00	$1,680.00

Subtotal	$1,680.00
Sales tax (6.63%)	$111.30
Total	**$1,791.30**

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1757

Invoice Number:	1757	**Invoice Amount:**	1,535.40
Customer Account #:	none	**Invoice Date:**	08/02/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	08/02/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge - 08/07/2024 10:45:02
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:

FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	1,535.40	1,535.40

Remit Payment To:

NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	1,535.40
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	1,535.40

Distributions

Line	Property Codes	Accounting Codes
1	2568	74277

Line	Description	Percent	Amount
1	Additional Staff - July 2024	100.00 %	1,535.40

Distributed Amount	1,535.40
Remaining Amount	0.00
Total:	1,535.40

Invoice History

Action	Change Details	Performed By	Date & Time
Customer Account Number	none	AvidCapture Avidbill	08/04/2024 05:54 PM
Invoice Amount	$1,535.40	AvidCapture Avidbill	08/04/2024 05:54 PM
Invoice Date	Aug 02, 2024	AvidCapture Avidbill	08/04/2024 05:54 PM
Invoice Number	1757	AvidCapture Avidbill	08/04/2024 05:54 PM
Previous Unpaid Balance	$0.00	AvidCapture Avidbill	08/04/2024 05:54 PM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidCapture Avidbill	08/04/2024 05:54 PM
Supplier	NEW JERSEY AMERICAN (Valley Forge)	AvidCapture Avidbill	08/04/2024 05:54 PM
Email	Invoice received through Email	quickbooks@notification.intuit.com	08/04/2024 05:54 PM
Due Date	Aug 02, 2024	AvidBill API User	08/04/2024 05:55 PM
Queue	Submission	AvidBill API User	08/04/2024 05:55 PM
Queue	AnalysisRules	AvidBill API User	08/04/2024 05:55 PM

Created	Invoice created and saved	AvidCapture Avidbill	08/04/2024 05:55 PM
Invoice Processed	Invoice validated and assigned a workflow	AvidCapture Avidbill	08/04/2024 05:55 PM
Approval Required	Workflow step [Step 1-Manager board 2] assigned to [*PM].	System	08/04/2024 05:55 PM
Create	Field **InvoiceType** changed from **blank** to **Standard**	System	08/04/2024 05:55 PM
Create	Field **InvoiceAmount** changed from **blank** to **1535.40**	System	08/04/2024 05:55 PM
Create	Field **InvoiceNumber** changed from **blank** to **1757**	System	08/04/2024 05:55 PM
Create	Field **InvoiceDate** changed from **blank** to **2024-08-02**	System	08/04/2024 05:55 PM
Create	Field **InvoiceDueDate** changed from **blank** to **2024-09-01**	System	08/04/2024 05:55 PM
Create	Field **SourceEmail** changed from **blank** to **quickbooks@notification.intuit.com**	System	08/04/2024 05:55 PM
Create	Field **IngestionType** changed from **blank** to **email**	System	08/04/2024 05:55 PM
Create	Field **FileName** changed from **blank** to **Invoice_1757_from_New_Jersey_American_Irrigation_LLC.pdf**	System	08/04/2024 05:55 PM
Submit	Field **SupplierAddress** changed from **blank** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER, NJ 08753**	System	08/04/2024 05:55 PM
Submit	Field **Supplier** changed from **blank** to **NEW JERSEY AMERICAN (Valley Forge)**	System	08/04/2024 05:55 PM
Submit	Field **ShipToAlias** changed from **2568** to **2568**	System	08/04/2024 05:55 PM
Submit	Field **PropertyCode** changed from **blank** to **2568**	System	08/04/2024 05:55 PM
Submit	Field **ShipToName** changed from **blank** to **F S LAKEWOOD COMMUNITY (2568)**	System	08/04/2024 05:55 PM
Submit	Field **CustomerAccountNumber** changed from **blank** to **none**	System	08/04/2024 05:55 PM
Submit	Field **InvoiceDueDate** changed from **2024-09-01** to **08/02/24**	System	08/04/2024 05:55 PM
Invoice Distribution updated	Description changed from **blank** to **Additional Staff - July 2024** Enterprise Codes changed from: -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: (please edit) ((please edit)) to -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: 74277 (SPRINKLER SYS MAINT)	Sal Pirrera	08/05/2024 07:52 AM
Workflow Step Approved	Approval workflow step **Step 1-Manager board 2** completed	Sal Pirrera	08/05/2024 07:52 AM
Workflow Step Assigned	Approval workflow step **Step 2-Manager board 2** assigned to ***Board 1**	System	08/05/2024 07:52 AM
Workflow Step Approved	Approval workflow step **Step 2-Manager board 2** completed	Erma Hoover	08/05/2024 10:18 AM
Workflow Step Assigned	Approval workflow step **Step 3-Manager board 2** assigned to ***Board 2**	System	08/05/2024 10:18 AM
Workflow Step Approved	Approval workflow step **Step 3-Manager board 2** completed	Dan Pagano	08/06/2024 09:50 AM
Comment Added	Invoice added to Batch [Valley Forge - 08/07/2024 10:45:02]	VFBATCHING VFBATCHING	08/07/2024 05:45 AM

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
51921	7208206730	AvidPay	08/08/2024	08/20/2024	08/20/2024	AvidPay Check	Cleared	1,535.40
						Total:		1,535.40

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Bill to

Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details

Invoice no.: 1757
Terms: Net 30
Invoice date: 08/02/2024
Due date: 09/01/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/26/2024	**Services**	Extra tech 7/22/24 8hrs. 7/23/24 8hrs. 7/25/24 8 hrs.	24	$60.00	$1,440.00

Subtotal	$1,440.00
Sales tax 6.63%	$95.40
Total	**$1,535.40**

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1802

Invoice Number:	1802	**Invoice Amount:**	1,791.30
Customer Account #:	none	**Invoice Date:**	08/25/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	08/25/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge(SUCCESS) - 08/30/2024 10:57:24
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:

FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	1,791.30	1,791.30

Remit Payment To:

NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	1,791.30
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	1,791.30

Distributions

Line	Property Codes	Accounting Codes
1	2568	74277

Line	Description	Percent	Amount
1	Additional Man Hours	100.00 %	1,791.30

Distributed Amount	1,791.30
Remaining Amount	0.00
Total:	1,791.30

Invoice History

Action	Change Details	Performed By	Date & Time
Create	Field **FileName** changed from **blank** to **INVOICE_1802_from_New Jersey American Irrigation LLC.pdf**	System	08/25/2024 11:35 AM
Create	Field **IngestionType** changed from **blank** to **email**	System	08/25/2024 11:35 AM
Create	Field **SourceEmail** changed from **blank** to **quickbooks@notification.intuit.com**	System	08/25/2024 11:35 AM
Create	Field **InvoiceDueDate** changed from **blank** to **2024-09-24**	System	08/25/2024 11:35 AM
Create	Field **InvoiceDate** changed from **blank** to **2024-08-25**	System	08/25/2024 11:35 AM
Create	Field **InvoiceNumber** changed from **blank** to **1802**	System	08/25/2024 11:35 AM
Create	Field **InvoiceAmount** changed from **blank** to **1791.30**	System	08/25/2024 11:35 AM
Create	Field **CustomerAccountNumber** changed from **blank** to **none**	System	08/25/2024 11:35 AM
Create	Field **Supplier** changed from **blank** to **NEW JERSEY AMERICAN (Valley Forge)**	System	08/25/2024 11:35 AM
Create	Field **SupplierAddress** changed from **blank** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER NJ 08753**	System	08/25/2024 11:35 AM
Create	Field **ShipToName** changed from **blank** to **F S LAKEWOOD COMMUNITY (2568)**	System	08/25/2024 11:35 AM
Create	Field **PropertyCode** changed from **blank** to **2568**	System	08/25/2024 11:35 AM

Create	Field **ShipToAddress** changed from **blank** to **1560 Spring Meadow Dr.; Four Seasons Lakewood Community (Valley Forge 2568) Ocean County NJ 08701**	System	08/25/2024 11:35 AM
Create	Field **InvoiceType** changed from **blank** to **Standard**	System	08/25/2024 11:35 AM
Customer Account Number	none	AvidCapture Avidbill	08/26/2024 04:49 PM
Due Date	Aug 25, 2024	AvidBill API User	08/26/2024 04:49 PM
Invoice Amount	$1,791.30	AvidCapture Avidbill	08/26/2024 04:49 PM
Invoice Date	Aug 25, 2024	AvidCapture Avidbill	08/26/2024 04:49 PM
Invoice Number	1802	AvidCapture Avidbill	08/26/2024 04:49 PM
Previous Unpaid Balance	$0.00	AvidCapture Avidbill	08/26/2024 04:49 PM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidCapture Avidbill	08/26/2024 04:49 PM
Queue	AnalysisRules	AvidBill API User	08/26/2024 04:49 PM
Supplier	NEW JERSEY AMERICAN (Valley Forge)	AvidCapture Avidbill	08/26/2024 04:49 PM
Submit	Field **CustomerAccountNumber** changed from **none** to **none**	XLA Indexer 534	08/26/2024 04:49 PM
Submit	Field **InvoiceDueDate** changed from **2024-09-24** to **08/25/24**	XLA Indexer 534	08/26/2024 04:49 PM
Submit	Field **ShipToName** changed from **F S LAKEWOOD COMMUNITY (2568)** to **F S LAKEWOOD COMMUNITY (2568)**	XLA Indexer 534	08/26/2024 04:49 PM
Submit	Field **PropertyCode** changed from **2568** to **2568**	XLA Indexer 534	08/26/2024 04:49 PM
Submit	Field **ShipToAlias** changed from **2568** to **2568**	XLA Indexer 534	08/26/2024 04:49 PM
Submit	Field **Supplier** changed from **NEW JERSEY AMERICAN (Valley Forge)** to **NEW JERSEY AMERICAN (Valley Forge)**	XLA Indexer 534	08/26/2024 04:49 PM
Submit	Field **SupplierAddress** changed from **IRRIGATION LLC 904 REVERE CT TOMS RIVER NJ 08753** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER, NJ 08753**	XLA Indexer 534	08/26/2024 04:49 PM
Email	Invoice received through Email	quickbooks@notification.intuit.com	08/26/2024 04:49 PM
Queue	Submission	AvidBill API User	08/26/2024 04:50 PM
Created	Invoice created and saved	AvidCapture Avidbill	08/26/2024 04:50 PM
Invoice Processed	Invoice validated and assigned a workflow	AvidCapture Avidbill	08/26/2024 04:50 PM
Approval Required	Workflow step [Step 1-Manager board 2] assigned to [*PM].	System	08/26/2024 04:50 PM
Invoice Distribution updated	Description changed from **blank** to **Additional Man Hours** Enterprise Codes changed from: -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: (please edit) ((please edit)) to -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: 74277 (SPRINKLER SYS MAINT)	Sal Pirrera	08/27/2024 08:40 AM
Workflow Step Approved	Approval workflow step **Step 1-Manager board 2** completed	Sal Pirrera	08/27/2024 08:40 AM
Workflow Step Assigned	Approval workflow step **Step 2-Manager board 2** assigned to ***Board 1**	System	08/27/2024 08:40 AM
Workflow Step Approved	Approval workflow step **Step 2-Manager board 2** completed	Erma Hoover	08/27/2024 09:25 AM
Workflow Step Assigned	Approval workflow step **Step 3-Manager board 2** assigned to ***Board 2**	System	08/27/2024 09:25 AM
Workflow Step Approved	Approval workflow step **Step 3-Manager board 2** completed	Dan Pagano	08/28/2024 11:23 AM
Comment Added	Invoice added to Batch [Valley Forge - 08/29/2024 09:31:19]	VFBATCHING VFBATCHING	08/29/2024 04:32 AM
Comment Added	Invoice Removed from Batch [Valley Forge (DO NOT BATCH, VF DOWN) - 08/29/2024 09:31:19]	VFBATCHING VFBATCHING	08/30/2024 05:57 AM
Comment Added	Invoice added to Batch [Valley Forge - 08/30/2024 10:57:24]	VFBATCHING VFBATCHING	08/30/2024 05:58 AM

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
51965	7209135712	AvidPay	09/03/2024	09/13/2024	09/13/2024	AvidPay Check	Cleared	1,791.30
						Total:		1,791.30

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Four Seasons At Lakewood #2568

Bill to

Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details

Invoice no.: 1802
Terms: Net 30
Invoice date: 08/25/2024
Due date: 09/24/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/17/2024		Worked on getting caught up on work orders			
2.	08/17/2024	**Services**	Jim 8hrs tech	8	$60.00	$480.00
3.	08/17/2024	**Services**	Bruce 4hrs	4	$60.00	$240.00
4.	08/17/2024	**Services**	Longino 4 hrs	4	$60.00	$240.00
5.	08/17/2024	**Services**	Arturo 6hrs	6	$60.00	$360.00
6.	08/17/2024	**Services**	Jimmy Jr 6 hrs	6	$60.00	$360.00

Subtotal	$1,680.00
Sales tax	$111.30
Total	**$1,791.30**

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1850

Invoice Number:	1850	**Invoice Amount:**	5,181.98
Customer Account #:	none	**Invoice Date:**	09/19/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	09/19/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge - 09/27/2024 12:16:37
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:

FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	5,181.98	5,181.98

Remit Payment To:

NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	5,181.98
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	5,181.98

Distributions

Line	Property Codes	Accounting Codes
1	2568	74277

Line	Description	Percent	Amount
1	Additional Man Hours	100.00 %	5,181.98

Distributed Amount	5,181.98
Remaining Amount	0.00
Total:	5,181.98

Invoice History

Action	Change Details	Performed By	Date & Time
Create	Field **FileName** changed from **blank** to **Invoice_1850_from_New_Jersey_American_Irrigation_LLC.pdf**	System	09/23/2024 02:27 PM
Create	Field **IngestionType** changed from **blank** to **email**	System	09/23/2024 02:27 PM
Create	Field **SourceEmail** changed from **blank** to **quickbooks@notification.intuit.com**	System	09/23/2024 02:27 PM
Create	Field **InvoiceDueDate** changed from **blank** to **2024-10-19**	System	09/23/2024 02:27 PM
Create	Field **InvoiceDate** changed from **blank** to **2024-09-19**	System	09/23/2024 02:27 PM
Create	Field **InvoiceNumber** changed from **blank** to **1850**	System	09/23/2024 02:27 PM
Create	Field **InvoiceAmount** changed from **blank** to **5181.98**	System	09/23/2024 02:27 PM
Create	Field **CustomerAccountNumber** changed from **blank** to **none**	System	09/23/2024 02:27 PM
Create	Field **Supplier** changed from **blank** to **NEW JERSEY AMERICAN (Valley Forge)**	System	09/23/2024 02:27 PM
Create	Field **SupplierAddress** changed from **blank** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER NJ 08753**	System	09/23/2024 02:27 PM
Create	Field **ShipToName** changed from **blank** to **F S LAKEWOOD COMMUNITY (2568)**	System	09/23/2024 02:27 PM
Create	Field **PropertyCode** changed from **blank** to **2568**	System	09/23/2024 02:27 PM

Create	Field **ShipToAddress** changed from **blank** to **1560 Spring Meadow Dr.; Four Seasons Lakewood Community (Valley Forge 2568) Ocean County NJ 08701**	System	09/23/2024 02:27 PM
Create	Field **InvoiceType** changed from **blank** to **Standard**	System	09/23/2024 02:27 PM
Customer Account Number	none	AvidCapture Avidbill	09/24/2024 09:38 AM
Invoice Amount	$5,181.98	AvidCapture Avidbill	09/24/2024 09:38 AM
Invoice Date	Sep 19, 2024	AvidCapture Avidbill	09/24/2024 09:38 AM
Invoice Number	1850	AvidCapture Avidbill	09/24/2024 09:38 AM
Previous Unpaid Balance	$0.00	AvidCapture Avidbill	09/24/2024 09:38 AM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidCapture Avidbill	09/24/2024 09:38 AM
Supplier	NEW JERSEY AMERICAN (Valley Forge)	AvidCapture Avidbill	09/24/2024 09:38 AM
Submit	Field **CustomerAccountNumber** changed from **none** to **none**	XLA Indexer 534	09/24/2024 09:38 AM
Submit	Field **InvoiceDueDate** changed from **2024-10-19** to **09/19/24**	XLA Indexer 534	09/24/2024 09:38 AM
Submit	Field **ShipToName** changed from **F S LAKEWOOD COMMUNITY (2568)** to **F S LAKEWOOD COMMUNITY (2568)**	XLA Indexer 534	09/24/2024 09:38 AM
Submit	Field **PropertyCode** changed from **2568** to **2568**	XLA Indexer 534	09/24/2024 09:38 AM
Submit	Field **ShipToAlias** changed from **2568** to **2568**	XLA Indexer 534	09/24/2024 09:38 AM
Submit	Field **Supplier** changed from **NEW JERSEY AMERICAN (Valley Forge)** to **NEW JERSEY AMERICAN (Valley Forge)**	XLA Indexer 534	09/24/2024 09:38 AM
Submit	Field **SupplierAddress** changed from **IRRIGATION LLC 904 REVERE CT TOMS RIVER NJ 08753** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER, NJ 08753**	XLA Indexer 534	09/24/2024 09:38 AM
Email	Invoice received through Email	quickbooks@notification.intuit.com	09/24/2024 09:38 AM
Due Date	Sep 19, 2024	AvidBill API User	09/24/2024 09:39 AM
Queue	AnalysisRules	AvidBill API User	09/24/2024 09:39 AM
Queue	Submission	AvidBill API User	09/24/2024 09:39 AM
Created	Invoice created and saved	AvidCapture Avidbill	09/24/2024 09:39 AM
Invoice Processed	Invoice validated and assigned a workflow	AvidCapture Avidbill	09/24/2024 09:39 AM
Approval Required	Workflow step [Step 1-Manager board 2] assigned to [*PM].	System	09/24/2024 09:39 AM
Invoice Distribution updated	Description changed from **blank** to **Additional Man Hours** Enterprise Codes changed from: -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: (please edit) ((please edit)) to -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: 74277 (SPRINKLER SYS MAINT)	Sal Pirrera	09/24/2024 10:02 AM
Workflow Step Approved	Approval workflow step **Step 1-Manager board 2** completed	Sal Pirrera	09/24/2024 10:02 AM
Workflow Step Assigned	Approval workflow step **Step 2-Manager board 2** assigned to ***Board 1**	System	09/24/2024 10:02 AM
Workflow Step Approved	Approval workflow step **Step 2-Manager board 2** completed	Erma Hoover	09/25/2024 10:52 AM
Workflow Step Assigned	Approval workflow step **Step 3-Manager board 2** assigned to ***Board 2**	System	09/25/2024 10:52 AM
Workflow Step Approved	Approval workflow step **Step 3-Manager board 2** completed	Tom Gialanella	09/26/2024 09:21 AM
Comment Added	Invoice added to Batch [Valley Forge - 09/27/2024 12:16:37]	VFBATCHING VFBATCHING	09/27/2024 07:18 AM

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
52015	7210207847	AvidPay	10/01/2024	10/08/2024	10/09/2024	AvidPay	Cleared	5,181.98

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
						Check		
						Total:		5,181.98

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Four Seasons At Lakewood #2568

Bill to
Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details
Invoice no.: 1850
Terms: Net 30
Invoice date: 09/19/2024
Due date: 10/19/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/03/2024	**Services**	Extra tech 9/3/24-9/7/24 9/3/24 4hrs. Jim, 9/4/24 4 hrs. Jim, 9/6/24 8 hrs. Jim 8hrs. Longhino , 9/7/24 7 hrs. Jim, 7hrs. Arturo, 6 hrs. Jimmy, 3 hrs Bruce,3 hrs. Longhino	50	$60.00	$3,000.00
2.	09/09/2024	**Services**	Extra tech 9/9/24-9/10/24 9/9/24 11 hrs Jim, 3 hrs. Jimmy after hrs. 9/10/24 8 hrs Jim,9 hrs Longhino	31	$60.00	$1,860.00

Subtotal	$4,860.00
Sales tax	$321.98
Total	**$5,181.98**

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1852

Invoice Number:	1852	**Invoice Amount:**	4,606.20
Customer Account #:	none	**Invoice Date:**	09/23/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	09/23/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge (SUCCESS) - 09/30/2024 12:10:59
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:

FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	4,606.20	4,606.20

Remit Payment To:

NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	4,606.20
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	4,606.20

Distributions

Line	Property Codes	Accounting Codes
1	2568	74277

Line	Description	Percent	Amount
1	Additional Man hours for Irrigation System Repairs	100.00 %	4,606.20

Distributed Amount	4,606.20
Remaining Amount	0.00
Total:	4,606.20

Invoice History

Action	Change Details	Performed By	Date & Time
Create	Field **FileName** changed from **blank** to **Invoice_1852_from_New_Jersey_American_Irrigation_LLC.pdf**	System	09/25/2024 06:49 AM
Create	Field **IngestionType** changed from **blank** to **email**	System	09/25/2024 06:49 AM
Create	Field **SourceEmail** changed from **blank** to **quickbooks@notification.intuit.com**	System	09/25/2024 06:49 AM
Create	Field **InvoiceDueDate** changed from **blank** to **2024-10-23**	System	09/25/2024 06:49 AM
Create	Field **InvoiceDate** changed from **blank** to **2024-09-23**	System	09/25/2024 06:49 AM
Create	Field **InvoiceNumber** changed from **blank** to **1852**	System	09/25/2024 06:49 AM
Create	Field **InvoiceAmount** changed from **blank** to **4606.20**	System	09/25/2024 06:49 AM
Create	Field **CustomerAccountNumber** changed from **blank** to **none**	System	09/25/2024 06:49 AM
Create	Field **Supplier** changed from **blank** to **NEW JERSEY AMERICAN (Valley Forge)**	System	09/25/2024 06:49 AM
Create	Field **SupplierAddress** changed from **blank** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER NJ 08753**	System	09/25/2024 06:49 AM
Create	Field **ShipToName** changed from **blank** to **F S LAKEWOOD COMMUNITY (2568)**	System	09/25/2024 06:49 AM

Create	Field **PropertyCode** changed from **blank** to **2568**	System	09/25/2024 06:49 AM
Create	Field **ShipToAddress** changed from **blank** to **1560 Spring Meadow Dr.; Four Seasons Lakewood Community (Valley Forge 2568) Ocean County NJ 08701**	System	09/25/2024 06:49 AM
Create	Field **InvoiceType** changed from **blank** to **Standard**	System	09/25/2024 06:49 AM
Customer Account Number	none	AvidCapture Avidbill	09/25/2024 04:41 PM
Due Date	Sep 23, 2024	AvidBill API User	09/25/2024 04:41 PM
Invoice Amount	$4,606.20	AvidCapture Avidbill	09/25/2024 04:41 PM
Invoice Date	Sep 23, 2024	AvidCapture Avidbill	09/25/2024 04:41 PM
Invoice Number	1852	AvidCapture Avidbill	09/25/2024 04:41 PM
Previous Unpaid Balance	$0.00	AvidCapture Avidbill	09/25/2024 04:41 PM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidCapture Avidbill	09/25/2024 04:41 PM
Queue	AnalysisRules	AvidBill API User	09/25/2024 04:41 PM
Supplier	NEW JERSEY AMERICAN (Valley Forge)	AvidCapture Avidbill	09/25/2024 04:41 PM
Submit	Field **CustomerAccountNumber** changed from **none** to **none**	XLA Indexer 534	09/25/2024 04:41 PM
Submit	Field **InvoiceDueDate** changed from **2024-10-23** to **09/23/24**	XLA Indexer 534	09/25/2024 04:41 PM
Submit	Field **ShipToName** changed from **F S LAKEWOOD COMMUNITY (2568)** to **F S LAKEWOOD COMMUNITY (2568)**	XLA Indexer 534	09/25/2024 04:41 PM
Submit	Field **PropertyCode** changed from **2568** to **2568**	XLA Indexer 534	09/25/2024 04:41 PM
Submit	Field **ShipToAlias** changed from **2568** to **2568**	XLA Indexer 534	09/25/2024 04:41 PM
Submit	Field **Supplier** changed from **NEW JERSEY AMERICAN (Valley Forge)** to **NEW JERSEY AMERICAN (Valley Forge)**	XLA Indexer 534	09/25/2024 04:41 PM
Submit	Field **SupplierAddress** changed from **IRRIGATION LLC 904 REVERE CT TOMS RIVER NJ 08753** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER, NJ 08753**	XLA Indexer 534	09/25/2024 04:41 PM
Email	Invoice received through Email	quickbooks@notification.intuit.com	09/25/2024 04:41 PM
Queue	Submission	AvidBill API User	09/25/2024 04:42 PM
Created	Invoice created and saved	AvidCapture Avidbill	09/25/2024 04:42 PM
Invoice Processed	Invoice validated and assigned a workflow	AvidCapture Avidbill	09/25/2024 04:42 PM
Approval Required	Workflow step [Step 1-Manager board 2] assigned to [*PM].	System	09/25/2024 04:42 PM
Invoice Distribution updated	Description changed from **blank** to **Additional Man hours for Irrigation System Repairs** Enterprise Codes changed from: -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: (please edit) ((please edit)) to -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: 74277 (SPRINKLER SYS MAINT)	Sal Pirrera	09/26/2024 07:49 AM
Workflow Step Approved	Approval workflow step **Step 1-Manager board 2** completed	Sal Pirrera	09/26/2024 07:49 AM
Workflow Step Assigned	Approval workflow step **Step 2-Manager board 2** assigned to ***Board 1**	System	09/26/2024 07:49 AM
Workflow Step Approved	Approval workflow step **Step 2-Manager board 2** completed	Erma Hoover	09/26/2024 05:08 PM
Workflow Step Assigned	Approval workflow step **Step 3-Manager board 2** assigned to ***Board 2**	System	09/26/2024 05:08 PM
Workflow Step Approved	Approval workflow step **Step 3-Manager board 2** completed	Tom Gialanella	09/28/2024 02:18 PM
Comment Added	Invoice added to Batch [Valley Forge - 09/30/2024 11:07:41]	VFBATCHING VFBATCHING	09/30/2024 06:08 AM
Comment Added	Invoice Removed from Batch [Valley Forge - 09/30/2024 11:07:41]	VFBATCHING VFBATCHING	09/30/2024 07:11 AM
Comment Added	Invoice added to Batch [Valley Forge - 09/30/2024 12:10:59]	VFBATCHING VFBATCHING	09/30/2024 07:12 AM

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
52015	7210207847	AvidPay	10/01/2024	10/08/2024	10/09/2024	AvidPay Check	Cleared	4,606.20
						Total:		4,606.20

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Four Seasons At Lakewood #2568

Bill to
Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details
Invoice no.: 1852
Terms: Net 30
Invoice date: 09/23/2024
Due date: 10/23/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/16/2024	**Services**	Extra tech 9/16/24-9/20/24 9/16/24 Jim 8hrs. 9/17/24 Bruce 8 hrs. Longhino 8hrs. 9/18/24 Jim 8 hrs. 9/19/24 Bruce 8hrs. Longhino 8rs. 9/20/24 Jim 8hrs. Bruce 8 hrs. Longhno 8 hrs.	72	$60.00	$4,320.00

Subtotal	$4,320.00
Sales tax	$286.20
Total	**$4,606.20**

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1700

Invoice Number:	1700	**Invoice Amount:**	2,047.20
Customer Account #:	none	**Invoice Date:**	07/16/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	07/16/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge - 07/29/2024 10:43:36
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:

FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	2,047.20	2,047.20

Remit Payment To:

NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	2,047.20
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	2,047.20

Distributions

Line	Property Codes	Accounting Codes
1	2568	74277

Line	Description	Percent	Amount
1	Additional staff needed above contract requirements.	100.00 %	2,047.20

Distributed Amount	2,047.20
Remaining Amount	0.00
Total:	2,047.20

Invoice History

Action	Change Details	Performed By	Date & Time
Customer Account Number	none	AvidCapture Avidbill	07/17/2024 02:56 AM
Invoice Amount	$2,047.20	AvidCapture Avidbill	07/17/2024 02:56 AM
Invoice Date	Jul 16, 2024	AvidCapture Avidbill	07/17/2024 02:56 AM
Invoice Number	1700	AvidCapture Avidbill	07/17/2024 02:56 AM
Previous Unpaid Balance	$0.00	AvidCapture Avidbill	07/17/2024 02:56 AM
Supplier	NEW JERSEY AMERICAN (Valley Forge)	AvidCapture Avidbill	07/17/2024 02:56 AM
Email	Invoice received through Email	quickbooks@notification.intuit.com	07/17/2024 02:56 AM
Due Date	Jul 16, 2024	AvidBill API User	07/17/2024 02:57 AM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidBill API User	07/17/2024 02:57 AM
Queue	AnalysisRules	AvidBill API User	07/17/2024 02:57 AM
Queue	Router	AvidBill API User	07/17/2024 02:57 AM

Queue	Submission	AvidBill API User	07/17/2024 02:57 AM
Created	Invoice created and saved	AvidCapture Avidbill	07/17/2024 02:57 AM
Invoice Processed	Invoice validated and assigned a workflow	AvidCapture Avidbill	07/17/2024 02:57 AM
Approval Required	Workflow step [Step 1-Manager board 2] assigned to [*PM].	System	07/17/2024 02:57 AM
Invoice Distribution updated	Description changed from **blank** to **Additional staff needed above contract requirements.** Enterprise Codes changed from: -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: (please edit) ((please edit)) to -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: 74277 (SPRINKLER SYS MAINT)	Sal Pirrera	07/17/2024 03:14 PM
Workflow Step Approved	Approval workflow step **Step 1-Manager board 2** completed	Sal Pirrera	07/17/2024 03:14 PM
Workflow Step Assigned	Approval workflow step **Step 2-Manager board 2** assigned to ***Board 1**	System	07/17/2024 03:14 PM
Workflow Step Approved	Approval workflow step **Step 2-Manager board 2** completed	Erma Hoover	07/24/2024 09:23 AM
Workflow Step Assigned	Approval workflow step **Step 3-Manager board 2** assigned to ***Board 2**	System	07/24/2024 09:23 AM
Workflow Step Approved	Approval workflow step **Step 3-Manager board 2** completed	Dan Pagano	07/26/2024 08:48 PM
Comment Added	Invoice added to Batch [Valley Forge - 07/29/2024 10:43:36]	VFBATCHING VFBATCHING	07/29/2024 05:44 AM

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
51903	7207850330	AvidPay	07/30/2024	08/08/2024	08/08/2024	AvidPay Check	Cleared	2,047.20
						Total:		2,047.20

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Bill to
Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details
Invoice no.: 1700
Terms: Net 30
Invoice date: 07/16/2024
Due date: 08/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/08/2024	**Services**	Extra tech. 7/8/24 8 hrs. 7/9/24 8hrs. 7/10/24 8hrs. 7/11/24 8 hrs.	32	$60.00	$1,920.00

Subtotal	$1,920.00
Sales tax (6.63%)	$127.20
Total	**$2,047.20**

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1719

Invoice Number:	1719	**Invoice Amount:**	1,535.40
Customer Account #:	none	**Invoice Date:**	07/24/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	07/24/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge - 07/29/2024 10:43:36
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:

FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	1,535.40	1,535.40

Remit Payment To:

NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	1,535.40
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	1,535.40

Distributions

Line	Property Codes	Accounting Codes
1	2568	74277

Line	Description	Percent	Amount
1	Additional Staff - July 2024	100.00 %	1,535.40

Distributed Amount	1,535.40
Remaining Amount	0.00
Total:	1,535.40

Invoice History

Action	Change Details	Performed By	Date & Time
Customer Account Number	none	AvidCapture Avidbill	07/25/2024 08:51 AM
Invoice Amount	$1,535.40	AvidCapture Avidbill	07/25/2024 08:51 AM
Invoice Date	Jul 24, 2024	AvidCapture Avidbill	07/25/2024 08:51 AM
Invoice Number	1719	AvidCapture Avidbill	07/25/2024 08:51 AM
Previous Unpaid Balance	$0.00	AvidCapture Avidbill	07/25/2024 08:51 AM
Supplier	NEW JERSEY AMERICAN (Valley Forge)	AvidCapture Avidbill	07/25/2024 08:51 AM
Email	Invoice received through Email	quickbooks@notification.intuit.com	07/25/2024 08:51 AM
Due Date	Jul 24, 2024	AvidBill API User	07/25/2024 08:52 AM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidBill API User	07/25/2024 08:52 AM
Queue	AnalysisRules	AvidBill API User	07/25/2024 08:52 AM
Queue	Router	AvidBill API User	07/25/2024 08:52 AM

Queue	Submission	AvidBill API User	07/25/2024 08:52 AM
Created	Invoice created and saved	AvidCapture Avidbill	07/25/2024 08:52 AM
Invoice Processed	Invoice validated and assigned a workflow	AvidCapture Avidbill	07/25/2024 08:52 AM
Approval Required	Workflow step [Step 1-Manager board 2] assigned to [*PM].	System	07/25/2024 08:52 AM
Invoice Distribution updated	Description changed from **blank** to **Additional Staff - July 2024** Enterprise Codes changed from: -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: (please edit) ((please edit)) to -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: 74277 (SPRINKLER SYS MAINT)	Sal Pirrera	07/25/2024 08:57 AM
Workflow Step Approved	Approval workflow step **Step 1-Manager board 2** completed	Sal Pirrera	07/25/2024 08:57 AM
Workflow Step Assigned	Approval workflow step **Step 2-Manager board 2** assigned to ***Board 1**	System	07/25/2024 08:57 AM
Workflow Step Approved	Approval workflow step **Step 2-Manager board 2** completed	Erma Hoover	07/25/2024 11:25 AM
Workflow Step Assigned	Approval workflow step **Step 3-Manager board 2** assigned to ***Board 2**	System	07/25/2024 11:25 AM
Workflow Step Approved	Approval workflow step **Step 3-Manager board 2** completed	Dan Pagano	07/26/2024 08:45 PM
Comment Added	Invoice added to Batch [Valley Forge - 07/29/2024 10:43:36]	VFBATCHING VFBATCHING	07/29/2024 05:44 AM

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
51903	7207850330	AvidPay	07/30/2024	08/08/2024	08/08/2024	AvidPay Check	Cleared	1,535.40
						Total:		1,535.40

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Bill to

Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details

Invoice no.: 1719
Terms: Net 30
Invoice date: 07/24/2024
Due date: 08/23/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/15/2024	**Services**	Extra tech. 7/15/24-7/19/24. 7/15/24 8 hrs. 7/16/24 8 hrs. 7/17/24 8 hrs.	24	$60.00	$1,440.00

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

Subtotal	$1,440.00
Sales tax (6.63%)	$95.40
Total	**$1,535.40**

			Zone 7 Zone 5 Replace 1 solenoid irritrol 1 add A zone 2 valves Replace 1 rotor head			
4.	09/09/2024	**Add a Zone**	Add a Zone	1	$360.00	$360.00
5.	09/09/2024	**Four Seasons All Inclusive Rain Bird Rotor 5004**		1	$0.00	$0.00
6.	09/09/2024	**Irritrol 100 Series Solenoid**		1	$0.00	$0.00

Total **$1,670.00**

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Four Seasons At Lakewood #2568

Bill to
Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details
Invoice no.: 1851
Terms: Net 30
Invoice date: 09/19/2024
Due date: 10/19/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/06/2024	**Services**	Visit #: 1896 PO #: 5239 Service Call Field Remarks: Repaired exit side of Four Season Dr before the gate. Electrical issue Finished repairing electrical issue for #69 to #71 and #75 Sprng Valley . Well#10 a zones #16 and #19. Continued to work on golf course wiring Jim 8 hrs Darek and Arturo 4 hrs golf course emergency after hours	16	$60.00	$960.00
2.		**Doubler**	Doubler	1	$350.00	$350.00
3.	09/09/2024		Visit #: 1922 PO #: 5239,5943 Four Seasons Repair Visit Notes: 22 Greenfields Dr Official Owner Name: Danise Delpome Unit Phone: 848-232-9327 Description: No Pressure for my sprinkle to bring them up also the sprinkler heads need replacement . GIVE TO JIMMY HE WILL ADD DOUBLER Field Remarks: Timer Zone 6			

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1851

Invoice Number:	1851	**Invoice Amount:**	1,670.00
Customer Account #:	none	**Invoice Date:**	09/19/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	09/19/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge - 09/27/2024 12:16:37
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:

FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	1,670.00	1,670.00

Remit Payment To:

NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	1,670.00
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	1,670.00

Distributions

Line	Property Codes	Accounting Codes
1	2568	74285

Line	Description	Percent	Amount
1	Various Repairs to wiring, valves, & heads.	100.00 %	1,670.00

Distributed Amount	1,670.00
Remaining Amount	0.00
Total:	1,670.00

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
52015	7210207847	AvidPay	10/01/2024	10/08/2024	10/09/2024	AvidPay Check	Cleared	1,670.00
						Total:		1,670.00

AGREEMENT BETWEEN
FOUR SEASONS AT LAKEWOOD COMMUNITY ASSOCIATION, INC. AND NEW JERSEY AMERICAN IRRIGATION, LLC.
Irrigation System Maintenance Service

THIS AGREEMENT made this 1st day of January 2024, by and between:

The "Association": Four Seasons at Lakewood Community Association, Inc.
1560 Spring Meadow Drive
Lakewood, New Jersey 08701

and

The "Contractor": New Jersey American Irrigation, LLC.
904 Revere Court
Toms River, New Jersey 08753

WHEREAS the Association wishes to engage Contractor to provide Maintenance and Repair Services to the Irrigation System (the "Work"), which work shall be at the Association's property in Lakewood Township, Ocean County, New Jersey (the "Property"); and

WHEREAS the Contractor has submitted a proposal for these services; and

WHEREAS the Contractor affirms that it has thoroughly examined and is familiar with all contract documents, including this Agreement and any and all drawings, plans, specifications, addenda and the worksite itself; and

WHEREAS the Association shall have the right to designate and retain an engineer (the "Association's Engineer") at a later time;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Association and the Contractor hereby agree as follows:

TERM & COMMENCEMENT

1. The term of this agreement (the "Agreement) shall commence on the 1st Day of January, 2024 (the "Commencement Date") and shall continue until this Agreement has been completed or until this Agreement is terminated.

CONTRACTOR TO FURNISH

2. The Contractor agrees to do the following:

a. The Contractor agrees to perform the Work described in the specifications entitled **(Request for Proposal)** consisting of 11 pages, and the **(All Inclusive Service Contract)** consisting of 5 pages, which are attached hereto and made a part of this Agreement as Exhibit "A", (the "Specifications") and Exhibit "B", (the "All Inclusive Service Contract") respectively.

b. The Contractor shall notify the Association's Community Manager at least forty-eight (48) hours prior to starting the Work, and if Work is suspended for any period of time after the initial commencement date, the Contractor must notify the Association's Community Manager at least forty-eight (48) hours prior to re-commencing the Work.

c. The Contractor agrees to perform all Work contemplated in this Agreement between the hours of 8:00 a.m. and sunset, or 7:00 p.m., whichever is earlier, Monday through Friday.

d. If requested by the Association, the Contractor agrees to meet with the Association's Board to answer any questions, at no additional charge to the

Association.

e. The Contractor shall provide the telephone number of one (1) person employed by the Contractor, who will respond to questions asked by the Association and the residents of the Association. Responses shall be given within one (1) business day.

f. The Contractor shall also provide the Association's Community Manager with the telephone number of one (1) person whom he/she may contact in the event of an emergency twenty-four (24) hours a day, seven (7) days a week.

g. At the end of each day when the Contractor has performed Work on the job site, the Contractor shall pick up any and all trash and/or debris caused by the Contractor as a result of Work on the subject job site. The Contractor must keep its Work area neat and orderly. If, in the opinion of the Association, or its agent, this requirement is not being met, the Association reserves the right to chargeback to the Contractor for all appropriate cleanup and/or other costs.

h. The contractor agrees to meet with the Association's Engineer, if one is retained to answer any questions and permit the Association's Engineer to inspect the work performed by the Contractor, at no additional charge to the Association.

i. The Contractor shall be available to attend all Association meetings, as requested throughout the scope of this Agreement, at no additional cost to the Association.

j. The Contractor recognizes and acknowledges that the obligation imposed upon it by this Agreement is to provide services and materials in an expedient and thorough manner. To that end, the Contractor agrees to furnish a sufficiency of workmen, equipment and materials to perform the Work and services required by the terms of this Agreement. In the event the Contractor fails to furnish such workmen, equipment and/or materials, or in the event of any substantial or material breach of the Agreement, the Association will give the Contractor notice and 15 days to cure. If the Contractor fails to cure, the Association may, at its option, terminate the Agreement, which termination shall be effective upon receipt of the notice of termination by the Contractor.

k. In the event of termination of this Agreement under the terms of Paragraph 2, or any subsection thereof, the Association shall have no further obligations for payments to the Contractor, except for services already rendered, and shall be entitled to a refund for any sums prepaid for services not actually rendered. The right of termination reserved to the Association pursuant to the terms of Paragraph 2, and any other right(s) of termination in this Agreement, shall be in addition to any other rights which the Association may have as a result of the breach of the Agreement by the Contractor, including the right to assert damages for such breach.

PRICE AND PAYMENT

3. The total Contract Price shall *be* ***$349,996.57*** inclusive of sales tax.

The Contract Price shall be payable in 12 monthly payments (January to December) of ***$29,166.39***.

a. The Association may choose to have other services performed by the Contractor. If not indicated in the Specifications, the charge for such services shall be determined under a separate agreement, addendum, or change order signed by the Association.

b. The Contractor's invoices shall set forth a detailed list of all services provided. So long as all contractual requirements are met the Association will pay each invoice within thirty days of its receipt. Any alteration or deviation from the Work described in this Agreement which involves added costs must be approved by the Association in writing, in advance, before the Association shall be obligated to pay any additional charges.

SIGNAGE AND BARRICADES

4. The Contractor shall post all necessary danger signs and other warnings against

hazardous conditions that might exist on the Worksite. The Contractor shall exercise due care under the circumstances in the handling and storage of all materials and equipment necessary for the execution of the Work and shall not load or unload any part of the Work material or equipment in any manner which would endanger its safety or the safety of persons or property. The Contractor shall install or post all necessary barricades around obstructions exposed to public traffic or which otherwise present a danger.

CHANGE IN SPECIFICATIONS

5. The Association, without invalidating this Agreement, may order changes in the Work consisting of additions, deletions, or modifications; and the price for the Work and the completion date shall be adjusted accordingly. Such changes in the Work shall be authorized by a written change order signed by the Association and the Contractor. The Contractor shall submit a proposal to the Association's property manager for any additional Work noted in the field that is outside the scope of this Agreement. Said additional Work shall be performed only upon the Association's prior written authorization.

STORAGE OF EQUIPMENT AND MATERIALS

6. If requested, the Association shall provide the Contractor with an area to be used for equipment storage and staging (the "Equipment Area"). Although the Contractor may store equipment onsite overnight, such allowance only includes such equipment as is necessary for the provision of the Work to be performed under this Agreement. This allowance does not include passenger vehicles. The Association will identify the Equipment Area to the Contractor prior to the commencement of Work. The Contractor shall be solely responsible for the items placed in the Equipment Area. The Association assumes no responsibility for any loss or damage to any items contained in the Equipment Area. The Equipment Area shall be returned to its original condition within two (2) calendar days of substantial completion of the Work. ("Substantial Completion") is the stage in the progress of the Work when all services and materials described in the Specifications and this Agreement have been supplied by the Contract and when Association residents and visitors can occupy and utilize the Work for its intended use and all final governmental approvals, if any are necessary, are issued.

GUARANTEE AND CORRECTION OF WORK and WARRANTY

7. The Contractor warrants to the Association that:
   a. Materials and equipment furnished under the Agreement will be of good quality and new unless otherwise required or expressly specified in the Specifications.
   b. ***The Work will be free from defects not inherent in the quality required or permitted. All workmanship is warranted and guaranteed to be free from defect for a period of no less than one (1) year. The guarantees shall cover any and all Work done under this contract, either by the Contractor or subcontractors.***
   c. The Work will conform to the requirements of this Agreement. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective by Association.

PEDESTRIAN AND VEHICULAR TRAFFIC

8. The Contractor shall conduct the Work so as to interfere as little as possible with pedestrian and vehicular traffic. The Contractor's workers must park all their vehicles, except those specifically used in carrying out the specified Work, off-site and off of any Association and/or homeowner property. The Contractor shall schedule and proceed with the Work, recognizing that the Work site is occupied. Pedestrian access to all buildings and parking areas not being repaired must be maintained during the course of Work.

ASSOCIATION AND UNIT OWNER PROPERTY

9. The Contractor shall protect all persons, doors, windows, siding, vents, stairways, lawn areas, bushes, trees and any other common elements and all unit owner and Association property, doing any Work. Any and all damage which occurs during the course of this Agreement, as a result of any action or inaction by the Contractor, the Contractor's agents, employees, and/or subcontractors, shall be corrected, replaced, repaired, painted or refinished

by the Contractor at the Contractor's cost, at the sole discretion of the Association and to the satisfaction of the Association, within five (5) calendar days. However, the Association, in its discretion, may (but is under no obligation to) repair and/or replace such damaged property, and should the Association repair and/or replace such damaged property, the Contractor will reimburse the Association for any expense, cost and/or attorneys' fees the Association incurs in attempting to the compel Contractor to repair and/or replace the damaged property and/or in repairing and/or replacing the damaged property itself.

IMPACT ON BUILDING AND OCCUPANTS

10. Water and gas valves, fire alarm boxes and hydrants in the vicinity of the Work must be maintained by the Contractor. In case of damage, the Association must immediately be notified and the water and gas valves, fire alarm boxes and/or hydrants must be restored immediately by the Contractor, without compensation, to a similar condition as they existed before Work began to the satisfaction of the Association, municipality, and the utility companies. The Contractor is responsible for all coordination with the municipality and/or the utility companies, at its own cost.

UTILITY LINES

11. The Contractor shall not cut, disconnect or disturb utility lines of any nature without permission from the Association and/or the authority having jurisdiction over such lines. The locations of utility service and distribution lines under the ground and/or within the buildings are not known to the Association. In case of damage, utility lines must be restored immediately by the Contractor, without compensation, to the same condition as they existed before Work began to the satisfaction of the Association and the utility companies. Should damage occur to utilities within buildings, in, on, under, or around the grounds, the Association shall be notified immediately of such damage regardless of the cause.

EMERGENCY ACCESS AND COMMUNICATION

12. At no time during the course of Work shall the Contractor interfere with, or render inoperable, any fire lanes, building entrances and/or exits, alarm systems, or emergency equipment.

SUBCONTRACTORS

13. The Contractor may subcontract any Work with or without securing in advance the written approval of the Association. Regardless of any approved subcontracting, the Contractor shall remain primarily responsible to perform under the terms of the Agreement.

NO RECORDATION & SATISFACTION OF LIENS

14. The Contractor expressly agrees that this Agreement will not be filed or recorded. Subcontracts are prohibited. If, however, any supplier of labor or materials files a lien for labor or materials within the scope of this Agreement, Contractor shall immediately satisfy such claim and remove the lien.

CONTRACTOR TO SUPERVISE

15. The Contractor shall supervise its workers and schedule its workers without further request by Association's management or a member of the Board of Trustees.

CONTRACTOR PERSONNEL

16. The Contractor expressly agrees to hire, in its own name, all personnel reasonably necessary for the discharge of its duties and obligations incurred pursuant to the terms of the employment of the Contractor, which personnel shall not be the employee(s) of the Association, and compensation to such personnel shall be the sole responsibility of, and be paid by, the Contractor. The Contractor accepts full and exclusive responsibility and liability for payment of federal and state payroll taxes and for contributions for unemployment insurance, old-age pensions, annuities, retirement, and other benefits, imposed or assessed under any provision of any Laws and measured by wages, salaries, or other remuneration paid or payable by the Contractor. The Contractor agrees that each subcontractor who performs any part of said Work will accept the same responsibility and liability with respect to employees of such subcontractor.

ASSOCIATION INSTRUCTIONS

17. The Association will not give instructions or orders directly to employees, agents or subcontractors of the Contractor except to persons designated as authorized representatives of the Contractor. The Contractor will not take instruction and/or special requests from any homeowner.

OVERSIGHT AND INSTRUCTIONS

18. At various times during the duration of this Agreement, the Association's in-house Facilities Director shall perform site visits and inspections of the Work. If the Association's Facilities Director determines that the Work has not been performed according to the Specifications, that work violates applicable building codes or that the work performed fails to meet generally accepted standards for the type of work being performed, then the Contractor shall correct all deficiencies, which have been identified in writing by the Association's Facilities Director.
    a. The Association's Facilities Director shall have authority to ensure that the provisions of the Specifications are carefully complied with, especially with regard to the quality of workmanship and materials. Problems that may require sound field judgment, in lieu of strict interpretation of engineering standards, shall be resolved to the satisfaction of the Association's Facilities Director and Association.
    b. Any work not accepted by the Association's Facilities Director has to be redone until compliance with the Specifications and industry standards for the type of work being performed is achieved. **The Association's Facilities Director shall not supervise nor set out work nor give line and grade stakes, nor shall he undertake any of** the **responsibilities of the Contractor, Subcontractors or Contractor's Superintendent.**
    c. All materials used shall be subject to the inspection and approval of the Association's Facilities Director at all times. All material lists must be signed by the Association's Facilities Director before the use of the material is granted. The Association's Facilities Director has the right to perform any testing deemed necessary to ensure compliance of the materials with the previously mentioned standards. No material shall be used before being inspected and approved by the Association's Facilities Director. Materials rejected by the Association's Facilities Director shall be immediately removed from the job site at the Contractor's expense. Material submittals approved by the Association's Facilities Director will be used by Contractor.

CONTRACTOR IS INDEPENDENT

19. It is expressly understood and agreed by and between the parties that the Contractor is an independent contractor and not the agent of the Association and that the Contractor is without authority to act for, or on behalf of, the Association, or to bind the Association in any respect whatsoever.

COMPLIANCE WITH LAWS

20. **a.** The Contractor will comply with all federal, state and local laws, including, but not limited to, immigration laws, tax laws, social security acts, environmental protection laws, OSHA requirements, Executive Orders, and unemployment compensation acts, insofar as applicable to the performance of this Agreement and shall indemnify, defend and hold harmless, the Association and its managing agent from any penalties assessed against the Contractor and/or the Association for any violation of any law. This paragraph is in addition to, and not in limitation of any other portion of this Agreement.
    b. The Contractor, in performance of this Agreement, will act in accordance with all local, state, and federal laws and regulations, including, but not limited to, those concerning chemical usage, transportation, storage, dumping, disposal, containment, clean up, remediation and/or preservation of, protection of and/or cleanup of the environment This paragraph is in addition to, and not in limitation of any other portion of this Agreement.

c. The Contractor represents that it has and at all relevant times shall have valid professional licenses, permits and approvals necessary for the Work contemplated herein and for any substance or material used or brought onto the Association's property. The Contractor agrees to indemnify, defend, and hold the Association and its managing agent harmless with respect to any detriment which results from the Contractor's noncompliance with any federal, state and/or local laws, rules and/or regulations or the Contractor's failure to obtain or hold necessary approvals or permits. This Paragraph is in addition to, and not in limitation of any other portion of this Agreement.

INSURANCE

21. This Agreement is contingent upon the Association's approval of the Contractor's insurance coverage. The Contractor, concurrently with the signing of this Agreement, shall produce valid certificates of acceptable insurance coverage for comprehensive property liability, personal injury liability, automobile, vehicular and equipment coverage, and workman's compensation. "Acceptable" as used in this paragraph shall be determined at the sole discretion of the Association, and shall mean insurance written by a reputable insurance company, which company is licensed to conduct such insurance business in the State of New Jersey, and providing for
acceptable amounts of coverage, as outlined on pages 6 and 7 of "Exhibit A" Request for Proposal.

Such insurance certificates shall provide that the policy of insurance cannot be cancelled without thirty (30) days prior to written notice thereof to the Association. Simultaneously with the execution of this Contract, the Contractor shall produce a valid certificate of insurance showing the policy number, deductible, and amounts of coverage for said insurance. **THE ASSOCIATION AND ITS MANAGING AGENT SHALL BE NAMED AS ADDITIONAL INSUREDS UNDER SUCH POLICIES ON A PRIMARY AND NON-CONTRIBUTORY BASIS. THE CONTRACTOR SHALL PROVIDE ASSOCIATION WITH COPY OF ADDITIONAL INSURED ENDORSEMENT.** The Contractor is solely liable for any deductible and the Contractor further agrees to repair any damage it may cause within five (5) days of its occurrence, to the satisfaction of the Association. This Paragraph shall not be construed or deemed to, in any way, limit any liability of the Contractor to the Association.

PAYMENT-NO BASIS FOR WAIVER, RELEASE OR ESTOPPEL

22. At no time will payment to the Contractor relieve the Contractor from any claim by the Association, the unit owners, and/or the residents for defective Work or damages to any legal and/or personal property of the Association, the unit owners and/or residents which may occur during the performance of services. Payment to the Contractor will not be used by the Contractor as a basis for any defense including but not limited to waiver, release and/or estoppel, with respect to any claim the Association, the unit owners and/or the residents may raise against the Contractor.

SATISFACTION OF ASSOCIATION

23. If the Association must take steps to enforce the terms of this Agreement, of the Work as outlined herein is Performance in a manner unsatisfactory to the Association may recover from the Contractor any proven loss resulting from the unsatisfactory Work or stoppage of Work, including damages and reasonable attorney's fees and costs of suit, until said Work is approved and paid.

WORKMANLIKE PERFORMANCE

24. By executing this Agreement, the Contractor expressly warrants full and complete compliance with the services and job scope described in the Specifications and expressly warrants that all Work done shall be completed in a workmanlike manner.

INDEMNIFICATION

25. The Contractor hereby agrees to indemnify and save harmless the Association from liability for any damage or loss that occurs during or in connection with, the Contractor's performance of the contract Work, whether it be caused by the negligence of the Contractor, its agents, employees, sub-contractors, or sel vants or otherwise. The Contractor agrees to defend against any claims brought or actions filed against the Association with respect to the subject of the indemnity contained in this Agreement, whether such claims or actions are rightfully or wrongfully brought or filed. As part of the Contractor's indemnification obligation under this Agreement, Contractor expressly agrees to indemnify the Association against any workmen's compensation claims. If the Association, in enforcing any part of this indemnity contract, incurs necessary expenses, or becomes obligated to pay attorney's fees or court costs, the Contractor agrees to reimburse the Association for such expenses, attorney's fees, and/or other related costs within thirty (30) days after receiving written notice from the Association that it incurred such expenses, costs, or obligations.

SET-OFF

26. In the event the Contractor fails to perform in accordance with this Agreement or causes damage to the property of the Association or any unit owner, the Association shall have the right to set off a reasonable amount for remediation or repair, but only after providing notice and 15 days to cure.

TERMINATION

27. This Agreement may be terminated by the Association, with cause, which termination shall be effective upon receipt of the notice of termination by the Contractor. In the event of early termination Contractor shall be entitled to payment for all Work already performed. In the event of termination for cause, payment shall be withheld until the Work is repaired and/or property completed by others, at which time setoff costs, damages, and other costs related to the cause for termination shall be assessed.

ENTIRE AGREEMENT

28. This writing constitutes the entire Agreement between the parties. Any modifications to this Agreement shall be made in writing and signed by both parties.

NO ASSIGNMENT

29. This Agreement may not be transferred or assigned by either pa1ty hereto without prior written approval of the other party.

AGREEMENT GOVERNS

32. In the event the terms of this Agreement conflict with the Specifications, the terms of this Agreement shall govern.

NOTICE

33. Any notices under this Agreement shall be mailed to the addresses first noted above with copies to:

McGovern Legal Services, LLC 850
Carolier Lane
North Brunswick, NJ 08902

BINDING EFFECT

34. This Agreement shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective heirs, successors, administrators, and assigns.

CHOICE OF LAW AND CONSENT TO EXCLUSIVE JURISDICTION

35. This Agreement shall in all respects be construed and interpreted in accordance with and governed by the laws of the State of New Jersey notwithstanding any Conflicts of Law law(s) whether such Conflicts of Law law(s) be New Jersey law or othe1wise. Jurisdiction over disputes, if any, arising under this agreement shall be exclusively with the State Courts of the State of New Jersey, and venue shall be in the County of Ocean.

SEVERABILTTY CLAUSE

36. If any term(s) or provision(s) of this Agreement are declared invalid or unenforceable by any Court of competent jurisdiction or any Federal or State government agency having jurisdiction over the subject matter of this Agreement, the remaining terms and provisions shall remain in full force and effect.

HEADINGS

37. The headings appearing herein are inserted only as a matter of convenience and do not define, limit, construe or describe the scope or intent of the sections.

PARITY

38. This Agreement shall be construed on a parity basis. This Agreement is the result of input from both parties and the identity of the draftsman shall not be utilized in the interpretation or any provision of this Agreement.

COUNTERPARTS

39. This agreement and any amendments, waivers, consents or supplements may be executed in counterparts, each of which when so executed and delivered shall be deemed an original, but all such counterparts together shall constitute but one and the same instrument.

FACSIMILE OR EMAIL TRANSMISSION

40. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

IN WITNESS WHEREOF, parties hereto have hereunto set their hands and seals the day and year first above written.

ATTEST:

Sol Pinheiro
WITNESS

FOUR SEASONS AT LAKEWOOD COMMUNITY ASSOCIATION, INC.

BY: Thomas Giglanello
PRESIDENT

ATTEST:

_____
WITNESS

NEW JERSEY AMERICAN IRRIGATION, LLC.

BY: James Wasserman
James Wasserman
PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF OCEAN)

On the 1st day of January 2024, Thomas Giolando personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of Four Seasons at Lakewood Community Association, Inc. (the "Association") and

(b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority from its Board of Trustees.

Signed and sworn to before me on

January 1st, 2024

Vita Vinci

NOTARY PUBLIC OF
NEW JERSEY

VITA VINCI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/24/2024

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF OCEAN)

On the 1st day of January 2024, Jarret Harrelson personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(c) this person signed and delivered the foregoing document as the President of New Jersey American Irrigation, LLC. (the "Contractor") and

(d) this document was signed and delivered by the Contractor as its voluntary act and deed by virtue of authority from its Corporate documents.

Signed and sworn to before me on
January 1st, 2024

Vita Vinci
NOTARY PUBLIC OF
NEW JERSEY

VITA VINCI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/24/2024

FOUR SEASONS AT LAKEWOOD
COMMUNITY ASSOCIATION
1560 SPRING MEADOW DRIVE
LAKEWOOD, NJ 08701

REQUEST FOR PROPOSAL

IRRIGATION MAINTENANCE AND REPAIR SERVICES

EXHIBIT "A"

Request For Proposal

Four Seasons at Lakewood
Community Association
1560 Spring Meadow Drive
Lakewood, NJ 08701

Contractor: _____
_____
_____

The attached bid specification is for **Four Seasons at Lakewood Community Association** community (hereinafter "The Association" or "Community") located in **Lakewood, NJ.**

The term of the contract will be from **January 1st 2024 to December 31, 2024 (1/1/2024 - 12/31/24)**. The bid proposal shall be due no later than, **October 13, 2023(10/13/23) by 4:00 PM**. Please submit your proposal **to Four Seasons at Lakewood, 1560 Spring Meadow Drive, Lakewood, NJ 08701 Attn: Michael Alejandro.** Should you have any questions concerning these specifications, you may contact Michael Alejandro (via cell phone) at 516-353-3322, or (via email) at Michael.alejandro@fsresidential.com

It is believed this specification reflects the services and interests of the Association. It enables us to compare contractors on a fair and equitable basis. If there is any section in this specification that you feel needs improvement, we welcome your comments.

SCOPE OF WORK:

Four Seasons Lakewood is requesting proposals from qualified vendors to support, maintain, repair, and where required and approved, make repairs on the Irrigation Systems that support the entire community. This includes but is not limited to 308 Condos, 1011 Single Family Homes, a 9-hole Executive Golf Course, the Clubhouse, Activity Center, M & M Building, Guard House, and all common areas of the community.

The scope of work to be performed by the Irrigation Contractor consists of maintaining 41 wells, all associated main and lateral lines, and all associated distribution systems. See Exhibit A: Systems Diagram attached to this RFP. This will specifically include but is not limited to, Power Supply Panels and Control Systems, Well Pumps, Main and Lateral Lines, Valve boxes, Valves and Heads, Electrical Control Systems, including Controllers and all Wiring, Meters, and Rain Sensors. In addition, the vendor is required to submit a semi-monthly meter reading to be taken by Managements associate and given to Contractor to determine if the irrigation system usage is getting close to the monthly allocation.

In general terms, the scope of work can literally be summed up in a single sentence which is; "Insuring the adequate delivery of water from the irrigation system to all turf areas of the community". The Irrigation system is composed of a series of 41 wells feeding all the areas of the community with associated controllers, valves, timers, and heads. There are five (5) wells dedicated to the Golf Course of the 41 and these operate independently from the remaining 36 Wells; in effect it has its own system. The system is approximately 28 years old with some sections that may be newer.

It is understood that the operation of the golf course irrigation system is under the control of the Golf Course Vendor who is responsible for water application to the Course. The Golf Course Vendor also monitors the operation of the Irrigation System to ensure all areas of the course receive adequate water supply. When the Golf Course Vendor detects issues, they are responsible for informing both the Management Office and the Irrigation Vendor. Irrigation Issues on the Golf Course are considered the highest priority in Four Seasons Lakewood due to the potential damage that can occur from long durations without adequate water supply.

The community realizes that Vendors may choose to limit the number of staff on-site, but the vendor needs to understand that Four Seasons is not going to be limited in the service we receive on the basis of how many staff members are present during normal business hours. The community focus of this contract is on results, not personnel and whatever number of resources are necessary to deliver the results is the responsibility of the vendor who is awarded this contract.

CONTRACT COMPLIANCE GENERAL TERMS

Listed below are the general provisions of Contract Compliance which should be considered by a vendor in response to the RFP. Included in this RFP is a document that provides more detailed requirements that all vendors need to address in their respective proposals. This is Exhibit B.

Four Seasons makes use of a Performance Evaluation that is used to periodically measure the delivery of the services we receive and compliance with the terms of the contract. The document used for the Performance Evaluation is referred to as a Scorecard and is developed from the RFP and the Vendors Response. We have found that this process makes for a much more structured relationship between the vendor and the community management. The direct measurement of contract compliance is focused on multiple things:

Emergency Response – On occasion there may be situations during non-business hours where a problem develops that requires emergency services. An example of this would be a Well leak that is continuously losing a significant amount of water which is monitored every month by the State DEP. In situations like this Community Management may request an emergency visit to, at minimum, stop any further damage or completely restore services back to normal. The vendor must be prepared to respond to these conditions at all times of the day during the period from system startup to system shutdown.

Response time to a reported issue – Work Orders are submitted to the Management Office by homeowners. How much time did it take to respond to a reported issue somewhere in the community and complete the diagnosis. This will vary depending on the priority of the area in which the issue has been reported. This is calculated by the average time for all high priority repairs (golf course) reported in each month as well as standard priority repairs (residential and common areas) in each month. A maximum of 1 business day (24 hours) is expected for high priority repairs and 2 business days (48 hours) for standard priority repairs.

Repair or Restoration of Service – We expect that 75% of all repairs will be addressed at the time of diagnosis. This assumes that the vendor will maintain a level of supplies and materials necessary to effect repairs immediately. This % will be monitored and reported each month as part of the Vendor Review. Work orders that involve additional cost over included materials and labor must be documented and presented with the monthly invoices.

For those repairs that cannot be addressed at the time of diagnosis, we will measure how much time was required to make the necessary repairs once the diagnosis has been determined. This will also vary on the priority of the area in which the repair is being made. This is calculated by the average time to restore service in all high priority repairs (golf course) in each month as well as standard priority repairs (residential and common repairs) in each month. A maximum of 2 business days (48 hours) is expected for high priority repairs and 3 business days (72 hours) for standard priority repairs.

Development and Maintenance of Irrigation Maps – We require that by the conclusion of the first year of the contract term, the vendor will produce and make available to Management a complete set of Irrigation Maps for the entire community showing the number and location of each Well, Controls and type, Valve boxes and number of Valves along with their configurations for each zone. The number of Zones per Valve box and the number of heads on each zone. The maps should be delivered on a monthly basis so that management can see progress with this deliverable. It will be the Vendors responsibility to continue to update these maps as changes and improvements are made to the system.

Opening and Closing of the Irrigation System – Spring - Close all drain plugs, recharge all main lines, inspect each individual zone and area being fed, make needed repairs, adjust heads, and set all zone controllers. Inspect and clean all equipment enclosures; exercise all circuit breakers. This should be done no later than May 7th of the contract year. Fall – Turn off water source, shut down all components of the system, drain all lines, remove, and store all meters in designated locations, blow out the entire system with compressed air, cover the ends of the open pipes at the meter locations, and clean and secure all control cabinets. This should be done no later than November 30th of the contract year.

Seasonal Reviews (Summer Months) – Check for leaks, readjust Sprinkler Heads to ensure we are depositing water from the wells in the desired location(s) and adjust controllers for summer conditions. Make any needed repairs.

On-site equipment Maintenance – The current system has control boxes located in random areas close to the pumps. Over time, many of these control boxes have deteriorated to the point where doors are not closed, or locked, wiring is erratic. These conditions need to be

addressed over time but as repairs are made to the system, we expect that these conditions will improve. Furthermore, the contract expects repairs to be made to any and all equipment that is part of the Irrigation System therefore, it is important for the vendor to identify what equipment and/or repair conditions are covered by the standard maintenance contract being proposed. Specifically we want details on both Labor and Material costs included so there is absolute clarity on the terms of our contract.

Identification of Operating Issues - The vendor must identify any issues that impede the operation of the Irrigation System and what steps and or costs are associated, if any, with remediation. It is vitally important that Community Management be made aware of anything that is preventing the delivery of Irrigation Services to any portion of the community.

Provision for Non-Performance by the Irrigation Vendor - If after repeated attempts to ensure the vendor is addressing all the requirements set forth in the RFP, the vendor is unable to correct the reported situation, Four Seasons Management reserves the right to bring in another vendor to address the issue. If this is part of contract services, Four Seasons Management will deduct the cost of this service from the monthly invoice.

Homeowner Requested Modifications - From time to time, requests will come into the Management Office for modifications such as patio expansions, reconfigurations, etc and these will require changes to be made to the irrigation system. These changes/modifications will be billable to the homeowner, so as part of the approval process for these changes, homeowners are required to secure the irrigation system change estimate as part of the approval package. Many homeowners have requested a price list for common changes (i.e. price per foot to move heads, additional heads, etc.) so they can approximate their costs in the planning process. Please supply this information as a part of the bid.

PRE-BID SITE VISIT:

Before submitting a proposal on the work contained in these specifications, each bidder will visit the site, examine the premise, and thoroughly familiarize itself with all existing conditions and limitations pertaining to the work involved. The vendor is responsible for verification of detailed requirements presented to ensure they can be met and to identify any which cannot as part of their proposal. No extras will be allowed because of the Vendor's misunderstanding as to the amount of work entailed, or lack of knowledge of existing conditions. To arrange a site visit prior to the bid, contact the property management company.

DAMAGES:

Damage caused by the vendor to any area of the community will be repaired or replaced by the Vendor to the satisfaction of the property management company. Grading, reseeding, sod, mulch, stone gravel, drains, etc, may be necessary to bring the areas back up to satisfactory condition. Unless otherwise agreed to, all repairs must be completed within a week, unless documented reasons cause delay to the repairs.

GENERAL:

All materials/equipment used, must be of a type that will not have an immediate or extended detrimental effect on any of the surfaces being disturbed. Any foreign matter, spills, stains, marks, or residue of any nature on any surface shall be reported/removed/repaired during the regular operations. The Vendor shall be familiar with the project premises and how the existing conditions will affect his work during the service term of this agreement.

SUPERVISION:

Competent supervision of its employees is to be furnished by the Vendor in all aspects of its contract requirements. The Vendor should understand there are aspects of the golf course management delegated to multiple entities within Four Seasons Lakewood with the Board of Trustees having overall responsibility for the Vendor and the Course.

Working hours for the completion of Irrigation Repairs or Improvements to the golf course are to be coordinated with the Golf Course Maintenance Vendor. The Golf Course Maintenance Vendor has 24-hour access, 7 days per week but care should be taken to work intermittently around resident golf players.

All issues related to Maintenance Management and repairs or improvements of the Golf Course are overseen by the Management Company and specifically the Facilities Engineer. This includes reporting issues, necessary repairs, improvements, and anything that impacts the physical structure of the golf course.

All employees performing work within Four Seasons at Lakewood Community Association shall have knowledge of all existing restrictions, policies, and guidelines set forth by Four Seasons Community Association and its Board of Trustees.

CERTIFICATIONS/LICENSES:

Before starting work, the Vendor shall furnish the Association Certificates of Insurance signed by the insurer and naming as additional insured FirstService Residential (21 Christopher Way, Eatontown, NJ. 07724) "Additional Insured" during the contract term. The Vendor shall be responsible for providing the Association with all renewal certificates during the term of this agreement.

Throughout the term of this Agreement, the Vendor shall maintain, at their sole expense the following minimum insurance limits (or as is agreed upon in writing):

a. Commercial General Liability:
   - Each Occurrence $2,000,000.00
   - Damage to Rented Premises $300,000.00
   - Medical Expenses $5,000.00

- Personal and Advertising Injury $1,000,000.00
- Per Project Aggregate $2,000,000.00
- Product – Comp/OP AGG $2,000,000.00

b. Automobile Liability including owned, non-owned and hired automobiles.
   - Combined Single Limited $1,000,000.00

c. Umbrella Liability
   - Each Occurrence $2,000,000.00
   - Aggregate $2,000,000.00

d. Workman's Compensation and Employment Liability
   - E.L. Each Accident $1,000,000.00
   - E.L. Disease-E.A. Employee $1,000,000.00
   - E.L. Disease-Policy Limit $1,000,000.00

e. ** Tools must be insured by the contractor**

INDEMNIFICATION:

The Vendor agrees to indemnify and hold harmless the Association, its officers, agents, the property management company, and any on-site employees or vendors, heirs and employees assigned from loss, damage, liability, or expense on account of damage to property and injuries, including death, to all persons, including the contractor's employees, arising or in any manner growing out of the performance of any work or supplying of any material under this contract, regardless of whether or not it is caused in any part by the act of or omission, whether negligent or not, of a party indemnified hereunder and shall defend at its own expense any suits or other proceedings brought against the owner, its officers, agents, and employees, or any of them, on account thereof, and pay all expenses and satisfy all judgments, which may be insured by or rendered against them or any of them in connection therewith, to the fullest extent of the law.

BILLING:

Itemized invoices that refer to line items in this contract shall be submitted for payment. All invoices are to be in the name of the "Four Seasons of Lakewood Community Association" and not FirstService Residential. Invoices should include a copy of the work orders or other documentation showing management approval. Any invoices received that are billed to the FirstService Residential shall be returned so that they can be corrected. Neither the Association nor FirstService Residential assumes any liability or responsibility for any invoice returned due to incorrect billing name.

All other invoices not related to this contract shall state the project name and completion date. Invoices must be issued in a timely manner. Invoices must be

submitted to the property management company no more than 30 days after the date of the completion. **All billing will be based on the contracted scope of work, only.**

TERMINATION:

The Association reserves the right to accept or reject any item in this contract during the contract term with prior written notice to the Vendor. Either party may terminate this agreement with or without cause by providing Sixty (60) day's prior written notice to the other party.

THE VENDOR HAS READ THE ENTIRE REQUEST FOR PROPOSAL AND HAS ACCEPTED ALL TERMS AND CONDITIONS WITH SUBMITTED PRICING

Vendor (print): JAMES WARREGOOD

Vendor Representative Signature: [signature]

Date: 1/1/2024

ACCEPTANCE OF ALL TERMS AND CONDITIONS OF SUBMITTED PROPOSAL

Association Representative (print): THOMAS GIBLAMEDO

Association Representative Signature: [signature]

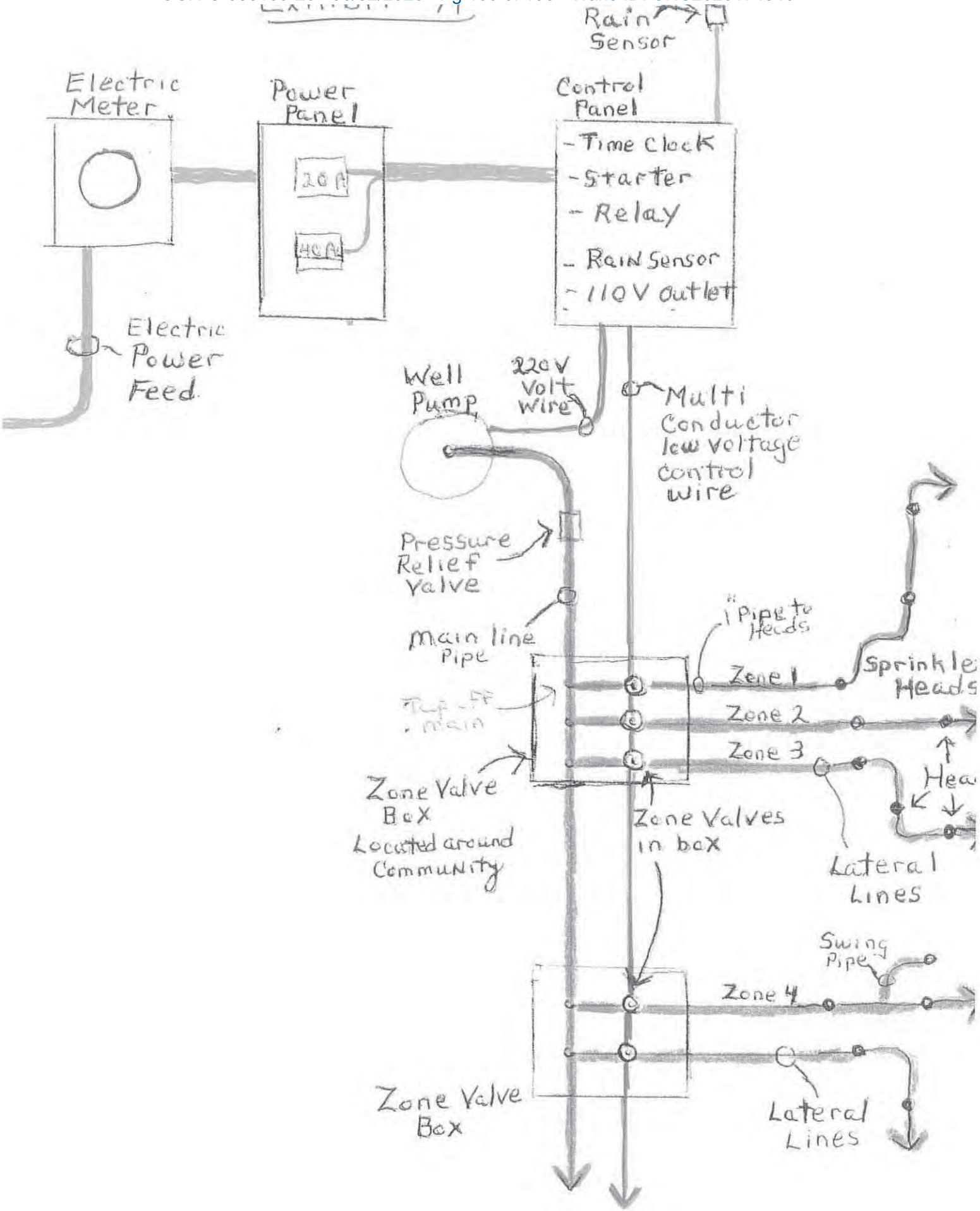

Rain Sensor
Electric Meter
Power Panel
20 A
Control Panel
- Time Clock
- Starter
- Relay
- Rain Sensor
- 110V outlet
Electric Power Feed
Well Pump
220V Volt Wire
Multi Conductor low voltage control wire
Pressure Relief Valve
Main line Pipe
1" Pipe to Heads
Zone 1
Sprinkle Heads
Zone 2
Zone 3
Zone Valve Box Located around Community
Zone Valves in box
Lateral Lines
Swing Pipe
Zone 4
Zone Valve Box
Lateral Lines

EXHIBIT B

Contracted Services:

1. The Vendor shall supply Irrigation technician(s) to perform the work specified in this Agreement. Such personnel shall be on site five (5) days per week, eight (8) hours per day until the system shuts down for the season, usually no later than November 30th.

2. The Vendor shall provide a full-time Technician Supervisor five days a week, eight (8) hours a day.

3. Additional hours may be required on an as needed basis providing twenty (24) hour emergency service seven (7) days a week. The Contractor shall provide emergency service within one hour of an emergency placed call.

4. The Vendor shall provide all labor, materials, tools, and equipment together with replacement irrigation heads, valve boxes, and zone valves for the complete maintenance of the Four Seasons Irrigation System.

5. The Contractor shall service and maintain the Association's 41 wells, rain-sensors, all control systems, and meters, enclosures and wiring in good operating condition. All meters shall be removed and stored in the designated location after shut down and before the system blow out.

6. The Contractor shall repair damaged items resulting from poor workmanship at his own cost. These include but are not limited to irrigation heads and piping, house siding, and air conditioners, items that cannot be repaired are to be replaced. The contractor will not be held responsible for damage to houses relating to irrigation water striking them.

7. Homeowners per the contract will request service by submitting a work order in the Management Office. Service Calls will only be completed with a work order. As stated above we expect that 75% of all work orders will be resolved at the time of diagnosis. Upon completion the contractor will place a door tag on the homeowner's door with an explanation of the work that was completed or if further corrective measures are needed.

8. If a reported problem is caused by plant growth by the original builder or homeowner supplied plantings (that is, common area or private property plantings), etc., Contractor shall correct the problem at NO additional cost to the homeowner or the Association by moving the head up to three (3) feet. 3ft Head moves will be limited up to 3 heads per house per year. Any head requested to be moved over three (3) feet which is caused by homeowner modification request or work order will result in an invoice to the homeowner or Association. If an original design deficiency has caused a problem, correction shall be the responsibility of the Association.

9. System Opening Checklist: (No later than May 15th of any contract year)

- Install all meters.
- Inspect circuit breaker enclosures and exercise the breakers.
- Inspect control cabinets and components.
- Pressurize all irrigation mains and zone piping.
- Trim around all irrigation heads and valve boxes and panel boards as necessary.
- Raise or lower irrigation heads as necessary.
- Set controllers to activate system at times agreed upon by on-site management.
- Adjust local sprinklers when an area is too wet or do whatever is necessary to rectify a problem.
- Maintenance of all irrigation pumps including electrical components but excluding cost of replacement parts, said cost to be billed to Association.
- Maintenance of existing rain sensors and keeping same in good operation condition.
- Maintenance of existing control cabinets and equipment i.e. Starters, Relays, Timeclock Controllers. (Parts for the repair of remote Controllers will be billed to the Association unless damage is due to improper handling of such.
- Repair or replace all defective irrigation rotor heads, popup spray heads, clogged nozzles, control valves, valve box lids, bad wire splice connections, leading funny pips, poly lines, PVC Mainlines

10. System Closing (no later than November 30th of any contract year. The Vendor will shut down all wells, remove all meters and store on site, blow out all main and lateral lines. Turn off water source, shut down all components of the system, drain all lines, remove, and store all meters in designated locations, blow out the entire system with compressed air, cover the ends of the open pipes at the meter locations, and clean and secure all control cabinets. This should be done no later than November 30th of the contract year.

11. The Contractor shall be under direct supervision of the Property Manager and/or as required by the Board of Trustees.

12. The Contractor shall report to the management office each day when on site. Negative items shall be reported on a regular basis.

13. A monthly performance evaluation meeting is held with the property Manager, Landscape Committee, Landscape Contractor, and the liaison from the Board of Trustees. The vendor is required to attend this meeting and provide a System Status Report.

EXHIBIT "B"

New Jersey American Irrigation LLC

All Inclusive Service Contract

Name **Four Seasons at Lakewood**

Date **11/7/23**

Address **1560 Spring Meadow Drive, Lakewood NJ 08701**

Telephone

Email **michael.alejandro@fsresidential.com**

Thank you for choosing New Jersey American Irrigation. Below you will find a customized service program for the 2024 season. New Jersey American Irrigation proposes to furnish all necessary materials and labor for the service of your irrigation system. To activate your program please review contract, fill in the total amount of services you are requesting, sign and date.

Opening of system (By May7th)

Install all meters, close all drain plugs, recharge mainline, check for leaks and damage, inspect each individual zone, adjust sprinkler heads, make any necessary repairs, and set controllers for Springtime watering. Early March will be the time for testing, adjusting, and repairing of the systems and getting them ready to run for the season.

Seasonal reviews (June, July, and August)

Check for leaks, readjust sprinkler heads and set controllers for current weather conditions

Make any repairs if necessary

Closing of system (By November 30th)

Turn water source off, drain all lines, winterize entire system with compressed air, turn controllers off and remove all meters.

IRRIGATION MANAGEMENT TERMS AND CONDITIONS

1.Work will be completed in a timely and professional manner by our on-site supervisor/technician, and 2 other full-time technicians. Additional technicians will be provided at a $60.00 per hr rate if needed.

2. New Jersey American Irrigation if upon opening, closing, or during monthly maintenance service repairs are deemed necessary, at the sole discretion of New Jersey American Irrigation a second visit may be required if such repairs can not be completed during the opening, closing, or monthly maintenance services.

3. New Jersey American Irrigation will not be held liable for any malfunctions to an existing system that was not installed or solely maintained by New Jersey American Irrigation. New Jersey American Irrigation will not be held liable for any malfunctions to systems that are no longer covered under warranty as well as line breaks due to ground heaving or post opening. New Jersey American Irrigation will not be held liable for damages incurred by unforeseen source not under the direct control of New Jersey American Irrigation. Such sources are inclusive of but not limited to changes in water pressure, tree roots, snowplows, weather conditions, landscape services, vandalism, owner management, etc., etc.

4. New Jersey American Irrigation will not be held liable for any unseen or unmarked utilities/lines including but not limited to water, fiber optic, cable, gas, low voltage, invisible pet fencing, barbeque gas or pool lines. We will not be responsible for any utilities above 18" to existing grade.

5. Repairs covered under an all-inclusive contract are

A. Replace up to 3957 heads per year at the single-family homes and condominiums. Any more heads that are required to be changed at a residence will be billed to the HOA for material only. Labor included.

B. Valves and valve boxes

C. Lateral leaks, mainline leaks,

D. Raising or lowering of heads.

E. Repair root choke. If the surface roots are too extreme, we are limited in what we can do for the residents unless trees are removed.

F. Wire troubleshooting and repair.

G. Common Ground irrigation (clubhouse, main roads, and open field areas) repairs will be covered up to $10,000.00. After 10k in repairs have been made the HOA will be billed for additional material only. Labor is always included.

H. Golf course repairs up to $3,000.00. Covers basic repairs such as heads, broken pipe, and electrical troubleshooting.

I. Biweekly meter readings.

J. The community's 36 controllers and sensors will be covered under the all-inclusive contract. (As long as the winter project is installed by New Jersey American Irrigation)5-year warranty on all parts and labor.

K. Well equipment in the community's control panels. (They will be covered under all-inclusive if replaced over the winter by New Jersey American). 5-year warranty on all parts and labor.

L. Core cutting of heads, and valve boxes if located when there is time...

M. Flagging of irrigation equipment for turf renovations.

6. Services not covered under an all-inclusive contract

A. Golf course well equipment, controllers, and sensors. (Requires a separate proposal for project to replace well equipment and controllers at the 5 well locations)

B. From the point of connection down to well pump. Well company must service.

C. Wire replacement

D. Snowplow damage

E. Construction work damage

F. Natural disasters

G. Patio reroutes any upgrades or modifications to the existing systems. A set price will be set for residents ranging from 150.00 to 500.00 based on size and difficulty.

H. Mapping of the community's irrigation equipment.

7. Any emergency visit will be billed accordingly on a time and material basis on these following rates.

Tech	$130.00 per hour
Laborer	$80.00 per hour
Materials	based on necessity and quantity
Machinery	based on necessary and quantity

8. An emergency service visit consists of any service rendered outside normal business hours.

Monday through Friday 7am-5pm and or alteration of prescheduled work.

9.Terms of payment for this contract and time and material charges will be due upon receipt.

10. Except for injury or damage due to the sole negligence of New Jersey American Irrigation owner and/ or owners agent agrees to defend, indemnify and hold harmless New Jersey American Irrigation, its officers, employees, servants and agents from and against any and all liability, loss of expense resulting from personal injury including death at any time resulting there from, or for any injury to or destruction of property, whether real or personal including the lose thereof, resulting in way from the operations related to the work or the services being provided herein.

11. Legal fees, arbitration fees in accordance with the American Arbitration Association, and collection costs will be adsorbed by the owner in the matter of partial or nonpayment.

12. Both client and contractor have the right to cancel the contract with 60 days' written notice.

13. New Jersey American Irrigation accepts cash or check for payment. If paying by check, please make check out to New Jersey American Irrigation.

Irrigation All Inclusive Contract for 2024 cost = $328,250.00

Based on 12 monthly payments (January to December) of $29,166.39

Sales tax= $21,749.88

Grand total= $349,996.57

Notes

I, as authorized representative of said property have read and understand the process, charges, specifications listed above, terms and conditions listed underneath, and they are herby accepted. I authorize New Jersey American Irrigation and all its agents to maintain or repair my irrigation system. Payment will be made as outlined above and due upon receipt. Please make check out to "New Jersey American Irrigation".

Please sign _____ 1/1/2024 _____ 1/1/2024

New Jersey American irrigation owner Date Owner/authorized rep. Date

JAMES WARRELMAN _____ THOMAS GIALANELLA _____

Please print name above Please print name above

Lic#719785

IRRIGATION CONTRACT AGREEMENT BETWEEN FOUR SEASONS AND FEDERAL IRRIGATION, LLC.

AGREEMENT, made this 17TH day of DECEMBER 2020, between FOUR SEASONS HOMEOWNERS ASSOCIATION, hereinafter referred as "Association" and Federal Irrigation., LLC. Hereinafter referred to as "Contractor".

The contract year and price per unit shall be as follows:

1. January 1, 2021 through December 30, 2025.

2. $177,266.61 plus 6.625% sales tax per season, for a grand total of $189,010.56 payable in Twelve (12) monthly installments at $15,750.88 invoiced the first of each month. Due by the second Thursday of each month. Any additional required manpower will be charged to the association at a fixed hourly rate of $28.00 and shall not exceed the cost proposed for the three full time technicians. ($213,533.64)

I. SCOPE

The general scope of work to be performed by the Irrigation Contractor (Federal Irrigation) shall consist of maintaining 36 well, main and lateral lines, and all associated distribution system. This will specifically include: wells, well pumps, main and lateral lines, valves and head, electrical control systems, including controllers and wiring, flow controls, meters, and rain stats. *A semimonthly meter reading to be taken by Managements associate and given to Contractor to determine if the irrigation system usage is getting close to the monthly allocation.*

II. SCHEDULE

Contractor is required to be on site from March 15 to Nov 15 with two (2) Irrigation Technician's at minimum.

A. ACTIVATION – By May 15 of each season.

1. **Pressurize all irrigation mains and zone piping.**

2. **Trim around all irrigation heads and valve boxes and panel boards as necessary.**

3. **Raise or lower irrigation heads as necessary. A charge of $18.00 per head will be charges per HOA approval if raising or lowering of head has tree roots around it.**

4. **Repair or replace all defective irrigations, Rotor heads, Popup spray heads, clogged nozzles, control valves, valve box lids, bad wire splice connections, leaking swing pipe (funny pipe), leaking poly lines, leaking pvc mainlines.**

5. **Set controllers to activate system at times agreed upon by on-site management**

6. **Record meter readings and water allocation usage to the New Jersey DEP web site each month.**

7. **Adjust local sprinklers when an area is too wet or do whatever is necessary to rectify problem.**

B. INSPECTIONS AND SERVICE CALLS

1. **Unlimited service calls and repair parts included for irrigations, valves, wiring, controllers and piping.**

2. **Bi-monthly performance inspections of all common area irrigations including clubhouse and main entry.**

3. **All normal service calls will be completed within 3 working days from notification directly from contractor.**

4. **The Contractor shall provide a 24-hour number to be used for true emergencies. (Continues flow of water from a main line.)**

5. **A daily status report of work completed by the technicians will be provided to the management office through email.**

C. WINTERIZATION- November

1. **Shut off wells and Irrigation Controllers.**

2. **Blow out of all piping with compressed air.**

3. **Get final meter reading recordings from management for final DEP recording.**

D. **Following the system start date, which shall be coordinated with the Landscape Contractor, Property Manager and the Irrigation Contractor. Contractor shall supply two (2) Irrigation technicians, equipment, and materials to perform the work specified in this Agreement. Such personnel shall be on site five (5) days per week, eight (8) hours per day until system shut down for the season, usually by November 15th. In the event one is absent another back-up service person will be provided. The Associated reserves the sole right to withhold all or part of the Contractor's invoice if one or both workmen do not appear for work.**

E. **The Contractor shall provide a fulltime Irrigation Technician Supervisor and competent Irrigation technician five days a week, eight (8) hours a day. Additional hours may be required on an as needed basis providing twenty (24) hour emergency service seven (7) days a week. The Contractor shall provide emergency service within one hour of an emergency placed call.** *An Association Management Emergency "on call staff" member shall be provided with keys and instructions on how to shut off controllers should the Irrigation Contractor be unavailable.*

III. SERVICE CALLS

1. **The Home owner, per contract, will report a request for service by submitting a work order in the Management office, (Service calls will only be completed with a work order generated by the management office.) Homeowners are not permitted to stop and ask Irrigation technicians any questions unless there is an emergency where there is a continuous flow of water from the irrigation system. Homeowner must go to Associations office to summit a work order.**

2. **The Contractor shall correct the problem within three (3) working days. Upon completion the Contractor will place a door tag on home owner's door indicating that the work was completed with a detailed explanation of the work that was completed, or needs further corrective measures.**

3. **If problem is caused by plant growth by the original builder or homeowner supplied plantings (that is, common area or private property plantings), etc., Contractor shall correct the problem at no additional cost to the homeowner or the Association by moving the head up to three (3) feet. (3ft. Head moves will be limited up to 3 heads per house per year)**

4. **Any head requested to be moved over three (3) feet, which is caused by a homeowner (usually in the form of a modification request or work-order), or Association, an invoice shall be given to the homeowner and a copy provided to the Association. Notification will be delivered by the management company to any other homeowner involved in the corrective action.**

5. **Payment of said invoice shall be from the homeowner, or Association. The plan to correct and an invoice shall be delivered within five (5) working days.**

6. **If an original design deficiency has caused the problem, correction shall be the responsibility of the Association. A written invoice to correct the problem shall be provided to the Property Manager for approval. All approved work orders will be paid by the Association 30 days after work is completed or after invoice is received, whichever is later. The plan to correct the problem shall be within five (5) working days.**

7. **If the problem involves the common element (general areas or Condominium common element), and cannot be solved by a forementioned 3-foot correction, a written estimate must be provided to the Association.**

8. **The Association, in its discretion, may (but is under no obligation to) repair and/or replace such damaged property and should the Association repair and/or replace such damaged property, the Contractor will reimburse the Association for any expense. Cost and/or attorney's fees the Association incurs in attempting to compel Contractor to repair and/or replace the damaged property and/or in repairing and/or replacing the damaged property itself.**

IV. WORK DETAIL

A. **Service personnel shall provide maintenance, both normal and preventative; and provide irrigation schedules by well to the Landscape Committee and management.**

B. **The Contractor shall provide all labor, materials, tools and equipment together with replacement irrigation heads, and valve boxes for the complete maintenance of the Four Seasons Irrigation System.** (*Repair and replacement of existing wells, pumps, or electrical parts for the operation of said well must be negotiated with the* ***Four Seasons Association*** *before work is commenced.)*

C. **During the course of the contract year, the Contractor will plot as-built designs and design changes on maps provided by the Association, showing mains, controllers, valves and irrigation head locations if locations have been changed, and chart of house zone assignments. Contractor shall provide Association with same by September 1st, 2025.**

D. **The Contractor shall service and maintain the Association's wells (excluding the golf course), rain-stats, remote control system, and meters, in good operating condition.**

E. **The Contractor shall repair damaged items resulting from poor workmanship at his own cost. These include but not limited to irrigation heads and piping, house siding, and air conditioners, items that cannot be repaired are to be replaced. Contractor will not be held responsible for damages to houses relating to irrigation water striking them.**

F. Meters are to be read by association's management before the first of each month, Those recordings will be handed over to Contractor for the submittal to the State of New Jersey DEP monthly reading report. All meter readings will be submitted to the DEP on their Web site before the January Dead line of that usage year.

V. TERMS, CONDITIONS AND EXCLUSIONS

A. The contract year shall be from January 1, 2021 through December 30, 2025. Price shall be quoted as per irrigation cost plus N.J. Sales Tax, payable in twelve (12) monthly Installments. Payment will be made within 30 days after being invoiced by the Contractor.

B. The Contractor shall be under direct supervision of the Property Manager and/or as required by the Board of Trustees.

C. The Contractor shall report to the management office each day when on site. Negative items shall be reported on a regular basis.

D. A monthly performance evaluation meeting shall be held with the property Manager, Landscape Committee, Landscape Contractor and the liaison from the Board of Trustees.

E. The Association reserves the sole right to withhold all or part of Contractor's invoice for reported incomplete repairs at resident's homes and/or on common grounds caused by the Contractors failure to perform in accordance with the contract during the year of the Agreement.

F. In the event said repairs or contracted services that are not performed in compliance with this contract, after thirty (30) days, the Association may at their sole discretion, have the incomplete(s) performed by another contractor and all cost shall be deducted form contract by the Association. Final payment will be made at the end of the contract year.

G. The irrigation schedule shall be coordinated with the Landscape contractor, providing for irrigation the day before a cut, possibly two days in areas of poor drainage.

H. Crews shall be dressed in clean and neat manner.

I. Vehicles (excluding Contractors Golf Carts and Well Rig trucks) may not be driven over turf and must adhere to the rules and regulations of the community.

J. EXCLUDED

The Contractor will not be responsible for tree root damage, lighting damage, vandalism, other contractor damages, insect damage and Rodent damages. If repairs are necessary, an agreed upon price will be determined prior to beginning work.

The Contractor shall provide a copy of the following licenses to the community.

Certified Irrigation Contractors License (CIC) *#00240042*
Pump Installation License (PI) *#JD1602*

K. In addition, Irrigation Contractor shall be responsible for the following:

Maintenance of all irrigation pumps including electrical components but excluding cost of replacement parts, said cost to be billed to Association.

Maintenance of existing rain sensors and keeping same in good operation condition.

Maintenance of existing remote controllers. (Parts for the repair of remote controllers will be billed to the Association, unless damage is due to improper handling of such.

L. The Contractor shall, before commencing work and until the completion of said work, maintain the following insurance with companies accepted to the Association and licensed to do business in the State of New Jersey, and shall as evidence of compliance, submit to the Associations Certificates of Insurance, prior to commencing the services herein which certificate shall provide for thirty (30) days notice of cancellation or change.

New Jersey Workmen's Compensation Insurance and Employer's Liability in an amount on not less than $500,000.00

Comprehensive Automobile Liability Insurance (including non- ownership and hired car liability) in an amount not less than $1,0000,000 per occurrence for bodily injury and property damage, naming the Association and all parties representing or working for the Association against all claims for damages for bodily injury or death or property damage suffered by persons other than employees, resulting directly or indirectly from operations under this contract…
Comprehensive General Liability Insurance, including Owners and Contractor's Protective Liability, Blanket Contractual Liability, and completed Operations Liability, in amounts not less than $1,000,000 per occurrence for bodily injury and property damage, naming the Association as additional insured protecting the Association against all claims for damages for bodily injury or death or property damage suffered by persons other than employees, resulting directly or indirectly form operations under this contract.

M. *Prior to signing any contract, the Contractor shall deliver to the Association an original certificate of Insurance evidencing the specific coverages.*
The insurance certificates shall additionally waive the carrier's rights to subrogation as to the Associations and shall provide that the insurance coverage will not be cancelled without thirty (30) days prior written notice to the Association. It shall be the contractor's responsibility to renew insurance coverage as it expires. Failure to maintain coverage in accordance herewith shall constitute a breach of contract and shall entitle the Association to suspend or terminate the contract without further notice. *Association and its Management agent shall be named additional insurers under such policies.*

N. Any additional projects that are required that are not covered by these specifications and/or contract must be approved by the Four Seasons Board of Trustees before they are performed.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement on the 17 day of Dec, 2020.

ATTEST

12/17/20.

Four Seasons Home Owners Association

By: Linda Page Dated: 12/16/2020

.

Federal Irrigation, LLC.

By: [signature] Dated: 12/17/2020.

EXHIBIT O

Financial Statement Summary Analysis

Association:	**Four Seaons at Lakewood Community**
Period ending:	February 28, 2025
Accountant:	Sabrina Ortiz

Total Operating Cash	**$76,658**
Total Working Capital Cash	**$155,996**
Total Insurance Contingency Cash	**$164,100**
Total Inclement Weather Cash	**$286,508**
Total Activities Cash	**$89,320**
Total Deferred Maintenance Cash	**$248,750**
Total Reserve Cash	**$2,557,490**
Total Cash	**$3,578,821**
Total Accounts Receivable	**$93,842**
Less: Allowance for Doubtful Accounts	**$53,195**
Net Accounts Receivable	**$40,647**
Accounts Receivable - Over 90 Days	**61,716**
Total Accounts Payable	**$64,278**
Total Accrued Expense	**$219,706**

Reserve Fund Analysis

Total Reserve Cash	**$2,557,490**	
Total Other Reserve Assets/Liabilities (Net)	**$21,889**	
Total Reserve Fund Balance	**$2,010,322**	
Difference	**$525,279**	Should Equal Zero. If Positive, Reserves Owes Operating Cash If (negative), Operating owes Reserves Cash

Insurance:

Policy type:	Expiration
Package	10/1/2025
Umbrella	10/1/2025
D & O	10/1/2025
Workers Comp	2/1/2026

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)
Net Income (Loss)	**($486,728)**	**($394,384)**	**($92,344)**	**$358,402**	**$394,375**	**($35,973)**
Reserve Income (Loss)	**$60,830**	**$81,250**	**($20,420)**	**$138,893**	**$162,500**	**($23,607)**
Total Income (Loss)	**($425,898)**	**($313,134)**	**($112,764)**	**$497,295**	**$556,875**	**($59,580)**

Operating Budget Variances Current Month - In Excess of $2,500

General Ledger #	Account Description	Variance	Explanation
69015	WORKING CAPITAL	($8,334)	TO CORRECT YTD TO ZERO
69097	INS FUND REDUCTION	($12,500)	TO CORRECT YTD TO ZERO
69098	SNOW FUND REDUCTION	($8,334)	TO CORRECT YTD TO ZERO
60330	GOLD CLUB MEMBERSHIP	($18,100)	LESS INCOME RECEIVED THAN BUDGETED FOR
74425	TREE REMOVAL	$5,000	NO EXPENSE
74285	SPRINKLER REPAIRS	$15,000	NO EXPENSE
74400	TRASH REMOVAL	($30,094)	WASTE MGMT 8/31 OVERDUE INVOICE 3375200
74425	SNOW REMOVAL	($36,826)	TURF MASTERS 2/12 SERVICES
74605	SECURITY SERVICES	($22,957)	MARION SECURITY AGENCY - JAN & FEB SECURITY OFFICER
75090	CLUBHOUSE GAS	($3,797)	NJ NATURAL GAS CO USAGE
76730	MAINTENANCE	$9,507	LESS ACTIVITY THAN BUDGETED FOR
76721	GOLF SHOP PRO	$7,500	NO EXPENSE
75552	ACTIVITY CTR - GAS	($4,016)	NJ NATURAL GAS CO USAGE
76252	UTILITIES	$3,990	JCP&L USAGE

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	ASSETS								
	CURRENT ASSETS								
	CASH								
11930	CASH OPERATING - ALLIANCE ASSO	33,802	0	0	0	0	0	0	33,802
12056 2568O3	OPERATING- METROPOLITAN#0329	42,856	0	0	0	0	0	0	42,856
12056 256805	OPERATING- METRO INS CONT #406	0	0	164,100	0	0	0	0	164,100
13020 2568M1	CASH RESERVE METROPOLITAN #473	0	0	0	0	0	0	1,083,673	1,083,673
13020 2568R1	CASH RESERVE WELL FARGO #9161	0	0	0	0	0	0	1	1
13021 2568S3	CASH SNOW RESERVES METROPOLITA	0	0	0	659	0	0	0	659
13021 2568S4	CASH SNOW RESERVES MS TBILL	0	0	0	285,849	0	0	0	285,849
13030 2568C3	CASH - CAPITAL METROPOLITAN #0	0	155,996	0	0	0	0	0	155,996
13036 2658M2	MORGAN STANLEY RESER #3388 3.	0	0	0	0	0	0	1,473,816	1,473,816
13070 2568A1	CASH- ACTIVITIES INVESTORS CHE	0	0	0	0	(4,891)	0	0	(4,891)
13070 2568A2	CASH- ACTIVITIES INVESTORS MM	0	0	0	0	1	0	0	1
13070 2568A3	CASH- ACTIVITIES PNC MM# 0144	0	0	0	0	94,210	0	0	94,210
14020 2568D3	CASH DEFERRED METROPOLITAN #75	0	0	0	0	0	248,750	0	248,750
	TOTAL CASH	76,658	155,996	164,100	286,508	89,320	248,750	2,557,490	3,578,821
	RECEIVABLES								
21000	ACCOUNTS RECEIVABLE	93,842	0	0	0	0	0	0	93,842
21115	A/R TOWNSHIP	456,810	0	0	0	0	0	0	456,810
21221	ACCRUED INCOME	(6,000)	0	0	0	0	0	0	(6,000)
21225	ACCRUED INTEREST RESERVES	0	0	0	0	0	0	(21,889)	(21,889)
21226	ACCRUED INTEREST SNOW FUND	0	0	0	(11,057)	0	0	0	(11,057)
22300	ALLOWANCE FOR DOUBTFUL ACCOUNT	(53,195)	0	0	0	0	0	0	(53,195)
	TOTAL RECEIVABLES	491,457	0	0	(11,057)	0	0	(21,889)	458,511
	PREPAID EXPENSES								
26000 EXPENS	PREPAID EXPENSE - EXPENS	6,667	0	0	0	0	0	0	6,667
26100	PREPAID INSURANCE	54,262	0	0	0	0	0	0	54,262
26200	PREPAID TAXES	60	0	0	0	0	0	0	60
	TOTAL PREPAIDS	60,989	0	0	0	0	0	0	60,989
	TOTAL CURRENT ASSETS	629,104	155,996	164,100	275,451	89,320	248,750	2,535,601	4,098,321
	DUE TO/FROM	441,342	179,894	(14,099)	(34,848)	1,998	(49,010)	(525,278)	0
	TOTAL ASSETS	1,070,447	335,890	150,000	240,603	91,317	199,740	2,010,323	4,098,321
	LIABILITIES & FUND BALANCE								
	CURRENT LIABILITIES								
	ACCOUNTS PAYABLE								
42100	ACCOUNTS PAYABLE	64,278	0	0	0	0	0	0	64,278
42138	INCOME TAXES PAYABLE	15,032	0	0	0	0	0	0	15,032
42675	SALES TAX PAYABLE	5,593	0	0	0	0	0	0	5,593
21005	PREPAID ASSESSMENTS	140,262	0	0	0	0	0	0	140,262
	TOTAL ACCOUNTS PAYABLE	225,164	0	0	0	0	0	0	225,164
	ACCRUED EXPENSES								
43100	ACCRUED EXPENSES	219,706	0	0	0	0	0	0	219,706
	TOTAL ACCRUED EXPENSES	219,706	0	0	0	0	0	0	219,706
	OTHER LIABILITIES								
44002	DEFERRED INCOME ACTIVITIES	0	0	0	0	(60,934)	0	0	(60,934)
44110 2	INSURANCE CLAIM(S) -	11,636	0	0	0	0	0	0	11,636
44110 256806	INSURANCE CLAIM(S) - PERGOLA	(7,465)	0	0	0	0	0	0	(7,465)
42400	LOANS & EXCHANGES	731	0	0	0	0	0	0	731
	TOTAL OTHER LIABILITIES	4,902	0	0	0	60,934	0	0	65,836
	FUND BALANCES								
	ACTIVITY FUND								
56402	ACTIVITY CURR YR INCOME	0	0	0	0	191,122	0	0	191,122
56403	ACTIVITY CURR YR EXPENSE	0	0	0	0	(160,738)	0	0	(160,738)
	TOTAL ACTIVITY FUND	0	0	0	0	30,384	0	0	30,384
	INSURANCE CONTINGENCY FUND								
51007	INSURANCE CONTINGENCY	0	0	150,000	0	0	0	0	150,000
	TOTAL INSURANCE CONTINGENCY FU	0	0	150,000	0	0	0	0	150,000
	OPERATING FUND								
51001	PRIOR OPERATING FUND BALANCE	269,433	0	0	0	0	0	0	269,433
56010	PRIOR YEAR ADJUSTMENTS	(7,160)	0	0	0	0	0	0	(7,160)
	CURRENT YEAR NET INCOME/(LOSS)	358,402	0	0	0	0	0	0	358,402

Metropolitan Commercial Bank
99 Park Avenue, 12th Floor, New York, NY 10016

Account Number : [redacted]

Account Name : LAKEWOOD / FOUR SEASONS COMMUNITY

For The Period : 02/01/2025 Thru 02/28/2025

LAKEWOOD / FOUR SEASONS COMMUNITY
ASSOCIATION INC
C/O FIRSTSERVICE RES MID ATLANTIC
21 CHRISTOPHER WAY
EATONTOWN NJ 07724

Monthly Statement for the Period 02/01/2025 thru 02/28/2025

ACCOUNT ACTIVITY

POSTING DATE	TRANSACTION DESCRIPTION	AMOUNT OF THIS TRANSACTION	BALANCE AFTER THIS TRANSACTION
02/01/2025	**OPENING BALANCE IN Demand Deposit Marketplace Program**		**$970,370.82**
02/03/2025	DEPOSIT	4.07	970,374.89
02/10/2025	DEPOSIT	39,583.33	1,009,958.22
02/28/2025	INTEREST	2,868.76	1,012,826.98
02/28/2025	**CLOSING BALANCE IN Demand Deposit Marketplace Program**		**$1,012,826.98**

YOUR BALANCES IN RECEIVING INSTITUTION(S) AS OF 02/28/2025

RECEIVING INSTITUTION	FDIC CERT # or NCUA CHARTER #	CLOSING BALANCE
Bank of Baroda, New York, NY	33681	$248,700.00
Bell Bank, Fargo, ND	19581	$18,026.98
Citibank, National Association, Sioux Falls, SD	7213	$248,700.00
City National Bank, Los Angeles, CA	17281	$248,700.00
Peapack-Gladstone Bank, Bedminster, NJ	11035	$248,700.00

INTEREST SUMMARY

	STATEMENT PERIOD 02/01/2025 - 02/28/2025	YEAR TO DATE
INTEREST EARNED	$2,868.76	$5,927.47
ANNUAL PERCENTAGE YIELD EARNED (APYE)		3.82%

EXHIBIT P

FOUR SEASONS Times

Lakewood, NJ 08701 Volume 10, No 4 May 2025

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Outdoor Living

Outdoor activities are connected to better mental health and increased longevity. So take advantage of the warm weather and head outdoors. We live close to the ocean, award-winning nature preserves, and hiking trails. We're within driving distance of dining venues with spectacular views. You can enjoy the Jersey Shore with friends and family at nearby beaches, boardwalks, amusement parks, and festivals.

To help you create new outdoor experiences, we've included a list of outdoor activities in this issue of the *Times*. Whether you want to find serenity in nature or play arcade games, we note places enjoyed by your neighbors. We also remind you of local habitats where you can watch birds and admire butterflies. Go outside. Mother Nature awaits!

FOUR SEASONS TIMES

EXECUTIVE COMMITTEE

Jane Secci, Ph.D. ..... Managing Director
Elizabeth Candiotti ..... Editor-in-Chief
Danny Janelli ..... Director of Photography

COMMUNICATION

Rose Ann Pecora ..... Chairperson

GRAPHIC DESIGN

Elizabeth Wiedman ..... Senior Publishing Company
Vladimir Knop ..... Design Consultant

WRITERS/PROOFREADERS

Dee Bludgus, Elizabeth Candiotti, Frank Mongiello, Jane Secci, Marthe Yannich

PHOTOGRAPHY

Danny Janelli

PUBLICATION POLICY

The Four Seasons Times is published eight times each year. The paper is distributed free to every Four Seasons resident under the sponsorship of the Board of Trustees of the Four Seasons Community Association. The 2025 publication schedule is January, February, April, May, July, August, October, and November.

This publication is produced to inform, educate, and entertain the residents of Four Seasons Lakewood. Residents are invited to submit original, copyright-free articles of interest and relevant photographs. There is a limit of 500 words for most articles. We do not accept material that is offensive, divisive, or political. Photographs must be copyright-free and meet format and quality standards to be considered for inclusion.

All submitted material is subject to the approval of the Times Executive Committee and will be edited. Not all submitted material will be published due to editorial considerations and space limitations.

Senior Publishing solicits and publishes all advertising. Neither the Four Seasons Community Association nor the *Four Seasons Times* endorses or recommends any advertiser in this publication.

FOUR SEASONS TIMES

1560 Spring Meadow Drive
Lakewood, NJ 08701
fourseasonstimes@gmail.com

2025 FOUR SEASONS COMMUNITY ASSOCIATION BOARD OF TRUSTEES

Erma Hoover ..... President
Thomas Gialanella ..... Vice President
Deborah Catalina ..... Secretary
Dan Pagano ..... Treasurer
Lee Godfrey ..... Trustee
Geri Pitocco ..... Trustee
Carlos Antunes ..... Trustee

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Susan Levy ..... Vice President
Robert Kinley ..... Secretary
Arthur Lippens ..... Treasurer
Joe Caserta ..... Trustee

2025 COMMITTEE CHAIRPERSONS

Lou Delisa ..... Architectural Control
Steve Sellick ..... Buildings & Grounds
George Smith ..... CALTEC & Website
Brenda Page ..... Condominium
Larry Goldman ..... Emergency Management
Lynette Downey ..... Finance
Jane Secci/Elizabeth Candiotti ..... Four Seasons Times
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Flo Fortuna ..... House and Recreation
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Roseann Carlson ..... Social
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BOARD CORNER

To take another step to improve communication with residents, the Community Association Board of Directors will contribute an article to the *Four Seasons Times* every month that it is published. Our goal is to be informative and provide accurate and timely information.

We all know that in the childhood game of "*Telephone*," a message gets passed from person to person with a surprising consequence. The message heard by the last person differs greatly from the original. We intend to avoid similar miscommunication.

We're aware of rumors of issues with community funds and claims of overspending and underspending. And we've examined rumors that money is missing from our coffers. These views are not based on fact. The Board adheres to an approved budget. However, when Mother Nature brings us snow, rain, wind, or other unanticipated factors, some adjustments are made to the timing of approved projects.

Now that the weather has turned to our advantage, we will complete delayed projects that were previously approved. These include work at the Shorrock Street exit and to the East Wall.

To assure residents about our fiduciary responsibility, a third-party auditor examines our annual financials and produces a report. Residents will be able to view the Auditor's Report, and there will be a meeting to present the report and answer questions from residents.

This year the Board will continue to explore ways to keep our entire community well informed about the budget, policies, procedures, meetings, events, and activities.

Erma Hoover, President
Community Association Board of Trustees

FROM MANAGEMENT

We welcome the beautiful months of May and June and encourage everyone to make the most of the sunshine and your fantastic community amenities. Whether you're hitting the golf course, cooling off by the pool, or enjoying a friendly match on the Pickleball courts, there's something for everyone to enjoy.

Don't forget to check out the weekly activities — there's always something fun happening! Stay connected so you don't miss out on these exciting events.

A quick reminder: bulk trash pickup is scheduled for Monday, June 9, 2025. You can place bulk items at your curb starting Saturday, June 7, 2025, after 5:00 p.m. Please take advantage of this opportunity to clear out any large items from your home.

Management is here for you. Please reach out with any questions or needs. Our office hours are Monday to Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:00 a.m. to 4:00 p.m. You can contact us at 732.477.0588.

Your Management Team

BULK RULES

Lawnmowers and BBQ grills are accepted, but not televisions. All other items must be less than six feet in length. Carpet and branches must be tied and bundled (maximum four feet in length). Nails must be removed from wood. Sofa, recliners, mattresses, and box springs must be wrapped in plastic.

Unacceptable items are car or truck batteries, tires, waste oil, paint, insecticides, motors, tanks (welding or gas), 55-gallon metal drums, asbestos, contaminated soil, soil, medical waste, and concrete/cement.

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732.449.5940 info@opdykeawnings.com
ad-5038

EXHIBIT Q

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF INC, (PROFIT)

SHORE CLEANING CREW INC
0450585181

The above-named DOMESTIC PROFIT CORPORATION was duly filed in accordance with New Jersey State Law on 01/05/2021 and was assigned identification number 0450585181. Following are the articles that constitute its original certificate.

1. **Name:**
   SHORE CLEANING CREW INC
2. **Registered Agent:**
   ADELA PEREZ
3. **Registered Office:**
   123 RIDGE AVE
   NEPTUNE CITY, NEW JERSEY 07753
4. **Business Purpose:**
   ALL MAINTENANCE
5. **Duration:**
   PERPETUAL
6. **Stock:**
   1
7. **Effective Date of this filing is:**
   01/05/2021
8. **First Board of Directors:**
   ADELA PEREZ
   123 RIDGE AVE
   NEPTUNE CITY, NEW JERSEY 07753
9. **Incorporators:**
   ADELA PEREZ
   123 RIDGE AVE
   NEPTUNE CITY, NEW JERSEY 07753
10. **Main Business Address:**
    123 RIDGE AVE
    NEPTUNE CITY, NEW JERSEY 07753

Signatures:

ADELA PEREZ
INCORPORATOR

Continued on next page ...

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF INC, (PROFIT)

SHORE CLEANING CREW INC
0450585181

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal 5th day of January, 2021

Elizabeth Maher Muoio
State Treasurer

Certificate Number: 41225966530
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

New Jersey Division of Revenue & Enterprise Services
Certificate Of Amendment
NJSA 42:2C-19
New Jersey Limited Liability Company Act

Department of the Treasury
Division of Revenue & Enterprise Services
Business Amendments
Filed

Validation Number: 4157564434
12/17/21 11:06:28

Verify this certificate online at https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

This Limited Liability Company filed with the Division of Revenue and Enterprise Services to amend its Certificate of Formation. The filer is responsible for ensuring strict compliance with NJSA 42:2C, the Revised Uniform New Jersey Limited Liability Company Act.

1. Name of Limited Liability Company: JS SHORE FLIPPERS LLC

2. Business ID Number: 0450542866

3. Amendments:

Article 6, the Members are amended to the following:

JUAN ACEVEDO, MEMBER
123 RIDGE AVE
NEPTUNE CITY, NJ 07753

MARIA ACEVEDO, MEMBER
814 4TH AVE
TOMS RIVER, NJ 08757

Article 7, the Business Address is amended to the following:

Main Business Address

123 RIDGE AVE
NEPTUNE CITY, NJ 07753

Principal Business Address

123 RIDGE AVE
NEPTUNE CITY, NJ 07753

The undersigned represent(s) that this filing complies with State law as detailed in NJSA 42:2C and that they are authorized to sign this form on behalf of the NJ Limited Liability Company on December 17, 2021.

Signature

JUAN ACEVEDO

MARIA ACEVEDO

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

JS SHORE FLIPPERS LLC
0450542866

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 09/16/2020 and was assigned identification number 0450542866. Following are the articles that constitute its original certificate.

1. **Name:**
   JS SHORE FLIPPERS LLC
2. **Registered Agent:**
   JUAN ACEVEDO
3. **Registered Office:**
   206 OLD TAVERN RD
   HOWELL, NEW JERSEY 07731
4. **Business Purpose:**
   CONSTRUCTION
5. **Effective Date of this Filing is:**
   09/16/2020
6. **Members/Managers:**
   JUAN ACEVEDO
   123 RIDGE AVE
   NEPTUNE CITY, NEW JERSEY 07753

   STEVEN CHADWICK
   206 OLD TAVERN RD
   HOWELL, NEW JERSEY 07731
7. **Main Business Address:**
   206 OLD TAVERN RD
   HOWELL, NEW JERSEY 07731

Signatures:

JUAN ACEVEDO
AUTHORIZED REPRESENTATIVE

STEVEN CHADWICK
AUTHORIZED REPRESENTATIVE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal 16th day of September, 2020

Elizabeth Maher Muoio
State Treasurer

Certificate Number: 4113718342
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES
CHANGE OF REGISTERED AGENT CERTIFICATE

JS SHORE FLIPPERS LLC
0450542866

The Division of Revenue and Enterprise Services hereby affirms that the following change was submitted on 06/12/2023 for JS SHORE FLIPPERS LLC.

Previous Registered Agent and Office

JUAN ACEVEDO
206 OLD TAVERN RD
HOWELL, NJ 07731

New Registered Agent and Office

JUAN ACEVEDO
123 RIDGE AVE
NEPTUNE CITY, NJ 07753

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, this 12th day of June, 2023

Certificate Number : 2714812970
Verify this certificate online at https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

Elizabeth Maher Muoio
State Treasurer

NEW JERSEY DIVISION OF CONSUMER AFFAIRS

Cari Fa
Acting Direct
Read E

License Information

Accurate as of November 11, 2024 9:56 PM

Return to Search Results

Name:	JS SHORE FLIPPERS LLC	**Doing Business As:**
Owner Name:	Juan Acevedo, Maria Acevedo	
Address:	, ,	
Profession:	Home Improvement Contractors	
License Type:	Home Improvement Contractor	
License No:	13VH12929900	
License Status:	Reinstatement Pending	**Status Change Reason:**
Issue Date:		**Expiration Date:**

For Contractors needing information regarding registration contact the New Jersey Home Improvement Contractors registration section (973) 424-8150 prompt #2. For consumers r
concerning Contractor complaints contact the New Jersey Home Improvement Contractors complaints section (973) 424-8150 prompt #6.

Documents

No Public Documents

Division
Division Home
Consumer Protection
Licensing Boards
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Adoptions & Rule Proposals
Internship Opportunities

Department
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NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF INC, (PROFIT)

JUANS CARPET INC
0450035273

The above-named DOMESTIC PROFIT CORPORATION was duly filed in accordance with New Jersey State Law on 12/04/2015 and was assigned identification number 0450035273. Following are the articles that constitute its original certificate.

1. **Name:**
   JUANS CARPET INC
2. **Registered Agent:**
   MARIA DE JESUS
3. **Registered Office:**
   1117 GRASSMERE AVE
   OCEAN, NEW JERSEY 07712
4. **Business Purpose:**
   CARPET INSTALLATION
5. **Duration:**
   PERPETUAL
6. **Stock:**
   100
7. **Effective Date of this filing is:**
   01/01/2016
8. **First Board of Directors:**
   MARIA DE JESUS
   1117 GRASSMERE AVE
   OCEAN, NEW JERSEY 07712
9. **Incorporators:**
   MARIA DE JESUS ACEVEDO
   1117 GRASSMERE AVE
   OCEAN, NEW JERSEY 07712
10. **Main Business Address:**
    1117 GRASSMERE AVE
    OCEAN, NEW JERSEY 07712

Signatures:

MARIA DE JESUS ACEVEDO
INCORPORATOR

Continued on next page ...

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF INC, (PROFIT)

JUANS CARPET INC
0450035273



Certificate Number : 4007054252
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_CERT.jsp

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal 4th day of December, 2015

Ford M. Scudder
Acting State Treasurer

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES
CHANGE OF REGISTERED AGENT CERTIFICATE

JUANS CARPET INC
0450035273

The Division of Revenue and Enterprise Services hereby affirms that the following change was submitted on 12/24/2020 for JUANS CARPET INC.

Previous Registered Agent and Office

MARIA DE JESUS
1117 GRASSMERE AVE
OCEAN, NJ 07712

New Registered Agent and Office

MARIA DE JESUS
123 Ridge Ave
Neptune City, NJ 07753

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, this 24th day of December, 2020

Elizabeth Maher Muoio
State Treasurer

Certificate Number : 2528012494
Verify this certificate online at https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

EXHIBIT R

Re: Additional Overbilling by New Jersey Irrigation

From: Daniel Pagano (dan.pagano.nj@gmail.com)

To: jrpull@yahoo.com

Cc: marsmhc@gmail.com; sal.pirrera@fsresidential.com; artie345@aol.com; cantunes3057@gmail.com; gdcthoov1@optonline.net; gpitocco@aol.com; myredbug2@yahoo.com; giatom@aol.com; michael.mendillo@fsresidential.com.readnotify.com; dlgs@dca.nj.gov; david.diestel@fsresidential.com

Date: Friday, January 3, 2025 at 11:09 AM EST

Actually you sent another email regarding billing for wiring and moving a valve box from a property and the office will be responding.

As to your other point I have zero interest in character assassination of you or anyone else. My only goal in this community is its continued improvement. If you want to see what a character assassin looks like I suggest a mirror might be useful

Dan Pagano
M 908.347.2385

On Fri, Jan 3, 2025 at 10:57 AM Jacci P <jrpull@yahoo.com> wrote:

> Dan
>
> I never called out previous invoices outside of the sales tax issue, so I have no idea what you are referring to. I am going to guess it is just more of your attempted character assassination to discredit me in order to thwart my goal of ensuring the community is not being overbilled!! I have to on the other hand question your motive.
>
> It is obvious for all to see that we were billed for flags being put out and flags are included in the contract, so it is an error. A work order being billed twice is also an obvious error. As is Jim's time being billed on three invoices for the same day a gross error. There are many, many more of these types of errors.
>
> What I have pointed out to the community is what is addressed in this email
>
> This email and your response will also be shared.
>
> EVERYONE in the community has the right to see the invoices and the bills.
>
> It is THE LAW!!!
>
> On Friday, January 3, 2025 at 10:44:31 AM EST, Daniel Pagano <dan.pagano.nj@gmail.com> wrote:

Jacci discovered that an error in the monthly billing from NJ American. We thanked her for her discovery and corrected the error in this fiscal year. All of the other item on her list are being researched and will be responded to in due time. Unfortunately we are short staffed due to the holidays so it's taking longer than normal.

Just because someone points what they believe is an error and keeps their own tally sheet does not mean it's an error until it's verified and I happen to know already that one group of invoices she has called out have already been verified and a response

There's a difference between pointing something out to management and/or the board and using the information to broadcast it to hundreds of people and I think you as a former board member would understand the motive. I'll leave it at that.

Dan Pagano
M 908.347.2385

On Fri, Jan 3, 2025 at 9:29 AM Susanne Mars <marsmhc@gmail.com> wrote:

> As a homeowner in this community, I am wondering who is minding the store?
> If we need Jacci to check the invoices to avoid inaccurate billing, then she should be on the board and the board should thank her for her diligence.
> This financial situation is a mess, but it is a mess that is unnecessarily increasing my expenses. FIX IT !!!
>
> Sent from SUSANNE's iPhone
> "Life is lived forward but
> understood backwards"
>
> On Jan 3, 2025, at 9:03 AM, Jacci P <jrpull@yahoo.com> wrote:
>
> Sal and Dan
>
> There are numerous issues with the New Jersey American Irrigation billing. I will be generating a complete report after I receive the full billing. I have to date only received May through October 2024 bills. I would like the rest ASAP.
>
> However, in the meantime please request that we are issued a credit towards the next bill for the following:
>
> 1) Placement of irrigation flags (See enclosed contract - Exhibit B - 5. M. Flagging of irrigation equipment for turf renovations IS INCLUDED)
>
> Inv#1847 - flagging visits 9/3,9/6,9/7,9/10,9/9 - total of $5693.78 inclusive of sales tax
>
> 2) This same invoice #1847 includes a service call (visit #1896) that was double billed on Inv. #1851 (attached) Total refund #1,023.60 inclusive of sales tax.
>
> 3) Amazingly it was not enough that we were charged 8 hours for Jim to place flags with his wife and the same 8 hours on 9/6 for him to perform a service call, but we were again billed for Jim's same 8 hours as extra man hours on Inv 1850 (attached). Refund $511.48 inclusive of sales tax
>
> Additional refund on just these = $7,228.86
>
> Add this to the previous sales tax refund and we are over 30k in refunds so far.
>
> Once again, I object to the awarding of this company which has been in business only since 2001 (see attached) business registration) millions of dollars in contracts. Jim

has billed us about 107k in ADDITIONAL work when the contract stated he was to supply enough men to full fill the contract is amazing. However, when you take into consideration that he was paid over 168k or 85% MORE than Federal irrigation to do the same work is now in the realm of heinous.

I ask that the contracts be rescinded.

I also request that Dan Pagano immediately resign from the board since he stated at the December 17,2024 Special Board meeting that he had justified ALL New Jersey American Irrigation invoices!

Jacci Pullman

<NJAI - Irrigation Maintenance Contract - 01.01.2024 - Final-Signed (2).pdf>
<inv 1847.pdf>
<1851.pdf>
<1850.pdf>
<BE_Copies_0450594503_232283089794 NJ american.pdf>

EXHIBIT S

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

NEW JERSEY AMERICAN IRRIGATION LLC
0450594503

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 01/21/2021 and was assigned identification number 0450594503. Following are the articles that constitute its original certificate.

1. **Name:**
   NEW JERSEY AMERICAN IRRIGATION LLC
2. **Registered Agent:**
   JAMES WARRELMANN
3. **Registered Office:**
   904 REVERE CT
   TOMS RIVER, NEW JERSEY 08753
4. **Business Purpose:**
   TO PROVIDE IRRIGATION SERVICE AND INSTALLATION
5. **Effective Date of this Filing is:**
   01/21/2021
6. **Main Business Address:**
   904 REVERE CT
   TOMS RIVER, NEW JERSEY 08753-0875

Signatures:

JAMES W WARRELMANN III
AUTHORIZED REPRESENTATIVE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal 21st day of January, 2021

Elizabeth Maher Muoio
State Treasurer

Certificate Number : 4125017376
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCertJSP/Verify_Cert.jsp

EXHIBIT T



This job is closed

We regret to inform you that the job you were interested in has been closed. Although this specific position is no longer available, we encourage you to continue exploring other opportunities on our job board.

Regional Director

FirstService Residential posted 6 months ago **$120,000 - $130,000**/Yr

Full-time • Mid Level **Hybrid • Woodbridge Township, NJ** **Real Estate**



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About the position

As a Regional Director at FirstService R[illegible] you will strategically manage client relationships, providing key business insights and expertise to drive loyalty, profitability, and long-term client retention. This role requires strong leadership to foster a culture of exceptional customer service and accountability among community managers. The position involves a hybrid work environment with frequent travel to properties in New Jersey and some weekend work, ideally on a Tuesday-Saturday schedule.

Responsibilities

- Devise client relationship management plans and relationship building activities based on client classification and importance.
- Execute relationship management activities to identify client issues and opportunities, developing action plans to improve property and client relationships.
- Model company culture, values, and brand promise to strengthen client relationships.
- Act as a brand ambassador by communicating the value and benefits of products and services.
- Build strong relationships with board members, acting as a trusted advisor and following through on commitments with honesty and transparency.
- Understand financial and operational goals for each client, including

- Maintain growth and profitability of accounts by adding new products and services based on client needs.
- Attract, develop, and retain a diverse team of managers to meet property management needs.
- Provide ongoing support with training, coaching, and developing career paths for associates.
- Influence and mentor community managers, emphasizing professionalism and a strong work ethic.
- Ensure completion of property management tasks in alignment with standard operating procedures.

Requirements

- Bachelor's degree in business or related field from an accredited college or university.
- 5 to 7 years' experience in property management, construction, or hospitality preferred.
- Experience in operations, account management, or relationship management is an asset.
- Experience in overseeing multiple projects at once.
- Managed over 10+ people directly and coached them.
- Valid state driver's license and state-mandated vehicle insurance.
- Certification from CCAM or CAI in property management strongly desired.
- Critical thinking, problem solving, judgment, and decision-making abilities are necessary.
- Proficiency in computer programs like Microsoft Office, Outlook, and Windows required.
- Ability to work with sensitive and/or confidential information.

Nice-to-haves

- Experience in hospitality management.
- Familiarity with property management software.

Benefits

- Comprehensive medical plans, dental, and vision insurance.
- Time off benefits and paid holidays.
- 401k with company match.
- Cell phone allowance.
- Bonus opportunities.

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Resume Checker

Cover Letter Generator

Resume Summary Generator

Resume Job Description Match

Resume Bullet Point Generator

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Career Paths

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Cover Letter Templates

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CV Examples

ChatGPT for Resumes

ChatGPT for Cover Letters

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About Me in Resume

Resume Summary Examples

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FIRSTSERVICE CORPORATION
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(in thousands of US dollars, except share and per share amounts)

1. Description of the business

FirstService Corporation (the "Company") is a North American provider of residential property management and other essential property services to residential and commercial customers. The Company's operations are conducted in two segments: FirstService Residential and FirstService Brands. The segments are grouped with reference to the nature of services provided and the types of clients that use those services.

FirstService Residential is a full-service property manager and in many markets provides a full range of ancillary services primarily in the following areas: (i) on-site staffing, including building engineering and maintenance, full-service amenity management, security, concierge and front desk personnel; (ii) proprietary banking and insurance products; and (iii) energy conservation and management solutions.

FirstService Brands provides a range of essential property services to residential and commercial customers in North America through company-owned operations and franchise systems. The principal brands in this division include First Onsite Property Restoration, Paul Davis Restoration, Roofing Corp of America, Century Fire Protection, California Closets, CertaPro Painters, Floor Coverings International and Pillar to Post Home Inspectors.

2. Summary of significant accounting policies

The preparation of consolidated financial statements in accordance with accounting principles generally accepted in the United States of America ("GAAP") requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. The most significant estimates are related to the determination of fair values of assets acquired and liabilities assumed in business combinations, and recoverability of goodwill and intangible assets. Actual results could be materially different from these estimates.

Significant accounting policies are summarized as follows:

Basis of consolidation
The consolidated financial statements include the accounts of the Company and its majority-owned subsidiaries where the Company is the primary beneficiary. Inter-company transactions and accounts are eliminated on consolidation.

Cash and cash equivalents
Cash equivalents consist of short-term interest-bearing securities, which are readily convertible into cash and have original maturities at the date of purchase of three months or less.

Restricted cash
Restricted cash consists of cash over which the Company has legal ownership but is restricted as to its availability or intended use, including funds held on behalf of clients and franchisees.

The Company's restricted cash balance consists primarily of cash related to our marketing funds in the FirstService Brands segment, cash held for certain employees' benefit plans, and cash held for insurance broker commissions owed in our FirstService Residential segment.

Accounts Receivable
In the ordinary course of business the Company extends non-interest bearing trade credit to its customers. Accounts receivable are carried at amortized cost and reported on the face of the consolidated balance sheets, net of an allowance for credit losses. The Company maintains an allowance for credit losses to

provide for the estimated amount of receivables that will not be collected. The allowance for credit losses is based on the Company's assessment of the collectability of customer accounts. In determining the allowance for credit losses, the Company analyzes the aging of accounts receivable, historical payment experience, customer creditworthiness and current economic trends that may impact a customer's ability to pay.

Inventories
Finished goods and supplies and other inventories are carried at the lower of cost and net realizable value. Cost is determined using the weighted average method. Work-in-progress inventory relates to construction contracts and real estate project management projects in process.

Fixed assets
Fixed assets are carried at cost less accumulated depreciation. The costs of additions and improvements are capitalized, while maintenance and repairs are expensed as incurred. Fixed assets are reviewed for impairment whenever events or circumstances indicate that the carrying value of an asset group may not be recoverable. An impairment loss is recorded to the extent the carrying amount exceeds the estimated fair value of an asset group. Fixed assets are depreciated over their estimated useful lives as follows:

Buildings	20 to 40 years straight-line
Vehicles	3 to 5 years straight-line
Furniture and equipment	3 to 10 years straight-line
Computer equipment and software	3 to 5 years straight-line
Leasehold improvements	term of the lease to a maximum of 10 years straight-line

Fair value
The Company uses the fair value measurements framework for financial assets and liabilities and for non-financial assets and liabilities that are recognized or disclosed at fair value on a non-recurring basis. The framework defines fair value, gives guidance for measurement and disclosure, and establishes a three-level hierarchy for observable and unobservable inputs used to measure fair value. The classification of an asset or liability within the hierarchy is determined based on the lowest level input that is significant to the fair value measurement. The three levels are as follows:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities
Level 2 – Observable market-based inputs other than quoted prices in active markets for identical assets or liabilities
Level 3 – Unobservable inputs for which there is little or no market data, which requires the Company to develop its own assumptions

Financing fees
Financing fees related to our second amended and restated credit agreement (the "Credit Agreement") with a syndicate of lenders, our $30,000 of senior secured notes (the "Senior Notes"), and our $185,000 of senior unsecured notes (the "Notes") are deferred and amortized to interest expense using the effective interest method.

Leases
The Company has lease agreements with lease and non-lease components, and has elected to account for each lease component (e.g., fixed rent payments) separately from the non-lease components (e.g., common-area maintenance costs). The Company has also elected not to recognize the right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less. Leases are recognized on the balance sheet when the lease term commences, and the associated lease payments are recognized as an expense on a straight-line basis over the lease term.

At lease commencement, which is generally when the Company takes possession of the asset, the Company records a lease liability and a corresponding right-of-use asset. Lease liabilities represent the present value of minimum lease payments over the expected lease term, which includes options to extend or terminate the lease when it is reasonably certain those options will be exercised. The present value of the lease liability is determined using the Company's incremental collateralized borrowing rate at the lease commencement.

Minimum lease payments include base rent, fixed escalation of rental payments, and rental payments that are adjusted periodically depending on a rate or index.

Right-of-use assets represent the right to control the use of the leased asset during the lease and are initially recognized in an amount equal to the lease liability. In addition, prepaid rent, initial direct costs, and adjustments for lease incentives are components of the right-of-use asset. Over the lease term the lease expense is amortized on a straight-line basis beginning on the lease commencement date. Right-of-use assets are assessed for impairment as part of the impairment of long-lived assets, which is performed whenever events or changes in circumstances indicate that the carrying amount of an asset or asset group may not be recoverable.

Goodwill and intangible assets

Goodwill represents the excess of purchase price over the fair value of assets acquired and liabilities assumed in a business combination and is not subject to amortization.

Intangible assets are recorded at fair value on the date they are acquired. They are amortized over their estimated useful lives as follows:

Customer relationships	straight-line over 4 to 20 years
Franchise rights	by pattern of use, currently estimated at 2.5% to 15% per year
Trademarks and trade names	straight-line over 1 to 35 years
Management contracts and other	straight-line over life of contract ranging from 2 to 20 years
Backlog	straight-line over 6 to 12 months

The Company reviews the carrying value of finite life intangible assets for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset group may not be recoverable from the estimated future cash flows expected to result from their use and eventual disposition. If the sum of the undiscounted expected future cash flows is less than the carrying amount of the asset group, an impairment loss is recognized. Measurement of the impairment loss is based on the excess of the carrying amount of the asset group over the fair value calculated using an income approach.

Goodwill is tested for impairment annually, on August 1, or more frequently if events or changes in circumstances indicate the asset might be impaired, in which case the carrying amount of the asset is written down to fair value.

Impairment of goodwill is tested at the reporting unit level. The Company has six reporting units determined with reference to business segment, customer type, service delivery model and geography. Impairment is tested by first assessing qualitative factors to determine whether it is more likely than not that the fair value of a reporting unit is less than its carrying amount. Where it is determined to be more likely than not that its fair value is greater than its carrying amount, then no further testing is required. Where the qualitative analysis is not sufficient to support that the fair value exceeds the carrying amount then a goodwill impairment test is performed. The Company also has an unconditional option to bypass the qualitative assessment for any reporting unit in any period and proceed directly to performing a quantitative goodwill impairment test. The Company may resume performing the qualitative assessment in any subsequent period. A quantitative goodwill impairment test is performed by comparing the fair value of each reporting unit to its carrying amount, including goodwill. Fair value is estimated using a market multiple method, which estimates market multiples of earnings before interest, taxes, depreciation and amortization ("EBITDA") for comparable entities with similar operations and economic characteristics. Significant assumptions used in estimating the fair value of each reporting unit include the market multiples of EBITDA.

Redeemable non-controlling interests

Redeemable non-controlling interests ("RNCI") are recorded at the greater of (i) the redemption amount or (ii) the amount initially recorded as RNCI at the date of inception of the minority equity position. This amount is recorded in the "mezzanine" section of the balance sheet, outside of shareholders' equity. Changes in the RNCI amount are recognized immediately as they occur.

Revenue recognition and unearned revenues

The Company accounts for a contract with a customer when there is approval and commitment from both parties, the rights of the parties are identified, payment terms are identified, the contract has commercial substance and collectability of consideration is probable. The Company's revenues are measured based on consideration specified in the contract of each customer and revenue is recognized as the performance obligations are satisfied by transferring the control of the service or product to a customer.

(a) Revenues from property and amenity management services

Property and amenity management services represent a series of distinct daily services, that in nature are substantially the same, rendered over time. The Company is compensated for these services through monthly management fees and fees associated with ancillary services. Revenue is recognized for the fees associated with the services performed on a straight line basis over the period the services are performed.

The Company also provides additional services outside the scope of the property and amenity management services at the request of a customer which represents a distinct performance obligation. Revenue relating to these services is recognized at a point in time when the service is complete.

(b) Revenues from construction contracts and service operations other than franchisor operations

Revenues are recognized over time as control transfers to the customer as the services are being performed. Revenues are recognized based on percentage of completion, which is based on a ratio of actual costs to total estimated contract costs. In cases where anticipated costs to complete a project exceed the revenue to be recognized, a provision for the additional estimated losses is recorded in the period when the loss becomes apparent. Amounts received from customers in advance of services being provided are recorded as unearned revenues when received and services rendered in advance of billing are recorded as work-in-progress inventory.

(c) Franchisor operations

The Company operates several franchise systems within its FirstService Brands segment. Initial franchise fees are deferred and recognized over the term of the franchise agreement. Royalty revenues, including revenues from administrative and other support services, are recognized based on a contracted percentage of franchisee revenues, as reported by the franchisees on a monthly basis as this reflects performance of the services over time, when the related franchisee revenues occur.

The Company's franchise systems operate marketing funds on behalf of franchisees. Advertising fund contributions from franchisees are reported as revenues consistent with royalty revenues, when the related franchisee revenues occur, and advertising fund expenditures are reported as expenses, when incurred in the statements of earnings. To the extent that contributions received exceed advertising expenditures, the excess amount is accrued and offset as unearned revenue, whereas any expenditures in excess of contributions are expensed as incurred. As such, advertising fund contributions and the related revenues and expenses may be reported in different periods.

Stock-based compensation

For equity classified awards, compensation cost is measured at the grant date based on the estimated fair value of the award. The related stock option compensation expense is allocated using the graded attribution method.

Notional value appreciation plans

Under these plans, subsidiary employees are compensated if the notional value of the subsidiary increases. Awards under these plans generally have a term of up to fifteen years and a vesting period of five years. The increase in notional value is calculated with reference to growth in earnings relative to a fixed threshold amount plus or minus changes in indebtedness relative to a fixed opening amount. If an award is subject to a vesting condition, then graded attribution is applied to the intrinsic value. The related compensation expense is recorded in selling, general and administrative expenses, the current liability is recorded in accrued liabilities, and the non-current portion is recorded in other liabilities.

Foreign currency translation
Assets, liabilities and operations of foreign subsidiaries are recorded based on the functional currency of each entity. For certain foreign operations, the functional currency is the local currency, in which case the assets, liabilities and operations are translated at current exchange rates from the local currency to the reporting currency, the US dollar. The resulting unrealized gains or losses are reported as a component of accumulated other comprehensive earnings. Realized and unrealized foreign currency gains or losses related to any foreign dollar denominated monetary assets and liabilities are included in net earnings.

Income tax
Income tax has been provided using the asset and liability method whereby deferred income tax assets and liabilities are recognized for the expected future income tax consequences of events that have been recognized in the consolidated financial statements or income tax returns. Deferred income tax assets and liabilities are measured using enacted income tax rates expected to apply to taxable income in the years in which temporary differences are expected to reverse, be recovered or settled. The effect on deferred income tax assets and liabilities of a change in income tax rates is recognized in earnings in the period in which the change occurs. A valuation allowance is recorded unless it is more likely than not that realization of a deferred income tax asset will occur based on available evidence.

The Company recognizes uncertainty in tax positions taken or expected to be taken in a tax return by recording a liability for unrecognized tax benefits on its balance sheet. Uncertainties are quantified by applying a prescribed recognition threshold and measurement attribute.

The Company classifies interest and penalties associated with income tax positions in income tax expense.

Business combinations
All business combinations are accounted for using the purchase method of accounting. Transaction costs are expensed as incurred.

The determination of fair values of assets and liabilities assumed in business combinations requires the use of estimates and judgement by management, particularly in determining fair values of intangible assets acquired.

The fair value of the contingent consideration is classified as a financial liability and is recorded on the balance sheet at the acquisition date and is re-measured at fair value at the end of each period until the end of the contingency period, with fair value adjustments recognized in operating earnings.

ASC 280 – Segment Reporting
In the fourth quarter of 2024, the Company adopted ASU 2023-07 applicable to ASC 280, Segment Reporting, which primarily requires public entities to disclose significant segment expenses that are (1) regularly provided to (or easily computed from information regularly provided to) the chief operating decision maker and (2) included in the reported measure of segment profit or loss. The Company adopted this standard retrospectively. As a result of the adoption of this standard, Note 21 has been updated to include Cost of revenues and Selling, general and administrative expenses attributable to its segments.

3. Revenue from contracts with customers

Disaggregated revenues are as follows:

	Year ended December 31	
	2024	**2023**
Revenues		
FirstService Residential	$ 2,134,469	$ 1,996,823
FirstService Brands company-owned operations	2,857,489	2,122,691
FirstService Brands franchisor	216,558	208,704
FirstService Brands franchise fee	8,378	6,330

The Company disaggregates revenue by segment. Within the FirstService Brands segment, the Company further disaggregates its company-owned operations revenue; these businesses primarily recognize revenue over time as they perform because of continuous transfer of control to the customer. As such, revenue is recognized based on the extent of progress towards completion of the performance obligation. The Company generally uses the percentage of completion method.

We believe this disaggregation best depicts how the nature, amount, timing and uncertainty of the Company's revenue and cash flows are affected by economic factors.

The Company's backlog represents remaining performance obligations and is defined as contracted work yet to be performed. As at December 31, 2024, the aggregate amount of backlog was $924,803 (2023 - $838,335). The Company expects to recognize revenue on the majority of the remaining backlog over the next 12 months.

The majority of current unearned revenues as at December 31, 2023 was recognized into income during 2024.

4. Acquisitions

2024 acquisitions:
The Company completed eight acquisitions during the year, two in the FirstService Residential segment and six in the FirstService Brands segment. In the FirstService Residential segment, the Company acquired two property management firms operating in Tampa, Florida and San Francisco, California, respectively. Within the FirstService Brands segment, the Company acquired an independent restoration company located in Atlanta, Georgia, as well as two fire protection companies operating in Birmingham, Alabama and Asheboro, North Carolina, respectively. Also, within the FirstService Brands segment, the Company acquired three commercial roofing companies headquartered in Fort Myers, Florida, Malabar, Florida, and Denver, Colorado, respectively.

Details of these acquisitions are as follows:

	Aggregate Acquisitions
Accounts receivable	$ 61,987
Other current assets	25,965
Non-current assets	12,686
Accounts payable	(19,013)
Accrued liabilities	(25,282)
Other current liabilities	(19,524)
Non-current liabilities	(1,385)
Deferred tax liabilities	(34,749)
Redeemable non-controlling interest	(95,143)
	$ (94,458)
Cash consideration, net of cash acquired of $27,412	$ 212,246
Acquisition date fair value of contingent consideration	52,802
Total purchase consideration	$ 265,048
Acquired intangible assets (note 9)	$ 156,522
Goodwill	$ 202,984

Acquisition-related items included both transaction costs and contingent acquisition consideration fair value adjustments. Acquisition-related transaction costs for the year ended December 31, 2024 totaled $5,621 (2023 - $5,151). Also included in acquisition-related items was a reversal of $20,023 related to contingent acquisition consideration fair value adjustments (2023 - increase of $16,366).

The purchase price allocations for certain transactions completed in the last twelve months are not yet finalized, pending final determination of the fair value of assets acquired, the corresponding deferred tax liabilities, and final working capital adjustments. The acquisitions referred to above were accounted for by the purchase method of accounting for business combinations. Accordingly, the accompanying consolidated statements of earnings do not include any revenues or expenses related to these acquisitions prior to their respective closing dates. There have been no material changes to the estimated purchase price allocations that were finalized throughout the year ended December 31, 2024.

The amount of revenues and earnings contributed from the date of acquisition and included in the Company's consolidated results for the year ended December 31, 2024, and the supplemental pro forma revenues and earnings of the combined entity had the acquisition date been January 1, 2023, are as follows:

	Revenues	Net earnings
Actual from acquired entities for 2024	$ 182,065	$ 18,288
Supplemental pro forma for 2024 (unaudited)	5,367,848	204,129
Supplemental pro forma for 2023 (unaudited)	5,126,900	218,921

Supplemental pro forma results were adjusted for non-recurring items.

2023 acquisitions:
The Company completed twelve acquisitions in 2023, three in the FirstService Residential segment and nine in the FirstService Brands segment. In the FirstService Residential segment, the Company acquired three property management firms operating in New York City, Toronto, Canada, and San Ramon, California, respectively. Within the FirstService Brands segment, the Company acquired three Paul Davis franchises, headquartered in Houston, Texas, Denver, Colorado, and Boise, Idaho, respectively. The Company also acquired a fire protection company, located in Houston, Texas, a California Closets franchise operating in Reno, Nevada, two independent restoration companies located in Nashville, Tennessee and Cincinnati, Ohio, respectively, as well as a property services business in Orange County, California. On December 18th, the Company announced the acquisition of Roofing Corp of America, a

commercial roofing company headquartered in Atlanta, Georgia and operating in 11 U.S. states spanning the Sun Belt, Mid-Atlantic, Midwest and West regions.

Details of these acquisitions are as follows:

	Roofing Corp of America	All other acquisitions	Total
Accounts receivable	$ 83,943	$ 27,919	$ 111,862
Other current assets	26,362	5,089	31,451
Non-current assets	22,871	6,581	29,452
Accounts payable	(30,531)	(13,826)	(44,357)
Accrued liabilities	(14,171)	(4,592)	(18,763)
Other current liabilities	(13,364)	(5,507)	(18,871)
Non-current liabilities	(5,491)	(3,378)	(8,869)
Deferred tax liabilities	(5,062)	(14,243)	(19,305)
Redeemable non-controlling interest	(46,255)	(17,604)	(63,859)
	$ 18,302	$ (19,561)	$ (1,259)
Cash consideration	$ 445,160	$ 146,265 [1]	$ 591,425
Less: cash acquired	(19,883)	(9,735)	(29,618)
Acquisition date fair value of contingent consideration	21,902	10,669	32,571
Total purchase consideration	$ 447,179	$ 147,199	$ 594,378
Acquired intangible assets	$ 234,770 [2]	$ 71,121	$ 305,891
Goodwill	$ 194,107	$ 95,639	$ 289,746

(1) Included in the other amount is $14,625 paid in escrow just prior to December 31, 2022.
(2) Intangible assets for Roofing Corp include $212,890 of customer relationships and $21,880 of trademarks.

In all years presented, the fair values of non-controlling interests for all acquisitions were determined using an income approach with reference to a discounted cash flow model using the same assumptions implied in determining the purchase consideration.

The purchase price allocations of all acquisitions resulted in the recognition of goodwill. The primary factors contributing to goodwill are assembled workforces, synergies with existing operations and future growth prospects. For certain acquisitions completed during the year ended December 31, 2024, goodwill in the amount of $63,397 is deductible for income tax purposes (2023 - $160,831).

The determination of fair values of assets acquired and liabilities assumed in business combinations required the use of estimates and judgement by management, particularly in determining fair values of intangible assets acquired. Intangible assets acquired at fair value on the date of acquisition are recorded using the income approach on an individual asset basis. The assumptions used in estimating the fair values of intangible assets include future EBITDA margins, revenue growth rates, revenue attributable to returning customers, expected attrition rates of acquired customer relationships and the discount rates.

The Company typically structures its business acquisitions to include contingent consideration. Vendors, at the time of acquisition, are entitled to receive a contingent consideration payment if the acquired businesses achieve specified earnings levels during the one- to two-year periods following the dates of acquisition. The ultimate amount of payment is determined based on a formula, the key inputs to which are (i) a contractually agreed maximum payment; (ii) a contractually specified earnings level and (iii) the actual earnings for the contingency period. If the acquired business does not achieve the specified earnings level, the maximum payment is reduced for any shortfall, potentially to nil.

The fair value of the contingent consideration liability recorded on the consolidated balance sheet as at December 31, 2024 was $67,248 (see note 18). The estimated range of outcomes (undiscounted) for these contingent consideration arrangements is determined based on the formula price and the likelihood of

achieving specified earnings levels over the contingency period, and ranges from $57,939 to a maximum of $68,163. These contingencies will expire during the period extending to October 2026. During the year ended December 31, 2024, $29,404 was paid with reference to such contingent consideration (2023 - $20,136).

5. Leases

The Company has operating leases for corporate offices, copiers, and certain equipment. Its leases have remaining lease terms of 1 year to 14 years, some of which may include options to extend the leases for up to 15 years, and some of which may include options to terminate the leases within 1 year. The Company evaluates renewal terms on a lease by lease basis to determine if the renewal is reasonably certain. The amount of operating lease expense recorded in the statement of earnings for the twelve months ended December 31, 2024 was $65,418 (2023 - $53,906).

Other information related to leases was as follows (in thousands, except lease term and discount rate):

Supplemental Cash Flows Information, twelve months ended December 31	2024
Cash paid for amounts included in the measurement of operating lease liabilities	$ 58,594
Right-of-use assets obtained in exchange for operating lease obligation	$ 91,898
Weighted Average Remaining Operating Lease Term	7 years
Weighted Average Discount Rate	6.5%

Future minimum operating lease payments under non-cancellable leases as of December 31, 2024 were as follows:

2025	**$** 65,490
2026	62,392
2027	49,274
2028	40,885
2029	30,848
Thereafter	84,195
Total future minimum lease payments	333,084
Less imputed interest	(65,546)
Total	267,538

6. Other income, net

	2024	**2023**
Gain on sale of building asset	**-**	(4,351)
Other income	**(3,239)**	(1,459)
	$ (3,239)	$ (5,810)

During the second quarter of the prior year, the Company sold a building in South Florida for proceeds of $7,350. The pre-tax gain on the sale was $4,351. The sale was in the FirstService Residential segment.

7. Components of working capital accounts

	December 31, 2024	December 31, 2023
Inventories		
Work-in-progress	**$ 213,752**	$ 181,751
Finished goods	**20,533**	26,350
Supplies and other	**45,341**	38,091
	$ 279,626	$ 246,192
Accrued liabilities		
Accrued payroll and benefits	**$ 192,732**	$ 176,921
Value appreciation plans[1]	**3,189**	4,874
Customer advances	**6,747**	7,149
Other	**164,775**	138,792
	$ 367,443	$ 327,736

(1) Non-current portion of value appreciation plans of $75,006 is included in Other Liabilities

8. Fixed assets

December 31, 2024	Cost	Accumulated depreciation	**Net**
Land	$ 24	$ -	**$ 24**
Buildings	4,567	669	**3,898**
Vehicles	196,559	114,070	**82,489**
Furniture and equipment	192,241	136,280	**55,961**
Computer equipment and software	220,335	146,180	**74,155**
Leasehold improvements	83,289	45,822	**37,467**
	$ 697,015	$ 443,021	**$ 253,994**

December 31, 2023	Cost	Accumulated depreciation	Net
Land	$ 26	$ -	$ 26
Buildings	4,554	589	3,965
Vehicles	156,900	94,937	61,963
Furniture and equipment	172,841	120,980	51,861
Computer equipment and software	213,309	152,607	60,702
Leasehold improvements	65,826	40,155	25,671
	$ 613,456	$ 409,268	$ 204,188

Included in fixed assets are vehicles, office and computer equipment under finance lease at a cost of $50,474 (2023 - $36,915) and net book value of $30,681 (2023 - $21,298).

9. Intangible assets

December 31, 2024	Gross carrying amount	Accumulated amortization	**Net**
Customer relationships	$ 804,433	$ 245,507	**$ 558,926**
Franchise rights	57,959	47,083	**10,876**
Trademarks and trade names	64,291	19,765	**44,526**
Management contracts and other	201,097	99,942	**101,155**
	$ 1,127,780	$ 412,297	**$ 715,483**

December 31, 2023	Gross carrying amount	Accumulated amortization	Net
Customer relationships	$ 683,006	$ 198,911	$ 484,095
Franchise rights	58,363	42,972	15,391
Trademarks and trade names	51,412	18,674	32,738
Management contracts and other	176,322	80,535	95,787
	$ 969,103	$ 341,092	$ 628,011

During the year ended December 31, 2024, the Company acquired the following intangible assets:

	Amount	Estimated weighted average amortization period (years)
Customer relationships	$ 119,110	17.8
Trademarks and trade names	13,360	10.0
Management Contracts and other	24,052	8.4
	$ 156,522	15.7

The following is the estimated annual amortization expense for recorded intangible assets for each of the next five years ending December 31:

2025	$ 71,163
2026	66,847
2027	63,907
2028	61,016
2029	59,565

10. Goodwill

	FirstService Residential	FirstService Brands	Consolidated
Balance, December 31, 2022	$ 259,804	$ 626,282	**$** 886,086
Goodwill acquired during the year	59,456	230,290	289,746
Other items	555	2,722	3,277
Foreign exchange	503	213	716
Balance, December 31, 2023	320,318	859,507	1,179,825
Goodwill acquired during the year	20,839	182,145	202,984
Other items	(1,603)	16,528	14,925
Foreign exchange	(1,687)	(664)	(2,351)
Balance, December 31, 2024	**$ 337,867**	**$ 1,057,516**	**$ 1,395,383**

Goodwill represents the excess of purchase price over the value assigned to the net tangible and identifiable intangible assets of businesses acquired. A test for goodwill impairment is required to be completed annually, in the Company's case as of August 1, or more frequently if events or changes in circumstances indicate the asset might be impaired. Based on the quantitative assessment in 2024, the Company has concluded that goodwill is not impaired. There were no triggering events since the impairment test in August.

11. Long-term debt

	December 31, 2024	December 31, 2023
Credit Agreement	**$ 1,055,119**	$ 1,042,059
3.84% Senior Notes	**30,000**	60,000
4.53% Notes	**60,000**	60,000
5.48% Notes	**50,000**	-
5.60% Notes	**25,000**	-
5.64% Notes	**50,000**	-
Capital leases maturing at various dates through 2029	**28,591**	20,048
	1,298,710	1,182,107
Less: current portion	**41,567**	37,132
Long-term debt - non-current	**$ 1,257,143**	$ 1,144,975

As at December 31, 2024, the Company had $30,000 of Senior Notes bearing interest at a rate of 3.84%. The Senior Notes were paid off in full on January 16, 2025.

In February 2022, the Company entered into a second amended and restated credit agreement providing for a $1,000,000 revolving credit facility on an unsecured basis. The maturity date of the revolving credit facility is February 2027. The revolving credit facility bears interest at 0.20% to 2.50% over floating reference rates, depending on certain leverage ratios. The weighted average interest rate for 2024 was 7.0%. As of December 31, 2024, letters of credit in the amount of $29,471 were outstanding ($19,050 as at December 31, 2023). In December 2023, the Company exercised the Credit Agreement's $250,000 accordion feature to fund its acquisition of Roofing Corp of America, which brought the total borrowing capacity of the Credit Agreement to US$1.25 billion. The Facility had $133,029 of available un-drawn credit as at December 31, 2024.

In September 2022 (and as amended in April 2024 as noted below), the Company entered into two revolving, uncommitted financing facilities for potential future private placement issuances of senior unsecured notes (the "Notes") aggregating $550,000 with its existing lenders, NYL Investors LLC ("New York Life") of up to $250,000 and PGIM Private Capital ("Prudential"), of up to $300,000, in each case, net of any existing notes held by them. The facility with Prudential has a term ending September 29, 2025, and the facility with New York Life has a term ending April 3, 2027. As part of the closing of the New York Life facility, the Company issued, on a private placement basis to New York Life, $60,000 of 4.53% Notes, which are due in full on September 29, 2032, with interest payable semi-annually. In April 2024, the facility with New York Life was amended to increase the potential financing capacity by $100,000, to the current $250,000, and to extend the term of the New York Life facility from September 29, 2025 to the current April 3, 2027. The Company has the ability to issue incremental Note tranches under the facilities, subject to acceptance by New York Life or Prudential, with varying maturities as determined by the Company, and with coupon pricing determined at the time of each Note issuance.

In January 2024, the Company issued, on a private placement basis to New York Life, $50,000 of 5.48% Notes, which are due in full on January 30, 2029, as well as $25,000 of 5.60% Notes, which are due in full on January 30, 2031, both with interest payable semi-annually. Also in January 2024, the Company issued, on a private placement basis to Prudential, $50,000 of 5.64% Notes, which are due in full on January 30, 2031, with interest payable semi-annually.

The indebtedness under the Credit Agreement, the Senior Notes, and the Notes rank equally in terms of seniority. The Company is prohibited under the Credit Agreement and the Senior Notes from undertaking

certain acquisitions and dispositions, and incurring certain indebtedness and encumbrances, without prior approval of the lenders under the Credit Agreement and the holders of the Senior Notes.

The effective interest rate on the Company's long-term debt for the year ended December 31, 2024 was 6.7% (2023 – 6.0%). The estimated aggregate amount of principal repayments on long-term debt required in each of the next five years ending December 31 and thereafter to meet the retirement provisions are as follows:

2025	$ 41,567
2026	8,647
2027	1,060,410
2028	2,397
2029 and thereafter	185,689

12. Redeemable non-controlling interests

The minority equity positions in the Company's subsidiaries are referred to as redeemable non-controlling interests ("RNCI"). The RNCI are considered to be redeemable securities. The following table provides a reconciliation of the beginning and ending RNCI amounts:

	2024	2023
Balance, January 1	**$ 332,963**	$ 233,429
RNCI share of earnings	**15,624**	14,140
RNCI redemption increment	**37,775**	32,490
Distributions paid to RNCI	**(9,292)**	(7,376)
Purchases of interests from RNCI, net	**(24,354)**	(4,285)
RNCI recognized on business acquisitions	**95,143**	63,859
Other	**1,478**	706
Balance, December 31	**$ 449,337**	$ 332,963

The Company has shareholders' agreements in place at each of its non-wholly owned subsidiaries. These agreements allow the Company to "call" the non-controlling interest at a price determined with the use of a formula price, which is usually equal to a fixed multiple of average annual net earnings before extraordinary items, income taxes, interest, depreciation, and amortization. The agreements also have redemption features which allow the owners of the RNCI to "put" their equity to the Company at the same price subject to certain limitations. The formula price is referred to as the redemption amount and may be paid in cash or in Common Shares. The redemption amount as of December 31, 2024 was $402,122 (2023 - $293,911). The redemption amount is lower than that recorded on the balance sheet as the formula price of certain RNCI are lower than the amount initially recorded at the inception of the minority equity position. If all put or call options were settled with Common Shares as at December 31, 2024, approximately 2,100,000 such shares would be issued, and would have resulted in an increase of $0.80 to earnings per share for the year ended December 31, 2024.

13. Capital stock

The authorized capital stock of the Company is as follows:

An unlimited number of Common Shares having one vote per share.

The following table provides a summary of total capital stock issued and outstanding:

	Common Shares	
	Number	Amount
Balance, December 31, 2024	45,268,672	$ 929,908

14. Stock-based compensation

The Company has a stock option plan for certain directors, officers and key full-time employees of the Company and its subsidiaries, other than its Founder and Chairman. The stock option plan came into existence on June 1, 2015. Options are granted at the market price for the underlying shares on the date of grant. Each option vests over a three-to-five-year term, expires five to six years from the date granted and allows for the purchase of one Common Share. All Common Shares issued are new shares. As at December 31, 2024, there were 1,350,240 options available for future grants. A portion of the options outstanding will vest upon the Company achieving a certain threshold percentage of Adjusted Earnings per Share compounded annual growth over specified measurement periods.

Grants under the Company's stock option plan are equity-classified awards. The Company estimates the probability of achievement of performance conditions at each reporting period and reflects the estimates in the number of options expected to vest with any changes recognized through stock-based compensation expense. Stock option activity for the year ended December 31, 2024 is as follows:

	Number of options	Weighted average exercise price	Weighted average remaining contractual life (years)	Aggregate intrinsic value
Shares issuable under options - Beginning of period	2,420,749	$ 133.65		
Granted	568,500	164.15		
Exercised	(586,245)	99.54		
Shares issuable under options - December 31, 2024	2,403,004	$ 149.19	2.6	$ 76,495
Options exercisable - End of period	961,429	$ 143.36	1.6	$ 36,207

The Company incurred stock-based compensation expense related to these awards of $25,311 during the year ended December 31, 2024 (2023 - $21,385). As at December 31, 2024, the range of option exercise prices was $111.36 to $164.15 per share.

The following table summarizes information about option exercises during year ended December 31, 2024:

	2024
Number of options exercised	**586,245**
Aggregate fair value	**$ 100,654**
Intrinsic value	**42,300**
Amount of cash received	**58,354**

As at December 31, 2024, there was $28,058 of unrecognized compensation cost related to non-vested awards which is expected to be recognized over the next 4 years. During the year ended December 31, 2024, the fair value of options vested was $17,767(2023 - $16,204).

The fair value of each option grant is estimated on the date of grant using the Black-Scholes option pricing model, utilizing the following weighted average assumptions:

	2024
Risk free rate	**4.2%**
Expected life in years	**4.67**
Expected volatility	**32.0%**
Dividend yield	**0.6%**
Weighted average fair value per option granted	**$54.48**

The risk-free interest rate is based on the implied yield of a zero-coupon US Treasury bond with a term equal to the option's expected term. The expected life in years represents the estimated period of time until exercise and is based on historical experience. The expected volatility is based on the historical prices of the Company's shares over the previous four years.

15. Income tax

Income tax differs from the amounts that would be obtained by applying the statutory rate to the respective year's earnings before tax. Differences result from the following items:

		2024		2023
Income tax expense using combined Canadian federal and provincial statutory rate of 26.5% (2023 - 26.5%) [1]	**$**	**68,343**	$	53,884
Permanent differences		**2,121**		2,075
Impact of changes in foreign exchange rates		**2,179**		-
Adjustments to tax liabilities for prior periods		**8**		111
Non-deductible stock-based compensation		**6,707**		5,667
Foreign, state and provincial tax rate differential		**(4,203)**		(5,420)
Impact of contingent acquisition consideration fair value		**(5,017)**		-
Other taxes		**(14)**		-
Provision for income taxes as reported	**$**	**70,124**	$	56,317

(1) The Canadian federal and provincial statutory rate is comprised of the basic Part 1 federal tax rate of 38%, net 15% after federal abatement and general tax reduction, plus the additional provincial tax of 11.5%. Where subsidiaries are taxed in a different jurisdiction, the impact of the difference in statutory rates is included in "Foreign, state and provincial tax rate differential" within the table.

Earnings before income tax by jurisdiction comprise the following:

		2024		2023
Canada	**$**	**58,459**	$	34,600
United States		**199,439**		168,738
Total	**$**	**257,898**	$	203,338

Income tax expense (recovery) comprises the following:

		2024		2023
Current				
Canada	**$**	**16,161**	$	9,494
United States		**66,791**		64,267
		82,952		73,761
Deferred				
Canada		**(764)**		375
United States		**(12,064)**		(17,819)
		(12,828)		(17,444)
Total	**$**	**70,124**	$	56,317

The significant components of deferred income tax are as follows:

	2024	2023
Deferred income tax assets		
Loss carry-forwards	**$ 6,382**	$ 4,943
Expenses not currently deductible	**45,969**	37,225
Allowance for credit losses	**10,865**	8,125
Interest expense	**9,144**	1,836
	72,360	52,129
Deferred income tax liabilities		
Depreciation and amortization	**146,941**	97,896
Basis differences of partnerships and other entities	**2,447**	1,919
Prepaid and other expenses deducted for tax purposes	**4,432**	2,186
	153,820	102,001
Net deferred income tax asset (liability) before valuation allowance	**(81,460)**	(49,872)
Valuation allowance	**1,321**	1,400
Net deferred income tax asset (liability)	**$ (82,781)**	$ (51,272)

The recoverability of deferred income tax assets is dependent on generating sufficient taxable income before the 20 year loss carry-forward limitation. Although realization is not assured, the Company believes it is more likely than not that the deferred tax asset will be realized. The amount of the deferred tax asset considered realizable, however, could be reduced in the near term if estimates of future taxable income during the carry-forward period are reduced.

The Company has gross operating loss carry-forwards as follows:

	Loss carry forward		Gross losses not recognized		Net	
	2024	2023	**2024**	2023	**2024**	2023
Canada	**$ 1,265**	$ 2,048	**$ -**	$ -	**$ 1,265**	$ 2,048
United	**77,676**	53,295	**23,362**	20,360	**54,314**	32,935

These amounts above are available to reduce future federal, state, and provincial income taxes in their respective jurisdictions. Net operating loss carry-forward balances attributable to the United States and Canada expire over the next 3 to 18 years.

Cumulative unremitted earnings of US and foreign subsidiaries approximated $1,128,678 as at December 31, 2024 (2023 - $950,864). Income tax is not provided on the unremitted earnings of US and foreign subsidiaries because it has been the practice and is the intention of the Company to reinvest these earnings indefinitely in these subsidiaries.

The gross unrecognized tax benefits are $148 (2023 - $148). Of this balance, $148 (2023 - $148) would affect the Company's effective tax rate if recognized. For the year ended December 31, 2024, there was no adjustment to interest and penalties related to provisions for income tax (2023 - nil). As at December 31, 2024, the Company had accrued $38 (2023 - $38) for potential income tax related interest and penalties.

The Company's significant tax jurisdictions include the United States and Canada. The number of years with open tax audits varies depending on the tax jurisdictions. Generally, income tax returns filed with the Canada Revenue Agency and related provinces are open for three to four years and income tax returns filed with the U.S. Internal Revenue Service and related states are open for three to five years.

The Company does not currently expect any other material impact on earnings to result from the resolution of matters related to open taxation years, other than noted above. Actual settlements may differ from the amounts accrued. The Company has, as part of its analysis, made its current estimates based on facts and circumstances known to date and cannot predict changes in facts and circumstances that may affect its current estimates.

16. Net earnings per common share

The following table reconciles the denominator used to calculate earnings per common share:

	2024	2023
Shares issued and outstanding at beginning of period	**44,682,427**	44,226,493
Weighted average number of shares:		
Issued during the period	**337,006**	329,888
Weighted average number of shares used in computing basic earnings per share	**45,019,433**	44,556,381
Assumed exercise of stock options, net of shares assumed acquired under the Treasury Stock Method	**260,499**	238,593
Number of shares used in computing diluted earnings per share	**45,279,932**	44,794,974

17. Other supplemental information

	2024	2023
Cash payments made during the period		
Income taxes	**$ 82,308**	$ 64,647
Interest	**77,390**	49,717

18. Financial instruments

Concentration of credit risk
The Company is subject to credit risk with respect to its cash and cash equivalents, accounts receivable and other receivables. Concentrations of credit risk with respect to cash and cash equivalents are limited by the use of multiple large and reputable banks. Concentrations of credit risk with respect to the receivables are limited due to the large number of entities comprising the Company's customer base and their dispersion across many different service lines.

Interest rate risk
The Company maintains an interest rate risk management strategy that uses interest rate hedging contracts from time to time. The Company's specific goals are to: (i) manage interest rate sensitivity by modifying the characteristics of its debt and (ii) lower the long-term cost of its borrowed funds.

Foreign currency risk
Foreign currency risk is related to the portion of the Company's business transactions denominated in currencies other than U.S. dollars. A portion of revenue is generated by the Company's Canadian operations. The Company's head office expenses are incurred in Canadian dollars which is economically hedged by Canadian dollar denominated revenue.

Fair values of financial instruments
The following table provides the financial assets and liabilities carried at fair value measured on a recurring basis as of December 31, 2024:

	Carrying value at December 31, 2024	Fair value measurements Level 1	Level 2	Level 3
Contingent consideration liability	$ 67,248	$ -	$ -	$ 67,248
Interest rate swap assets	3,887	-	3,887	-

The Company has two interest rate swaps in place to exchange the floating interest rate on $200,000 of debt under its Credit Agreement for a fixed rate. The fair value of the interest rate swap asset was calculated through discounting future expected cash flows using the appropriate prevailing interest rate swap curve

adjusted for credit risk. The inputs to the measurement of the fair value of contingent consideration related to acquisitions are Level 3 inputs using a discounted cash flow model; significant model inputs were expected future operating cash flows (determined with reference to each specific acquired business) and discount rates (which range from 8% to 10%). The range of discount rates is attributable to level of risk related to economic growth factors combined with the length of the contingent payment periods; and the dispersion was driven by unique characteristics of the businesses acquired and the respective terms for these contingent payments. Within the range of discount rates, there is a data point concentration at 9%. A 2% increase in the weighted average discount rate would not have a significant impact on the fair value of the contingent consideration balance.

	2024	2023
Balance, January 1	**$ 63,478**	$ 34,188
Amounts recognized on acquisitions	**52,802**	32,571
Fair value adjustments	**(20,023)**	16,366
Resolved and settled in cash	**(29,404)**	(20,136)
Other	**395**	489
Balance, December 31	**$ 67,248**	$ 63,478
Less: current portion	**$ 15,307**	$ 31,604
Non-current portion	**$ 51,941**	$ 31,874

The carrying amounts for cash and cash equivalents, restricted cash, accounts receivable, accounts payable and accrued liabilities approximate fair values due to the short maturity of these instruments, unless otherwise indicated. The inputs to the measurement of the fair value of long term debt are Level 2 inputs. The fair value measurements were made using a net present value approach; significant model inputs were expected future cash outflows and discount rates (which range from 4.5% to 5.0%). The following are estimates of the fair values for other financial instruments:

	2024		2023	
	Carrying amount	**Fair value**	Carrying amount	Fair value
Other receivables	**$ 3,925**	**$ 3,925**	$ 4,238	$ 4,238
Long-term debt	**1,298,710**	**1,302,878**	1,182,107	1,183,854

Other receivables include notes receivable from non-controlling shareholders and other non-current receivables.

19. Contingencies

In the normal course of operations, the Company is subject to routine claims and litigation incidental to its business. Litigation currently pending or threatened against the Company includes disputes with former employees and commercial liability claims related to services provided by the Company. The Company believes resolution of such proceedings, combined with amounts set aside, will not have a material impact on the Company's financial condition or the results of operations.

20. Related party transactions

The Company has entered into office space rental arrangements and property management contracts with senior managers of certain subsidiaries. These senior managers are usually also minority shareholders of the subsidiaries. The business purpose of the transactions is to rent office space for the Company and to generate property management revenues for the Company. The recorded amount of the rent expense for the year ended December 31, 2024 was $8,497 (2023 - $4,555). These amounts are settled monthly in cash, and are priced at market rates. The rental arrangements have fixed terms of up to 10 years.

As at December 31, 2024, the Company had $5,397 of loans receivable from minority shareholders (December 31, 2023 - $6,554). The business purpose of the loans receivable was to finance the sale of non-

controlling interests in subsidiaries to senior managers. The loan amounts are measured based on the formula price of the underlying non-controlling interests, and interest rates are determined based on market rates plus a spread. The loans generally have terms of 5 to 10 years, but are open for repayment without penalty at any time.

21. Segmented information

Operating segments

The Company has two reportable segments as determined by the chief operating decision maker (CODM), who is the Chief Executive Officer of the Company. The segments are grouped with reference to the nature of services provided and the types of clients that use those services. The CODM assesses each segment's performance based on operating earnings. Specifically, the CODM uses operating earnings to monitor results against expectations for each reportable segment. FirstService Residential provides property management and related property services to residential communities in North America. FirstService Brands provides company-owned and franchised property services to customers in North America. Corporate includes the costs of operating the Company's corporate head office.

2024	FirstService Residential	FirstService Brands	Corporate	Consolidated
Revenues	$ 2,134,469	$ 3,082,425	$ -	$ 5,216,894
Cost of revenues	1,610,531	1,888,443	-	3,498,974
Selling, general and administrative	324,650	854,493	50,398	1,229,541
Depreciation and amortization	37,506	127,672	91	165,269
Acquisition-related items	2,576	(18,263)	1,285	(14,402)
Operating earnings (loss)	159,206	230,080	(51,774)	337,512
Other income, net				3,239
Interest expense, net				(82,853)
Income taxes				(70,124)
Net earnings				$ 187,774
Total assets	$ 1,064,696	$ 3,124,584	$ 5,572	$ 4,194,852
Total additions to long lived assets	74,880	462,130	-	537,010

2023	FirstService Residential	FirstService Brands	Corporate	Consolidated
Revenues	$ 1,996,823	$ 2,337,725	$ -	$ 4,334,548
Cost of revenues	1,511,994	1,435,014	-	2,947,008
Selling, general and administrative	297,037	660,355	35,805	993,197
Depreciation and amortization	33,114	94,729	91	127,934
Acquisition-related items	(366)	21,159	724	21,517
Operating earnings (loss)	155,044	126,468	(36,620)	244,892
Other income, net				5,810
Interest expense, net				(47,364)
Income taxes				(56,317)
Net earnings				$ 147,021
Total assets	$ 939,586	$ 2,679,848	$ 6,309	$ 3,625,743
Total additions to long lived assets	139,174	588,768	-	727,942

Geographic information
Revenues in each geographic region are reported by customer locations.

	2024	2023
United States		
Revenues	**$ 4,566,136**	$ 3,771,219
Total long-lived assets	**2,178,444**	1,827,117
Canada		
Revenues	**$ 650,758**	$ 563,329
Total long-lived assets	**426,934**	403,206
Consolidated		
Revenues	**$ 5,216,894**	$ 4,334,548
Total long-lived assets	**2,605,378**	2,230,323

22. Impact of recently issued accounting standards

In December 2023, the FASB issued ASU 2023-9 – *Income Taxes – Improvements to Income Tax Disclosures*. This ASU requires disaggregated information about a reporting entity's effective tax rate reconciliation as well as information on income taxes paid. The guidance is effective for annual periods beginning after December 14, 2024 and should be adopted prospectively with the option for retroactive application. The Company is currently assessing the impact of this ASU on its financial disclosures.

In November 2024, the FASB issued ASU 2024-03 – *Income Statement – Reporting Comprehensive Income – Expense Disaggregation Disclosures (Subtopic 220-40): Disaggregation of Income Statement Expenses (DISE).* This ASU requires disclosures about specific types of expenses included in the expense captions presented on the face of the income statement as well as disclosures about selling expenses. The new guidance is effective for fiscal years beginning after December 15, 2026, and interim reporting periods beginning after December 15, 2027, with early adoption permitted, and can be adopted prospectively or retrospectively. The Company is currently assessing the impact of this ASU on its financial disclosures.

EXHIBIT U

(2568)

FS AT LAKEWOOD COMMUNITY
Operation Budget
January 01, 2025 - December 31, 2025

FirstService RESIDENTIAL

	2024 APPROVED BUDGET	2025 APPROVED BUDGET	ANNUAL BUDGET VARIANCE	REMARKS
OPERATING INCOME				
ASSOCIATION FEES	$ 4,637,604	$ 4,732,572	2.05%	$879/qtr. increase to $897/qtr. - $18/qtr. Increase or $6/mo.
RENTAL INCOME	65,000	72,000	10.77%	
GOLF CLUB MEMBERSHIP	200,000	225,000	12.50%	New Golf Membership Fee is $650.00
GOLF GUEST FEE	20,000	25,000	25.00%	
ASSOC & TRIAL MEMBER	9,000	15,848	76.09%	
GOLF ADVERTISING	12,500	15,000	20.00%	
GOLF CART TRAIL FEE	1	10,000	999900.00%	
LEASE ADMIN FEE	7,500	7,500	0.00%	
TOWNSHIP REIMBURSE	400,000	410,000	2.50%	
LATE FEE INCOME	7,000	7,500	7.14%	
LEGAL INCOME	7,000	15,000	114.29%	
FINES / VIOLATIONS	3,000	3,000	0.00%	
R/V LOT RENTAL	16,700	10,000	-40.12%	
NSF CHARGES	1,000	1,000	0.00%	
MAINT REPAIR INCOME	1,000	1,000	0.00%	
CLUBHOUSE INCOME	2,000	3,000	50.00%	
RENTAL FEE INCOME	-	-	0.00%	
MISC INCOME	-	-	0.00%	
NEWSLETTER INCOME	7,000	9,600	37.14%	
INTEREST INCOME	10,000	15,000	50.00%	
RESERVE INTEREST	12,000	75,000	525.00%	
INTEREST DEF MAINT	1,500	3,000	100.00%	
TRANSFER FEES	180,000	225,000	25.00%	
CAPITAL CONTRIBUTION	15,000	15,000	0.00%	
WORKING CAPITAL	50,000	50,000	0.00%	
INS FUND REDUCTION	50,000	75,000	50.00%	
SNOW FUND REDUCTION	50,000	50,000	0.00%	
GROSS OPERATING INCOME	5,764,805	6,071,020	5.31%	
OPERATING EXPENSES				
GENERAL MAINTENANCE & REPAIR				
FIRE ALARM SYSTEM	-	20,000	0.00%	
TOTAL GENERAL MAINTENANCE & REPA	$ -	$ 20,000	0%	
GROUNDS MAINTENANCE				
LAWN MAINTENANCE	898,000	915,000	1.89%	
GROUNDS MAINTENANCE	7,500	10,000	33.33%	
TREE REMOVAL	25,000	60,000	140.00%	
TREE AND SHRUB CARE	7,500	20,000	166.67%	
AERATOR MAINTENANCE	1,000	1,000	0.00%	
SPRINKLER SYS MAINT	350,000	295,000	-15.71%	
SPRINKLER REPAIRS	50,000	180,000	260.00%	
TRASH REMOVAL	336,709	360,000	6.92%	
SNOW REMOVAL	240,000	100,000	-58.33%	
POND MAINTENANCE	11,500	12,500	8.70%	
POND PUMP MAINT	5,000	5,000	0.00%	
EXTERMINATING	5,487	5,000	-8.88%	
SECURITY SERVICES	262,000	252,000	-3.82%	
BASIN 2 PUMP MNT	3,000	3,000	0.00%	
TOTAL GROUNDS MAINTENANCE	$ 2,202,696	$ 2,218,500	0.72%	
GATEHOUSE				
GATEHOUSE-ELECTRIC	2,000	2,000	0.00%	
GATEHOUSE-GAS	1,000	1,000	0.00%	
GATEHOUSE-WATER/SEWE	700	700	0.00%	
GATEHOUSE-RPR/MAINT	3,750	2,500	-33.33%	

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FS AT LAKEWOOD COMMUNITY
Operation Budget
January 01, 2025 - December 31, 2025

FirstService RESIDENTIAL

	2024 APPROVED BUDGET	2025 APPROVED BUDGET	ANNUAL BUDGET VARIANCE	REMARKS
GATEHOUSE-CABLE/PHON	6,500	7,000	7.69%	
GATE REPAIR/MAINT	3,000	-	-100.00%	
TOTAL GATEHOUSE	$ 16,950	$ 13,200	-22.12%	
CLUBHOUSE EXPENSE				
CLUBHOUSE CABLE	12,000	15,000	25.00%	
C/H JANITORIAL SERVI	137,000	170,000	24.09%	
C/H JANITORIAL SUPPL	12,500	15,000	20.00%	
CLUBHOUSE ELECTRIC	30,000	30,000	0.00%	
CLUBHOUSE GAS	25,000	20,000	-20.00%	
CLUBHOUSE HVAC MAINT	12,000	12,000	0.00%	
CLUBHOUSE MAINT/REP	35,000	25,000	-28.57%	
CLUBHOUSE SUPPLIES	3,000	3,000	0.00%	
HOUSE/REC COMMITTEE	5,000	5,000	0.00%	
CLUBHOUSE WATER/SEWE	2,400	5,000	108.33%	
BILLIARDS	500	500	0.00%	
LIBRARY	700	700	0.00%	
MAINTENANCE	166,000	260,000	56.63%	
TOTAL CLUBHOUSE EXPENSE	$ 441,100	$ 561,200	27.23%	
POOL				
POOL CONTRACT	170,000	180,000	5.88%	
INDOOR POOL MAINT	2,000	4,000	100.00%	
OUTDOOR POOL MAINT	2,500	4,000	60.00%	
POOL FURNITURE RPR	5,000	5,000	0.00%	
POOL ENTERTAINMENT	750	750	0.00%	
TOTAL POOL	$ 180,250	$ 193,750	7.49%	
GOLF				
GOLF PRO SHOP	93,333	90,000	-3.57%	
GOLF GROUNDS CARE	316,676	335,000	5.79%	
GOLF-UTILITIES	2,000	2,500	25.00%	
GOLF-ADMIN & OTHER	500	500	0.00%	
GOLF-OPERATIONS	6,000	6,000	0.00%	
GOLF ADVERTISING EXP	-	1,000	0.00%	
TOTAL GOLF	$ 418,509	$ 435,000	3.94%	
ACTIVITY CENTER BUILDING				
ACTIVITY CTR-ELECTRI	35,000	40,000	14.29%	
ACTIVITY CTR-GAS	45,000	35,000	-22.22%	
ACTIVITY CTR-WAT/SEW	8,500	10,000	17.65%	
ACTIVITY CTR-R&M	15,000	12,500	-16.67%	
ACTIVITY CTR-CABLE	5,000	5,000	0.00%	
FITNESS CENTER	2,000	2,000	0.00%	
TOTAL ACTIVITY CENTER BUILDING	$ 110,500	$ 104,500	-5.43%	
M&M BUILDING				
M&M-ELECTRIC	3,500	3,500	0.00%	
M&M-GAS	4,200	3,500	-16.67%	
M&M-WATER/SEWER	700	600	-14.29%	
M&M-CABLE	12,000	10,000	-16.67%	
M&M-REPAIR/MAINT	2,500	2,500	0.00%	
M&M-SHOP SUPPLIES	25,000	35,000	40.00%	
TOTAL M&M BUILDING	$ 47,900	$ 55,100	15.03%	
PAYROLL & BENEFITS				
MAINTENANCE PAYROLL	105,000	107,500	2.38%	
ACTIVITIES DIRECTOR	120,000	140,000	16.67%	
MANAGEMENT PAYROLL	-	305,000	0.00%	
PAYROLL TAXES	50,000	120,750	141.50%	
PAYROLL SERVICE	17,500	45,000	157.14%	

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FS AT LAKEWOOD COMMUNITY
Operation Budget
January 01, 2025 - December 31, 2025

FirstService RESIDENTIAL

	2024 APPROVED BUDGET	2025 APPROVED BUDGET	ANNUAL BUDGET VARIANCE	REMARKS
TOTAL PAYROLL & BENEFITS	$ 292,500	$ 718,250	145.56%	
UTILITIES				
STREET LIGHTING	45,000	50,000	11.11%	
ENTRANCE LIGHTING	6,200	7,500	20.97%	
UTILITIES	35,000	60,000	71.43%	
CABLE/INTERNET	635,000	-	-100.00%	
EMERG GENERATOR MNT	3,000	4,000	33.33%	
TOTAL UTILITIES	$ 724,200	$ 121,500	-83.22%	
TAXES & INSURANCE				
FEDERAL INCOME TAX	750	7,500	900.00%	
REAL ESTATE TAXES	500	500	0.00%	
INSURANCE DEDUCTIBLE	5,000	5,000	0.00%	
INSURANCE	130,000	120,000	-7.69%	
TOTAL TAXES & INSURANCE	$ 136,250	$ 133,000	-2.39%	
GENERAL & ADMINISTRATIVE				
BAD DEBT	10,000	10,000	0.00%	
ACTIVITIES EXPENSE	500	2,000	300.00%	
OFFICE SUPPLIES	16,000	17,500	9.38%	
COPIER EXPENSE	7,000	12,000	71.43%	
COMPUTER EQUIPMENT	3,000	5,000	66.67%	
POSTAGE & SHIPPING	7,500	7,500	0.00%	
NEWSLETTER	1,000	4,000	300.00%	
PRINTING	2,000	2,000	0.00%	
LATE FEE EXPENSE	7,000	7,000	0.00%	
BANK FEES	1,300	1,500	15.38%	
COUPON BOOKS	10,000	12,000	20.00%	
LICENSES & PERMITS	10,000	15,000	50.00%	
BUS RENTAL	20,400	26,520	30.00%	
SOCIAL COMMITTEE	4,500	5,000	11.11%	
WEBSITE COMMITTEE	3,750	-	-100.00%	
MISC ADMIN EXPENSE	6,000	5,000	-16.67%	
VEHICLE EXPENSE	4,000	4,000	0.00%	
AUDIO VISUAL	5,000	9,000	80.00%	
EMERGENCY MANAGEMENT	500	-	-100.00%	
CAMERA SYST/SERVICE	15,000	1,000	-93.33%	
TOTAL GENERAL & ADMIN.	$ 134,450	$ 146,020	8.61%	
PROFESSIONAL SERVICES				
MANAGEMENT FEES	379,000	121,000	-68.07%	
LEGAL GENERAL	25,000	25,000	0.00%	
LEGAL COLLECTIONS	7,000	15,000	114.29%	
AUDIT FEES	10,000	12,000	20.00%	
RESERVE STUDY EXPENS	-	-	0.00%	
TOTAL PROFESSIONAL SERVICES	$ 421,000	$ 173,000	-58.91%	
TOTAL OPERATING EXPENSES	$ 5,126,305	$ 4,893,020	-4.55%	
RESERVE EXPENSE				
RESERVES INTEREST	12,000	75,000	525.00%	
RESERVES RESERVE FUNDING	475,000	900,000	89.47%	
DEFERRED MAINT. DM	150,000	200,000	33.33%	
DEFERRED MAINT. DM INTEREST	1,500	3,000	100.00%	
TOTAL RESERVE EXPENSE	$ 638,500	$ 1,178,000	84.49%	
NET INCOME / (LOSS)	-	-	-	

EXHIBIT V

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
11930	CASH OPERATING - ALLIANCE ASSOCIATION BA			Beginning Balance				13,694.83
		JER	00187003	Budgeted Trans	01/01/2025		91,667.00	
		RCP	02700157	Online Payments	01/02/2025	29,294.00		
		RCP	02700378	Lockbox	01/02/2025	23,322.00		
		RCP	02700473	ACH Payments	01/02/2025	345,790.25		
		RCP	02700713	Credit Card Pmt	01/02/2025	897.00		
		RCP	02702932	Online Payments	01/03/2025	18,197.00		
		RCP	02703182	ACH Payments	01/03/2025	28,674.00		
		RCP	02703331	Lockbox	01/03/2025	67,255.00		
		ACK	FSALV-052187	OPTIMUM	01/06/2025		266.65	
		RCP	02703676	Online Payments	01/06/2025	20,607.00		
		RCP	02703906	ACH Payments	01/06/2025	60,374.00		
		RCP	02704127	Lockbox	01/06/2025	30,523.00		
		RCP	02704271	Credit Card Pmt	01/06/2025	1,794.00		
		ACK	FSALV-052189	FOUR SEASONS @ LAKEW	01/07/2025		1,772.64	
		ACK	FSALV-052190	SHORE CLEANING CREW	01/07/2025		4,593.00	
		RCP	02704573	Online Payments	01/07/2025	16,110.00		
		RCP	02704734	Lockbox	01/07/2025	66,303.00		
		RCP	02705008	ACH Payments	01/07/2025	7,866.14		
		RCP	02705117	Credit Card Pmt	01/07/2025	13,458.00		
		RCP	02705432	AR Deposit 1/7/25	01/07/2025	879.00		
		RCP	02705437	AR Deposit 1/7/25	01/07/2025	3,687.00		
		RCP	02705453	AR DEPOSIT 1/7	01/07/2025	3,788.00		
		RRP	02705430	Shults Ttee Child Tr	01/07/2025		879.00	
		ACK	FSALV-052188	FIRSTSERVICE RESIDEN	01/08/2025		8,929.35	
		RCP	02705574	Online Payments	01/08/2025	9,867.00		
		RCP	02705815	ACH Payments	01/08/2025	1,794.00		
		RCP	02705875	Lockbox	01/08/2025	9,892.00		
		RCP	02706027	Credit Card Pmt	01/08/2025	4,485.00		
		RCP	02706314	Online Payments	01/09/2025	1,812.00		
		RCP	02706457	Lockbox	01/09/2025	1,776.00		
		RCP	02706504	ACH Payments	01/09/2025	9,842.00		
		RCP	02706685	Credit Card Pmt	01/09/2025	897.00		
		ACK	FSALV-052191	NJ NATURAL GAS CO	01/10/2025		1,091.26	
		JE	01159700	Q3 SALES TAX	01/10/2025		16.58	
		JE	01159701	Q4 SALES TAX	01/10/2025		2,703.60	
		RCP	02707006	Online Payments	01/10/2025	5,845.53		
		RCP	02707171	ACH Payments	01/10/2025	1,794.00		
		RCP	02707236	Lockbox	01/10/2025	52,028.00		
		RCP	02707414	Credit Card Pmt	01/10/2025	897.00		
		RCP	02707786	AR DEPOSIT 1/10/25	01/10/2025	3,788.00		
		RRP	02707571	McCormick, Thomas	01/10/2025		897.00	
		RRP	02707573	Keyes, Beverly	01/10/2025		897.00	
		RRP	02707598	Boscaino, Mario	01/10/2025		1,872.25	
		RRP	02707600	Murphy, Adele	01/10/2025		897.00	
		RRP	02707610	Noe, Touba	01/10/2025		879.00	
		RRP	02707655	Levine, Nancy	01/10/2025		897.00	
		ACK	FSALV-052192	NJ NATURAL GAS CO	01/13/2025		10,417.04	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RCP	02707818	Online Payments	01/13/2025	6,590.00		
		RCP	02707926	ACH Payments	01/13/2025	3,613.00		
		RCP	02708107	Lockbox	01/13/2025	9,885.00		
		RCP	02708285	Credit Card Pmt	01/13/2025	897.00		
		ACK	FSALV-052193	OPTIMUM	01/14/2025		759.21	
		ACK	FSALV-052195	AMAZON.COM SERVICES	01/14/2025		1,244.02	
		ACK	FSALV-052196	AT HOME NET, INC	01/14/2025		170.34	
		ACK	FSALV-052197	CAIS LLC	01/14/2025		1,300.00	
		ACK	FSALV-052198	CANDLEWOOD MANGEMENT	01/14/2025		12,147.78	
		ACK	FSALV-052199	DE LAGE LANDEN FINAC	01/14/2025		501.14	
		ACK	FSALV-052200	DIESEL DIALYSIS LLC	01/14/2025		1,706.00	
		ACK	FSALV-052201	FIRST CHOICE HEATING	01/14/2025		610.96	
		ACK	FSALV-052202	GREENSMASTERS LLC	01/14/2025		27,855.78	
		ACK	FSALV-052203	HOME DEPOT CREDIT CA	01/14/2025		319.40	
		ACK	FSALV-052204	JERSEY ELEVATOR COMP	01/14/2025		164.02	
		ACK	FSALV-052205	MEADOW GOLF MANAGEM	01/14/2025		7,333.33	
		ACK	FSALV-052206	NEW JERSEY AMERICAN	01/14/2025		10,897.08	
		ACK	FSALV-052207	NJ DEPT. OF TREASURY	01/14/2025		5,580.00	
		ACK	FSALV-052208	OZANE PEST CONTROL	01/14/2025		3,209.41	
		ACK	FSALV-052209	PITNEY BOWES GLOBAL	01/14/2025		359.12	
		ACK	FSALV-052210	SHORE BUSINESS SOLUT	01/14/2025		253.79	
		ACK	FSALV-052211	SHORE CLEANING CREW	01/14/2025		6,158.70	
		ACK	FSALV-052212	TECHNOCALITIY, INC	01/14/2025		3,520.04	
		ACK	FSALV-052213	TURFMASTERS, INC	01/14/2025		76,236.88	
		ACK	FSALV-052214	WASTE MANAGMENT	01/14/2025		1,345.00	
		RCP	02708605	Lockbox	01/14/2025	22,328.00		
		RCP	02708712	Online Payments	01/14/2025	2,691.00		
		RCP	02708775	ACH Payments	01/14/2025	4,485.00		
		RCP	02708948	Credit Card Pmt	01/14/2025	3,899.00		
		RRP	02709393	Lagana, Michael	01/14/2025		897.00	
		ACK	FSALV-052194	FIRSTSERVICE RESIDEN	01/15/2025		744.85	
		ACK	FSALV-052215	JCP&L	01/15/2025		5,954.96	
		RCP	02709506	Online Payments	01/15/2025	3,659.00		
		RCP	02709589	ACH Payments	01/15/2025	3,588.00		
		RCP	02709691	Lockbox	01/15/2025	10,330.53		
		RCP	02709755	Credit Card Pmt	01/15/2025	897.00		
		ACK	FSALV-052216	OPTIMUM	01/16/2025		323.09	
		ACK	FSALV-052217	Barbara Liptok	01/16/2025		897.00	
		ACK	FSALV-052218	Veronica Smith	01/16/2025		879.00	
		RCP	02710115	Online Payments	01/16/2025	300.00		
		RCP	02710199	Lockbox	01/16/2025	12,558.00		
		RCP	02710300	ACH Payments	01/16/2025	4,485.00		
		RCP	02710485	AR Deposit 1/17/2025	01/17/2025	410.00		
		RCP	02710487	AR Deposit 1/17/2025	01/17/2025	467.80		
		RCP	02710513	AR Deposit 1/17/2025	01/17/2025	2,500.00		
		RCP	02710660	Online Payments	01/17/2025	841.00		
		RCP	02710742	Lockbox	01/17/2025	2,691.00		
		RCP	02710884	ACH Payments	01/17/2025	897.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RCP	02710915	Credit Card Pmt	01/17/2025	897.00		
		ACK	FSALV-052219	NEW JERSEY AMERICAN	01/21/2025		72,000.00	
		ACK	FSALV-052220	OCEAN COUNTY OFFICE	01/21/2025		225.00	
		ACK	FSALV-052221	SHORE CLEANING CREW	01/21/2025		7,907.00	
		ACK	FSALV-052222	TURFMASTERS, INC	01/21/2025		50,000.00	
		RCP	02711819	Online Payments	01/21/2025	18.00		
		RCP	02712047	Credit Card Pmt	01/21/2025	897.00		
		RCP	02712569	Lockbox	01/22/2025	4,580.00		
		RCP	02712698	Online Payments	01/22/2025	720.00		
		RCP	02712838	ACH Payments	01/22/2025	897.00		
		ACK	FSALV-052223	US BANK	01/23/2025		3,508.04	
		RCP	02713140	Online Payments	01/23/2025	897.00		
		RCP	02713244	ACH Payments	01/23/2025	1,794.00		
		RCP	02713327	Lockbox	01/23/2025	897.00		
		RCP	02713365	Credit Card Pmt	01/23/2025	500.00		
		RCP	02713710	Lockbox	01/23/2025	1,794.00		
		RCP	02714505	Credit Card Pmt	01/27/2025	897.00		
		RCP	02714618	AR DEPOSIT 1/27/25	01/27/2025	3,788.00		
		RRP	02714554	Steinfeld, Seymour	01/27/2025		897.00	
		ACK	FSALV-052224	JCP&L	01/28/2025		4,220.57	
		ACK	FSALV-052225		01/28/2025		506.68	
		ACK	FSALV-052226	MEADOW GOLF MANAGEM	01/28/2025		14,666.66	
		ACK	FSALV-052227	SHORE CLEANING CREW	01/28/2025		6,608.00	
		ACK	FSALV-052228	TOWNSHIP OF LAKEWOOD	01/28/2025		95.68	
		ACK	FSALV-052229	WM CORPORATE SERVICE	01/28/2025		30,046.82	
		RCP	02714761	Lockbox	01/28/2025	6,279.00		
		RCP	02715058	ACH Payments	01/28/2025	1,794.00		
		RCP	02715194	ACH Payments	01/28/2025	1,794.00		
		RRP	02715618	Graziano, Sebastian	01/28/2025		897.00	
		RRP	02715826	Lundy, Donald	01/28/2025		897.00	
		ACK	FSALV-052230	JCP&L	01/29/2025		1,408.10	
		RCP	02716151	Lockbox	01/29/2025	6,297.00		
		RCP	02716267	Credit Card Pmt	01/29/2025	922.00		
		RCP	02716506	AR DEPOSIT 1/29/25	01/29/2025	3,813.00		
		RCP	02716522	AR DEPOSIT 1/29/25	01/29/2025	3,788.00		
		RCP	02717730	Lockbox	01/30/2025	922.00		
		RCP	02718182	AR DEPOSIT 1/30/25	01/30/2025	4,685.00		
		ACK	FSALV-052231	OPTIMUM	01/31/2025		266.65	
		JE	01171495	JAN INT INC	01/31/2025	5.04		
		RCP	02718446	Lockbox	01/31/2025	43.00		
		RCP	02718894	AR TRF FR TO FS	01/31/2025	897.00		
				Account Total		991,363.29	494,193.47	497,169.82
				Ending Balance				510,864.65

11950 INTERFUND TRANSFER

ACTVY	ACTIVITY	Beginning Balance			1,997.74
		Subaccount Total	0.00	0.00	0.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				$ubaccount Balance				1,997.74
11950	INTERFUND TRANSFER							
	DM	DEFERRED MAINT		Beginning Balance				-49,009.51
				Subaccount Total		0.00	0.00	0.00
				$ubaccount Balance				-49,009.51
11950	INTERFUND TRANSFER							
	INCLMT	INCLEMENT WEATHER		Beginning Balance				-34,840.92
		JE	01171580	JAN INTERFUND	01/31/2025		2.00	
		JE	01171709	JAN INTERFUND	01/31/2025		6,250.00	
				Subaccount Total		0.00	6,252.00	-6,252.00
				$ubaccount Balance				-41,092.92
11950	INTERFUND TRANSFER							
	INSUR	INSURANCE		Beginning Balance				-13,108.27
		JE	01171580	JAN INTERFUND	01/31/2025		521.00	
		JE	01171709	JAN INTERFUND	01/31/2025		4,167.00	
				Subaccount Total		0.00	4,688.00	-4,688.00
				$ubaccount Balance				-17,796.27
11950	INTERFUND TRANSFER							
	OPER	OPERATING		Beginning Balance				339,582.29
		JE	01171778	JAN INTERFUND	01/01/2025		318,585.00	
		JE	01171580	JAN INTERFUND	01/31/2025	83,776.00		
		JE	01171709	JAN INTERFUND	01/31/2025	14,584.00		
				Subaccount Total		98,360.00	318,585.00	-220,225.00
				$ubaccount Balance				119,357.29
11950	INTERFUND TRANSFER							
	RSV	RESERVES		Beginning Balance				-425,458.63
		JE	01171778	JAN INTERFUND	01/01/2025	318,585.00		
		JE	01171580	JAN INTERFUND	01/31/2025		82,758.00	
				Subaccount Total		318,585.00	82,758.00	235,827.00
				$ubaccount Balance				-189,631.63
11950	INTERFUND TRANSFER							
	WC	WORKING CAPITAL		Beginning Balance				180,837.30
		JE	01171580	JAN INTERFUND	01/31/2025		495.00	
		JE	01171709	JAN INTERFUND	01/31/2025		4,167.00	
				Subaccount Total		0.00	4,662.00	-4,662.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Subaccount Balance				176,175.30
				Account Total		416,945.00	416,945.00	0.00
				Ending Balance				0.00
12056 OPERATING-								
	256805 METRO INS CONT #4066			Beginning Balance				163,108.33
		JE	01171371	JAN INT INC	01/31/2025	520.61		
				Subaccount Total		520.61	0.00	520.61
				Subaccount Balance				163,628.94
12056 OPERATING-								
	2568O3 METROPOLITAN#0329			Beginning Balance				42,596.77
		JE	01171371	JAN INT INC	01/31/2025	135.96		
				Subaccount Total		135.96	0.00	135.96
				Subaccount Balance				42,732.73
				Account Total		656.57	0.00	656.57
				Ending Balance				206,361.67
13020 CASH RESERVE								
	2568M1 METROPOLITAN #4737			Beginning Balance				927,728.78
		JER	00187003	F.S.Lakewood	01/01/2025	75,000.00		
		JE	01171371	JAN INT INC	01/31/2025	3,062.78		
				Subaccount Total		78,062.78	0.00	78,062.78
				Subaccount Balance				1,005,791.56
13020 CASH RESERVE								
	2568R1 WELL FARGO #9161			Beginning Balance				1.37
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				1.37
				Account Total		78,062.78	0.00	78,062.78
				Ending Balance				1,005,792.93
13021 CASH SNOW RESERVES								
	2568S3 METROPOLITAN #4745			Beginning Balance				655.28
		JE	01171371	JAN INT INC	01/31/2025	2.09		
				Subaccount Total		2.09	0.00	2.09

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Subaccount Balance				657.37
13021 CASH SNOW RESERVES								
	2568S4 MS TBILL			Beginning Balance				285,845.37
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				285,845.37
				Account Total		2.09	0.00	2.09
				Ending Balance				286,502.74
13030 CASH - CAPITAL								
	2568C3 METROPOLITAN #0278			Beginning Balance				155,053.14
		JE	01171371	JAN INT INC	01/31/2025	494.90		
				Subaccount Total		494.90	0.00	494.90
				Subaccount Balance				155,548.04
				Account Total		494.90	0.00	494.90
				Ending Balance				155,548.04
13036 MORGAN STANLEY RESER								
	2658M2 #3388 3.05% 8/10/23			Beginning Balance				1,473,806.94
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				1,473,806.94
				Ending Balance				1,473,806.94
13070 CASH- ACTIVITIES								
	2568A1 INVESTORS CHECKING			Beginning Balance				38,983.62
		JE	01171703	NOV ACTIVITY	01/31/2025		43,875.00	
				Subaccount Total		0.00	43,875.00	-43,875.00
				Subaccount Balance				-4,891.38
13070 CASH- ACTIVITIES								
	2568A2 INVESTORS MM			Beginning Balance				1.35
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				1.35
13070 CASH- ACTIVITIES								
	2568A3 PNC MM# 0144			Beginning Balance				44,054.03

General Ledger
2568 F S LAKEWOOD COMMUNITY
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				44,054.03
				Account Total		0.00	43,875.00	-43,875.00
				Ending Balance				39,164.00
14020 CASH DEFERRED								
	2568D3 METROPOLITAN #7579			Beginning Balance				214,018.70
		JER	00187003	F.S.Lakewood	01/01/2025	16,667.00		
		JE	01171371	JAN INT INC	01/31/2025	715.20		
				Subaccount Total		17,382.20	0.00	17,382.20
				Subaccount Balance				231,400.90
				Account Total		17,382.20	0.00	17,382.20
				Ending Balance				231,400.90
21000 ACCOUNTS RECEIVABLE								
	A2 ASSOCIATION FEES QTR			Beginning Balance				51,743.14
		RMC	02697799	RM Charges	01/01/2025	30,498.00		
		RMC	02697800	RM Charges	01/01/2025	17,940.00		
		RMC	02697801	RM Charges	01/01/2025	18,837.00		
		RMC	02697802	RM Charges	01/01/2025	34,983.00		
		RMC	02697803	RM Charges	01/01/2025	18,837.00		
		RMC	02697804	RM Charges	01/01/2025	28,704.00		
		RMC	02697805	RM Charges	01/01/2025	17,043.00		
		RMC	02697806	RM Charges	01/01/2025	16,146.00		
		RMC	02697807	RM Charges	01/01/2025	12,558.00		
		RMC	02697808	RM Charges	01/01/2025	33,189.00		
		RMC	02697809	RM Charges	01/01/2025	7,176.00		
		RMC	02697810	RM Charges	01/01/2025	6,279.00		
		RMC	02697811	RM Charges	01/01/2025	18,837.00		
		RMC	02697812	RM Charges	01/01/2025	48,438.00		
		RMC	02697813	RM Charges	01/01/2025	19,734.00		
		RMC	02697814	RM Charges	01/01/2025	85,215.00		
		RMC	02697815	RM Charges	01/01/2025	47,541.00		
		RMC	02697816	RM Charges	01/01/2025	28,704.00		
		RMC	02697817	RM Charges	01/01/2025	26,910.00		
		RMC	02697818	RM Charges	01/01/2025	12,558.00		
		RMC	02697819	RM Charges	01/01/2025	60,099.00		
		RMC	02697820	RM Charges	01/01/2025	34,086.00		
		RMC	02697821	RM Charges	01/01/2025	14,352.00		
		RMC	02697822	RM Charges	01/01/2025	33,189.00		
		RMC	02697823	RM Charges	01/01/2025	10,764.00		
		RMC	02697824	RM Charges	01/01/2025	13,455.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RMC	02697825	RM Charges	01/01/2025	12,558.00		
		RMC	02697826	RM Charges	01/01/2025	26,910.00		
		RMC	02697827	RM Charges	01/01/2025	29,601.00		
		RMC	02697828	RM Charges	01/01/2025	8,970.00		
		RMC	02697829	RM Charges	01/01/2025	20,631.00		
		RMC	02697830	RM Charges	01/01/2025	38,571.00		
		RMC	02697831	RM Charges	01/01/2025	71,760.00		
		RMC	02697832	RM Charges	01/01/2025	17,940.00		
		RMC	02697833	RM Charges	01/01/2025	11,661.00		
		RMC	02697834	RM Charges	01/01/2025	44,832.00		
		RMC	02697835	RM Charges	01/01/2025	37,674.00		
		RMC	02697836	RM Charges	01/01/2025	53,820.00		
		RMC	02697837	RM Charges	01/01/2025	4,485.00		
		RMC	02697838	RM Charges	01/01/2025	6,279.00		
		RMC	02697839	RM Charges	01/01/2025	12,558.00		
		RMC	02697840	RM Charges	01/01/2025	44,850.00		
		RMC	02697841	RM Charges	01/01/2025	8,970.00		
		RMC	02697842	RM Charges	01/01/2025	26,910.00		
		RMC	02697843	RM Charges	01/01/2025	8,970.00		
		RCP	02700157	Online Payments	01/02/2025		28,415.00	
		RCP	02700378	Lockbox	01/02/2025		20,631.00	
		RCP	02700473	ACH Payments	01/02/2025		345,594.00	
		RCP	02700713	Credit Card Pmt	01/02/2025		897.00	
		RMC	02701450	RM Credits	01/02/2025		6,282.00	
		RMC	02701451	RM Credits	01/02/2025		3,751.00	
		RMC	02701452	RM Credits	01/02/2025		6,267.00	
		RMC	02701453	RM Credits	01/02/2025		4,906.00	
		RMC	02701454	RM Credits	01/02/2025		6,027.00	
		RMC	02701455	RM Credits	01/02/2025		7,944.00	
		RMC	02701456	RM Credits	01/02/2025		2,766.00	
		RMC	02701457	RM Credits	01/02/2025		3,838.00	
		RMC	02701458	RM Credits	01/02/2025		1,494.00	
		RMC	02701459	RM Credits	01/02/2025		4,372.00	
		RMC	02701460	RM Credits	01/02/2025		922.00	
		RMC	02701461	RM Credits	01/02/2025		1,869.00	
		RMC	02701462	RM Credits	01/02/2025		6,866.00	
		RMC	02701463	RM Credits	01/02/2025		9,605.00	
		RMC	02701464	RM Credits	01/02/2025		1,794.00	
		RMC	02701465	RM Credits	01/02/2025		16,874.00	
		RMC	02701466	RM Credits	01/02/2025		5,178.00	
		RMC	02701467	RM Credits	01/02/2025		7,800.00	
		RMC	02701468	RM Credits	01/02/2025		9,043.86	
		RMC	02701469	RM Credits	01/02/2025		25.00	
		RMC	02701470	RM Credits	01/02/2025		1,919.00	
		RMC	02701471	RM Credits	01/02/2025		12,213.00	
		RMC	02701472	RM Credits	01/02/2025		25.00	
		RMC	02701473	RM Credits	01/02/2025		6,984.00	
		RMC	02701474	RM Credits	01/02/2025		922.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RMC	02701475	RM Credits	01/02/2025		5,444.00	
		RMC	02701476	RM Credits	01/02/2025		2,691.00	
		RMC	02701477	RM Credits	01/02/2025		1,819.00	
		RMC	02701478	RM Credits	01/02/2025		3,570.00	
		RMC	02701479	RM Credits	01/02/2025		2,164.00	
		RMC	02701480	RM Credits	01/02/2025		25.00	
		RMC	02701481	RM Credits	01/02/2025		8,726.00	
		RMC	02701482	RM Credits	01/02/2025		169.75	
		RMC	02701483	RM Credits	01/02/2025		675.00	
		RMC	02701484	RM Credits	01/02/2025		25.00	
		RMC	02701485	RM Credits	01/02/2025		12,077.00	
		RMC	02701486	RM Credits	01/02/2025		18,229.00	
		RMC	02701487	RM Credits	01/02/2025		880.00	
		RMC	02701488	RM Credits	01/02/2025		3,585.00	
		RMC	02701489	RM Credits	01/02/2025		8,670.00	
		RMC	02701490	RM Credits	01/02/2025		6,018.80	
		RMC	02701491	RM Credits	01/02/2025		13,995.00	
		RMC	02701492	RM Credits	01/02/2025		2,307.00	
		RMC	02701493	RM Credits	01/02/2025		3,588.00	
		RMC	02701494	RM Credits	01/02/2025		4,690.43	
		RMC	02701495	RM Credits	01/02/2025		2,249.00	
		RMC	02701496	RM Credits	01/02/2025		6,386.00	
		RMC	02701497	RM Credits	01/02/2025		25.00	
		RCP	02702932	Online Payments	01/03/2025		14,801.00	
		RCP	02703182	ACH Payments	01/03/2025		28,399.00	
		RCP	02703331	Lockbox	01/03/2025		53,673.57	
		RCP	02703676	Online Payments	01/06/2025		18,656.00	
		RCP	02703906	ACH Payments	01/06/2025		60,149.00	
		RCP	02704127	Lockbox	01/06/2025		27,669.00	
		RCP	02704271	Credit Card Pmt	01/06/2025		1,794.00	
		RCG	02705428	RM Charges	01/07/2025	897.00		
		RCG	02705451	RM Charges	01/07/2025	897.00		
		RCP	02704573	Online Payments	01/07/2025		13,068.00	
		RCP	02704734	Lockbox	01/07/2025		64,483.20	
		RCP	02705008	ACH Payments	01/07/2025		6,969.14	
		RCP	02705117	Credit Card Pmt	01/07/2025		13,383.00	
		RCP	02705432	AR Deposit 1/7/25	01/07/2025		879.00	
		RCP	02705437	AR Deposit 1/7/25	01/07/2025		868.00	
		RCP	02705453	AR DEPOSIT 1/7	01/07/2025		897.00	
		RCR	02705423	RM Credits	01/07/2025		868.00	
		RCR	02705431	RM Credits	01/07/2025	29.00		
		RCR	02705438	RM Credits	01/07/2025		897.00	
		RRP	02705430	Shults Ttee Child Tr	01/07/2025	850.00		
		RCP	02705574	Online Payments	01/08/2025		9,817.00	
		RCP	02705815	ACH Payments	01/08/2025		1,794.00	
		RCP	02705875	Lockbox	01/08/2025		9,841.00	
		RCP	02706027	Credit Card Pmt	01/08/2025		3,588.00	
		RMC	02706092	RM Credits	01/08/2025		29.00	

General Ledger
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Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RCP	02706314	Online Payments	01/09/2025		1,812.00	
		RCP	02706457	Lockbox	01/09/2025		1,776.00	
		RCP	02706504	ACH Payments	01/09/2025		8,988.00	
		RCP	02706685	Credit Card Pmt	01/09/2025		897.00	
		RCG	02707784	RM Charges	01/10/2025	897.00		
		RCP	02707006	Online Payments	01/10/2025		5,332.00	
		RCP	02707171	ACH Payments	01/10/2025		1,794.00	
		RCP	02707236	Lockbox	01/10/2025		49,815.00	
		RCP	02707414	Credit Card Pmt	01/10/2025		897.00	
		RCP	02707786	AR DEPOSIT 1/10/25	01/10/2025		897.00	
		RRP	02707571	McCormick, Thomas	01/10/2025	897.00		
		RRP	02707573	Keyes, Beverly	01/10/2025	897.00		
		RRP	02707598	Boscaino, Mario	01/10/2025	1,776.00		
		RRP	02707600	Murphy, Adele	01/10/2025	897.00		
		RRP	02707610	Noe, Touba	01/10/2025	879.00		
		RRP	02707655	Levine, Nancy	01/10/2025	897.00		
		RCP	02707818	Online Payments	01/13/2025		5,807.00	
		RCP	02707926	ACH Payments	01/13/2025		3,613.00	
		RCP	02708107	Lockbox	01/13/2025		9,860.00	
		RCP	02708285	Credit Card Pmt	01/13/2025		897.00	
		RMC	02708313	RM Credits	01/13/2025		854.00	
		RMC	02708314	RM Credits	01/13/2025		897.00	
		RCP	02708605	Lockbox	01/14/2025		20,197.00	
		RCP	02708712	Online Payments	01/14/2025		2,691.00	
		RCP	02708775	ACH Payments	01/14/2025		3,588.00	
		RCP	02708948	Credit Card Pmt	01/14/2025		3,659.00	
		RRP	02709393	Lagana, Michael	01/14/2025	897.00		
		RCP	02709506	Online Payments	01/15/2025		1,914.00	
		RCP	02709589	ACH Payments	01/15/2025		3,588.00	
		RCP	02709691	Lockbox	01/15/2025		9,842.00	
		RCP	02709755	Credit Card Pmt	01/15/2025		897.00	
		RMC	02709791	RM Credits	01/15/2025		897.00	
		RTP	02710008	Refund	01/15/2025	879.00		
		RCP	02710199	Lockbox	01/16/2025		12,117.00	
		RCP	02710300	ACH Payments	01/16/2025		4,460.00	
		RMC	02710452	RM Credits	01/16/2025		879.00	
		RCP	02710660	Online Payments	01/17/2025		841.00	
		RCP	02710742	Lockbox	01/17/2025		2,691.00	
		RCP	02710884	ACH Payments	01/17/2025		897.00	
		RCP	02710915	Credit Card Pmt	01/17/2025		897.00	
		RCP	02711819	Online Payments	01/21/2025		18.00	
		RCP	02712047	Credit Card Pmt	01/21/2025		897.00	
		RCP	02712569	Lockbox	01/22/2025		3,588.00	
		RCP	02712698	Online Payments	01/22/2025		670.00	
		RCP	02712838	ACH Payments	01/22/2025		897.00	
		RCP	02713140	Online Payments	01/23/2025		897.00	
		RCP	02713244	ACH Payments	01/23/2025		1,794.00	
		RCP	02713327	Lockbox	01/23/2025		897.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RCP	02713365	Credit Card Pmt	01/23/2025		500.00	
		RCP	02713710	Lockbox	01/23/2025		872.00	
		RCP	02714505	Credit Card Pmt	01/27/2025		872.00	
		RRP	02714554	Steinfeld, Seymour	01/27/2025	897.00		
		RCP	02714761	Lockbox	01/28/2025		915.00	
		RCP	02715058	ACH Payments	01/28/2025		1,744.00	
		RCP	02715194	ACH Payments	01/28/2025		50.00	
		RMC	02715316	RM Credits	01/28/2025		872.00	
		RRP	02715618	Graziano, Sebastian	01/28/2025	872.00		
		RRP	02715826	Lundy, Donald	01/28/2025	25.00		
		RCP	02716151	Lockbox	01/29/2025		3,438.00	
		RCP	02716267	Credit Card Pmt	01/29/2025		897.00	
		RCP	02716506	AR DEPOSIT 1/29/25	01/29/2025		897.00	
		RMC	02716355	RM Credits	01/29/2025		872.00	
		RCP	02717730	Lockbox	01/30/2025		897.00	
		RCP	02718182	AR DEPOSIT 1/30/25	01/30/2025		897.00	
		RCP	02718894	AR TRF FR TO FS	01/31/2025		872.00	
		RMC	02718836	RM Credits	01/31/2025		25.00	
				Subaccount Total		1,197,405.00	1,154,224.75	43,180.25
				Subaccount Balance				94,923.39
21000 ACCOUNTS RECEIVABLE								
	CW CAPITAL CONTRIBUTION			Beginning Balance				0.00
		RCG	02705435	RM Charges	01/07/2025	200.00		
		RCG	02705452	RM Charges	01/07/2025	200.00		
		RCP	02705437	AR Deposit 1/7/25	01/07/2025		200.00	
		RCP	02705453	AR DEPOSIT 1/7	01/07/2025		200.00	
		RCG	02707785	RM Charges	01/10/2025	200.00		
		RCP	02707786	AR DEPOSIT 1/10/25	01/10/2025		200.00	
		RCG	02714617	RM Charges	01/27/2025	200.00		
		RCP	02714618	AR DEPOSIT 1/27/25	01/27/2025		200.00	
		RCG	02716505	RM Charges	01/29/2025	200.00		
		RCG	02716521	RM Charges	01/29/2025	200.00		
		RCP	02716506	AR DEPOSIT 1/29/25	01/29/2025		200.00	
		RCP	02716522	AR DEPOSIT 1/29/25	01/29/2025		200.00	
		RCG	02718181	RM Charges	01/30/2025	200.00		
		RCP	02718182	AR DEPOSIT 1/30/25	01/30/2025		200.00	
				Subaccount Total		1,400.00	1,400.00	0.00
				Subaccount Balance				0.00
21000 ACCOUNTS RECEIVABLE								
	LC LATE CHARGE			Beginning Balance				1,725.00
		RCP	02700473	ACH Payments	01/02/2025		150.00	
		RCP	02705117	Credit Card Pmt	01/07/2025		50.00	
		RCP	02707236	Lockbox	01/10/2025		100.00	
		RRP	02707598	Boscaino, Mario	01/10/2025	50.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RLF	02713530	RM Charges	01/21/2025	25.00		
		RLF	02713531	RM Charges	01/21/2025	50.00		
		RLF	02713532	RM Charges	01/21/2025	150.00		
		RLF	02713533	RM Charges	01/21/2025	50.00		
		RLF	02713534	RM Charges	01/21/2025	50.00		
		RLF	02713535	RM Charges	01/21/2025	25.00		
		RLF	02713536	RM Charges	01/21/2025	75.00		
		RLF	02713537	RM Charges	01/21/2025	25.00		
		RLF	02713538	RM Charges	01/21/2025	25.00		
		RLF	02713539	RM Charges	01/21/2025	25.00		
		RLF	02713540	RM Charges	01/21/2025	100.00		
		RLF	02713541	RM Charges	01/21/2025	75.00		
		RLF	02713542	RM Charges	01/21/2025	100.00		
		RLF	02713543	RM Charges	01/21/2025	25.00		
		RLF	02713544	RM Charges	01/21/2025	75.00		
		RLF	02713545	RM Charges	01/21/2025	75.00		
		RLF	02713546	RM Charges	01/21/2025	150.00		
		RLF	02713547	RM Charges	01/21/2025	25.00		
		RLF	02713548	RM Charges	01/21/2025	25.00		
		RLF	02713549	RM Charges	01/21/2025	25.00		
		RLF	02713550	RM Charges	01/21/2025	50.00		
		RLF	02713551	RM Charges	01/21/2025	25.00		
		RLF	02713552	RM Charges	01/21/2025	25.00		
		RLF	02713553	RM Charges	01/21/2025	50.00		
		RLF	02713554	RM Charges	01/21/2025	125.00		
		RLF	02713555	RM Charges	01/21/2025	150.00		
		RLF	02713556	RM Charges	01/21/2025	50.00		
		RLF	02713557	RM Charges	01/21/2025	25.00		
		RLF	02713558	RM Charges	01/21/2025	100.00		
		RLF	02713559	RM Charges	01/21/2025	25.00		
		RLF	02713560	RM Charges	01/21/2025	50.00		
		RLF	02713561	RM Charges	01/21/2025	50.00		
		RLF	02713562	RM Charges	01/21/2025	25.00		
		RLF	02713563	RM Charges	01/21/2025	50.00		
		RCP	02712698	Online Payments	01/22/2025		50.00	
		RCP	02713710	Lockbox	01/23/2025		50.00	
		RMC	02714012	RM Credits	01/24/2025		25.00	
		RCP	02714505	Credit Card Pmt	01/27/2025		25.00	
		RCP	02714761	Lockbox	01/28/2025		25.00	
		RCP	02715058	ACH Payments	01/28/2025		50.00	
		RRP	02715618	Graziano, Sebastian	01/28/2025	25.00		
		RCP	02716151	Lockbox	01/29/2025		100.00	
		RCP	02716267	Credit Card Pmt	01/29/2025		25.00	
		RCP	02716506	AR DEPOSIT 1/29/25	01/29/2025		25.00	
		RCP	02717730	Lockbox	01/30/2025		25.00	
		RCR	02718179	RM Credits	01/30/2025		25.00	
		RMC	02718835	RM Credits	01/31/2025		25.00	
				Subaccount Total		2,050.00	750.00	1,300.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				$ubaccount Balance				3,025.00
21000 ACCOUNTS RECEIVABLE								
	LE LEGAL FEES			Beginning Balance				17,309.97
		RCG	02709306	RM Charges	01/14/2025	146.00		
		RCG	02709307	RM Charges	01/14/2025	105.00		
		RCG	02709308	RM Charges	01/14/2025	470.00		
				Subaccount Total		721.00	0.00	721.00
				$ubaccount Balance				18,030.97
21000 ACCOUNTS RECEIVABLE								
	NS NON SUFFICIENT FUNDS			Beginning Balance				245.75
		RCP	02700473	ACH Payments	01/02/2025		46.25	
		RCG	02707572	RM Charges	01/10/2025	46.25		
		RCG	02707574	RM Charges	01/10/2025	46.25		
		RCG	02707599	RM Charges	01/10/2025	46.25		
		RCG	02707601	RM Charges	01/10/2025	46.25		
		RCG	02707611	RM Charges	01/10/2025	46.25		
		RCG	02707656	RM Charges	01/10/2025	46.25		
		RRP	02707598	Boscaino, Mario	01/10/2025	46.25		
		RCG	02714555	RM Charges	01/27/2025	48.50		
				Subaccount Total		372.25	46.25	326.00
				$ubaccount Balance				571.75
21000 ACCOUNTS RECEIVABLE								
	TR TRANSFER FEE			Beginning Balance				0.00
		RCG	02705435	RM Charges	01/07/2025	2,637.00		
		RCG	02705452	RM Charges	01/07/2025	2,691.00		
		RCP	02705437	AR Deposit 1/7/25	01/07/2025		2,619.00	
		RCP	02705453	AR DEPOSIT 1/7	01/07/2025		2,691.00	
		RCG	02707785	RM Charges	01/10/2025	2,691.00		
		RCP	02707786	AR DEPOSIT 1/10/25	01/10/2025		2,691.00	
		RCG	02714617	RM Charges	01/27/2025	2,691.00		
		RCP	02714618	AR DEPOSIT 1/27/25	01/27/2025		2,691.00	
		RCG	02716505	RM Charges	01/29/2025	2,691.00		
		RCG	02716521	RM Charges	01/29/2025	2,691.00		
		RCP	02716506	AR DEPOSIT 1/29/25	01/29/2025		2,691.00	
		RCP	02716522	AR DEPOSIT 1/29/25	01/29/2025		2,691.00	
		RCG	02718181	RM Charges	01/30/2025	2,691.00		
		RCP	02718182	AR DEPOSIT 1/30/25	01/30/2025		2,691.00	
		RCP	02718446	Lockbox	01/31/2025		18.00	
				Subaccount Total		18,783.00	18,783.00	0.00
				$ubaccount Balance				0.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
21000 ACCOUNTS RECEIVABLE								
	VF VIOLATIONS/FINES			Beginning Balance				225.00
		RCP	02705117	Credit Card Pmt	01/07/2025		25.00	
				Subaccount Total		0.00	25.00	-25.00
				Subaccount Balance				200.00
				Account Total		1,220,731.25	1,175,229.00	45,502.25
				Ending Balance				116,751.11
21005 PREPAID ASSESSMENTS								
	A2 ASSOC FEES-QTRLY			Beginning Balance				-304,115.79
		RCP	02700157	Online Payments	01/02/2025		879.00	
		RCP	02700378	Lockbox	01/02/2025		2,691.00	
		RMC	02701450	RM Credits	01/02/2025	6,282.00		
		RMC	02701451	RM Credits	01/02/2025	3,751.00		
		RMC	02701452	RM Credits	01/02/2025	6,267.00		
		RMC	02701453	RM Credits	01/02/2025	4,906.00		
		RMC	02701454	RM Credits	01/02/2025	6,027.00		
		RMC	02701455	RM Credits	01/02/2025	7,944.00		
		RMC	02701456	RM Credits	01/02/2025	2,766.00		
		RMC	02701457	RM Credits	01/02/2025	3,838.00		
		RMC	02701458	RM Credits	01/02/2025	1,494.00		
		RMC	02701459	RM Credits	01/02/2025	4,372.00		
		RMC	02701460	RM Credits	01/02/2025	922.00		
		RMC	02701461	RM Credits	01/02/2025	1,869.00		
		RMC	02701462	RM Credits	01/02/2025	6,866.00		
		RMC	02701463	RM Credits	01/02/2025	9,605.00		
		RMC	02701464	RM Credits	01/02/2025	1,794.00		
		RMC	02701465	RM Credits	01/02/2025	16,874.00		
		RMC	02701466	RM Credits	01/02/2025	5,178.00		
		RMC	02701467	RM Credits	01/02/2025	7,800.00		
		RMC	02701468	RM Credits	01/02/2025	9,043.86		
		RMC	02701470	RM Credits	01/02/2025	1,919.00		
		RMC	02701471	RM Credits	01/02/2025	12,213.00		
		RMC	02701473	RM Credits	01/02/2025	6,984.00		
		RMC	02701474	RM Credits	01/02/2025	922.00		
		RMC	02701475	RM Credits	01/02/2025	5,444.00		
		RMC	02701476	RM Credits	01/02/2025	2,691.00		
		RMC	02701477	RM Credits	01/02/2025	1,819.00		
		RMC	02701478	RM Credits	01/02/2025	3,570.00		
		RMC	02701479	RM Credits	01/02/2025	2,164.00		
		RMC	02701481	RM Credits	01/02/2025	8,726.00		
		RMC	02701482	RM Credits	01/02/2025	169.75		
		RMC	02701483	RM Credits	01/02/2025	675.00		
		RMC	02701485	RM Credits	01/02/2025	12,077.00		
		RMC	02701486	RM Credits	01/02/2025	18,229.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RMC	02701487	RM Credits	01/02/2025	880.00		
		RMC	02701488	RM Credits	01/02/2025	3,585.00		
		RMC	02701489	RM Credits	01/02/2025	8,670.00		
		RMC	02701490	RM Credits	01/02/2025	6,018.80		
		RMC	02701491	RM Credits	01/02/2025	13,995.00		
		RMC	02701492	RM Credits	01/02/2025	2,307.00		
		RMC	02701493	RM Credits	01/02/2025	3,588.00		
		RMC	02701494	RM Credits	01/02/2025	4,690.43		
		RMC	02701495	RM Credits	01/02/2025	2,249.00		
		RMC	02701496	RM Credits	01/02/2025	6,386.00		
		RMC	02701497	RM Credits	01/02/2025	25.00		
		RCP	02702932	Online Payments	01/03/2025		3,396.00	
		RCP	02703182	ACH Payments	01/03/2025		275.00	
		RCP	02703331	Lockbox	01/03/2025		13,581.43	
		RCP	02703676	Online Payments	01/06/2025		1,951.00	
		RCP	02703906	ACH Payments	01/06/2025		225.00	
		RCP	02704127	Lockbox	01/06/2025		2,854.00	
		RCP	02704573	Online Payments	01/07/2025		3,042.00	
		RCP	02704734	Lockbox	01/07/2025		1,819.80	
		RCP	02705008	ACH Payments	01/07/2025		897.00	
		RCR	02705423	RM Credits	01/07/2025		29.00	
		RCR	02705431	RM Credits	01/07/2025		29.00	
		RRP	02705430	Shults Ttee Child Tr	01/07/2025	29.00		
		RCP	02705574	Online Payments	01/08/2025		50.00	
		RCP	02705875	Lockbox	01/08/2025		51.00	
		RCP	02706027	Credit Card Pmt	01/08/2025		897.00	
		RMC	02706092	RM Credits	01/08/2025	29.00		
		RCP	02706504	ACH Payments	01/09/2025		854.00	
		RCP	02707006	Online Payments	01/10/2025		513.53	
		RCP	02707236	Lockbox	01/10/2025		2,113.00	
		RCR	02707783	RM Credits	01/10/2025		897.00	
		RCP	02707818	Online Payments	01/13/2025		783.00	
		RCP	02708107	Lockbox	01/13/2025		25.00	
		RMC	02708313	RM Credits	01/13/2025	854.00		
		RMC	02708314	RM Credits	01/13/2025	897.00		
		RCP	02708605	Lockbox	01/14/2025		2,131.00	
		RCP	02708775	ACH Payments	01/14/2025		897.00	
		RCP	02708948	Credit Card Pmt	01/14/2025		240.00	
		RTP	02709327	Refund	01/14/2025	897.00		
		RCP	02709506	Online Payments	01/15/2025		1,745.00	
		RCP	02709691	Lockbox	01/15/2025		488.53	
		RMC	02709791	RM Credits	01/15/2025	897.00		
		RCP	02710115	Online Payments	01/16/2025		300.00	
		RCP	02710199	Lockbox	01/16/2025		441.00	
		RCP	02710300	ACH Payments	01/16/2025		25.00	
		RMC	02710452	RM Credits	01/16/2025	879.00		
		RCP	02712569	Lockbox	01/22/2025		992.00	
		RCP	02713710	Lockbox	01/23/2025		872.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RMC	02714012	RM Credits	01/24/2025	25.00		
		RCP	02714618	AR DEPOSIT 1/27/25	01/27/2025		897.00	
		RCP	02714761	Lockbox	01/28/2025		5,339.00	
		RCP	02715194	ACH Payments	01/28/2025		1,744.00	
		RMC	02715316	RM Credits	01/28/2025	872.00		
		RRP	02715826	Lundy, Donald	01/28/2025	872.00		
		RCP	02716151	Lockbox	01/29/2025		2,759.00	
		RCP	02716522	AR DEPOSIT 1/29/25	01/29/2025		897.00	
		RMC	02716355	RM Credits	01/29/2025	872.00		
		RCP	02718182	AR DEPOSIT 1/30/25	01/30/2025		897.00	
		RCP	02718446	Lockbox	01/31/2025		25.00	
		RCP	02718894	AR TRF FR TO FS	01/31/2025		25.00	
				Subaccount Total		244,718.84	58,567.29	186,151.55
				Subaccount Balance				-117,964.24
21005 PREPAID ASSESSMENTS								
	CW CAPITAL CONTRIBUTION			Beginning Balance				-1,215.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-1,215.00
21005 PREPAID ASSESSMENTS								
	LC LATE CHARGE			Beginning Balance				-252.00
		RMC	02701469	RM Credits	01/02/2025	25.00		
		RMC	02701472	RM Credits	01/02/2025	25.00		
		RMC	02701480	RM Credits	01/02/2025	25.00		
		RMC	02701484	RM Credits	01/02/2025	25.00		
		RCR	02718353	RM Credits	01/30/2025		50.00	
		RCR	02719276	RM Credits	01/31/2025		75.00	
		RMC	02718835	RM Credits	01/31/2025	25.00		
		RMC	02718836	RM Credits	01/31/2025	25.00		
				Subaccount Total		150.00	125.00	25.00
				Subaccount Balance				-227.00
21005 PREPAID ASSESSMENTS								
	LE LEGAL FEE			Beginning Balance				-1,047.33
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-1,047.33
21005 PREPAID ASSESSMENTS								
	NS NON SUFFICIENT FUNDS			Beginning Balance				-80.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-80.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
21005 PREPAID ASSESSMENTS								
	VF VIOLATIONS / FINES			Beginning Balance				-100.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-100.00
				Account Total		244,868.84	58,692.29	186,176.55
				Ending Balance				-120,633.57
21115	A/R TOWNSHIP			Beginning Balance				388,476.03
		JE	01171699	TOWNSHIP ACCURAL	01/01/2025	34,167.00		
				Account Total		34,167.00	0.00	34,167.00
				Ending Balance				422,643.03
21221	ACCRUED INCOME			Beginning Balance				-6,000.00
				Ending Balance				-6,000.00
21225	ACCRUED INTEREST RESERVES			Beginning Balance				-21,889.22
				Ending Balance				-21,889.22
21226	ACCRUED INTEREST SNOW FUND			Beginning Balance				-11,056.76
				Ending Balance				-11,056.76
22300	ALLOWANCE FOR DOUBTFUL ACCOUNTS			Beginning Balance				-54,000.00
				Ending Balance				-54,000.00
26000 PREPAID EXPENSE								
	EXPENS - EXPENS			Beginning Balance				6,667.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				6,667.00
				Ending Balance				6,667.00
26100 PREPAID INSURANCE								
	INSURE PREPAID INSURANCE			Beginning Balance				60,063.61
		JE	01171543	R 77516 - 26100	01/31/2025	16,032.00		
		JE	01171558	INSURANCE	01/31/2025		8,141.73	
		JE	01171632	INS ADJ	01/31/2025		1,680.94	
				Subaccount Total		16,032.00	9,822.67	6,209.33

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Subaccount Balance				66,272.94
				Account Total		16,032.00	9,822.67	6,209.33
				Ending Balance				66,272.94
26200	PREPAID TAXES			Beginning Balance				60.18
				Ending Balance				60.18
42100	ACCOUNTS PAYABLE			Beginning Balance				0.00
		AVC	01664354	FIRSTSERVICE RESIDEN	01/01/2025		25.00	
		AVC	01664355	FIRSTSERVICE RESIDEN	01/01/2025		31,157.96	
		AVC	01664199	FIRSTSERVICE RESIDEN	01/04/2025	21,233.94		
		AVC	01664199	FIRSTSERVICE RESIDEN	01/04/2025	1,019.67		
		ACK	FSALV-052187	OPTIMUM	01/06/2025	266.65		
		AVC	01664811	OPTIMUM	01/06/2025		266.65	
		AVC	01665020	SHORE CLEANING CREW	01/06/2025		2,415.00	
		AVC	01665021	SHORE CLEANING CREW	01/06/2025		2,178.00	
		AVC	01665022	FOUR SEASONS @ LAKEW	01/06/2025		1,772.64	
		ACK	FSALV-052189	FOUR SEASONS @ LAKEW	01/07/2025	1,772.64		
		ACK	FSALV-052190	SHORE CLEANING CREW	01/07/2025	2,415.00		
		ACK	FSALV-052190	SHORE CLEANING CREW	01/07/2025	2,178.00		
		ACK	FSALV-052188	FIRSTSERVICE RESIDEN	01/08/2025		21,233.94	
		ACK	FSALV-052188	FIRSTSERVICE RESIDEN	01/08/2025		1,019.67	
		ACK	FSALV-052188	FIRSTSERVICE RESIDEN	01/08/2025	25.00		
		ACK	FSALV-052188	FIRSTSERVICE RESIDEN	01/08/2025	31,157.96		
		AVC	01666545	FIRSTSERVICE RESIDEN	01/09/2025		75.00	
		ACK	FSALV-052191	NJ NATURAL GAS CO	01/10/2025	79.26		
		ACK	FSALV-052191	NJ NATURAL GAS CO	01/10/2025	772.75		
		ACK	FSALV-052191	NJ NATURAL GAS CO	01/10/2025	239.25		
		AVC	01666884	NJ NATURAL GAS CO	01/10/2025		79.26	
		AVC	01666901	NJ NATURAL GAS CO	01/10/2025		772.75	
		AVC	01666902	NJ NATURAL GAS CO	01/10/2025		239.25	
		ACK	FSALV-052192	NJ NATURAL GAS CO	01/13/2025	2,773.17		
		ACK	FSALV-052192	NJ NATURAL GAS CO	01/13/2025	3,311.33		
		ACK	FSALV-052192	NJ NATURAL GAS CO	01/13/2025	4,332.54		
		AVC	01667095	DIESEL DIALYSIS LLC	01/13/2025		1,706.00	
		AVC	01667096	FIRSTSERVICE RESIDEN	01/13/2025		17.30	
		AVC	01667096	FIRSTSERVICE RESIDEN	01/13/2025		575.46	
		AVC	01667097	SHORE CLEANING CREW	01/13/2025		1,056.00	
		AVC	01667098	SHORE CLEANING CREW	01/13/2025		300.00	
		AVC	01667100	SHORE BUSINESS SOLUT	01/13/2025		253.79	
		AVC	01667101	SHORE CLEANING CREW	01/13/2025		1,723.20	
		AVC	01667397	NJ NATURAL GAS CO	01/13/2025		2,773.17	
		AVC	01667399	NJ NATURAL GAS CO	01/13/2025		3,311.33	
		AVC	01667400	NJ NATURAL GAS CO	01/13/2025		4,332.54	

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Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		ACK	FSALV-052193	OPTIMUM	01/14/2025	759.21		
		ACK	FSALV-052195	AMAZON.COM SERVICES	01/14/2025	364.79		
		ACK	FSALV-052195	AMAZON.COM SERVICES	01/14/2025	274.60		
		ACK	FSALV-052195	AMAZON.COM SERVICES	01/14/2025	584.69		
		ACK	FSALV-052195	AMAZON.COM SERVICES	01/14/2025	19.94		
		ACK	FSALV-052196	AT HOME NET, INC	01/14/2025	170.34		
		ACK	FSALV-052197	CAIS LLC	01/14/2025	1,300.00		
		ACK	FSALV-052198	CANDLEWOOD MANGEMENT	01/14/2025	203.28		
		ACK	FSALV-052198	CANDLEWOOD MANGEMENT	01/14/2025	11,944.50		
		ACK	FSALV-052199	DE LAGE LANDEN FINAC	01/14/2025	501.14		
		ACK	FSALV-052200	DIESEL DIALYSIS LLC	01/14/2025	1,706.00		
		ACK	FSALV-052201	FIRST CHOICE HEATING	01/14/2025	610.96		
		ACK	FSALV-052202	GREENSMASTERS LLC	01/14/2025	27,855.78		
		ACK	FSALV-052203	HOME DEPOT CREDIT CA	01/14/2025	319.40		
		ACK	FSALV-052204	JERSEY ELEVATOR COMP	01/14/2025	164.02		
		ACK	FSALV-052205	MEADOW GOLF MANAGEM	01/14/2025	7,333.33		
		ACK	FSALV-052206	NEW JERSEY AMERICAN	01/14/2025	757.04		
		ACK	FSALV-052206	NEW JERSEY AMERICAN	01/14/2025	2,132.50		
		ACK	FSALV-052206	NEW JERSEY AMERICAN	01/14/2025	138.61		
		ACK	FSALV-052206	NEW JERSEY AMERICAN	01/14/2025	7,868.93		
		ACK	FSALV-052207	NJ DEPT. OF TREASURY	01/14/2025	5,580.00		
		ACK	FSALV-052208	OZANE PEST CONTROL	01/14/2025	3,209.41		
		ACK	FSALV-052209	PITNEY BOWES GLOBAL	01/14/2025	359.12		
		ACK	FSALV-052210	SHORE BUSINESS SOLUT	01/14/2025	253.79		
		ACK	FSALV-052211	SHORE CLEANING CREW	01/14/2025	1,056.00		
		ACK	FSALV-052211	SHORE CLEANING CREW	01/14/2025	300.00		
		ACK	FSALV-052211	SHORE CLEANING CREW	01/14/2025	1,723.20		
		ACK	FSALV-052211	SHORE CLEANING CREW	01/14/2025	562.50		
		ACK	FSALV-052211	SHORE CLEANING CREW	01/14/2025	2,517.00		
		ACK	FSALV-052212	TECHNOCALITIY, INC	01/14/2025	266.56		
		ACK	FSALV-052212	TECHNOCALITIY, INC	01/14/2025	3,253.48		
		ACK	FSALV-052213	TURFMASTERS, INC	01/14/2025	76,236.88		
		ACK	FSALV-052214	WASTE MANAGMENT	01/14/2025	1,345.00		
		AVC	01667605	OPTIMUM	01/14/2025		759.21	
		AVC	01667668	GREENSMASTERS LLC	01/14/2025		27,855.78	
		AVC	01667669	HOME DEPOT CREDIT CA	01/14/2025		319.40	
		AVC	01667670	AMAZON.COM SERVICES	01/14/2025		364.79	
		AVC	01667670	AMAZON.COM SERVICES	01/14/2025		274.60	
		AVC	01667670	AMAZON.COM SERVICES	01/14/2025		584.69	
		AVC	01667670	AMAZON.COM SERVICES	01/14/2025		19.94	
		AVC	01667671	FIRSTSERVICE RESIDEN	01/14/2025		62.60	
		AVC	01667671	FIRSTSERVICE RESIDEN	01/14/2025		14.49	
		AVC	01667672	TECHNOCALITIY, INC	01/14/2025		266.56	
		AVC	01667673	FIRST CHOICE HEATING	01/14/2025		610.96	
		AVC	01667674	NEW JERSEY AMERICAN	01/14/2025		757.04	
		AVC	01667675	NEW JERSEY AMERICAN	01/14/2025		2,132.50	
		AVC	01667676	NEW JERSEY AMERICAN	01/14/2025		138.61	
		AVC	01667677	TURFMASTERS, INC	01/14/2025		76,236.88	

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Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01667678	SHORE CLEANING CREW	01/14/2025		562.50	
		AVC	01667679	AT HOME NET, INC	01/14/2025		170.34	
		AVC	01667680	DE LAGE LANDEN FINAC	01/14/2025		501.14	
		AVC	01667681	TECHNOCALITIY, INC	01/14/2025		3,253.48	
		AVC	01667682	PITNEY BOWES GLOBAL	01/14/2025		359.12	
		AVC	01667683	JERSEY ELEVATOR COMP	01/14/2025		164.02	
		AVC	01667684	CAIS LLC	01/14/2025		1,300.00	
		AVC	01667685	NJ DEPT. OF TREASURY	01/14/2025		5,580.00	
		AVC	01667686	WASTE MANAGMENT	01/14/2025		1,345.00	
		AVC	01667687	MEADOW GOLF MANAGEM	01/14/2025		7,333.33	
		AVC	01667688	NEW JERSEY AMERICAN	01/14/2025		7,868.93	
		AVC	01667689	CANDLEWOOD MANGEMENT	01/14/2025		203.28	
		AVC	01667690	SHORE CLEANING CREW	01/14/2025		2,517.00	
		AVC	01667692	OZANE PEST CONTROL	01/14/2025		3,209.41	
		AVC	01667693	CANDLEWOOD MANGEMENT	01/14/2025		11,944.50	
		AVC	01667867	Barbara Liptok	01/14/2025		897.00	
		ACK	FSALV-052194	FIRSTSERVICE RESIDEN	01/15/2025	75.00		
		ACK	FSALV-052194	FIRSTSERVICE RESIDEN	01/15/2025	17.30		
		ACK	FSALV-052194	FIRSTSERVICE RESIDEN	01/15/2025	575.46		
		ACK	FSALV-052194	FIRSTSERVICE RESIDEN	01/15/2025	62.60		
		ACK	FSALV-052194	FIRSTSERVICE RESIDEN	01/15/2025	14.49		
		ACK	FSALV-052215	JCP&L	01/15/2025	216.60		
		ACK	FSALV-052215	JCP&L	01/15/2025	2,730.58		
		ACK	FSALV-052215	JCP&L	01/15/2025	464.74		
		ACK	FSALV-052215	JCP&L	01/15/2025	1,859.87		
		ACK	FSALV-052215	JCP&L	01/15/2025	15.26		
		ACK	FSALV-052215	JCP&L	01/15/2025	127.00		
		ACK	FSALV-052215	JCP&L	01/15/2025	238.17		
		ACK	FSALV-052215	JCP&L	01/15/2025	6.77		
		ACK	FSALV-052215	JCP&L	01/15/2025	295.97		
		AVC	01668229	JCP&L	01/15/2025		216.60	
		AVC	01668230	JCP&L	01/15/2025		2,730.58	
		AVC	01668235	JCP&L	01/15/2025		464.74	
		AVC	01668236	JCP&L	01/15/2025		1,859.87	
		AVC	01668237	JCP&L	01/15/2025		15.26	
		AVC	01668238	JCP&L	01/15/2025		127.00	
		AVC	01668240	JCP&L	01/15/2025		238.17	
		AVC	01668241	JCP&L	01/15/2025		6.77	
		AVC	01668242	JCP&L	01/15/2025		295.97	
		AVC	01668258	Veronica Smith	01/15/2025		879.00	
		ACK	FSALV-052216	OPTIMUM	01/16/2025	0.22		
		ACK	FSALV-052216	OPTIMUM	01/16/2025	322.87		
		ACK	FSALV-052217	Barbara Liptok	01/16/2025	897.00		
		ACK	FSALV-052218	Veronica Smith	01/16/2025	879.00		
		AVC	01668678	OPTIMUM	01/16/2025		0.22	
		AVC	01668680	OPTIMUM	01/16/2025		322.87	
		ACK	FSALV-052219	NEW JERSEY AMERICAN	01/21/2025	72,000.00		
		ACK	FSALV-052220	OCEAN COUNTY OFFICE	01/21/2025	75.00		

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Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		ACK	FSALV-052220	OCEAN COUNTY OFFICE	01/21/2025	75.00		
		ACK	FSALV-052220	OCEAN COUNTY OFFICE	01/21/2025	75.00		
		ACK	FSALV-052221	SHORE CLEANING CREW	01/21/2025	3,200.00		
		ACK	FSALV-052221	SHORE CLEANING CREW	01/21/2025	3,312.00		
		ACK	FSALV-052221	SHORE CLEANING CREW	01/21/2025	1,395.00		
		ACK	FSALV-052222	TURFMASTERS, INC	01/21/2025	50,000.00		
		AVC	01669340	SHORE CLEANING CREW	01/21/2025		3,200.00	
		AVC	01669342	SHORE CLEANING CREW	01/21/2025		3,312.00	
		AVC	01669344	SHORE CLEANING CREW	01/21/2025		1,395.00	
		AVC	01669345	TURFMASTERS, INC	01/21/2025		50,000.00	
		AVC	01669346	NEW JERSEY AMERICAN	01/21/2025		72,000.00	
		AVC	01669348	OCEAN COUNTY OFFICE	01/21/2025		75.00	
		AVC	01669349	OCEAN COUNTY OFFICE	01/21/2025		75.00	
		AVC	01669350	OCEAN COUNTY OFFICE	01/21/2025		75.00	
		AVC	01669770	US BANK	01/22/2025		204.59	
		AVC	01669770	US BANK	01/22/2025		3,073.40	
		AVC	01669770	US BANK	01/22/2025		209.76	
		AVC	01669770	US BANK	01/22/2025		20.29	
		ACK	FSALV-052223	US BANK	01/23/2025	204.59		
		ACK	FSALV-052223	US BANK	01/23/2025	3,073.40		
		ACK	FSALV-052223	US BANK	01/23/2025	209.76		
		ACK	FSALV-052223	US BANK	01/23/2025	20.29		
		AVC	01670332	MEADOW GOLF MANAGEM	01/24/2025		7,333.33	
		AVC	01670333	WM CORPORATE SERVICE	01/24/2025		30,046.82	
		AVC	01670448		01/24/2025		506.68	
		ACK	FSALV-052224	JCP&L	01/28/2025	4,220.57		
		ACK	FSALV-052225		01/28/2025	506.68		
		ACK	FSALV-052226	MEADOW GOLF MANAGEM	01/28/2025	7,333.33		
		ACK	FSALV-052226	MEADOW GOLF MANAGEM	01/28/2025	7,333.33		
		ACK	FSALV-052227	SHORE CLEANING CREW	01/28/2025	3,408.00		
		ACK	FSALV-052227	SHORE CLEANING CREW	01/28/2025	3,200.00		
		ACK	FSALV-052228	TOWNSHIP OF LAKEWOOD	01/28/2025	95.68		
		ACK	FSALV-052229	WM CORPORATE SERVICE	01/28/2025	30,046.82		
		AVC	01671139	TOWNSHIP OF LAKEWOOD	01/28/2025		95.68	
		AVC	01671140	SHORE CLEANING CREW	01/28/2025		3,408.00	
		AVC	01671141	SHORE CLEANING CREW	01/28/2025		3,200.00	
		AVC	01671142	MEADOW GOLF MANAGEM	01/28/2025		7,333.33	
		AVC	01671417	JCP&L	01/28/2025		4,220.57	
		ACK	FSALV-052230	JCP&L	01/29/2025	6.01		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.85		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	7.53		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.61		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.42		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.23		
		ACK	FSALV-052230	JCP&L	01/29/2025	169.14		

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Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.42		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	13.10		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.85		
		ACK	FSALV-052230	JCP&L	01/29/2025	45.89		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.85		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.61		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.42		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.42		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.42		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.61		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.61		
		ACK	FSALV-052230	JCP&L	01/29/2025	6.01		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.23		
		ACK	FSALV-052230	JCP&L	01/29/2025	6.01		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.23		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.61		
		ACK	FSALV-052230	JCP&L	01/29/2025	5.42		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		ACK	FSALV-052230	JCP&L	01/29/2025	695.94		
		ACK	FSALV-052230	JCP&L	01/29/2025	311.86		
		ACK	FSALV-052230	JCP&L	01/29/2025	4.65		
		AVC	01671603	JCP&L	01/29/2025		6.01	
		AVC	01671604	JCP&L	01/29/2025		4.65	
		AVC	01671605	JCP&L	01/29/2025		4.85	
		AVC	01671606	JCP&L	01/29/2025		4.65	
		AVC	01671607	JCP&L	01/29/2025		7.53	
		AVC	01671608	JCP&L	01/29/2025		5.61	
		AVC	01671609	JCP&L	01/29/2025		4.65	
		AVC	01671610	JCP&L	01/29/2025		5.42	
		AVC	01671611	JCP&L	01/29/2025		5.23	
		AVC	01671612	JCP&L	01/29/2025		169.14	
		AVC	01671613	JCP&L	01/29/2025		4.65	
		AVC	01671614	JCP&L	01/29/2025		4.65	
		AVC	01671615	JCP&L	01/29/2025		5.42	
		AVC	01671616	JCP&L	01/29/2025		4.65	
		AVC	01671617	JCP&L	01/29/2025		4.65	
		AVC	01671618	JCP&L	01/29/2025		4.65	
		AVC	01671618	JCP&L	01/29/2025		13.10	
		AVC	01671619	JCP&L	01/29/2025		4.85	
		AVC	01671620	JCP&L	01/29/2025		45.89	
		AVC	01671621	JCP&L	01/29/2025		4.85	

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Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01671622	JCP&L	01/29/2025		5.61	
		AVC	01671623	JCP&L	01/29/2025		5.42	
		AVC	01671624	JCP&L	01/29/2025		4.65	
		AVC	01671625	JCP&L	01/29/2025		4.65	
		AVC	01671626	JCP&L	01/29/2025		5.42	
		AVC	01671627	JCP&L	01/29/2025		5.42	
		AVC	01671628	JCP&L	01/29/2025		5.61	
		AVC	01671629	JCP&L	01/29/2025		5.61	
		AVC	01671630	JCP&L	01/29/2025		6.01	
		AVC	01671631	JCP&L	01/29/2025		5.23	
		AVC	01671632	JCP&L	01/29/2025		6.01	
		AVC	01671633	JCP&L	01/29/2025		5.23	
		AVC	01671634	JCP&L	01/29/2025		5.61	
		AVC	01671635	JCP&L	01/29/2025		5.42	
		AVC	01671636	JCP&L	01/29/2025		4.65	
		AVC	01671637	JCP&L	01/29/2025		695.94	
		AVC	01671638	JCP&L	01/29/2025		311.86	
		AVC	01671639	JCP&L	01/29/2025		4.65	
		ACK	FSALV-052231	OPTIMUM	01/31/2025	266.65		
		AVC	01672488	OPTIMUM	01/31/2025		266.65	
					Account Total	433,507.26	433,507.26	0.00
					Ending Balance			0.00
42138	INCOME TAXES PAYABLE				Beginning Balance			-15,032.00
					Ending Balance			-15,032.00
42400	LOANS & EXCHANGES				Beginning Balance			-731.00
		AVC	01667867	Barbara Liptok	01/14/2025	897.00		
		RTP	02709327	Refund	01/14/2025		897.00	
		AVC	01668258	Veronica Smith	01/15/2025	879.00		
		RTP	02710008	Refund	01/15/2025		879.00	
					Account Total	1,776.00	1,776.00	0.00
					Ending Balance			-731.00
42675	SALES TAX PAYABLE				Beginning Balance			-8,757.28
		JE	01159700	Q3 SALES TAX	01/10/2025	16.58		
		JE	01159701	Q4 SALES TAX	01/10/2025	2,703.60		
					Account Total	2,720.18	0.00	2,720.18
					Ending Balance			-6,037.10
43100	ACCRUED EXPENSES				Beginning Balance			-264,616.26
		JE	01171550	REV DEC	01/01/2025	18,040.00		
		JE	01171550	REV DEC	01/01/2025	2,000.00		
		JE	01171766	JAN 74400 TRASH ACC	01/01/2025		31,391.82	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		REV	01164379	DEC ACC EXP	01/01/2025	130,843.40		
		JE	01171697	JAN ACC	01/31/2025		77,750.00	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		24,434.90	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		7,440.52	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		1,599.38	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		164.02	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		14,732.00	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		612.13	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		287.56	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		1,345.00	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		798.00	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		115.00	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		123.98	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		526.15	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		12,053.55	
		JE	PA705547	01/25 Invoice Accrua	01/31/2025		2,819.70	
				Account Total		150,883.40	176,193.71	-25,310.31
				Ending Balance				-289,926.57
44002	DEFERRED INCOME ACTIVITIES			Beginning Balance				-60,933.53
				Ending Balance				-60,933.53
44110	INSURANCE CLAIM(S) -							
	2			Beginning Balance				-11,636.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-11,636.00
44110	INSURANCE CLAIM(S) -							
	256806 PERGOLA			Beginning Balance				7,465.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				7,465.00
				Ending Balance				-4,171.00
50100	WORKING CAPITAL FUND			Beginning Balance				-335,889.90
		JE	01171535	YE ROLL UP	01/01/2025	335,889.90		
				Account Total		335,889.90	0.00	335,889.90
				Ending Balance				0.00
50106	WORKING CAPITAL DIST							
	MISC MISCELLANEOUS			Beginning Balance				0.00
		JE	01171535	YE ROLL UP	01/01/2025		335,889.90	

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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		JE	01171691	MONTHLY INSUR FUND R	01/01/2025	4,166.67		
				Subaccount Total		4,166.67	335,889.90	-331,723.23
				Subaccount Balance				-331,723.23
				Account Total		4,166.67	335,889.90	-331,723.23
				Ending Balance				-331,723.23
51001	PRIOR OPERATING FUND BALANCE			Beginning Balance				-132,620.57
		JE	01171762	RE YOLL UP	01/01/2025		136,812.00	
				Account Total		0.00	136,812.00	-136,812.00
				Ending Balance				-269,432.57
51007	INSURANCE CONTINGENCY			Beginning Balance				-150,000.00
		JE	01171691	MONTHLY INSUR FUND R	01/01/2025	4,166.67		
				Account Total		4,166.67	0.00	4,166.67
				Ending Balance				-145,833.33
51010	PRIOR YEAR INCOME/(LOSS)			Beginning Balance				-136,812.00
		JE	01171762	RE YOLL UP	01/01/2025	136,812.00		
				Account Total		136,812.00	0.00	136,812.00
				Ending Balance				0.00
56010	PRIOR YEAR ADJUSTMENTS			Beginning Balance				7,160.30
				Ending Balance				7,160.30
56200	DEFERRED MAINT FUND							
	DM DEFERRED MAINT			Beginning Balance				-32,282.80
		JE	01171537	YE ROLL UP	01/01/2025		176,983.65	
				Subaccount Total		0.00	176,983.65	-176,983.65
				Subaccount Balance				-209,266.45
				Account Total		0.00	176,983.65	-176,983.65
				Ending Balance				-209,266.45
56220	DEF MNT-CURR YR CONT							
	DC DEFERRED MTN CONTRIB			Beginning Balance				-150,000.00
		JE	01171537	YE ROLL UP	01/01/2025	150,000.00		
		JE	01171522	MONTHLY RSV	01/31/2025		16,667.00	
				Subaccount Total		150,000.00	16,667.00	133,333.00

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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Subaccount Balance				-16,667.00
56220	DEF MNT-CURR YR CONT							
	INTDM	INTEREST-DEF MAINT		Beginning Balance				-4,855.07
		JE	01171537	YE ROLL UP	01/01/2025	4,855.07		
		JE	01171371	JAN INT INC	01/31/2025		715.20	
				Subaccount Total		4,855.07	715.20	4,139.87
				Subaccount Balance				-715.20
				Account Total		154,855.07	17,382.20	137,472.87
				Ending Balance				-17,382.20
56230	DEF MNT-CURR YR EXP							
	DEFER	DEFERRED MAINTENANCE		Beginning Balance				22,128.58
		JE	01171537	YE ROLL UP	01/01/2025	22,128.58		
				Subaccount Total		22,128.58	0.00	22,128.58
				Subaccount Balance				44,257.16
				Account Total		22,128.58	0.00	22,128.58
				Ending Balance				44,257.16
56401	ACTIVITY FUND							
	ACTIVI	ACTIVITY FUND		Beginning Balance				1.63
		JE	01171532	YE ROLL UP	01/01/2025		1.63	
				Subaccount Total		0.00	1.63	-1.63
				Subaccount Balance				0.00
				Account Total		0.00	1.63	-1.63
				Ending Balance				0.00
56402		ACTIVITY CURR YR INCOME		Beginning Balance				-203,292.99
		JE	01171532	YE ROLL UP	01/01/2025	179,189.78		
				Account Total		179,189.78	0.00	179,189.78
				Ending Balance				-24,103.21
56403		ACTIVITY CURR YR EXPENSE		Beginning Balance				179,195.68
		JE	01171532	YE ROLL UP	01/01/2025		179,195.68	
		JE	01171703	NOV ACTIVITY	01/31/2025	43,875.00		

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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		43,875.00	179,195.68	-135,320.68
				Ending Balance				43,875.00
56404	ACTIVITY FUND INTEREST			Beginning Balance				-7.53
		JE	01171532	YE ROLL UP	01/01/2025	7.53		
				Account Total		7.53	0.00	7.53
				Ending Balance				0.00
56501	SNOW FUND			Beginning Balance				-240,603.19
		JE	01171691	MONTHLY INSUR FUND R	01/01/2025	6,250.00		
				Account Total		6,250.00	0.00	6,250.00
				Ending Balance				-234,353.19
57600	PRIOR YR RESERVE FND							
	R&R RESERVE/REPLACEMENT			Beginning Balance				-1,841,344.94
		JE	01171762	RE YOLL UP	01/01/2025	1,841,344.94		
				Subaccount Total		1,841,344.94	0.00	1,841,344.94
				Subaccount Balance				0.00
57600	PRIOR YR RESERVE FND							
	RR RESERVE/REPLACEMENT			Beginning Balance				-348,670.27
		JE	01171762	RE YOLL UP	01/01/2025		1,841,344.94	
				Subaccount Total		0.00	1,841,344.94	-1,841,344.94
				Subaccount Balance				-2,190,015.21
				Account Total		1,841,344.94	1,841,344.94	0.00
				Ending Balance				-2,190,015.21
57630	RSV-CURR YR EXPENDI							
	RR REPAIR/REPLACEMENT			Beginning Balance				235,826.05
		JE	01171762	RE YOLL UP	01/01/2025		318,584.52	
		AVC	01667674	NEW JERSEY AMERICAN	01/14/2025	757.04		
		AVC	01667675	NEW JERSEY AMERICAN	01/14/2025	2,132.50		
		AVC	01667688	NEW JERSEY AMERICAN	01/14/2025	7,868.93		
		AVC	01669346	NEW JERSEY AMERICAN	01/21/2025	72,000.00		
				Subaccount Total		82,758.47	318,584.52	-235,826.05
				Subaccount Balance				0.00

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Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
					Account Total	82,758.47	318,584.52	-235,826.05
					Ending Balance			0.00
60200	ASSOCIATION FEES				Beginning Balance			0.00
		RMC	02697799	RM Charges	01/01/2025		30,498.00	
		RMC	02697800	RM Charges	01/01/2025		17,940.00	
		RMC	02697801	RM Charges	01/01/2025		18,837.00	
		RMC	02697802	RM Charges	01/01/2025		34,983.00	
		RMC	02697803	RM Charges	01/01/2025		18,837.00	
		RMC	02697804	RM Charges	01/01/2025		28,704.00	
		RMC	02697805	RM Charges	01/01/2025		17,043.00	
		RMC	02697806	RM Charges	01/01/2025		16,146.00	
		RMC	02697807	RM Charges	01/01/2025		12,558.00	
		RMC	02697808	RM Charges	01/01/2025		33,189.00	
		RMC	02697809	RM Charges	01/01/2025		7,176.00	
		RMC	02697810	RM Charges	01/01/2025		6,279.00	
		RMC	02697811	RM Charges	01/01/2025		18,837.00	
		RMC	02697812	RM Charges	01/01/2025		48,438.00	
		RMC	02697813	RM Charges	01/01/2025		19,734.00	
		RMC	02697814	RM Charges	01/01/2025		85,215.00	
		RMC	02697815	RM Charges	01/01/2025		47,541.00	
		RMC	02697816	RM Charges	01/01/2025		28,704.00	
		RMC	02697817	RM Charges	01/01/2025		26,910.00	
		RMC	02697818	RM Charges	01/01/2025		12,558.00	
		RMC	02697819	RM Charges	01/01/2025		60,099.00	
		RMC	02697820	RM Charges	01/01/2025		34,086.00	
		RMC	02697821	RM Charges	01/01/2025		14,352.00	
		RMC	02697822	RM Charges	01/01/2025		33,189.00	
		RMC	02697823	RM Charges	01/01/2025		10,764.00	
		RMC	02697824	RM Charges	01/01/2025		13,455.00	
		RMC	02697825	RM Charges	01/01/2025		12,558.00	
		RMC	02697826	RM Charges	01/01/2025		26,910.00	
		RMC	02697827	RM Charges	01/01/2025		29,601.00	
		RMC	02697828	RM Charges	01/01/2025		8,970.00	
		RMC	02697829	RM Charges	01/01/2025		20,631.00	
		RMC	02697830	RM Charges	01/01/2025		38,571.00	
		RMC	02697831	RM Charges	01/01/2025		71,760.00	
		RMC	02697832	RM Charges	01/01/2025		17,940.00	
		RMC	02697833	RM Charges	01/01/2025		11,661.00	
		RMC	02697834	RM Charges	01/01/2025		44,832.00	
		RMC	02697835	RM Charges	01/01/2025		37,674.00	
		RMC	02697836	RM Charges	01/01/2025		53,820.00	
		RMC	02697837	RM Charges	01/01/2025		4,485.00	
		RMC	02697838	RM Charges	01/01/2025		6,279.00	
		RMC	02697839	RM Charges	01/01/2025		12,558.00	
		RMC	02697840	RM Charges	01/01/2025		44,850.00	
		RMC	02697841	RM Charges	01/01/2025		8,970.00	

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		RMC	02697842	RM Charges	01/01/2025		26,910.00	
		RMC	02697843	RM Charges	01/01/2025		8,970.00	
		RCG	02705428	RM Charges	01/07/2025		897.00	
		RCG	02705451	RM Charges	01/07/2025		897.00	
		RCR	02705423	RM Credits	01/07/2025	897.00		
		RCR	02705438	RM Credits	01/07/2025	897.00		
		RCG	02707784	RM Charges	01/10/2025		897.00	
		RCR	02707783	RM Credits	01/10/2025	897.00		
				Account Total		2,691.00	1,186,713.00	-1,184,022.00
				Ending Balance				-1,184,022.00
60310	RENTAL INCOME			Beginning Balance				0.00
		RCP	02710513	AR Deposit 1/17/2025	01/17/2025		2,500.00	
				Account Total		0.00	2,500.00	-2,500.00
				Ending Balance				-2,500.00
63230	TOWNSHIP REIMBURSEMENT			Beginning Balance				0.00
		JE	01171699	TOWNSHIP ACCURAL	01/01/2025		34,167.00	
				Account Total		0.00	34,167.00	-34,167.00
				Ending Balance				-34,167.00
64000	LATE FEE INCOME			Beginning Balance				0.00
		RLF	02713530	RM Charges	01/21/2025		25.00	
		RLF	02713531	RM Charges	01/21/2025		50.00	
		RLF	02713532	RM Charges	01/21/2025		150.00	
		RLF	02713533	RM Charges	01/21/2025		50.00	
		RLF	02713534	RM Charges	01/21/2025		50.00	
		RLF	02713535	RM Charges	01/21/2025		25.00	
		RLF	02713536	RM Charges	01/21/2025		75.00	
		RLF	02713537	RM Charges	01/21/2025		25.00	
		RLF	02713538	RM Charges	01/21/2025		25.00	
		RLF	02713539	RM Charges	01/21/2025		25.00	
		RLF	02713540	RM Charges	01/21/2025		100.00	
		RLF	02713541	RM Charges	01/21/2025		75.00	
		RLF	02713542	RM Charges	01/21/2025		100.00	
		RLF	02713543	RM Charges	01/21/2025		25.00	
		RLF	02713544	RM Charges	01/21/2025		75.00	
		RLF	02713545	RM Charges	01/21/2025		75.00	
		RLF	02713546	RM Charges	01/21/2025		150.00	
		RLF	02713547	RM Charges	01/21/2025		25.00	
		RLF	02713548	RM Charges	01/21/2025		25.00	
		RLF	02713549	RM Charges	01/21/2025		25.00	
		RLF	02713550	RM Charges	01/21/2025		50.00	
		RLF	02713551	RM Charges	01/21/2025		25.00	
		RLF	02713552	RM Charges	01/21/2025		25.00	

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		RLF	02713553	RM Charges	01/21/2025		50.00	
		RLF	02713554	RM Charges	01/21/2025		125.00	
		RLF	02713555	RM Charges	01/21/2025		150.00	
		RLF	02713556	RM Charges	01/21/2025		50.00	
		RLF	02713557	RM Charges	01/21/2025		25.00	
		RLF	02713558	RM Charges	01/21/2025		100.00	
		RLF	02713559	RM Charges	01/21/2025		25.00	
		RLF	02713560	RM Charges	01/21/2025		50.00	
		RLF	02713561	RM Charges	01/21/2025		50.00	
		RLF	02713562	RM Charges	01/21/2025		25.00	
		RLF	02713563	RM Charges	01/21/2025		50.00	
		RCR	02718179	RM Credits	01/30/2025	25.00		
		RCR	02718353	RM Credits	01/30/2025	50.00		
		RCR	02719276	RM Credits	01/31/2025	75.00		
				Account Total		150.00	1,975.00	-1,825.00
				Ending Balance				-1,825.00
64100	LEGAL INCOME			Beginning Balance				0.00
		RCG	02709306	RM Charges	01/14/2025		146.00	
		RCG	02709307	RM Charges	01/14/2025		105.00	
		RCG	02709308	RM Charges	01/14/2025		470.00	
				Account Total		0.00	721.00	-721.00
				Ending Balance				-721.00
64208	R/V LOT RENTAL			Beginning Balance				0.00
		RCP	02710485	AR Deposit 1/17/2025	01/17/2025		400.00	
		RCP	02710487	AR Deposit 1/17/2025	01/17/2025		400.00	
				Account Total		0.00	800.00	-800.00
				Ending Balance				-800.00
64300	NSF CHARGES			Beginning Balance				0.00
		RCG	02707572	RM Charges	01/10/2025		46.25	
		RCG	02707574	RM Charges	01/10/2025		46.25	
		RCG	02707599	RM Charges	01/10/2025		46.25	
		RCG	02707601	RM Charges	01/10/2025		46.25	
		RCG	02707611	RM Charges	01/10/2025		46.25	
		RCG	02707656	RM Charges	01/10/2025		46.25	
		RCG	02714555	RM Charges	01/27/2025		48.50	
				Account Total		0.00	326.00	-326.00
				Ending Balance				-326.00
65900	MISC INCOME			Beginning Balance				0.00
		RCP	02710485	AR Deposit 1/17/2025	01/17/2025		10.00	
		RCP	02710487	AR Deposit 1/17/2025	01/17/2025		10.00	

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		RCP	02710487	AR Deposit 1/17/2025	01/17/2025		10.00	
		RCP	02710487	AR Deposit 1/17/2025	01/17/2025		10.00	
		RCP	02710487	AR Deposit 1/17/2025	01/17/2025		10.00	
		RCP	02710487	AR Deposit 1/17/2025	01/17/2025		10.00	
		RCP	02710487	AR Deposit 1/17/2025	01/17/2025		10.00	
				Account Total		0.00	70.00	-70.00
				Ending Balance				-70.00
65975	NEWSLETTER INCOME			Beginning Balance				0.00
		RCP	02710487	AR Deposit 1/17/2025	01/17/2025		7.80	
				Account Total		0.00	7.80	-7.80
				Ending Balance				-7.80
68000	INTEREST INCOME			Beginning Balance				0.00
		JE	01171371	JAN INT INC	01/31/2025		135.96	
		JE	01171371	JAN INT INC	01/31/2025		520.61	
		JE	01171371	JAN INT INC	01/31/2025		2.09	
		JE	01171371	JAN INT INC	01/31/2025		494.90	
		JE	01171495	JAN INT INC	01/31/2025		5.04	
				Account Total		0.00	1,158.60	-1,158.60
				Ending Balance				-1,158.60
68010	RESERVE INTEREST			Beginning Balance				0.00
		JE	01171371	JAN INT INC	01/31/2025		3,062.78	
				Account Total		0.00	3,062.78	-3,062.78
				Ending Balance				-3,062.78
68030	INTEREST DEF MAINT			Beginning Balance				0.00
		JE	01171371	JAN INT INC	01/31/2025		715.20	
				Account Total		0.00	715.20	-715.20
				Ending Balance				-715.20
68860	TRANSFER FEES			Beginning Balance				0.00
		RCG	02705435	RM Charges	01/07/2025		2,637.00	
		RCG	02705452	RM Charges	01/07/2025		2,691.00	
		RCG	02707785	RM Charges	01/10/2025		2,691.00	
		RCG	02714617	RM Charges	01/27/2025		2,691.00	
		RCG	02716505	RM Charges	01/29/2025		2,691.00	
		RCG	02716521	RM Charges	01/29/2025		2,691.00	
		RCG	02718181	RM Charges	01/30/2025		2,691.00	

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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		0.00	18,783.00	-18,783.00
				Ending Balance				-18,783.00
69000	CAPITAL CONTRIBUTION			Beginning Balance				0.00
		RCG	02705435	RM Charges	01/07/2025		200.00	
		RCG	02705452	RM Charges	01/07/2025		200.00	
		RCG	02707785	RM Charges	01/10/2025		200.00	
		RCG	02714617	RM Charges	01/27/2025		200.00	
		RCG	02716505	RM Charges	01/29/2025		200.00	
		RCG	02716521	RM Charges	01/29/2025		200.00	
		RCG	02718181	RM Charges	01/30/2025		200.00	
				Account Total		0.00	1,400.00	-1,400.00
				Ending Balance				-1,400.00
69015	WORKING CAPITAL			Beginning Balance				0.00
		JE	01171691	MONTHLY INSUR FUND R	01/01/2025		4,166.67	
				Account Total		0.00	4,166.67	-4,166.67
				Ending Balance				-4,166.67
69097	INS FUND REDUCTION			Beginning Balance				0.00
		JE	01171691	MONTHLY INSUR FUND R	01/01/2025		6,250.00	
				Account Total		0.00	6,250.00	-6,250.00
				Ending Balance				-6,250.00
69098	SNOW FUND REDUCTION			Beginning Balance				0.00
		JE	01171691	MONTHLY INSUR FUND R	01/01/2025		4,166.67	
				Account Total		0.00	4,166.67	-4,166.67
				Ending Balance				-4,166.67
73318	GATEHOUSE-ELECTRIC			Beginning Balance				0.00
		AVC	01668229	JCP&L	01/15/2025	216.60		
				Account Total		216.60	0.00	216.60
				Ending Balance				216.60
73319	GATEHOUSE-GAS			Beginning Balance				0.00
		AVC	01666902	NJ NATURAL GAS CO	01/10/2025	239.25		
				Account Total		239.25	0.00	239.25
				Ending Balance				239.25
73324	GATEHOUSE-CABLE/PHONE			Beginning Balance				0.00
		AVC	01668680	OPTIMUM	01/16/2025	322.87		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		322.87	0.00	322.87
				Ending Balance				322.87
73921	M&M-ELECTRIC			Beginning Balance				0.00
		AVC	01668242	JCP&L	01/15/2025	295.97		
				Account Total		295.97	0.00	295.97
				Ending Balance				295.97
73922	M&M-GAS			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		772.75	
		AVC	01666901	NJ NATURAL GAS CO	01/10/2025	772.75		
				Account Total		772.75	772.75	0.00
				Ending Balance				0.00
73925	M&M-CABLE			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		266.65	
		AVC	01664811	OPTIMUM	01/06/2025	266.65		
		AVC	01672488	OPTIMUM	01/31/2025	266.65		
				Account Total		533.30	266.65	266.65
				Ending Balance				266.65
73927	M&M-SHOP SUPPLIES			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		529.16	
		AVC	01667669	HOME DEPOT CREDIT CA	01/14/2025	319.40		
		AVC	01667670	AMAZON.COM SERVICES	01/14/2025	364.79		
		AVC	01669770	US BANK	01/22/2025	209.76		
				Account Total		893.95	529.16	364.79
				Ending Balance				364.79
74124	LAWN MAINTENANCE			Beginning Balance				0.00
		AVC	01667677	TURFMASTERS, INC	01/14/2025	76,236.88		
				Account Total		76,236.88	0.00	76,236.88
				Ending Balance				76,236.88
74277	SPRINKLER SYSTEM MAINTENANCE			Beginning Balance				0.00
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	24,434.90		
				Account Total		24,434.90	0.00	24,434.90
				Ending Balance				24,434.90
74285	SPRINKLER REPAIRS			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		138.61	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01667676	NEW JERSEY AMERICAN	01/14/2025	138.61		
				Account Total		138.61	138.61	0.00
				Ending Balance				0.00
74400	TRASH REMOVAL			Beginning Balance				0.00
		JE	01171766	JAN 74400 TRASH ACC	01/01/2025	31,391.82		
		REV	01164379	DEC ACC EXP	01/01/2025		31,391.82	
		AVC	01667686	WASTE MANAGMENT	01/14/2025	1,345.00		
		AVC	01670333	WM CORPORATE SERVICE	01/24/2025	30,046.82		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	1,345.00		
				Account Total		64,128.64	31,391.82	32,736.82
				Ending Balance				32,736.82
74425	SNOW REMOVAL			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		50,000.00	
		AVC	01669345	TURFMASTERS, INC	01/21/2025	50,000.00		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	7,440.52		
				Account Total		57,440.52	50,000.00	7,440.52
				Ending Balance				7,440.52
74500	EXTERMINATING			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		3,209.41	
		AVC	01667692	OZANE PEST CONTROL	01/14/2025	3,209.41		
				Account Total		3,209.41	3,209.41	0.00
				Ending Balance				0.00
75025	CLUBHOUSE CABLE			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		759.21	
		AVC	01667605	OPTIMUM	01/14/2025	759.21		
		AVC	01668678	OPTIMUM	01/16/2025	0.22		
				Account Total		759.43	759.21	0.22
				Ending Balance				0.22
75061	C/H JANITORIAL SERVICES			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		6,980.50	
		AVC	01665021	SHORE CLEANING CREW	01/06/2025	2,178.00		
		AVC	01667101	SHORE CLEANING CREW	01/13/2025	1,723.20		
		AVC	01667678	SHORE CLEANING CREW	01/14/2025	562.50		
		AVC	01667690	SHORE CLEANING CREW	01/14/2025	2,517.00		
		AVC	01669340	SHORE CLEANING CREW	01/21/2025	3,200.00		
		AVC	01671141	SHORE CLEANING CREW	01/28/2025	3,200.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		13,380.70	6,980.50	6,400.20
				Ending Balance				6,400.20
75070	CLUBHOUSE ELECTRIC			Beginning Balance				0.00
		AVC	01668236	JCP&L	01/15/2025	1,859.87		
		AVC	01668240	JCP&L	01/15/2025	238.17		
				Account Total		2,098.04	0.00	2,098.04
				Ending Balance				2,098.04
75090	CLUBHOUSE GAS			Beginning Balance				0.00
		JE	01171550	REV DEC	01/01/2025		2,000.00	
		AVC	01667400	NJ NATURAL GAS CO	01/13/2025	4,332.54		
				Account Total		4,332.54	2,000.00	2,332.54
				Ending Balance				2,332.54
75105	CLUBHOUSE HVAC MAINTENANCE			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		610.96	
		AVC	01667673	FIRST CHOICE HEATING	01/14/2025	610.96		
				Account Total		610.96	610.96	0.00
				Ending Balance				0.00
75110	CLUBHOUSE MAINTENANCE/REPAIRS			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		266.56	
		AVC	01667672	TECHNOCALITIY, INC	01/14/2025	266.56		
		AVC	01667683	JERSEY ELEVATOR COMP	01/14/2025	164.02		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	1,599.38		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	164.02		
				Account Total		2,193.98	266.56	1,927.42
				Ending Balance				1,927.42
75190	CAMERA SYSTEM/SERVICE			Beginning Balance				0.00
		AVC	01667681	TECHNOCALITIY, INC	01/14/2025	3,253.48		
				Account Total		3,253.48	0.00	3,253.48
				Ending Balance				3,253.48
75209	HOUSE/REC COMMITTEE			Beginning Balance				0.00
		AVC	01667670	AMAZON.COM SERVICES	01/14/2025	19.94		
				Account Total		19.94	0.00	19.94
				Ending Balance				19.94
75358	POOL CONTRACT			Beginning Balance				0.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		REV	01164379	DEC ACC EXP	01/01/2025		11,944.50	
		AVC	01667693	CANDLEWOOD MANGEMENT	01/14/2025	11,944.50		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	12,053.55		
				Account Total		23,998.05	11,944.50	12,053.55
				Ending Balance				12,053.55
75402	INDOOR POOL MAINTENANCE			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		203.28	
		AVC	01667689	CANDLEWOOD MANGEMENT	01/14/2025	203.28		
				Account Total		203.28	203.28	0.00
				Ending Balance				0.00
75551	ACTIVITY CTR-ELECTRIC			Beginning Balance				0.00
		AVC	01668230	JCP&L	01/15/2025	2,730.58		
		AVC	01668235	JCP&L	01/15/2025	464.74		
		AVC	01668238	JCP&L	01/15/2025	127.00		
				Account Total		3,322.32	0.00	3,322.32
				Ending Balance				3,322.32
75552	ACTIVITY CTR-GAS			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		3,311.33	
		AVC	01667397	NJ NATURAL GAS CO	01/13/2025	2,773.17		
		AVC	01667399	NJ NATURAL GAS CO	01/13/2025	3,311.33		
				Account Total		6,084.50	3,311.33	2,773.17
				Ending Balance				2,773.17
75555	ACTIVITY CTR-CABLE			Beginning Balance				0.00
		AVC	01670448		01/24/2025	506.68		
				Account Total		506.68	0.00	506.68
				Ending Balance				506.68
75612	SALARIES & WAGES			Beginning Balance				0.00
		JE	01171694	R 75630 - 75612	01/01/2025		18,040.00	
		JE	01171697	JAN ACC	01/31/2025	64,000.00		
				Account Total		64,000.00	18,040.00	45,960.00
				Ending Balance				45,960.00
75630	ACTIVITIES DIRECTOR			Beginning Balance				0.00
		JE	01171550	REV DEC	01/01/2025		18,040.00	
		JE	01171694	R 75630 - 75612	01/01/2025	18,040.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
					Account Total	18,040.00	18,040.00	0.00
					Ending Balance			0.00
75730	MAINTENANCE				Beginning Balance			0.00
		REV	01164379	DEC ACC EXP	01/01/2025		3,810.00	
		AVC	01665020	SHORE CLEANING CREW	01/06/2025	2,415.00		
		AVC	01667097	SHORE CLEANING CREW	01/13/2025	1,056.00		
		AVC	01667098	SHORE CLEANING CREW	01/13/2025	300.00		
		AVC	01669342	SHORE CLEANING CREW	01/21/2025	3,312.00		
		AVC	01669344	SHORE CLEANING CREW	01/21/2025	1,395.00		
		AVC	01671140	SHORE CLEANING CREW	01/28/2025	3,408.00		
					Account Total	11,886.00	3,810.00	8,076.00
					Ending Balance			8,076.00
75800	PAYROLL TAXES				Beginning Balance			0.00
		JE	01171697	JAN ACC	01/31/2025	10,000.00		
					Account Total	10,000.00	0.00	10,000.00
					Ending Balance			10,000.00
75889	PAYROLL SERVICE				Beginning Balance			0.00
		JE	01171697	JAN ACC	01/31/2025	3,750.00		
					Account Total	3,750.00	0.00	3,750.00
					Ending Balance			3,750.00
76245	STREET LIGHTING				Beginning Balance			0.00
		AVC	01671417	JCP&L	01/28/2025	4,220.57		
					Account Total	4,220.57	0.00	4,220.57
					Ending Balance			4,220.57
76252	UTILITIES				Beginning Balance			0.00
		AVC	01666884	NJ NATURAL GAS CO	01/10/2025	79.26		
		AVC	01671603	JCP&L	01/29/2025	6.01		
		AVC	01671604	JCP&L	01/29/2025	4.65		
		AVC	01671605	JCP&L	01/29/2025	4.85		
		AVC	01671606	JCP&L	01/29/2025	4.65		
		AVC	01671607	JCP&L	01/29/2025	7.53		
		AVC	01671608	JCP&L	01/29/2025	5.61		
		AVC	01671609	JCP&L	01/29/2025	4.65		
		AVC	01671610	JCP&L	01/29/2025	5.42		
		AVC	01671611	JCP&L	01/29/2025	5.23		
		AVC	01671612	JCP&L	01/29/2025	169.14		
		AVC	01671613	JCP&L	01/29/2025	4.65		
		AVC	01671614	JCP&L	01/29/2025	4.65		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01671615	JCP&L	01/29/2025	5.42		
		AVC	01671616	JCP&L	01/29/2025	4.65		
		AVC	01671617	JCP&L	01/29/2025	4.65		
		AVC	01671618	JCP&L	01/29/2025	4.65		
		AVC	01671618	JCP&L	01/29/2025	13.10		
		AVC	01671619	JCP&L	01/29/2025	4.85		
		AVC	01671620	JCP&L	01/29/2025	45.89		
		AVC	01671621	JCP&L	01/29/2025	4.85		
		AVC	01671622	JCP&L	01/29/2025	5.61		
		AVC	01671623	JCP&L	01/29/2025	5.42		
		AVC	01671624	JCP&L	01/29/2025	4.65		
		AVC	01671625	JCP&L	01/29/2025	4.65		
		AVC	01671626	JCP&L	01/29/2025	5.42		
		AVC	01671627	JCP&L	01/29/2025	5.42		
		AVC	01671628	JCP&L	01/29/2025	5.61		
		AVC	01671629	JCP&L	01/29/2025	5.61		
		AVC	01671630	JCP&L	01/29/2025	6.01		
		AVC	01671631	JCP&L	01/29/2025	5.23		
		AVC	01671632	JCP&L	01/29/2025	6.01		
		AVC	01671633	JCP&L	01/29/2025	5.23		
		AVC	01671634	JCP&L	01/29/2025	5.61		
		AVC	01671635	JCP&L	01/29/2025	5.42		
		AVC	01671636	JCP&L	01/29/2025	4.65		
		AVC	01671637	JCP&L	01/29/2025	695.94		
		AVC	01671638	JCP&L	01/29/2025	311.86		
		AVC	01671639	JCP&L	01/29/2025	4.65		
				Account Total		1,487.36	0.00	1,487.36
				Ending Balance				1,487.36
76561	EMERG GENERATOR MAINTENANCE			Beginning Balance				0.00
		AVC	01667095	DIESEL DIALYSIS LLC	01/13/2025	1,706.00		
				Account Total		1,706.00	0.00	1,706.00
				Ending Balance				1,706.00
76721	GOLF PRO SHOP			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		7,333.33	
		AVC	01667687	MEADOW GOLF MANAGEM	01/14/2025	7,333.33		
		AVC	01670332	MEADOW GOLF MANAGEM	01/24/2025	7,333.33		
		AVC	01671142	MEADOW GOLF MANAGEM	01/28/2025	7,333.33		
				Account Total		21,999.99	7,333.33	14,666.66
				Ending Balance				14,666.66
76722	GOLF GROUNDS CARE			Beginning Balance				0.00
		AVC	01667668	GREENSMASTERS LLC	01/14/2025	27,855.78		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		27,855.78	0.00	27,855.78
				Ending Balance				27,855.78
76723	GOLF-UTILITIES			Beginning Balance				0.00
		AVC	01668237	JCP&L	01/15/2025	15.26		
		AVC	01668241	JCP&L	01/15/2025	6.77		
				Account Total		22.03	0.00	22.03
				Ending Balance				22.03
76728	GOLF ADVERTISING EXP			Beginning Balance				0.00
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	123.98		
				Account Total		123.98	0.00	123.98
				Ending Balance				123.98
77200	REAL ESTATE TAXES			Beginning Balance				0.00
		AVC	01671139	TOWNSHIP OF LAKEWOOD	01/28/2025	95.68		
				Account Total		95.68	0.00	95.68
				Ending Balance				95.68
77516	INSURANCE			Beginning Balance				0.00
		AVC	01667684	CAIS LLC	01/14/2025	1,300.00		
		JE	01171543	R 77516 - 26100	01/31/2025		16,032.00	
		JE	01171558	INSURANCE	01/31/2025	8,141.73		
		JE	01171632	INS ADJ	01/31/2025	1,680.94		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	14,732.00		
				Account Total		25,854.67	16,032.00	9,822.67
				Ending Balance				9,822.67
78100	OFFICE SUPPLIES			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		267.19	
		AVC	01667670	AMAZON.COM SERVICES	01/14/2025	584.69		
		AVC	01667671	FIRSTSERVICE RESIDEN	01/14/2025	62.60		
		AVC	01669770	US BANK	01/22/2025	204.59		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	612.13		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	287.56		
				Account Total		1,751.57	267.19	1,484.38
				Ending Balance				1,484.38
78111	COPIER EXPENSE			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		501.14	
		AVC	01667100	SHORE BUSINESS SOLUT	01/13/2025	253.79		
		AVC	01667680	DE LAGE LANDEN FINAC	01/14/2025	501.14		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	526.15		
				Account Total		1,281.08	501.14	779.94
				Ending Balance				779.94
78150	POSTAGE & SHIPPING			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		949.07	
		AVC	01667096	FIRSTSERVICE RESIDEN	01/13/2025	575.46		
		AVC	01667671	FIRSTSERVICE RESIDEN	01/14/2025	14.49		
		AVC	01667682	PITNEY BOWES GLOBAL	01/14/2025	359.12		
				Account Total		949.07	949.07	0.00
				Ending Balance				0.00
78400	BANK FEES			Beginning Balance				0.00
		AVC	01664354	FIRSTSERVICE RESIDEN	01/01/2025	25.00		
		AVC	01664199	FIRSTSERVICE RESIDEN	01/04/2025		1,019.67	
				Account Total		25.00	1,019.67	-994.67
				Ending Balance				-994.67
78450	COUPON BOOKS			Beginning Balance				0.00
		AVC	01667096	FIRSTSERVICE RESIDEN	01/13/2025	17.30		
				Account Total		17.30	0.00	17.30
				Ending Balance				17.30
78600	LICENSES & PERMITS			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		5,805.00	
		AVC	01667685	NJ DEPT. OF TREASURY	01/14/2025	5,580.00		
		AVC	01669348	OCEAN COUNTY OFFICE	01/21/2025	75.00		
		AVC	01669349	OCEAN COUNTY OFFICE	01/21/2025	75.00		
		AVC	01669350	OCEAN COUNTY OFFICE	01/21/2025	75.00		
				Account Total		5,805.00	5,805.00	0.00
				Ending Balance				0.00
79410	ADMINISTRATION EXPENSE			Beginning Balance				0.00
		AVC	01666545	FIRSTSERVICE RESIDEN	01/09/2025	75.00		
				Account Total		75.00	0.00	75.00
				Ending Balance				75.00
79412	MISC ADMIN EXPENSE			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		1,772.64	
		AVC	01665022	FOUR SEASONS @ LAKEW	01/06/2025	1,772.64		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		1,772.64	1,772.64	0.00
				Ending Balance				0.00
79460	VEHICLE EXPENSE			Beginning Balance				0.00
		REV	01164379	DEC ACC EXP	01/01/2025		20.29	
		AVC	01669770	US BANK	01/22/2025	20.29		
				Account Total		20.29	20.29	0.00
				Ending Balance				0.00
79760	AUDIO VISUAL			Beginning Balance				0.00
		AVC	01667670	AMAZON.COM SERVICES	01/14/2025	274.60		
		AVC	01667679	AT HOME NET, INC	01/14/2025	170.34		
		AVC	01669770	US BANK	01/22/2025	3,073.40		
				Account Total		3,518.34	0.00	3,518.34
				Ending Balance				3,518.34
81100	MANAGEMENT FEES			Beginning Balance				0.00
		AVC	01664355	FIRSTSERVICE RESIDEN	01/01/2025	31,157.96		
		AVC	01664199	FIRSTSERVICE RESIDEN	01/04/2025		21,233.94	
				Account Total		31,157.96	21,233.94	9,924.02
				Ending Balance				9,924.02
81200	LEGAL GENERAL			Beginning Balance				0.00
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	2,819.70		
				Account Total		2,819.70	0.00	2,819.70
				Ending Balance				2,819.70
81300	LEGAL COLLECTIONS			Beginning Balance				0.00
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	798.00		
		JE	PA705547	01/25 Invoice Accrua	01/31/2025	115.00		
				Account Total		913.00	0.00	913.00
				Ending Balance				913.00
88001	RESERVES							
	INTER INTEREST			Beginning Balance				0.00
		JE	01171371	JAN INT INC	01/31/2025	3,062.78		
				Subaccount Total		3,062.78	0.00	3,062.78
				Subaccount Balance				3,062.78
88001	RESERVES							
	RC RESERVE FUNDING			Beginning Balance				0.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 01/01/2025 To 01/31/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		JE	01171522	MONTHLY RSV	01/31/2025	75,000.00		
				Subaccount Total		75,000.00	0.00	75,000.00
				Subaccount Balance				75,000.00
				Account Total		78,062.78	0.00	78,062.78
				Ending Balance				78,062.78
88115	DEFERRED MAINT.							
	DM DM			Beginning Balance				0.00
		JE	01171522	MONTHLY RSV	01/31/2025	16,667.00		
				Subaccount Total		16,667.00	0.00	16,667.00
				Subaccount Balance				16,667.00
88115	DEFERRED MAINT.							
	INTERS DM INTEREST			Beginning Balance				0.00
		JE	01171371	JAN INT INC	01/31/2025	715.20		
				Subaccount Total		715.20	0.00	715.20
				Subaccount Balance				715.20
				Account Total		17,382.20	0.00	17,382.20
				Ending Balance				17,382.20
91120	RESERVE CONTRIBUTION			Beginning Balance				0.00
		JE	01171522	MONTHLY RSV	01/31/2025		75,000.00	
				Account Total		0.00	75,000.00	-75,000.00
				Ending Balance				-75,000.00
91130	RESERVE INTEREST INCOME			Beginning Balance				0.00
		JE	01171371	JAN INT INC	01/31/2025		3,062.78	
				Account Total		0.00	3,062.78	-3,062.78
				Ending Balance				-3,062.78
94105	REPAIR RESERVE			Beginning Balance				0.00
		JE	01171762	RE YOLL UP	01/01/2025	318,584.52		
				Account Total		318,584.52	0.00	318,584.52
				Ending Balance				318,584.52
				Entity Totals		7,368,683.43	7,368,683.43	0.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
11930	CASH OPERATING - ALLIANCE ASSOCIATION BA			Beginning Balance				510,864.65
		JER	00187841	2025 Monthly	02/01/2025		91,667.00	
		RCP	02718324	AR DEPOSIT 2/3/2025	02/03/2025	810.00		
		RCP	02718330	AR DEPOSIT 2/3/2025	02/03/2025	2,550.00		
		RCP	02718332	AR DEPOSIT 2/3/2025	02/03/2025	660.00		
		RCP	02718333	AR DEPOSIT 2/3/2025	02/03/2025	10.00		
		RCP	02719438	Online Payments	02/03/2025	598.00		
		RCP	02719665	ACH Payments	02/03/2025	4,785.00		
		RCP	02719778	Lockbox	02/03/2025	915.00		
		ACK	FSALV-052232	ANTHONY SIPNELLI	02/04/2025		25.55	
		ACK	FSALV-052233	CANDLEWOOD MANGEMENT	02/04/2025		1,590.40	
		ACK	FSALV-052234	MARION SECURITY AGEN	02/04/2025		23,210.39	
		ACK	FSALV-052235	SHORE CLEANING CREW	02/04/2025		6,400.00	
		ACK	FSALV-052236	UNIVERSAL JANITORAL	02/04/2025		2,093.87	
		ACK	FSALV-052237	WM CORPORATE SERVICE	02/04/2025		30,046.82	
		RCP	02721674	Lockbox	02/04/2025	3,615.55		
		RCP	02721912	Online Payments	02/04/2025	2,108.00		
		RCP	02721996	ACH Payments	02/04/2025	61.00		
		RCP	02722486	AR TRF FR TO FS	02/04/2025	897.00		
		RCP	02722745	Lockbox	02/05/2025	897.00		
		RCP	02723045	ACH Payments	02/05/2025	461.00		
		ACK	FSALV-052238	ASTEROID OPERATING	02/06/2025		1,599.38	
		ACK	FSALV-052239	CANDLEWOOD MANGEMENT	02/06/2025		12,053.55	
		ACK	FSALV-052240	DE LAGE LANDEN FINAC	02/06/2025		526.15	
		ACK	FSALV-052241	JERSEY ELEVATOR COMP	02/06/2025		164.02	
		ACK	FSALV-052242	McGOVERN LEGAL SERVI	02/06/2025		3,732.70	
		ACK	FSALV-052243	NESTLE PURE LIFE DIR	02/06/2025		287.56	
		ACK	FSALV-052244	NEW JERSEY AMERICAN	02/06/2025		17,060.00	
		ACK	FSALV-052245	WASTE MANAGMENT	02/06/2025		31,391.82	
		ACK	FSALV-052246	W.B. MASON COMPANY,	02/06/2025		612.13	
		RCP	02723839	Lockbox	02/06/2025	950.58		
		RCP	02724057	ACH Payments	02/06/2025	1,699.25		
		RCP	02724229	Credit Card Pmt	02/06/2025	922.00		
		RCP	02724569	AR DEPOSIT 2/7/25	02/07/2025	3,788.00		
		RCP	02724592	Online Payments	02/07/2025	18.00		
		RCP	02724874	Lockbox	02/07/2025	1,024.00		
		ACK	FSALV-052247	OPTIMUM	02/10/2025		759.21	
		RCP	02725495	Lockbox	02/10/2025	922.00		
		RCP	02725647	ACH Payments	02/10/2025	750.00		
		RCP	02725753	Credit Card Pmt	02/10/2025	1,239.00		
		ACK	FSALV-052249	NJ NATURAL GAS CO	02/11/2025		3,750.62	
		ACK	FSALV-052250	AMAZON.COM SERVICES	02/11/2025		761.53	
		ACK	FSALV-052251	AT HOME NET, INC	02/11/2025		170.34	
		ACK	FSALV-052252	GREENSMASTERS LLC	02/11/2025		27,855.78	
		ACK	FSALV-052253	HOME DEPOT CREDIT CA	02/11/2025		700.59	
		ACK	FSALV-052254	NEW JERSEY AMERICAN	02/11/2025		24,434.90	
		ACK	FSALV-052255	SELECTIVE INSURANCE	02/11/2025		14,732.00	
		ACK	FSALV-052256	SHORE BUSINESS SOLUT	02/11/2025		506.46	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		ACK	FSALV-052257	SHORE CLEANING CREW	02/11/2025		5,792.00	
		ACK	FSALV-052258	SIGN HERE	02/11/2025		123.98	
		RCP	02726136	Lockbox	02/11/2025	3,774.00		
		RCP	02726411	ACH Payments	02/11/2025	299.00		
		RCP	02726745	AR TRF FR TO FS	02/11/2025	897.00		
		RRP	02726746	Rivera, Delma	02/11/2025		463.53	
		ACK	FSALV-052248	FIRSTSERVICE RESIDEN	02/12/2025		9,949.02	
		ACK	FSALV-052259	NJ NATURAL GAS CO	02/12/2025		10,011.91	
		RCP	02726827	Online Payments	02/12/2025	18.00		
		ACK	FSALV-052260	JCP&L	02/13/2025		5,457.93	
		ACK	FSALV-052261	US BANK	02/13/2025		1,252.96	
		ACK	FSALV-052263	TURFMASTERS, INC	02/13/2025		76,236.88	
		RCP	02727622	Lockbox	02/13/2025	18.00		
		RCP	02727781	AR Deposit 2/13/25	02/13/2025	3,788.00		
		ACK	FSALV-052262	FIRSTSERVICE RESIDEN	02/14/2025		1,835.07	
		RCP	02727226	AR DEPOSIT 2/14/2025	02/14/2025	39.94		
		RCP	02727228	AR DEPOSIT 2/14/2025	02/14/2025	250.00		
		RCP	02727231	AR DEPOSIT 2/14/2025	02/14/2025	2,500.00		
		RCP	02727234	AR DEPOSIT 2/14/2025	02/14/2025	2,500.00		
		ACK	FSALV-052264	OPTIMUM	02/18/2025		1,117.51	
		ACK	FSALV-052265	JCP&L	02/18/2025		948.55	
		ACK	FSALV-052267	SHORE BUSINESS SOLUT	02/18/2025		327.87	
		ACK	FSALV-052268	SHORE CLEANING CREW	02/18/2025		6,512.00	
		ACK	FSALV-052269	WM CORPORATE SERVICE	02/18/2025		30,046.82	
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025		20,857.81	
		RCP	02728495	Online Payments	02/18/2025	300.00		
		ACK	FSALV-052266	FIRSTSERVICE RESIDEN	02/19/2025		445.76	
		RCP	02729123	Lockbox	02/19/2025	2,601.20		
		RCP	02729338	ACH Payments	02/19/2025	112.00		
		ACK	FSALV-052272	FIRST CHOICE HEATING	02/20/2025		2,355.34	
		ACK	FSALV-052273	FOUR SEASONS @ LAKEW	02/20/2025		1,126.77	
		ACK	FSALV-052274	MARION SECURITY AGEN	02/20/2025		20,746.50	
		ACK	FSALV-052275	STOUTS II INC	02/20/2025		1,700.00	
		RCP	02730124	Online Payments	02/20/2025	318.00		
		RCP	02730280	ACH Payments	02/20/2025	968.25		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025		35,669.29	
		RCP	02730657	Lockbox	02/21/2025	14.00		
		RCP	02730873	Credit Card Pmt	02/21/2025	922.00		
		ACK	FSALV-052276	JCP&L	02/24/2025		4,234.30	
		ACK	FSALV-052277		02/25/2025		506.68	
		ACK	FSALV-052278	ENCORE HOLDINGS LLC	02/25/2025		1,706.00	
		ACK	FSALV-052279	FOUR SEASONS @ LAKEW	02/25/2025		550.00	
		ACK	FSALV-052280	SHORE CLEANING CREW	02/25/2025		6,256.00	
		ACK	FSALV-052281	TURFMASTERS, INC	02/25/2025		1,066.25	
		RCP	02730951	AR DEPOSIT 2/25/2025	02/25/2025	800.00		
		RCP	02730953	AR DEPOSIT 2/25/2025	02/25/2025	2,148.26		
		RCP	02730964	AR DEPOSIT 2/25/2025	02/25/2025	1,750.00		
		RCP	02730973	AR DEPOSIT 2/25/2025	02/25/2025	500.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RCP	02730975	AR DEPOSIT 2/25/2025	02/25/2025	693.06		
		RCP	02731743	Lockbox	02/25/2025	3,637.00		
		RCP	02731947	Online Payments	02/25/2025	18.00		
		ACK	FSALV-052282	OPTIMUM	02/26/2025		292.65	
		RCP	02731568	AR DEPOSIT 2/26/25	02/26/2025	3,788.00		
		RCP	02732572	Online Payments	02/26/2025	897.00		
		RCP	02732694	ACH Payments	02/26/2025	265.00		
		RCP	02734395	Lockbox	02/27/2025	1,801.00		
		JBR	FSALV-022825	Bank Reconciliation	02/28/2025	3.98		
		JE	01176758	sales tax	02/28/2025		487.60	
		JE	01176759	optimum	02/28/2025		794.64	
		RCP	02734974	Lockbox	02/28/2025	2,641.00		
				Account Total		67,942.07	545,004.39	-477,062.32
				Ending Balance				33,802.33
11950	INTERFUND TRANSFER							
	ACTVY ACTIVITY			Beginning Balance				1,997.74
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				1,997.74
11950	INTERFUND TRANSFER							
	DM DEFERRED MAINT			Beginning Balance				-49,009.51
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-49,009.51
11950	INTERFUND TRANSFER							
	INCLMT INCLEMENT WEATHER			Beginning Balance				-41,092.92
		JE	01176465	FEB INTERFUND	02/28/2025		6,255.00	
		JE	01176762	FEB INTERFUND	02/28/2025	12,500.00		
				Subaccount Total		12,500.00	6,255.00	6,245.00
				Subaccount Balance				-34,847.92
11950	INTERFUND TRANSFER							
	INSUR INSURANCE			Beginning Balance				-17,796.27
		JE	01176465	FEB INTERFUND	02/28/2025		4,636.00	
		JE	01176762	FEB INTERFUND	02/28/2025	8,333.00		
				Subaccount Total		8,333.00	4,636.00	3,697.00
				Subaccount Balance				-14,099.27
11950	INTERFUND TRANSFER							
	OPER OPERATING			Beginning Balance				437,942.29
		JE	01176465	FEB INTERFUND	02/28/2025	32,567.00		
		JE	01176762	FEB INTERFUND	02/28/2025		29,167.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Subaccount Total		32,567.00	29,167.00	3,400.00
				Subaccount Balance				441,342.29
11950 INTERFUND TRANSFER								
	RSV RESERVES			Beginning Balance				-508,216.63
		JE	01176465	FEB INTERFUND	02/28/2025		17,062.00	
		JE	01176762	FEB INTERFUND	02/28/2025	1.00		
				Subaccount Total		1.00	17,062.00	-17,061.00
				Subaccount Balance				-525,277.63
11950 INTERFUND TRANSFER								
	WC WORKING CAPITAL			Beginning Balance				176,175.30
		JE	01176465	FEB INTERFUND	02/28/2025		4,614.00	
		JE	01176762	FEB INTERFUND	02/28/2025	8,333.00		
				Subaccount Total		8,333.00	4,614.00	3,719.00
				Subaccount Balance				179,894.30
				Account Total		61,734.00	61,734.00	0.00
				Ending Balance				0.00
12056 OPERATING-								
	256805 METRO INS CONT #4066			Beginning Balance				163,628.94
		JE	01176346	FEB INT INC	02/28/2025	470.71		
				Subaccount Total		470.71	0.00	470.71
				Subaccount Balance				164,099.65
12056 OPERATING-								
	2568O3 METROPOLITAN#0329			Beginning Balance				42,732.73
		JE	01176346	FEB INT INC	02/28/2025	122.93		
				Subaccount Total		122.93	0.00	122.93
				Subaccount Balance				42,855.66
				Account Total		593.64	0.00	593.64
				Ending Balance				206,955.31
13020 CASH RESERVE								
	2568M1 METROPOLITAN #4737			Beginning Balance				1,005,791.56
		JER	00187841	F.S.Lakewood	02/01/2025	75,000.00		
		JE	01176346	FEB INT INC	02/28/2025	2,880.96		
				Subaccount Total		77,880.96	0.00	77,880.96

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Subaccount Balance				1,083,672.52
13020 CASH RESERVE								
	2568R1 WELL FARGO #9161			Beginning Balance				1.37
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				1.37
				Account Total		77,880.96	0.00	77,880.96
				Ending Balance				1,083,673.89
13021 CASH SNOW RESERVES								
	2568S3 METROPOLITAN #4745			Beginning Balance				657.37
		JE	01176346	FEB INT INC	02/28/2025	1.89		
				Subaccount Total		1.89	0.00	1.89
				Subaccount Balance				659.26
13021 CASH SNOW RESERVES								
	2568S4 MS TBILL			Beginning Balance				285,845.37
		JE	01176363	NOV	02/28/2025	1.09		
		JE	01176363	DEC	02/28/2025	1.03		
		JE	01176363	JAN	02/28/2025	0.81		
		JE	01176363	FEB	02/28/2025	0.57		
				Subaccount Total		3.50	0.00	3.50
				Subaccount Balance				285,848.87
				Account Total		5.39	0.00	5.39
				Ending Balance				286,508.13
13030 CASH - CAPITAL								
	2568C3 METROPOLITAN #0278			Beginning Balance				155,548.04
		JE	01176346	FEB INT INC	02/28/2025	447.47		
				Subaccount Total		447.47	0.00	447.47
				Subaccount Balance				155,995.51
				Account Total		447.47	0.00	447.47
				Ending Balance				155,995.51
13036 MORGAN STANLEY RESER								
	2658M2 #3388 3.05% 8/10/23			Beginning Balance				1,473,806.94
		JE	01176337	SEPT	02/28/2025	1.44		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		JE	01176337	NOV	02/28/2025	2.30		
		JE	01176337	DEC	02/28/2025	2.15		
		JE	01176337	JAN	02/28/2025	1.88		
		JE	01176337	INT INC	02/28/2025	1.70		
				Subaccount Total		9.47	0.00	9.47
				Subaccount Balance				1,473,816.41
				Account Total		9.47	0.00	9.47
				Ending Balance				1,473,816.41
13070 CASH- ACTIVITIES								
	2568A1 INVESTORS CHECKING			Beginning Balance				-4,891.38
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-4,891.38
13070 CASH- ACTIVITIES								
	2568A2 INVESTORS MM			Beginning Balance				1.35
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				1.35
13070 CASH- ACTIVITIES								
	2568A3 PNC MM# 0144			Beginning Balance				44,054.03
		JE	01176436	NOV	02/28/2025	50,477.84		
		JE	01176436	DEC	02/28/2025		8,010.42	
		JE	01176436	ACTIVITY	02/28/2025		5,144.99	
		JE	01176436	ACTIVITY	02/28/2025	12,833.24		
				Subaccount Total		63,311.08	13,155.41	50,155.67
				Subaccount Balance				94,209.70
				Account Total		63,311.08	13,155.41	50,155.67
				Ending Balance				89,319.67
14020 CASH DEFERRED								
	2568D3 METROPOLITAN #7579			Beginning Balance				231,400.90
		JER	00187841	F.S.Lakewood	02/01/2025	16,667.00		
		JE	01176346	FEB INT INC	02/28/2025	681.94		
				Subaccount Total		17,348.94	0.00	17,348.94
				Subaccount Balance				248,749.84

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		17,348.94	0.00	17,348.94
				Ending Balance				248,749.84
21000 ACCOUNTS RECEIVABLE								
	A2 ASSOCIATION FEES QTR			Beginning Balance				94,923.39
		RCP	02719438	Online Payments	02/03/2025		18.00	
		RCP	02719665	ACH Payments	02/03/2025		2,488.00	
		RCP	02719778	Lockbox	02/03/2025		890.00	
		RMC	02720485	RM Credits	02/03/2025		25.00	
		RCP	02721674	Lockbox	02/04/2025		3,447.55	
		RCP	02721912	Online Payments	02/04/2025		36.00	
		RCP	02721996	ACH Payments	02/04/2025		18.00	
		RCP	02722486	AR TRF FR TO FS	02/04/2025		897.00	
		RMC	02722312	RM Credits	02/04/2025		25.00	
		RMC	02722314	RM Credits	02/04/2025		25.00	
		RCP	02722745	Lockbox	02/05/2025		872.00	
		RCP	02723045	ACH Payments	02/05/2025		18.00	
		RCP	02723839	Lockbox	02/06/2025		25.00	
		RCP	02724057	ACH Payments	02/06/2025		1,649.25	
		RCP	02724229	Credit Card Pmt	02/06/2025		897.00	
		RMC	02724290	RM Credits	02/06/2025		25.00	
		RCP	02724592	Online Payments	02/07/2025		18.00	
		RCP	02724874	Lockbox	02/07/2025		974.00	
		RCP	02725495	Lockbox	02/10/2025		897.00	
		RCP	02725647	ACH Payments	02/10/2025		675.00	
		RCP	02726136	Lockbox	02/11/2025		3,674.00	
		RCP	02726745	AR TRF FR TO FS	02/11/2025		897.00	
		RCP	02726827	Online Payments	02/12/2025		18.00	
		RCP	02727622	Lockbox	02/13/2025		18.00	
		RMC	02728741	RM Credits	02/18/2025		765.00	
		RCP	02729123	Lockbox	02/19/2025		897.00	
		RCP	02730280	ACH Payments	02/20/2025		897.00	
		RCP	02730657	Lockbox	02/21/2025		14.00	
		RCP	02730873	Credit Card Pmt	02/21/2025		897.00	
		RCP	02731743	Lockbox	02/25/2025		18.00	
		RCP	02732694	ACH Payments	02/26/2025		215.00	
		RCP	02734395	Lockbox	02/27/2025		854.00	
		RMC	02734712	RM Credits	02/27/2025		25.00	
		RCP	02734974	Lockbox	02/28/2025		797.00	
				Subaccount Total		0.00	23,905.80	-23,905.80
				Subaccount Balance				71,017.59
21000 ACCOUNTS RECEIVABLE								
	CW CAPITAL CONTRIBUTION			Beginning Balance				0.00
		RCG	02724568	RM Charges	02/06/2025	200.00		
		RCP	02724569	AR DEPOSIT 2/7/25	02/07/2025		200.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RCG	02727780	RM Charges	02/13/2025	200.00		
		RCP	02727781	AR Deposit 2/13/25	02/13/2025		200.00	
		RCG	02731565	RM Charges	02/24/2025	200.00		
		RCP	02731568	AR DEPOSIT 2/26/25	02/26/2025		200.00	
				Subaccount Total		600.00	600.00	0.00
				Subaccount Balance				0.00
21000 ACCOUNTS RECEIVABLE								
	LC LATE CHARGE			Beginning Balance				3,025.00
		RCP	02719665	ACH Payments	02/03/2025		150.00	
		RCP	02719778	Lockbox	02/03/2025		25.00	
		RMC	02720483	RM Credits	02/03/2025		25.00	
		RMC	02720484	RM Credits	02/03/2025		25.00	
		RCP	02721674	Lockbox	02/04/2025		150.00	
		RMC	02722313	RM Credits	02/04/2025		25.00	
		RCP	02722745	Lockbox	02/05/2025		25.00	
		RCP	02724057	ACH Payments	02/06/2025		50.00	
		RCP	02724229	Credit Card Pmt	02/06/2025		25.00	
		RCP	02724874	Lockbox	02/07/2025		50.00	
		RCP	02725495	Lockbox	02/10/2025		25.00	
		RCP	02725647	ACH Payments	02/10/2025		75.00	
		RMC	02725783	RM Credits	02/10/2025		25.00	
		RMC	02725784	RM Credits	02/10/2025		25.00	
		RCP	02726136	Lockbox	02/11/2025		75.00	
		RCP	02729123	Lockbox	02/19/2025		25.00	
		RCP	02730124	Online Payments	02/20/2025		25.00	
		RCP	02730280	ACH Payments	02/20/2025		25.00	
		RLF	02731078	RM Charges	02/20/2025	50.00		
		RLF	02731079	RM Charges	02/20/2025	25.00		
		RLF	02731080	RM Charges	02/20/2025	25.00		
		RLF	02731081	RM Charges	02/20/2025	25.00		
		RLF	02731082	RM Charges	02/20/2025	25.00		
		RLF	02731083	RM Charges	02/20/2025	25.00		
		RLF	02731084	RM Charges	02/20/2025	25.00		
		RLF	02731085	RM Charges	02/20/2025	75.00		
		RLF	02731086	RM Charges	02/20/2025	25.00		
		RLF	02731087	RM Charges	02/20/2025	25.00		
		RLF	02731088	RM Charges	02/20/2025	50.00		
		RLF	02731089	RM Charges	02/20/2025	75.00		
		RLF	02731090	RM Charges	02/20/2025	25.00		
		RLF	02731091	RM Charges	02/20/2025	25.00		
		RLF	02731092	RM Charges	02/20/2025	25.00		
		RLF	02731093	RM Charges	02/20/2025	25.00		
		RLF	02731094	RM Charges	02/20/2025	25.00		
		RLF	02731095	RM Charges	02/20/2025	25.00		
		RLF	02731096	RM Charges	02/20/2025	50.00		
		RLF	02731097	RM Charges	02/20/2025	75.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RLF	02731098	RM Charges	02/20/2025	50.00		
		RLF	02731099	RM Charges	02/20/2025	25.00		
		RLF	02731100	RM Charges	02/20/2025	50.00		
		RLF	02731101	RM Charges	02/20/2025	25.00		
		RLF	02731102	RM Charges	02/20/2025	25.00		
		RCP	02730873	Credit Card Pmt	02/21/2025		25.00	
		RCP	02732694	ACH Payments	02/26/2025		50.00	
		RCP	02734395	Lockbox	02/27/2025		50.00	
		RCP	02734974	Lockbox	02/28/2025		50.00	
				Subaccount Total		900.00	1,025.00	-125.00
				Subaccount Balance				2,900.00
21000 ACCOUNTS RECEIVABLE								
	LE LEGAL FEES			Beginning Balance				18,030.97
		RCG	02727906	RM Charges	02/13/2025	1,208.00		
				Subaccount Total		1,208.00	0.00	1,208.00
				Subaccount Balance				19,238.97
21000 ACCOUNTS RECEIVABLE								
	NS NON SUFFICIENT FUNDS			Beginning Balance				571.75
		RMC	02728741	RM Credits	02/18/2025		40.00	
		RCP	02730280	ACH Payments	02/20/2025		46.25	
				Subaccount Total		0.00	86.25	-86.25
				Subaccount Balance				485.50
21000 ACCOUNTS RECEIVABLE								
	TR TRANSFER FEE			Beginning Balance				0.00
		RCG	02724568	RM Charges	02/06/2025	2,691.00		
		RCP	02724569	AR DEPOSIT 2/7/25	02/07/2025		2,691.00	
		RCG	02727780	RM Charges	02/13/2025	2,691.00		
		RCP	02727781	AR Deposit 2/13/25	02/13/2025		2,691.00	
		RCG	02731565	RM Charges	02/24/2025	2,691.00		
		RCP	02731568	AR DEPOSIT 2/26/25	02/26/2025		2,691.00	
				Subaccount Total		8,073.00	8,073.00	0.00
				Subaccount Balance				0.00
21000 ACCOUNTS RECEIVABLE								
	VF VIOLATIONS/FINES			Beginning Balance				200.00
		RCG	02732305	RM Charges	02/25/2025	25.00		
		RMC	02732762	RM Credits	02/26/2025		25.00	
				Subaccount Total		25.00	25.00	0.00
				Subaccount Balance				200.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		10,806.00	33,715.05	-22,909.05
				Ending Balance				93,842.06
21005 PREPAID ASSESSMENTS								
	A2 ASSOC FEES-QTRLY			Beginning Balance				-117,964.24
		RCP	02719438	Online Payments	02/03/2025		580.00	
		RCP	02719665	ACH Payments	02/03/2025		2,147.00	
		RCP	02721674	Lockbox	02/04/2025		18.00	
		RCP	02721912	Online Payments	02/04/2025		2,072.00	
		RCP	02721996	ACH Payments	02/04/2025		43.00	
		RCP	02723045	ACH Payments	02/05/2025		443.00	
		RCP	02723839	Lockbox	02/06/2025		925.58	
		RCP	02724569	AR DEPOSIT 2/7/25	02/07/2025		897.00	
		RCP	02725753	Credit Card Pmt	02/10/2025		1,239.00	
		RCP	02726136	Lockbox	02/11/2025		25.00	
		RCP	02726411	ACH Payments	02/11/2025		299.00	
		RRP	02726746	Rivera, Delma	02/11/2025	463.53		
		RCP	02727781	AR Deposit 2/13/25	02/13/2025		897.00	
		RCP	02728495	Online Payments	02/18/2025		300.00	
		RCP	02729123	Lockbox	02/19/2025		1,679.20	
		RCP	02729338	ACH Payments	02/19/2025		112.00	
		RCP	02730124	Online Payments	02/20/2025		293.00	
		RCP	02731743	Lockbox	02/25/2025		3,619.00	
		RCP	02731947	Online Payments	02/25/2025		18.00	
		RCP	02731568	AR DEPOSIT 2/26/25	02/26/2025		897.00	
		RCP	02732572	Online Payments	02/26/2025		897.00	
		RMC	02732762	RM Credits	02/26/2025	25.00		
		RCP	02734395	Lockbox	02/27/2025		897.00	
		RCP	02734974	Lockbox	02/28/2025		1,794.00	
				Subaccount Total		488.53	20,091.78	-19,603.25
				Subaccount Balance				-137,567.49
21005 PREPAID ASSESSMENTS								
	BA BAD DEBT			Beginning Balance				0.00
		RCR	02728342	RM Credits	02/14/2025		805.00	
		RMC	02728741	RM Credits	02/18/2025	805.00		
				Subaccount Total		805.00	805.00	0.00
				Subaccount Balance				0.00
21005 PREPAID ASSESSMENTS								
	CW CAPITAL CONTRIBUTION			Beginning Balance				-1,215.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-1,215.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
21005 PREPAID ASSESSMENTS								
	LC LATE CHARGE			Beginning Balance				-227.00
		RCR	02721626	RM Credits	02/03/2025		75.00	
		RMC	02720483	RM Credits	02/03/2025	25.00		
		RMC	02720484	RM Credits	02/03/2025	25.00		
		RMC	02720485	RM Credits	02/03/2025	25.00		
		RMC	02722312	RM Credits	02/04/2025	25.00		
		RMC	02722313	RM Credits	02/04/2025	25.00		
		RMC	02722314	RM Credits	02/04/2025	25.00		
		RCR	02723544	RM Credits	02/05/2025		100.00	
		RMC	02724290	RM Credits	02/06/2025	25.00		
		RCR	02725213	RM Credits	02/07/2025		50.00	
		RMC	02725783	RM Credits	02/10/2025	25.00		
		RMC	02725784	RM Credits	02/10/2025	25.00		
		RCR	02727326	RM Credits	02/12/2025		25.00	
				Subaccount Total		225.00	250.00	-25.00
				Subaccount Balance				-252.00
21005 PREPAID ASSESSMENTS								
	LE LEGAL FEE			Beginning Balance				-1,047.33
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-1,047.33
21005 PREPAID ASSESSMENTS								
	NS NON SUFFICIENT FUNDS			Beginning Balance				-80.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-80.00
21005 PREPAID ASSESSMENTS								
	VF VIOLATIONS / FINES			Beginning Balance				-100.00
		RCR	02733074	RM Credits	02/26/2025		25.00	
		RMC	02734712	RM Credits	02/27/2025	25.00		
				Subaccount Total		25.00	25.00	0.00
				Subaccount Balance				-100.00
				Account Total		1,543.53	21,171.78	-19,628.25
				Ending Balance				-140,261.82
21115 A/R TOWNSHIP				Beginning Balance				422,643.03
		JE	01176449	TOWNSHIP ACCRUAL	02/28/2025	34,167.00		

General Ledger
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For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		34,167.00	0.00	34,167.00
				Ending Balance				456,810.03
21221	ACCRUED INCOME			Beginning Balance				-6,000.00
				Ending Balance				-6,000.00
21225	ACCRUED INTEREST RESERVES			Beginning Balance				-21,889.22
				Ending Balance				-21,889.22
21226	ACCRUED INTEREST SNOW FUND			Beginning Balance				-11,056.76
				Ending Balance				-11,056.76
22300	ALLOWANCE FOR DOUBTFUL ACCOUNTS			Beginning Balance				-54,000.00
		RCR	02728342	RM Credits	02/14/2025	805.00		
				Account Total		805.00	0.00	805.00
				Ending Balance				-53,195.00
26000	PREPAID EXPENSE							
	EXPENS - EXPENS			Beginning Balance				6,667.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				6,667.00
				Ending Balance				6,667.00
26100	PREPAID INSURANCE							
	INSURE PREPAID INSURANCE			Beginning Balance				66,272.94
		JE	01176406	INSURANCE	02/28/2025		9,822.67	
		JE	01176412	R 77516 - 26100	02/28/2025		2,188.20	
				Subaccount Total		0.00	12,010.87	-12,010.87
				Subaccount Balance				54,262.07
				Account Total		0.00	12,010.87	-12,010.87
				Ending Balance				54,262.07
26200	PREPAID TAXES			Beginning Balance				60.18
				Ending Balance				60.18
42100	ACCOUNTS PAYABLE			Beginning Balance				0.00

General Ledger
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01674922	FIRSTSERVICE RESIDEN	02/01/2025		25.00	
		AVC	01674923	FIRSTSERVICE RESIDEN	02/01/2025		9,924.02	
		AVC	01672625	CANDLEWOOD MANGEMENT	02/03/2025		1,032.28	
		AVC	01672627	ANTHONY SIPNELLI	02/03/2025		25.55	
		AVC	01672628	CANDLEWOOD MANGEMENT	02/03/2025		558.12	
		AVC	01672630	SHORE CLEANING CREW	02/03/2025		3,200.00	
		AVC	01672631	MARION SECURITY AGEN	02/03/2025		23,210.39	
		AVC	01672632	SHORE CLEANING CREW	02/03/2025		3,200.00	
		AVC	01672633	WM CORPORATE SERVICE	02/03/2025		30,046.82	
		ACK	FSALV-052232	ANTHONY SIPNELLI	02/04/2025	25.55		
		ACK	FSALV-052233	CANDLEWOOD MANGEMENT	02/04/2025	1,032.28		
		ACK	FSALV-052233	CANDLEWOOD MANGEMENT	02/04/2025	558.12		
		ACK	FSALV-052234	MARION SECURITY AGEN	02/04/2025	23,210.39		
		ACK	FSALV-052235	SHORE CLEANING CREW	02/04/2025	3,200.00		
		ACK	FSALV-052235	SHORE CLEANING CREW	02/04/2025	3,200.00		
		ACK	FSALV-052236	UNIVERSAL JANITORAL	02/04/2025	2,093.87		
		ACK	FSALV-052237	WM CORPORATE SERVICE	02/04/2025	30,046.82		
		AVC	01673184	UNIVERSAL JANITORAL	02/04/2025		2,093.87	
		AVC	01673394	W.B. MASON COMPANY,	02/05/2025		612.13	
		AVC	01673395	McGOVERN LEGAL SERVI	02/05/2025		2,819.70	
		AVC	01673396	McGOVERN LEGAL SERVI	02/05/2025		798.00	
		AVC	01673397	McGOVERN LEGAL SERVI	02/05/2025		115.00	
		AVC	01673398	NEW JERSEY AMERICAN	02/05/2025		17,060.00	
		AVC	01673399	JERSEY ELEVATOR COMP	02/05/2025		164.02	
		AVC	01673400	WASTE MANAGMENT	02/05/2025		1,345.00	
		AVC	01673401	WASTE MANAGMENT	02/05/2025		30,046.82	
		AVC	01673402	DE LAGE LANDEN FINAC	02/05/2025		526.15	
		AVC	01673403	ASTEROID OPERATING	02/05/2025		1,599.38	
		AVC	01673404	NESTLE PURE LIFE DIR	02/05/2025		287.56	
		AVC	01673407	CANDLEWOOD MANGEMENT	02/05/2025		12,053.55	
		ACK	FSALV-052238	ASTEROID OPERATING	02/06/2025	1,599.38		
		ACK	FSALV-052239	CANDLEWOOD MANGEMENT	02/06/2025	12,053.55		
		ACK	FSALV-052240	DE LAGE LANDEN FINAC	02/06/2025	526.15		
		ACK	FSALV-052241	JERSEY ELEVATOR COMP	02/06/2025	164.02		
		ACK	FSALV-052242	McGOVERN LEGAL SERVI	02/06/2025	2,819.70		
		ACK	FSALV-052242	McGOVERN LEGAL SERVI	02/06/2025	798.00		
		ACK	FSALV-052242	McGOVERN LEGAL SERVI	02/06/2025	115.00		
		ACK	FSALV-052243	NESTLE PURE LIFE DIR	02/06/2025	287.56		
		ACK	FSALV-052244	NEW JERSEY AMERICAN	02/06/2025	17,060.00		
		ACK	FSALV-052245	WASTE MANAGMENT	02/06/2025	1,345.00		
		ACK	FSALV-052245	WASTE MANAGMENT	02/06/2025	30,046.82		
		ACK	FSALV-052246	W.B. MASON COMPANY,	02/06/2025	612.13		
		ACK	FSALV-052247	OPTIMUM	02/10/2025	759.21		
		AVC	01675322	NEW JERSEY AMERICAN	02/10/2025		24,434.90	
		AVC	01675324	SIGN HERE	02/10/2025		123.98	
		AVC	01675326	SELECTIVE INSURANCE	02/10/2025		14,732.00	
		AVC	01675503	OPTIMUM	02/10/2025		759.21	
		ACK	FSALV-052249	NJ NATURAL GAS CO	02/11/2025	3,451.85		

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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		ACK	FSALV-052249	NJ NATURAL GAS CO	02/11/2025	237.42		
		ACK	FSALV-052249	NJ NATURAL GAS CO	02/11/2025	61.35		
		ACK	FSALV-052250	AMAZON.COM SERVICES	02/11/2025	409.53		
		ACK	FSALV-052250	AMAZON.COM SERVICES	02/11/2025	307.41		
		ACK	FSALV-052250	AMAZON.COM SERVICES	02/11/2025	44.59		
		ACK	FSALV-052251	AT HOME NET, INC	02/11/2025	170.34		
		ACK	FSALV-052252	GREENSMASTERS LLC	02/11/2025	27,855.78		
		ACK	FSALV-052253	HOME DEPOT CREDIT CA	02/11/2025	700.59		
		ACK	FSALV-052254	NEW JERSEY AMERICAN	02/11/2025	24,434.90		
		ACK	FSALV-052255	SELECTIVE INSURANCE	02/11/2025	14,732.00		
		ACK	FSALV-052256	SHORE BUSINESS SOLUT	02/11/2025	283.08		
		ACK	FSALV-052256	SHORE BUSINESS SOLUT	02/11/2025	223.38		
		ACK	FSALV-052257	SHORE CLEANING CREW	02/11/2025	2,592.00		
		ACK	FSALV-052257	SHORE CLEANING CREW	02/11/2025	3,200.00		
		ACK	FSALV-052258	SIGN HERE	02/11/2025	123.98		
		AVC	01676167	SHORE BUSINESS SOLUT	02/11/2025		283.08	
		AVC	01676168	HOME DEPOT CREDIT CA	02/11/2025		700.59	
		AVC	01676169	SHORE CLEANING CREW	02/11/2025		2,592.00	
		AVC	01676170	SHORE CLEANING CREW	02/11/2025		3,200.00	
		AVC	01676171	SHORE BUSINESS SOLUT	02/11/2025		223.38	
		AVC	01676172	AMAZON.COM SERVICES	02/11/2025		409.53	
		AVC	01676172	AMAZON.COM SERVICES	02/11/2025		307.41	
		AVC	01676172	AMAZON.COM SERVICES	02/11/2025		44.59	
		AVC	01676173	AT HOME NET, INC	02/11/2025		170.34	
		AVC	01676174	GREENSMASTERS LLC	02/11/2025		27,855.78	
		AVC	01676618	NJ NATURAL GAS CO	02/11/2025		3,451.85	
		AVC	01676620	NJ NATURAL GAS CO	02/11/2025		237.42	
		AVC	01676630	NJ NATURAL GAS CO	02/11/2025		61.35	
		ACK	FSALV-052248	FIRSTSERVICE RESIDEN	02/12/2025	25.00		
		ACK	FSALV-052248	FIRSTSERVICE RESIDEN	02/12/2025	9,924.02		
		ACK	FSALV-052259	NJ NATURAL GAS CO	02/12/2025	5,464.01		
		ACK	FSALV-052259	NJ NATURAL GAS CO	02/12/2025	1,067.04		
		ACK	FSALV-052259	NJ NATURAL GAS CO	02/12/2025	3,480.86		
		AVC	01676656	FIRSTSERVICE RESIDEN	02/12/2025		1,666.75	
		AVC	01676656	FIRSTSERVICE RESIDEN	02/12/2025		84.87	
		AVC	01676656	FIRSTSERVICE RESIDEN	02/12/2025		81.45	
		AVC	01676656	FIRSTSERVICE RESIDEN	02/12/2025		2.00	
		AVC	01676657	TURFMASTERS, INC	02/12/2025		76,236.88	
		AVC	01676658	US BANK	02/12/2025		139.36	
		AVC	01676658	US BANK	02/12/2025		656.00	
		AVC	01676658	US BANK	02/12/2025		56.88	
		AVC	01676658	US BANK	02/12/2025		392.20	
		AVC	01676658	US BANK	02/12/2025		8.52	
		AVC	01676695	NJ NATURAL GAS CO	02/12/2025		5,464.01	
		AVC	01676696	NJ NATURAL GAS CO	02/12/2025		1,067.04	
		AVC	01676704	NJ NATURAL GAS CO	02/12/2025		3,480.86	
		ACK	FSALV-052260	JCP&L	02/13/2025	209.52		
		ACK	FSALV-052260	JCP&L	02/13/2025	2,433.22		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		ACK	FSALV-052260	JCP&L	02/13/2025	455.75		
		ACK	FSALV-052260	JCP&L	02/13/2025	1,675.24		
		ACK	FSALV-052260	JCP&L	02/13/2025	15.26		
		ACK	FSALV-052260	JCP&L	02/13/2025	100.71		
		ACK	FSALV-052260	JCP&L	02/13/2025	260.40		
		ACK	FSALV-052260	JCP&L	02/13/2025	6.79		
		ACK	FSALV-052260	JCP&L	02/13/2025	301.04		
		ACK	FSALV-052261	US BANK	02/13/2025	139.36		
		ACK	FSALV-052261	US BANK	02/13/2025	656.00		
		ACK	FSALV-052261	US BANK	02/13/2025	56.88		
		ACK	FSALV-052261	US BANK	02/13/2025	392.20		
		ACK	FSALV-052261	US BANK	02/13/2025	8.52		
		ACK	FSALV-052263	TURFMASTERS, INC	02/13/2025	76,236.88		
		AVC	01677052	JCP&L	02/13/2025		209.52	
		AVC	01677053	JCP&L	02/13/2025		2,433.22	
		AVC	01677054	JCP&L	02/13/2025		455.75	
		AVC	01677055	JCP&L	02/13/2025		1,675.24	
		AVC	01677056	JCP&L	02/13/2025		15.26	
		AVC	01677057	JCP&L	02/13/2025		100.71	
		AVC	01677058	JCP&L	02/13/2025		260.40	
		AVC	01677059	JCP&L	02/13/2025		6.79	
		AVC	01677060	JCP&L	02/13/2025		301.04	
		ACK	FSALV-052262	FIRSTSERVICE RESIDEN	02/14/2025	1,666.75		
		ACK	FSALV-052262	FIRSTSERVICE RESIDEN	02/14/2025	84.87		
		ACK	FSALV-052262	FIRSTSERVICE RESIDEN	02/14/2025	81.45		
		ACK	FSALV-052262	FIRSTSERVICE RESIDEN	02/14/2025	2.00		
		AVC	01677592	SHORE CLEANING CREW	02/14/2025		3,312.00	
		AVC	01677593	SHORE BUSINESS SOLUT	02/14/2025		327.87	
		AVC	01677594	SHORE CLEANING CREW	02/14/2025		3,200.00	
		AVC	01677595	FIRSTSERVICE RESIDEN	02/14/2025		29.67	
		AVC	01677595	FIRSTSERVICE RESIDEN	02/14/2025		76.59	
		AVC	01677595	FIRSTSERVICE RESIDEN	02/14/2025		339.50	
		AVC	01677600	WM CORPORATE SERVICE	02/14/2025		30,046.82	
		AVC	01677791	OPTIMUM	02/17/2025		794.64	
		AVC	01677876	OPTIMUM	02/17/2025		322.87	
		ACK	FSALV-052264	OPTIMUM	02/18/2025	794.64		
		ACK	FSALV-052264	OPTIMUM	02/18/2025	322.87		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.62		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	6.99		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.23		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.62		
		ACK	FSALV-052265	JCP&L	02/18/2025	102.84		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.23		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	13.22		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	40.17		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.85		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.23		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.62		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.23		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.62		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	6.01		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.82		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	5.43		
		ACK	FSALV-052265	JCP&L	02/18/2025	4.65		
		ACK	FSALV-052265	JCP&L	02/18/2025	615.93		
		ACK	FSALV-052267	SHORE BUSINESS SOLUT	02/18/2025	327.87		
		ACK	FSALV-052268	SHORE CLEANING CREW	02/18/2025	3,312.00		
		ACK	FSALV-052268	SHORE CLEANING CREW	02/18/2025	3,200.00		
		ACK	FSALV-052269	WM CORPORATE SERVICE	02/18/2025	30,046.82		
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025	1,760.00		
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025	7,353.63		
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025	3,076.91		
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025	4,038.47		
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025	1,136.04		
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025	4,597.12		
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025		808.91	
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025		56.61	
		ACK	FSALV-052270	FIRSTSERVICE RESIDEN	02/18/2025		238.84	
		AVC	01678090	JCP&L	02/18/2025		5.43	
		AVC	01678091	JCP&L	02/18/2025		4.65	
		AVC	01678092	JCP&L	02/18/2025		5.62	
		AVC	01678093	JCP&L	02/18/2025		4.65	
		AVC	01678094	JCP&L	02/18/2025		6.99	
		AVC	01678095	JCP&L	02/18/2025		5.23	
		AVC	01678096	JCP&L	02/18/2025		4.65	
		AVC	01678097	JCP&L	02/18/2025		5.43	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01678098	JCP&L	02/18/2025		5.62	
		AVC	01678163	JCP&L	02/18/2025		102.84	
		AVC	01678164	JCP&L	02/18/2025		4.65	
		AVC	01678165	JCP&L	02/18/2025		4.65	
		AVC	01678166	JCP&L	02/18/2025		4.65	
		AVC	01678167	JCP&L	02/18/2025		5.23	
		AVC	01678168	JCP&L	02/18/2025		4.65	
		AVC	01678169	JCP&L	02/18/2025		4.65	
		AVC	01678170	JCP&L	02/18/2025		4.65	
		AVC	01678171	JCP&L	02/18/2025		4.65	
		AVC	01678171	JCP&L	02/18/2025		13.22	
		AVC	01678172	JCP&L	02/18/2025		4.65	
		AVC	01678173	JCP&L	02/18/2025		40.17	
		AVC	01678174	JCP&L	02/18/2025		4.85	
		AVC	01678175	JCP&L	02/18/2025		5.43	
		AVC	01678176	JCP&L	02/18/2025		5.23	
		AVC	01678177	JCP&L	02/18/2025		5.43	
		AVC	01678178	JCP&L	02/18/2025		4.65	
		AVC	01678179	JCP&L	02/18/2025		5.62	
		AVC	01678180	JCP&L	02/18/2025		5.23	
		AVC	01678181	JCP&L	02/18/2025		5.62	
		AVC	01678182	JCP&L	02/18/2025		5.43	
		AVC	01678183	JCP&L	02/18/2025		6.01	
		AVC	01678184	JCP&L	02/18/2025		5.43	
		AVC	01678185	JCP&L	02/18/2025		5.82	
		AVC	01678186	JCP&L	02/18/2025		5.43	
		AVC	01678187	JCP&L	02/18/2025		5.43	
		AVC	01678188	JCP&L	02/18/2025		5.43	
		AVC	01678189	JCP&L	02/18/2025		4.65	
		AVC	01678190	JCP&L	02/18/2025		615.93	
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025		1,760.00	
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025		7,353.63	
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025		3,076.91	
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025		4,038.47	
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025		1,136.04	
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025		4,597.12	
		AVC	01678282	FIRSTSERVICE RESIDEN	02/18/2025	808.91		
		AVC	01678282	FIRSTSERVICE RESIDEN	02/18/2025	56.61		
		AVC	01678282	FIRSTSERVICE RESIDEN	02/18/2025	238.84		
		ACK	FSALV-052266	FIRSTSERVICE RESIDEN	02/19/2025	29.67		
		ACK	FSALV-052266	FIRSTSERVICE RESIDEN	02/19/2025	76.59		
		ACK	FSALV-052266	FIRSTSERVICE RESIDEN	02/19/2025	339.50		
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025		1,760.00	
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025		3,076.91	
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025		4,038.47	
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025		621.29	
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025		2,467.86	
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025		2,000.00	

General Ledger
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025		10,015.70	
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025		3,269.23	
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025		4,423.08	
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025		1,379.56	
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025		2,617.19	
		ACK	FSALV-052272	FIRST CHOICE HEATING	02/20/2025	1,679.34		
		ACK	FSALV-052272	FIRST CHOICE HEATING	02/20/2025	676.00		
		ACK	FSALV-052273	FOUR SEASONS @ LAKEW	02/20/2025	1,050.00		
		ACK	FSALV-052273	FOUR SEASONS @ LAKEW	02/20/2025	76.77		
		ACK	FSALV-052274	MARION SECURITY AGEN	02/20/2025	20,746.50		
		ACK	FSALV-052275	STOUTS II INC	02/20/2025	1,700.00		
		AVC	01678388	FOUR SEASONS @ LAKEW	02/20/2025		1,050.00	
		AVC	01678389	FIRST CHOICE HEATING	02/20/2025		1,679.34	
		AVC	01678390	MARION SECURITY AGEN	02/20/2025		20,746.50	
		AVC	01678391	FIRST CHOICE HEATING	02/20/2025		676.00	
		AVC	01678392	FOUR SEASONS @ LAKEW	02/20/2025		76.77	
		AVC	01678393	STOUTS II INC	02/20/2025		1,700.00	
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	1,760.00		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	3,076.91		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	4,038.47		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	621.29		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	2,467.86		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	2,000.00		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	10,015.70		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	3,269.23		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	4,423.08		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	1,379.56		
		ACK	FSALV-052271	FIRSTSERVICE RESIDEN	02/21/2025	2,617.19		
		AVC	01679262	FOUR SEASONS @ LAKEW	02/21/2025		550.00	
		ACK	FSALV-052276	JCP&L	02/24/2025	4,234.30		
		AVC	01679591	ENCORE HOLDINGS LLC	02/24/2025		1,706.00	
		AVC	01679592	TURFMASTERS, INC	02/24/2025		1,066.25	
		AVC	01679593	SHORE CLEANING CREW	02/24/2025		3,056.00	
		AVC	01679594	SHORE CLEANING CREW	02/24/2025		3,200.00	
		AVC	01679903	JCP&L	02/24/2025		4,234.30	
		ACK	FSALV-052277		02/25/2025	506.68		
		ACK	FSALV-052278	ENCORE HOLDINGS LLC	02/25/2025	1,706.00		
		ACK	FSALV-052279	FOUR SEASONS @ LAKEW	02/25/2025	550.00		
		ACK	FSALV-052280	SHORE CLEANING CREW	02/25/2025	3,056.00		
		ACK	FSALV-052280	SHORE CLEANING CREW	02/25/2025	3,200.00		
		ACK	FSALV-052281	TURFMASTERS, INC	02/25/2025	1,066.25		
		AVC	01680198		02/25/2025		506.68	
		ACK	FSALV-052282	OPTIMUM	02/26/2025	292.65		
		AVC	01680571	TURFMASTERS, INC	02/26/2025		52,599.54	
		AVC	01680800	OPTIMUM	02/26/2025		292.65	
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025		1,760.00	
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025		3,076.91	
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025		4,038.47	

General Ledger
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025		621.28	
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025		2,181.58	
				Account Total		453,800.34	518,078.12	-64,277.78
				Ending Balance				-64,277.78
42138	INCOME TAXES PAYABLE			Beginning Balance				-15,032.00
				Ending Balance				-15,032.00
42400	LOANS & EXCHANGES			Beginning Balance				-731.00
				Ending Balance				-731.00
42675	SALES TAX PAYABLE			Beginning Balance				-6,037.10
		RCP	02730975	AR DEPOSIT 2/25/2025	02/25/2025		43.06	
		JE	01176758	sales tax	02/28/2025	487.60		
				Account Total		487.60	43.06	444.54
				Ending Balance				-5,592.56
43100	ACCRUED EXPENSES			Beginning Balance				-289,926.57
		JE	01176398	REV JAN ACC	02/01/2025	77,750.00		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	24,434.90		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	7,440.52		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	1,599.38		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	164.02		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	14,732.00		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	612.13		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	287.56		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	1,345.00		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	798.00		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	115.00		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	123.98		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	526.15		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	12,053.55		
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025	2,819.70		
		REV	01171766	JAN 74400 TRASH ACC	02/01/2025	31,391.82		
		JE	01176445	FEB ADD ACC	02/28/2025		12,053.55	
		JE	01176452	FEB ADD ACC	02/28/2025		24,434.90	
		JE	01176452	FEB ADD ACC	02/28/2025		18,000.00	
		JE	01176481	FEB ADD ACC	02/28/2025		46,440.00	
		JE	01176488	FEB ADD ACC	02/28/2025		3,700.00	
		JE	PA705552	02/25 Invoice Accrua	02/28/2025		1,345.00	
				Account Total		176,193.71	105,973.45	70,220.26
				Ending Balance				-219,706.31

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
44002	DEFERRED INCOME ACTIVITIES			Beginning Balance				-60,933.53
				Ending Balance				-60,933.53
44110	INSURANCE CLAIM(S) -							
	2			Beginning Balance				-11,636.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-11,636.00
44110	INSURANCE CLAIM(S) -							
	256806 PERGOLA			Beginning Balance				7,465.00
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				7,465.00
				Ending Balance				-4,171.00
50106	WORKING CAPITAL DIST							
	MISC MISCELLANEOUS			Beginning Balance				-331,723.23
		JE	01176440	MONTHLY	02/28/2025	4,166.67		
		JE	01176750	REV	02/28/2025		4,166.67	
		JE	01176751	REV	02/28/2025		4,166.67	
				Subaccount Total		4,166.67	8,333.34	-4,166.67
				Subaccount Balance				-335,889.90
				Account Total		4,166.67	8,333.34	-4,166.67
				Ending Balance				-335,889.90
51001	PRIOR OPERATING FUND BALANCE			Beginning Balance				-269,432.57
				Ending Balance				-269,432.57
51007	INSURANCE CONTINGENCY			Beginning Balance				-145,833.33
		JE	01176440	MONTHLY	02/28/2025	4,166.67		
		JE	01176750	REV	02/28/2025		4,166.67	
		JE	01176751	REV	02/28/2025		4,166.67	
				Account Total		4,166.67	8,333.34	-4,166.67
				Ending Balance				-150,000.00
56010	PRIOR YEAR ADJUSTMENTS			Beginning Balance				7,160.30
				Ending Balance				7,160.30

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
56200 DEFERRED MAINT FUND								
	DM DEFERRED MAINT			Beginning Balance				-209,266.45
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-209,266.45
				Ending Balance				-209,266.45
56220 DEF MNT-CURR YR CONT								
	DC DEFERRED MTN CONTRIB			Beginning Balance				-16,667.00
		JE	01176442	MONTHLY RSV	02/28/2025		16,667.00	
				Subaccount Total		0.00	16,667.00	-16,667.00
				Subaccount Balance				-33,334.00
56220 DEF MNT-CURR YR CONT								
	INTDM INTEREST-DEF MAINT			Beginning Balance				-715.20
		JE	01176346	FEB INT INC	02/28/2025		681.94	
				Subaccount Total		0.00	681.94	-681.94
				Subaccount Balance				-1,397.14
				Account Total		0.00	17,348.94	-17,348.94
				Ending Balance				-34,731.14
56230 DEF MNT-CURR YR EXP								
	DEFER DEFERRED MAINTENANCE			Beginning Balance				44,257.16
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				44,257.16
				Ending Balance				44,257.16
56402	ACTIVITY CURR YR INCOME			Beginning Balance				-24,103.21
		JE	01176436	ACTIVITY	02/28/2025		76,256.44	
		JE	01176436	ACTIVITY	02/28/2025		39,470.00	
		JE	01176436	ACTIVITY	02/28/2025		17,292.12	
		JE	01176436	ACTIVITY	02/28/2025		34,000.21	
				Account Total		0.00	167,018.77	-167,018.77
				Ending Balance				-191,121.98
56403	ACTIVITY CURR YR EXPENSE			Beginning Balance				43,875.00
		JE	01176436	ACTIVITY	02/28/2025	25,778.60		
		JE	01176436	ACTIVITY	02/28/2025	47,480.42		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		JE	01176436	ACTIVITY	02/28/2025	22,437.11		
		JE	01176436	ACTIVITY	02/28/2025	21,166.97		
				Account Total		116,863.10	0.00	116,863.10
				Ending Balance				160,738.10
56501	SNOW FUND			Beginning Balance				-234,353.19
		JE	01176440	MONTHLY	02/28/2025	6,250.00		
		JE	01176750	REV	02/28/2025		6,250.00	
		JE	01176751	REV	02/28/2025		6,250.00	
				Account Total		6,250.00	12,500.00	-6,250.00
				Ending Balance				-240,603.19
57600	PRIOR YR RESERVE FND							
	RR RESERVE/REPLACEMENT			Beginning Balance				-1,871,430.69
				Subaccount Total		0.00	0.00	0.00
				Subaccount Balance				-1,871,430.69
				Ending Balance				-1,871,430.69
57630	RSV-CURR YR EXPENDI							
	RR REPAIR/REPLACEMENT			Beginning Balance				0.00
		AVC	01673398	NEW JERSEY AMERICAN	02/05/2025	17,060.00		
		JE	01176748	R 57630RR - 91303	02/28/2025		17,060.00	
				Subaccount Total		17,060.00	17,060.00	0.00
				Subaccount Balance				0.00
				Account Total		17,060.00	17,060.00	0.00
				Ending Balance				0.00
60200	ASSOCIATION FEES			Beginning Balance				-1,184,022.00
				Ending Balance				-1,184,022.00
60310	RENTAL INCOME			Beginning Balance				-2,500.00
		RCP	02727231	AR DEPOSIT 2/14/2025	02/14/2025		2,500.00	
		RCP	02727234	AR DEPOSIT 2/14/2025	02/14/2025		2,500.00	
				Account Total		0.00	5,000.00	-5,000.00
				Ending Balance				-7,500.00
60330	GOLF CLUB MEMBERSHIP			Beginning Balance				0.00
		RCP	02730975	AR DEPOSIT 2/25/2025	02/25/2025		650.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		0.00	650.00	-650.00
				Ending Balance				-650.00
60346	GOLF ADVERTISING			Beginning Balance				0.00
		RCP	02718330	AR DEPOSIT 2/3/2025	02/03/2025		250.00	
		RCP	02718330	AR DEPOSIT 2/3/2025	02/03/2025		350.00	
		RCP	02718330	AR DEPOSIT 2/3/2025	02/03/2025		500.00	
		RCP	02718330	AR DEPOSIT 2/3/2025	02/03/2025		500.00	
		RCP	02718330	AR DEPOSIT 2/3/2025	02/03/2025		350.00	
		RCP	02718330	AR DEPOSIT 2/3/2025	02/03/2025		350.00	
		RCP	02718330	AR DEPOSIT 2/3/2025	02/03/2025		250.00	
		RCP	02718332	AR DEPOSIT 2/3/2025	02/03/2025		250.00	
		AVC	01676658	US BANK	02/12/2025	392.20		
		RCP	02727228	AR DEPOSIT 2/14/2025	02/14/2025		250.00	
		AVC	01678388	FOUR SEASONS @ LAKEW	02/20/2025	1,050.00		
		RCP	02730964	AR DEPOSIT 2/25/2025	02/25/2025		500.00	
		RCP	02730964	AR DEPOSIT 2/25/2025	02/25/2025		250.00	
		RCP	02730964	AR DEPOSIT 2/25/2025	02/25/2025		500.00	
		RCP	02730964	AR DEPOSIT 2/25/2025	02/25/2025		500.00	
		RCP	02730973	AR DEPOSIT 2/25/2025	02/25/2025		500.00	
				Account Total		1,442.20	5,300.00	-3,857.80
				Ending Balance				-3,857.80
63230	TOWNSHIP REIMBURSEMENT			Beginning Balance				-34,167.00
		JE	01176449	TOWNSHIP ACCRUAL	02/28/2025		34,167.00	
				Account Total		0.00	34,167.00	-34,167.00
				Ending Balance				-68,334.00
64000	LATE FEE INCOME			Beginning Balance				-1,825.00
		RCR	02721626	RM Credits	02/03/2025	75.00		
		RCR	02723544	RM Credits	02/05/2025	100.00		
		RCR	02725213	RM Credits	02/07/2025	50.00		
		RCR	02727326	RM Credits	02/12/2025	25.00		
		RLF	02731078	RM Charges	02/20/2025		50.00	
		RLF	02731079	RM Charges	02/20/2025		25.00	
		RLF	02731080	RM Charges	02/20/2025		25.00	
		RLF	02731081	RM Charges	02/20/2025		25.00	
		RLF	02731082	RM Charges	02/20/2025		25.00	
		RLF	02731083	RM Charges	02/20/2025		25.00	
		RLF	02731084	RM Charges	02/20/2025		25.00	
		RLF	02731085	RM Charges	02/20/2025		75.00	
		RLF	02731086	RM Charges	02/20/2025		25.00	
		RLF	02731087	RM Charges	02/20/2025		25.00	
		RLF	02731088	RM Charges	02/20/2025		50.00	
		RLF	02731089	RM Charges	02/20/2025		75.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		RLF	02731090	RM Charges	02/20/2025		25.00	
		RLF	02731091	RM Charges	02/20/2025		25.00	
		RLF	02731092	RM Charges	02/20/2025		25.00	
		RLF	02731093	RM Charges	02/20/2025		25.00	
		RLF	02731094	RM Charges	02/20/2025		25.00	
		RLF	02731095	RM Charges	02/20/2025		25.00	
		RLF	02731096	RM Charges	02/20/2025		50.00	
		RLF	02731097	RM Charges	02/20/2025		75.00	
		RLF	02731098	RM Charges	02/20/2025		50.00	
		RLF	02731099	RM Charges	02/20/2025		25.00	
		RLF	02731100	RM Charges	02/20/2025		50.00	
		RLF	02731101	RM Charges	02/20/2025		25.00	
		RLF	02731102	RM Charges	02/20/2025		25.00	
				Account Total		250.00	900.00	-650.00
				Ending Balance				-2,475.00
64100	LEGAL INCOME			Beginning Balance				-721.00
		RCG	02727906	RM Charges	02/13/2025		1,208.00	
				Account Total		0.00	1,208.00	-1,208.00
				Ending Balance				-1,929.00
64200	FINES / VIOLATIONS			Beginning Balance				0.00
		RCG	02732305	RM Charges	02/25/2025		25.00	
		RCR	02733074	RM Credits	02/26/2025	25.00		
				Account Total		25.00	25.00	0.00
				Ending Balance				0.00
64208	R/V LOT RENTAL			Beginning Balance				-800.00
		RCP	02718324	AR DEPOSIT 2/3/2025	02/03/2025		800.00	
		RCP	02718332	AR DEPOSIT 2/3/2025	02/03/2025		400.00	
				Account Total		0.00	1,200.00	-1,200.00
				Ending Balance				-2,000.00
64300	NSF CHARGES			Beginning Balance				-326.00
				Ending Balance				-326.00
65900	MISC INCOME			Beginning Balance				-70.00
		RCP	02718324	AR DEPOSIT 2/3/2025	02/03/2025		10.00	
		RCP	02718332	AR DEPOSIT 2/3/2025	02/03/2025		10.00	
		RCP	02718333	AR DEPOSIT 2/3/2025	02/03/2025		10.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
					Account Total	0.00	30.00	-30.00
					Ending Balance			-100.00
65975	NEWSLETTER INCOME				Beginning Balance			-7.80
		RCP	02730951	AR DEPOSIT 2/25/2025	02/25/2025		800.00	
					Account Total	0.00	800.00	-800.00
					Ending Balance			-807.80
68000	INTEREST INCOME				Beginning Balance			-1,158.60
		JBR	FSALV-022825	Bank Reconciliation	02/28/2025		3.98	
		JE	01176346	FEB INT INC	02/28/2025		122.93	
		JE	01176346	FEB INT INC	02/28/2025		470.71	
		JE	01176346	FEB INT INC	02/28/2025		1.89	
		JE	01176346	FEB INT INC	02/28/2025		447.47	
		JE	01176363	INT INC	02/28/2025		1.09	
		JE	01176363	INT INC	02/28/2025		1.03	
		JE	01176363	INT INC	02/28/2025		0.81	
		JE	01176363	INT INC	02/28/2025		0.57	
					Account Total	0.00	1,050.48	-1,050.48
					Ending Balance			-2,209.08
68010	RESERVE INTEREST				Beginning Balance			-3,062.78
		JE	01176337	INT INC	02/28/2025		1.44	
		JE	01176337	INT INC	02/28/2025		2.30	
		JE	01176337	INT INC	02/28/2025		2.15	
		JE	01176337	INT INC	02/28/2025		1.88	
		JE	01176337	INT INC	02/28/2025		1.70	
		JE	01176346	FEB INT INC	02/28/2025		2,880.96	
					Account Total	0.00	2,890.43	-2,890.43
					Ending Balance			-5,953.21
68030	INTEREST DEF MAINT				Beginning Balance			-715.20
		JE	01176346	FEB INT INC	02/28/2025		681.94	
					Account Total	0.00	681.94	-681.94
					Ending Balance			-1,397.14
68860	TRANSFER FEES				Beginning Balance			-18,783.00
		RCG	02724568	RM Charges	02/06/2025		2,691.00	
		RCG	02727780	RM Charges	02/13/2025		2,691.00	
		RCG	02731565	RM Charges	02/24/2025		2,691.00	

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
					Account Total	0.00	8,073.00	-8,073.00
					Ending Balance			-26,856.00
69000	CAPITAL CONTRIBUTION				Beginning Balance			-1,400.00
		RCG	02724568	RM Charges	02/06/2025		200.00	
		RCG	02727780	RM Charges	02/13/2025		200.00	
		RCG	02731565	RM Charges	02/24/2025		200.00	
					Account Total	0.00	600.00	-600.00
					Ending Balance			-2,000.00
69015	WORKING CAPITAL				Beginning Balance			-4,166.67
		JE	01176440	MONTHLY	02/28/2025		4,166.67	
		JE	01176750	REV	02/28/2025	4,166.67		
		JE	01176751	REV	02/28/2025	4,166.67		
					Account Total	8,333.34	4,166.67	4,166.67
					Ending Balance			0.00
69097	INS FUND REDUCTION				Beginning Balance			-6,250.00
		JE	01176440	MONTHLY	02/28/2025		6,250.00	
		JE	01176750	REV	02/28/2025	6,250.00		
		JE	01176751	REV	02/28/2025	6,250.00		
					Account Total	12,500.00	6,250.00	6,250.00
					Ending Balance			0.00
69098	SNOW FUND REDUCTION				Beginning Balance			-4,166.67
		JE	01176440	MONTHLY	02/28/2025		4,166.67	
		JE	01176750	REV	02/28/2025	4,166.67		
		JE	01176751	REV	02/28/2025	4,166.67		
					Account Total	8,333.34	4,166.67	4,166.67
					Ending Balance			0.00
73220	FIRE ALARM SYSTEM				Beginning Balance			0.00
		AVC	01679591	ENCORE HOLDINGS LLC	02/24/2025	1,706.00		
					Account Total	1,706.00	0.00	1,706.00
					Ending Balance			1,706.00
73318	GATEHOUSE-ELECTRIC				Beginning Balance			216.60
		AVC	01677052	JCP&L	02/13/2025	209.52		
					Account Total	209.52	0.00	209.52
					Ending Balance			426.12

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
73319	GATEHOUSE-GAS				Beginning Balance			239.25
		AVC	01676620	NJ NATURAL GAS CO	02/11/2025	237.42		
					Account Total	237.42	0.00	237.42
					Ending Balance			476.67
73324	GATEHOUSE-CABLE/PHONE				Beginning Balance			322.87
		AVC	01677876	OPTIMUM	02/17/2025	322.87		
					Account Total	322.87	0.00	322.87
					Ending Balance			645.74
73921	M&M-ELECTRIC				Beginning Balance			295.97
		AVC	01677060	JCP&L	02/13/2025	301.04		
					Account Total	301.04	0.00	301.04
					Ending Balance			597.01
73922	M&M-GAS				Beginning Balance			0.00
		AVC	01676696	NJ NATURAL GAS CO	02/12/2025	1,067.04		
					Account Total	1,067.04	0.00	1,067.04
					Ending Balance			1,067.04
73925	M&M-CABLE				Beginning Balance			266.65
					Ending Balance			266.65
73927	M&M-SHOP SUPPLIES				Beginning Balance			364.79
		AVC	01676168	HOME DEPOT CREDIT CA	02/11/2025	700.59		
		AVC	01676172	AMAZON.COM SERVICES	02/11/2025	409.53		
		AVC	01676658	US BANK	02/12/2025	656.00		
					Account Total	1,766.12	0.00	1,766.12
					Ending Balance			2,130.91
74124	LAWN MAINTENANCE				Beginning Balance			76,236.88
		AVC	01676657	TURFMASTERS, INC	02/12/2025	76,236.88		
					Account Total	76,236.88	0.00	76,236.88
					Ending Balance			152,473.76
74150	GROUNDS MAINTENANCE				Beginning Balance			0.00
		AVC	01679592	TURFMASTERS, INC	02/24/2025	1,066.25		
					Account Total	1,066.25	0.00	1,066.25
					Ending Balance			1,066.25

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
74277	SPRINKLER SYSTEM MAINTENANCE			Beginning Balance				24,434.90
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		24,434.90	
		AVC	01675322	NEW JERSEY AMERICAN	02/10/2025	24,434.90		
		JE	01176452	FEB ADD ACC	02/28/2025	24,434.90		
				Account Total		48,869.80	24,434.90	24,434.90
				Ending Balance				48,869.80
74400	TRASH REMOVAL			Beginning Balance				32,736.82
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		1,345.00	
		REV	01171766	JAN 74400 TRASH ACC	02/01/2025		31,391.82	
		AVC	01672633	WM CORPORATE SERVICE	02/03/2025	30,046.82		
		AVC	01673400	WASTE MANAGMENT	02/05/2025	1,345.00		
		AVC	01673401	WASTE MANAGMENT	02/05/2025	30,046.82		
		AVC	01677600	WM CORPORATE SERVICE	02/14/2025	30,046.82		
		JE	PA705552	02/25 Invoice Accrua	02/28/2025	1,345.00		
				Account Total		92,830.46	32,736.82	60,093.64
				Ending Balance				92,830.46
74425	SNOW REMOVAL			Beginning Balance				7,440.52
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		7,440.52	
		AVC	01680571	TURFMASTERS, INC	02/26/2025	52,599.54		
				Account Total		52,599.54	7,440.52	45,159.02
				Ending Balance				52,599.54
74605	SECURITY SERVICES			Beginning Balance				0.00
		AVC	01672631	MARION SECURITY AGEN	02/03/2025	23,210.39		
		AVC	01678390	MARION SECURITY AGEN	02/20/2025	20,746.50		
				Account Total		43,956.89	0.00	43,956.89
				Ending Balance				43,956.89
75025	CLUBHOUSE CABLE			Beginning Balance				0.22
		AVC	01675503	OPTIMUM	02/10/2025	759.21		
		AVC	01677791	OPTIMUM	02/17/2025	794.64		
		AVC	01680800	OPTIMUM	02/26/2025	292.65		
		JE	01176759	optimum	02/28/2025	794.64		
				Account Total		2,641.14	0.00	2,641.14
				Ending Balance				2,641.36
75061	C/H JANITORIAL SERVICES			Beginning Balance				6,400.20
		AVC	01672630	SHORE CLEANING CREW	02/03/2025	3,200.00		
		AVC	01676170	SHORE CLEANING CREW	02/11/2025	3,200.00		
		AVC	01677594	SHORE CLEANING CREW	02/14/2025	3,200.00		
		AVC	01679594	SHORE CLEANING CREW	02/24/2025	3,200.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
					Account Total	12,800.00	0.00	12,800.00
					Ending Balance			19,200.20
75062	C/H JANITORIAL SUPPLIES				Beginning Balance			0.00
		AVC	01673184	UNIVERSAL JANITORAL	02/04/2025	2,093.87		
					Account Total	2,093.87	0.00	2,093.87
					Ending Balance			2,093.87
75070	CLUBHOUSE ELECTRIC				Beginning Balance			2,098.04
		AVC	01677055	JCP&L	02/13/2025	1,675.24		
		AVC	01677058	JCP&L	02/13/2025	260.40		
					Account Total	1,935.64	0.00	1,935.64
					Ending Balance			4,033.68
75090	CLUBHOUSE GAS				Beginning Balance			2,332.54
		AVC	01676695	NJ NATURAL GAS CO	02/12/2025	5,464.01		
					Account Total	5,464.01	0.00	5,464.01
					Ending Balance			7,796.55
75105	CLUBHOUSE HVAC MAINTENANCE				Beginning Balance			0.00
		AVC	01678389	FIRST CHOICE HEATING	02/20/2025	1,679.34		
					Account Total	1,679.34	0.00	1,679.34
					Ending Balance			1,679.34
75110	CLUBHOUSE MAINTENANCE/REPAIRS				Beginning Balance			1,927.42
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		1,599.38	
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		164.02	
		AVC	01673399	JERSEY ELEVATOR COMP	02/05/2025	164.02		
		AVC	01673403	ASTEROID OPERATING	02/05/2025	1,599.38		
		AVC	01678391	FIRST CHOICE HEATING	02/20/2025	676.00		
					Account Total	2,439.40	1,763.40	676.00
					Ending Balance			2,603.42
75190	CAMERA SYSTEM/SERVICE				Beginning Balance			3,253.48
					Ending Balance			3,253.48
75209	HOUSE/REC COMMITTEE				Beginning Balance			19.94
					Ending Balance			19.94
75250	BILLIARDS				Beginning Balance			0.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01678392	FOUR SEASONS @ LAKEW	02/20/2025	76.77		
				Account Total		76.77	0.00	76.77
				Ending Balance				76.77
75358	POOL CONTRACT			Beginning Balance				12,053.55
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		12,053.55	
		AVC	01673407	CANDLEWOOD MANGEMENT	02/05/2025	12,053.55		
		JE	01176445	FEB ADD ACC	02/28/2025	12,053.55		
				Account Total		24,107.10	12,053.55	12,053.55
				Ending Balance				24,107.10
75402	INDOOR POOL MAINTENANCE			Beginning Balance				0.00
		AVC	01672625	CANDLEWOOD MANGEMENT	02/03/2025	1,032.28		
		AVC	01672628	CANDLEWOOD MANGEMENT	02/03/2025	558.12		
				Account Total		1,590.40	0.00	1,590.40
				Ending Balance				1,590.40
75403	OUTDOOR POOL MAINTENANCE			Beginning Balance				0.00
		AVC	01675324	SIGN HERE	02/10/2025	123.98		
				Account Total		123.98	0.00	123.98
				Ending Balance				123.98
75437	POOL ENTERTAINMENT			Beginning Balance				0.00
		AVC	01679262	FOUR SEASONS @ LAKEW	02/21/2025	550.00		
				Account Total		550.00	0.00	550.00
				Ending Balance				550.00
75551	ACTIVITY CTR-ELECTRIC			Beginning Balance				3,322.32
		AVC	01677053	JCP&L	02/13/2025	2,433.22		
		AVC	01677054	JCP&L	02/13/2025	455.75		
		AVC	01677057	JCP&L	02/13/2025	100.71		
				Account Total		2,989.68	0.00	2,989.68
				Ending Balance				6,312.00
75552	ACTIVITY CTR-GAS			Beginning Balance				2,773.17
		AVC	01676618	NJ NATURAL GAS CO	02/11/2025	3,451.85		
		AVC	01676704	NJ NATURAL GAS CO	02/12/2025	3,480.86		
				Account Total		6,932.71	0.00	6,932.71
				Ending Balance				9,705.88
75555	ACTIVITY CTR-CABLE			Beginning Balance				506.68

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01680198		02/25/2025	506.68		
				Account Total		506.68	0.00	506.68
				Ending Balance				1,013.36
75600	MAINTENANCE PAYROLL			Beginning Balance				0.00
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025	7,353.63		
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025	3,076.91		
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025	4,038.47		
		AVC	01678282	FIRSTSERVICE RESIDEN	02/18/2025		808.91	
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025	3,076.91		
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025	4,038.47		
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025	10,015.70		
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025	3,269.23		
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025	4,423.08		
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025	3,076.91		
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025	4,038.47		
		JE	01176443	R 75600 - 75612	02/28/2025		45,598.87	
				Account Total		46,407.78	46,407.78	0.00
				Ending Balance				0.00
75612	SALARIES & WAGES			Beginning Balance				45,960.00
		JE	01176398	REV JAN ACC	02/01/2025		64,000.00	
		JE	01176443	R 75600 - 75612	02/28/2025	45,598.87		
		JE	01176452	FEB ADD ACC	02/28/2025	18,000.00		
		JE	01176485	R 7561 - 75621	02/28/2025	46,440.00		
				Account Total		110,038.87	64,000.00	46,038.87
				Ending Balance				91,998.87
75621	ADMIN/STAFF PAYROLL			Beginning Balance				0.00
		JE	01176481	FEB ADD ACC	02/28/2025	46,440.00		
		JE	01176485	R 7561 - 75621	02/28/2025		46,440.00	
				Account Total		46,440.00	46,440.00	0.00
				Ending Balance				0.00
75630	ACTIVITIES DIRECTOR			Beginning Balance				0.00
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025	1,760.00		
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025	1,760.00		
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025	2,000.00		
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025	1,760.00		
		JE	01176444	R 75630 - 75800	02/28/2025		7,280.00	
				Account Total		7,280.00	7,280.00	0.00
				Ending Balance				0.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
75730	MAINTENANCE			Beginning Balance				8,076.00
		AVC	01672632	SHORE CLEANING CREW	02/03/2025	3,200.00		
		AVC	01676169	SHORE CLEANING CREW	02/11/2025	2,592.00		
		AVC	01677592	SHORE CLEANING CREW	02/14/2025	3,312.00		
		AVC	01679593	SHORE CLEANING CREW	02/24/2025	3,056.00		
				Account Total		12,160.00	0.00	12,160.00
				Ending Balance				20,236.00
75800	PAYROLL TAXES			Beginning Balance				10,000.00
		JE	01176398	REV JAN ACC	02/01/2025		10,000.00	
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025	4,597.12		
		AVC	01678282	FIRSTSERVICE RESIDEN	02/18/2025		238.84	
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025	2,467.86		
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025	2,617.19		
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025	2,181.58		
		JE	01176444	R 75630 - 75800	02/28/2025	7,280.00		
				Account Total		19,143.75	10,238.84	8,904.91
				Ending Balance				18,904.91
75889	PAYROLL SERVICE			Beginning Balance				3,750.00
		JE	01176398	REV JAN ACC	02/01/2025		3,750.00	
		AVC	01678281	FIRSTSERVICE RESIDEN	02/18/2025	1,136.04		
		AVC	01678282	FIRSTSERVICE RESIDEN	02/18/2025		56.61	
		AVC	01678334	FIRSTSERVICE RESIDEN	02/19/2025	621.29		
		AVC	01678335	FIRSTSERVICE RESIDEN	02/19/2025	1,379.56		
		AVC	01681620	FIRSTSERVICE RESIDEN	02/28/2025	621.28		
		JE	01176488	FEB ADD ACC	02/28/2025	3,700.00		
				Account Total		7,458.17	3,806.61	3,651.56
				Ending Balance				7,401.56
76245	STREET LIGHTING			Beginning Balance				4,220.57
		AVC	01679903	JCP&L	02/24/2025	4,234.30		
				Account Total		4,234.30	0.00	4,234.30
				Ending Balance				8,454.87
76252	UTILITIES			Beginning Balance				1,487.36
		AVC	01676630	NJ NATURAL GAS CO	02/11/2025	61.35		
		AVC	01678090	JCP&L	02/18/2025	5.43		
		AVC	01678091	JCP&L	02/18/2025	4.65		
		AVC	01678092	JCP&L	02/18/2025	5.62		
		AVC	01678093	JCP&L	02/18/2025	4.65		
		AVC	01678094	JCP&L	02/18/2025	6.99		
		AVC	01678095	JCP&L	02/18/2025	5.23		
		AVC	01678096	JCP&L	02/18/2025	4.65		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01678097	JCP&L	02/18/2025	5.43		
		AVC	01678098	JCP&L	02/18/2025	5.62		
		AVC	01678163	JCP&L	02/18/2025	102.84		
		AVC	01678164	JCP&L	02/18/2025	4.65		
		AVC	01678165	JCP&L	02/18/2025	4.65		
		AVC	01678166	JCP&L	02/18/2025	4.65		
		AVC	01678167	JCP&L	02/18/2025	5.23		
		AVC	01678168	JCP&L	02/18/2025	4.65		
		AVC	01678169	JCP&L	02/18/2025	4.65		
		AVC	01678170	JCP&L	02/18/2025	4.65		
		AVC	01678171	JCP&L	02/18/2025	4.65		
		AVC	01678171	JCP&L	02/18/2025	13.22		
		AVC	01678172	JCP&L	02/18/2025	4.65		
		AVC	01678173	JCP&L	02/18/2025	40.17		
		AVC	01678174	JCP&L	02/18/2025	4.85		
		AVC	01678175	JCP&L	02/18/2025	5.43		
		AVC	01678176	JCP&L	02/18/2025	5.23		
		AVC	01678177	JCP&L	02/18/2025	5.43		
		AVC	01678178	JCP&L	02/18/2025	4.65		
		AVC	01678179	JCP&L	02/18/2025	5.62		
		AVC	01678180	JCP&L	02/18/2025	5.23		
		AVC	01678181	JCP&L	02/18/2025	5.62		
		AVC	01678182	JCP&L	02/18/2025	5.43		
		AVC	01678183	JCP&L	02/18/2025	6.01		
		AVC	01678184	JCP&L	02/18/2025	5.43		
		AVC	01678185	JCP&L	02/18/2025	5.82		
		AVC	01678186	JCP&L	02/18/2025	5.43		
		AVC	01678187	JCP&L	02/18/2025	5.43		
		AVC	01678188	JCP&L	02/18/2025	5.43		
		AVC	01678189	JCP&L	02/18/2025	4.65		
		AVC	01678190	JCP&L	02/18/2025	615.93		
					Account Total	1,009.90	0.00	1,009.90
					Ending Balance			2,497.26
76561	EMERG GENERATOR MAINTENANCE				Beginning Balance			1,706.00
					Ending Balance			1,706.00
76721	GOLF PRO SHOP				Beginning Balance			14,666.66
					Ending Balance			14,666.66
76722	GOLF GROUNDS CARE				Beginning Balance			27,855.78
		AVC	01676174	GREENSMASTERS LLC	02/11/2025	27,855.78		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
					Account Total	27,855.78	0.00	27,855.78
					Ending Balance			55,711.56
76723	GOLF-UTILITIES				Beginning Balance			22.03
		AVC	01677056	JCP&L	02/13/2025	15.26		
		AVC	01677059	JCP&L	02/13/2025	6.79		
					Account Total	22.05	0.00	22.05
					Ending Balance			44.08
76728	GOLF ADVERTISING EXP				Beginning Balance			123.98
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		123.98	
					Account Total	0.00	123.98	-123.98
					Ending Balance			0.00
77200	REAL ESTATE TAXES				Beginning Balance			95.68
					Ending Balance			95.68
77516	INSURANCE				Beginning Balance			9,822.67
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		14,732.00	
		AVC	01675326	SELECTIVE INSURANCE	02/10/2025	14,732.00		
		RCP	02727226	AR DEPOSIT 2/14/2025	02/14/2025		39.94	
		RCP	02730953	AR DEPOSIT 2/25/2025	02/25/2025		2,148.26	
		JE	01176406	INSURANCE	02/28/2025	9,822.67		
		JE	01176412	R 77516 - 26100	02/28/2025	2,188.20		
					Account Total	26,742.87	16,920.20	9,822.67
					Ending Balance			19,645.34
78100	OFFICE SUPPLIES				Beginning Balance			1,484.38
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		612.13	
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		287.56	
		AVC	01673394	W.B. MASON COMPANY,	02/05/2025	612.13		
		AVC	01673404	NESTLE PURE LIFE DIR	02/05/2025	287.56		
		AVC	01676172	AMAZON.COM SERVICES	02/11/2025	307.41		
		AVC	01676656	FIRSTSERVICE RESIDEN	02/12/2025	2.00		
		AVC	01676658	US BANK	02/12/2025	56.88		
		AVC	01676658	US BANK	02/12/2025	8.52		
		AVC	01677595	FIRSTSERVICE RESIDEN	02/14/2025	76.59		
					Account Total	1,351.09	899.69	451.40
					Ending Balance			1,935.78
78111	COPIER EXPENSE				Beginning Balance			779.94
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		526.15	

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2568 F S LAKEWOOD COMMUNITY
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		AVC	01673402	DE LAGE LANDEN FINAC	02/05/2025	526.15		
		AVC	01676167	SHORE BUSINESS SOLUT	02/11/2025	283.08		
		AVC	01676171	SHORE BUSINESS SOLUT	02/11/2025	223.38		
		AVC	01677593	SHORE BUSINESS SOLUT	02/14/2025	327.87		
				Account Total		1,360.48	526.15	834.33
				Ending Balance				1,614.27
78150	POSTAGE & SHIPPING			Beginning Balance				0.00
		AVC	01676656	FIRSTSERVICE RESIDEN	02/12/2025	84.87		
		AVC	01677595	FIRSTSERVICE RESIDEN	02/14/2025	29.67		
				Account Total		114.54	0.00	114.54
				Ending Balance				114.54
78215	LATE FEE EXPENSE			Beginning Balance				0.00
		AVC	01676656	FIRSTSERVICE RESIDEN	02/12/2025	1,666.75		
				Account Total		1,666.75	0.00	1,666.75
				Ending Balance				1,666.75
78400	BANK FEES			Beginning Balance				-994.67
		AVC	01674922	FIRSTSERVICE RESIDEN	02/01/2025	25.00		
		AVC	01677595	FIRSTSERVICE RESIDEN	02/14/2025	339.50		
				Account Total		364.50	0.00	364.50
				Ending Balance				-630.17
78450	COUPON BOOKS			Beginning Balance				17.30
		AVC	01676656	FIRSTSERVICE RESIDEN	02/12/2025	81.45		
				Account Total		81.45	0.00	81.45
				Ending Balance				98.75
78720	BUS RENTAL			Beginning Balance				0.00
		AVC	01678393	STOUTS II INC	02/20/2025	1,700.00		
				Account Total		1,700.00	0.00	1,700.00
				Ending Balance				1,700.00
79410	ADMINISTRATION EXPENSE			Beginning Balance				75.00
				Ending Balance				75.00
79460	VEHICLE EXPENSE			Beginning Balance				0.00
		AVC	01676658	US BANK	02/12/2025	139.36		

General Ledger
2568 F S LAKEWOOD COMMUNITY
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For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		139.36	0.00	139.36
				Ending Balance				139.36
79760	AUDIO VISUAL			Beginning Balance				3,518.34
		AVC	01672627	ANTHONY SIPNELLI	02/03/2025	25.55		
		AVC	01676172	AMAZON.COM SERVICES	02/11/2025	44.59		
		AVC	01676173	AT HOME NET, INC	02/11/2025	170.34		
				Account Total		240.48	0.00	240.48
				Ending Balance				3,758.82
81100	MANAGEMENT FEES			Beginning Balance				9,924.02
		AVC	01674923	FIRSTSERVICE RESIDEN	02/01/2025	9,924.02		
				Account Total		9,924.02	0.00	9,924.02
				Ending Balance				19,848.04
81200	LEGAL GENERAL			Beginning Balance				2,819.70
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		2,819.70	
		AVC	01673395	McGOVERN LEGAL SERVI	02/05/2025	2,819.70		
				Account Total		2,819.70	2,819.70	0.00
				Ending Balance				2,819.70
81300	LEGAL COLLECTIONS			Beginning Balance				913.00
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		798.00	
		JE	RPA705547	01/25 Invoice Accrua	02/01/2025		115.00	
		AVC	01673396	McGOVERN LEGAL SERVI	02/05/2025	798.00		
		AVC	01673397	McGOVERN LEGAL SERVI	02/05/2025	115.00		
				Account Total		913.00	913.00	0.00
				Ending Balance				913.00
88001	RESERVES							
	INTER INTEREST			Beginning Balance				3,062.78
		JE	01176337	SEPT	02/28/2025	1.44		
		JE	01176337	NOV	02/28/2025	2.30		
		JE	01176337	DEC	02/28/2025	2.15		
		JE	01176337	JAN	02/28/2025	1.88		
		JE	01176337	INT INC	02/28/2025	1.70		
		JE	01176346	FEB INT INC	02/28/2025	2,880.96		
				Subaccount Total		2,890.43	0.00	2,890.43
				Subaccount Balance				5,953.21
88001	RESERVES							
	RC RESERVE FUNDING			Beginning Balance				75,000.00

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		JE	01176442	MONTHLY RSV	02/28/2025	75,000.00		
				Subaccount Total		75,000.00	0.00	75,000.00
				Subaccount Balance				150,000.00
				Account Total		77,890.43	0.00	77,890.43
				Ending Balance				155,953.21
88115 DEFERRED MAINT.								
	DM DM			Beginning Balance				16,667.00
		JE	01176442	MONTHLY RSV	02/28/2025	16,667.00		
				Subaccount Total		16,667.00	0.00	16,667.00
				Subaccount Balance				33,334.00
88115 DEFERRED MAINT.								
	INTERS DM INTEREST			Beginning Balance				715.20
		JE	01176346	FEB INT INC	02/28/2025	681.94		
				Subaccount Total		681.94	0.00	681.94
				Subaccount Balance				1,397.14
				Account Total		17,348.94	0.00	17,348.94
				Ending Balance				34,731.14
91120	RESERVE CONTRIBUTION			Beginning Balance				-75,000.00
		JE	01176442	MONTHLY RSV	02/28/2025		75,000.00	
				Account Total		0.00	75,000.00	-75,000.00
				Ending Balance				-150,000.00
91130	RESERVE INTEREST INCOME			Beginning Balance				-3,062.78
		JE	01176337	INT INC	02/28/2025		1.44	
		JE	01176337	INT INC	02/28/2025		2.30	
		JE	01176337	INT INC	02/28/2025		2.15	
		JE	01176337	INT INC	02/28/2025		1.88	
		JE	01176337	INT INC	02/28/2025		1.70	
		JE	01176346	FEB INT INC	02/28/2025		2,880.96	
				Account Total		0.00	2,890.43	-2,890.43
				Ending Balance				-5,953.21
91303	GENERAL RESERVE EXPENSES			Beginning Balance				0.00
		JE	01176748	R 57630RR - 91303	02/28/2025	17,060.00		

General Ledger
2568 F S LAKEWOOD COMMUNITY
For Dates 02/01/2025 To 02/28/2025

For All Accounts

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
				Account Total		17,060.00	0.00	17,060.00
				Ending Balance				17,060.00
				Entity Totals		1,975,335.28	1,975,335.28	0.00

EXHIBIT W

Financial Statement Summary Analysis

FirstService RESIDENTIAL

Association:	**Four Seaons at Lakewood Community**
Period ending:	January 31, 2025
Accountant:	Sabrina Ortiz

Total Operating Cash	**$553,597**
Total Working Capital Cash	**$155,548**
Total Insurance Contingency Cash	**$163,629**
Total Inclement Weather Cash	**$286,503**
Total Activities Cash	**$39,164**
Total Deferred Maintenance Cash	**$231,401**
Total Reserve Cash	**$2,479,600**
Total Cash	**$3,909,442**
Total Accounts Receivable	**$116,751**
Less: Allowance for Doubtful Accounts	**$54,000**
Net Accounts Receivable	**$62,751**
Accounts Receivable - Over 90 Days	**62,089**
Total Accounts Payable	**$141,703**
Total Accrued Expense	**$289,927**

Reserve Fund Analysis

Total Reserve Cash	**$2,479,600**	
Total Other Reserve Assets/Liabilities (Net)	**$21,889**	
Total Reserve Fund Balance	**$2,268,079**	
Difference	**$189,632**	Should Equal Zero. If Positive, Reserves Owes Operating Cash If (negative), Operating owes Reserves Cash

Insurance:

Policy type:	**Expiration**
Package	10/1/2025
Umbrella	10/1/2025
D & O	10/1/2025
Workers Comp	2/1/2025

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	**BUDGET**	**VARIANCE Favorable (Unfavorable)**	**ACTUAL**	**BUDGET**	**VARIANCE Favorable (Unfavorable)**
Net Income (Loss)	**$845,130**	**($3)**	**$845,133**	**$845,130**	**($3)**	**$845,133**
Reserve Income (Loss)	**$78,063**	**$81,250**	**($3,187)**	**$78,063**	**$8,250**	**$69,813**
Total Income (Loss)	**$923,193**	**$81,247**	**$841,946**	**$923,193**	**$8,247**	**$914,946**

Operating Budget Variances Current Month - In Excess of $2,500

General Ledger #	Account Description	Variance	Explanation
74225	TREE REMOVAL	$5,000	LESS ACTIVITY THAN BUDGETED FOR
74285	SPRINKLER REPAIRS	$15,000	LESS ACTIVITY THAN BUDGETED FOR
74605	SECURITY SERVICES	$21,000	LESS ACTIVITY THAN BUDETED FOR
75061	C/H JANITORIAL SERVICES	$7,767	LESS ACTIVITY THAN BUDGETED FOR
75730	MAINTENANCE	$13,591	LESS ACTIVITY THAN BUDGETED FOR
76721	GOLF SHOP PRO	($7,167)	MEDOW GOLF MANAGEMENT INVOICE
79760	AUDIO VISUAL	($2,768)	US BANK CHARGES
75190	CAMERA SECURITY SYSTEM	($3,170)	WINDSHIELD BAR CODE DECALS

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	ASSETS								
	CURRENT ASSETS								
	CASH								
11930	CASH OPERATING - ALLIANCE ASSO	510,865	0	0	0	0	0	0	510,865
12056 2568O3	OPERATING- METROPOLITAN#0329	42,733	0	0	0	0	0	0	42,733
12056 256805	OPERATING- METRO INS CONT #406	0	0	163,629	0	0	0	0	163,629
13020 2568M1	CASH RESERVE METROPOLITAN #473	0	0	0	0	0	0	1,005,792	1,005,792
13020 2568R1	CASH RESERVE WELL FARGO #9161	0	0	0	0	0	0	1	1
13021 2568S3	CASH SNOW RESERVES METROPOLITA	0	0	0	657	0	0	0	657
13021 2568S4	CASH SNOW RESERVES MS TBILL	0	0	0	285,845	0	0	0	285,845
13030 2568C3	CASH - CAPITAL METROPOLITAN #0	0	155,548	0	0	0	0	0	155,548
13036 2658M2	MORGAN STANLEY RESER #3388 3.	0	0	0	0	0	0	1,473,807	1,473,807
13070 2568A1	CASH- ACTIVITIES INVESTORS CHE	0	0	0	0	(4,891)	0	0	(4,891)
13070 2568A2	CASH- ACTIVITIES INVESTORS MM	0	0	0	0	1	0	0	1
13070 2568A3	CASH- ACTIVITIES PNC MM# 0144	0	0	0	0	44,054	0	0	44,054
14020 2568D3	CASH DEFERRED METROPOLITAN #75	0	0	0	0	0	231,401	0	231,401
	TOTAL CASH	553,597	155,548	163,629	286,503	39,164	231,401	2,479,600	3,909,442
	RECEIVABLES								
21000	ACCOUNTS RECEIVABLE	116,751	0	0	0	0	0	0	116,751
21115	A/R TOWNSHIP	422,643	0	0	0	0	0	0	422,643
21221	ACCRUED INCOME	(6,000)	0	0	0	0	0	0	(6,000)
21225	ACCRUED INTEREST RESERVES	0	0	0	0	0	0	(21,889)	(21,889)
21226	ACCRUED INTEREST SNOW FUND	0	0	0	(11,057)	0	0	0	(11,057)
22300	ALLOWANCE FOR DOUBTFUL ACCOUNT	(54,000)	0	0	0	0	0	0	(54,000)
	TOTAL RECEIVABLES	479,394	0	0	(11,057)	0	0	(21,889)	446,448
	PREPAID EXPENSES								
26000 EXPENS	PREPAID EXPENSE - EXPENS	6,667	0	0	0	0	0	0	6,667
26100	PREPAID INSURANCE	66,273	0	0	0	0	0	0	66,273
26200	PREPAID TAXES	60	0	0	0	0	0	0	60
	TOTAL PREPAIDS	73,000	0	0	0	0	0	0	73,000
	TOTAL CURRENT ASSETS	1,105,992	155,548	163,629	275,446	39,164	231,401	2,457,711	4,428,890
	DUE TO/FROM	437,942	176,175	(17,796)	(41,093)	1,998	(49,010)	(508,217)	0
	TOTAL ASSETS	1,543,934	331,723	145,833	234,353	41,162	182,391	1,949,494	4,428,890
	LIABILITIES & FUND BALANCE								
	CURRENT LIABILITIES								
	ACCOUNTS PAYABLE								
42138	INCOME TAXES PAYABLE	15,032	0	0	0	0	0	0	15,032
42675	SALES TAX PAYABLE	6,037	0	0	0	0	0	0	6,037
21005	PREPAID ASSESSMENTS	120,634	0	0	0	0	0	0	120,634
	TOTAL ACCOUNTS PAYABLE	141,703	0	0	0	0	0	0	141,703
	ACCRUED EXPENSES								
43100	ACCRUED EXPENSES	289,927	0	0	0	0	0	0	289,927
	TOTAL ACCRUED EXPENSES	289,927	0	0	0	0	0	0	289,927
	OTHER LIABILITIES								
44002	DEFERRED INCOME ACTIVITIES	0	0	0	0	(60,934)	0	0	(60,934)
44110 2	INSURANCE CLAIM(S) -	11,636	0	0	0	0	0	0	11,636
44110 256806	INSURANCE CLAIM(S) - PERGOLA	(7,465)	0	0	0	0	0	0	(7,465)
42400	LOANS & EXCHANGES	731	0	0	0	0	0	0	731
	TOTAL OTHER LIABILITIES	4,902	0	0	0	60,934	0	0	65,836
	FUND BALANCES								
	ACTIVITY FUND								
56402	ACTIVITY CURR YR INCOME	0	0	0	0	24,103	0	0	24,103
56403	ACTIVITY CURR YR EXPENSE	0	0	0	0	(43,875)	0	0	(43,875)
	TOTAL ACTIVITY FUND	0	0	0	0	(19,772)	0	0	(19,772)
	INSURANCE CONTINGENCY FUND								
51007	INSURANCE CONTINGENCY	0	0	145,833	0	0	0	0	145,833
	TOTAL INSURANCE CONTINGENCY FU	0	0	145,833	0	0	0	0	145,833
	OPERATING FUND								
51001	PRIOR OPERATING FUND BALANCE	269,433	0	0	0	0	0	0	269,433
56010	PRIOR YEAR ADJUSTMENTS	(7,160)	0	0	0	0	0	0	(7,160)
	CURRENT YEAR NET INCOME/(LOSS)	845,130	0	0	0	0	0	0	845,130
	TOTAL OPERATING FUND	1,107,402	0	0	0	0	0	0	1,107,402

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	WEATHER EMERGENCY FUND								
56501	SNOW FUND	0	0	0	234,353	0	0	0	234,353
	TOTAL WEATHER EMERGENCY FUND	0	0	0	234,353	0	0	0	234,353
	WORKING CAPITAL FUND								
50106	WORKING CAPITAL DISTRIBUTION	0	331,723	0	0	0	0	0	331,723
	TOTAL WORKING CAPITAL FUND	0	331,723	0	0	0	0	0	331,723
	DEFERRED MAINTENANCE FUND								
56200 DM	DEFERRED MAINT FUND DEFERRED M	0	0	0	0	0	209,266	0	209,266
56220 DC	DEF MNT-CURR YR CONT DEFERRED	0	0	0	0	0	16,667	0	16,667
56220 INTDM	DEF MNT-CURR YR CONT INTEREST-	0	0	0	0	0	715	0	715
56230 DEFER	DEF MNT-CURR YR EXPENDITURES	0	0	0	0	0	(44,257)	0	(44,257)
	TOTAL DEFERRED MAINTENANCE FUN	0	0	0	0	0	182,391	0	182,391
	RESERVE FUND								
57600 RR	PRIOR YR RESERVE FND RESERVE/R	0	0	0	0	0	0	1,871,431	1,871,431
	NET INCOME/(LOSS)	0	0	0	0	0	0	78,063	78,063
	TOTAL RESERVE FUND	0	0	0	0	0	0	1,949,493	1,949,493
	TOTAL LIABILITIES & FUND BALAN	1,543,934	331,723	145,833	234,353	41,162	182,391	1,949,493	4,428,890

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	OPERATING INCOME							
60200	ASSOCIATION FEES	1,184,022	394,381	789,641	1,184,022	394,381	789,641	4,732,572
60310	RENTAL INCOME	2,500	6,000	(3,500)	2,500	6,000	(3,500)	72,000
60330	GOLF CLUB MEMBERSHIP	0	18,750	(18,750)	0	18,750	(18,750)	225,000
60340	GOLF GUEST FEE GUEST BOOKS	0	2,083	(2,083)	0	2,083	(2,083)	25,000
60341	ASSOC & TRIAL MEMBERS	0	1,321	(1,321)	0	1,321	(1,321)	15,848
60346	GOLF ADVERTISING	0	1,250	(1,250)	0	1,250	(1,250)	15,000
60357	GOLF CART TRAIL FEE	0	833	(833)	0	833	(833)	10,000
61600	LEASE ADMIN FEE	0	625	(625)	0	625	(625)	7,500
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	0	34,167	34,167	0	410,000
64000	LATE FEE INCOME	1,825	625	1,200	1,825	625	1,200	7,500
64100	LEGAL INCOME	721	1,250	(529)	721	1,250	(529)	15,000
64200	FINES / VIOLATIONS	0	250	(250)	0	250	(250)	3,000
64208	R/V LOT RENTAL	800	833	(33)	800	833	(33)	10,000
64300	NSF CHARGES	326	83	243	326	83	243	1,000
65100	MAINTENANCE & REPAIR INCOM	0	83	(83)	0	83	(83)	1,000
65300	CLUBHOUSE INCOME	0	250	(250)	0	250	(250)	3,000
65900	MISC INCOME	70	0	70	70	0	70	0
65975	NEWSLETTER INCOME	8	800	(792)	8	800	(792)	9,600
68000	INTEREST INCOME	1,159	1,250	(91)	1,159	1,250	(91)	15,000
68010	RESERVE INTEREST	3,063	6,250	(3,187)	3,063	6,250	(3,187)	75,000
68030	INTEREST DEF MAINT	715	250	465	715	250	465	3,000
68860	MEMBERSHIP FEES	18,783	18,750	33	18,783	18,750	33	225,000
69000	CAPITAL CONTRIBUTION	1,400	1,250	150	1,400	1,250	150	15,000
69015	WORKING CAPITAL	4,167	4,167	0	4,167	4,167	0	50,000
69097	INS FUND REDUCTION	6,250	6,250	0	6,250	6,250	0	75,000
69098	SNOW FUND REDUCTION	4,167	4,167	0	4,167	4,167	0	50,000
	GROSS OPERATING INCOME	1,264,142	505,918	758,224	1,264,142	505,918	758,224	6,071,020
	OPERATING EXPENSES							
	GENERAL MAINTENANCE & REPAIR							
73220	FIRE ALARM SYSTEM	0	1,667	1,667	0	1,667	1,667	20,000
	TOTAL GENERAL MAINTENANCE	0	1,667	1,667	0	1,667	1,667	20,000
	GROUNDS MAINTENANCE							
74124	LAWN MAINTENANCE	76,237	76,250	13	76,237	76,250	13	915,000
74150	GROUNDS MAINTENANCE	0	833	833	0	833	833	10,000
74225	TREE REMOVAL	0	5,000	5,000	0	5,000	5,000	60,000
74230	SHRUB CARE	0	1,667	1,667	0	1,667	1,667	20,000
74270	AERATOR MAINTENANCE	0	83	83	0	83	83	1,000
74277	SPRINKLER SYSTEM MAINTENAN	24,435	24,583	148	24,435	24,583	148	295,000
74285	SPRINKLER REPAIRS	0	15,000	15,000	0	15,000	15,000	180,000
74400	TRASH REMOVAL	32,737	30,000	(2,737)	32,737	30,000	(2,737)	360,000
74425	SNOW REMOVAL	7,441	8,333	892	7,441	8,333	892	100,000
74475	POND MAINTENANCE	0	1,042	1,042	0	1,042	1,042	12,500
74477	POND PUMP MAINTENANCE	0	417	417	0	417	417	5,000
74500	EXTERMINATING	0	417	417	0	417	417	5,000
74605	SECURITY SERVICES	0	21,000	21,000	0	21,000	21,000	252,000
74761	BASIN 2 PUMP MAINTENANCE	0	250	250	0	250	250	3,000
	TOTAL GROUNDS MAINTENANCE	140,849	184,875	44,026	140,849	184,875	44,026	2,218,500
	GATEHOUSE							
73318	GATEHOUSE-ELECTRIC	217	167	(50)	217	167	(50)	2,000
73319	GATEHOUSE-GAS	239	83	(156)	239	83	(156)	1,000
73321	GATEHOUSE-WATER/SEWER	0	58	58	0	58	58	700
73323	GATEHOUSE-REPAIR/MAINTENAN	0	208	208	0	208	208	2,500
73324	GATEHOUSE-CABLE/PHONE	323	583	260	323	583	260	7,000
	TOTAL GATEHOUSE	779	1,099	320	779	1,099	320	13,200
	CLUBHOUSE EXPENSE							
75025	CLUBHOUSE CABLE	0	1,250	1,250	0	1,250	1,250	15,000
75061	C/H JANITORIAL SERVICES	6,400	14,167	7,767	6,400	14,167	7,767	170,000

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
75062	C/H JANITORIAL SUPPLIES	0	1,250	1,250	0	1,250	1,250	15,000
75070	CLUBHOUSE ELECTRIC	2,098	2,500	402	2,098	2,500	402	30,000
75090	CLUBHOUSE GAS	2,333	1,667	(666)	2,333	1,667	(666)	20,000
75105	CLUBHOUSE HVAC MAINTENANCE	0	1,000	1,000	0	1,000	1,000	12,000
75110	CLUBHOUSE MAINTENANCE/REPA	1,927	2,083	156	1,927	2,083	156	25,000
75135	CLUBHOUSE SUPPLIES	0	250	250	0	250	250	3,000
75209	HOUSE/REC COMMITTEE	20	417	397	20	417	397	5,000
75234	CLUBHOUSE WATER/SEWER	0	417	417	0	417	417	5,000
75250	BILLIARDS	0	42	42	0	42	42	500
75251	LIBRARY	0	58	58	0	58	58	700
75730	MAINTENANCE	8,076	21,667	13,591	8,076	21,667	13,591	260,000
	TOTAL CLUBHOUSE EXPENSE	20,854	46,768	25,914	20,854	46,768	25,914	561,200
	POOL							
75358	POOL CONTRACT	12,054	15,000	2,946	12,054	15,000	2,946	180,000
75402	INDOOR POOL MAINTENANCE	0	333	333	0	333	333	4,000
75403	OUTDOOR POOL MAINTENANCE	0	333	333	0	333	333	4,000
75406	POOL FURNITURE REPAIRS	0	417	417	0	417	417	5,000
75437	POOL ENTERTAINMENT	0	63	63	0	63	63	750
	TOTAL POOL	12,054	16,146	4,092	12,054	16,146	4,092	193,750
	GOLF							
76721	GOLF PRO SHOP	14,667	7,500	(7,167)	14,667	7,500	(7,167)	90,000
76722	GOLF GROUNDS CARE	27,856	27,917	61	27,856	27,917	61	335,000
76723	GOLF-UTILITIES	22	208	186	22	208	186	2,500
76724	GOLF-ADMIN & OTHER	0	42	42	0	42	42	500
76726	GOLF-OPERATIONS	0	500	500	0	500	500	6,000
76728	GOLF ADVERTISING EXP	124	83	(41)	124	83	(41)	1,000
	TOTAL GOLF	42,668	36,250	(6,418)	42,668	36,250	(6,418)	435,000
	ACTIVITY CENTER BUILDING							
75551	ACTIVITY CTR-ELECTRIC	3,322	3,333	11	3,322	3,333	11	40,000
75552	ACTIVITY CTR-GAS	2,773	2,917	144	2,773	2,917	144	35,000
75553	ACTIVITY CTR-WATER/SEWER	0	833	833	0	833	833	10,000
75554	ACTIVITY CTR-REPR & MAINT	0	1,042	1,042	0	1,042	1,042	12,500
75555	ACTIVITY CTR-CABLE	507	417	(90)	507	417	(90)	5,000
75559	FITNESS CENTER	0	167	167	0	167	167	2,000
	TOTAL ACTIVITY CENTER BUIL	6,602	8,709	2,107	6,602	8,709	2,107	104,500
	M&M BUILDING							
73921	M&M-ELECTRIC	296	292	(4)	296	292	(4)	3,500
73922	M&M-GAS	0	292	292	0	292	292	3,500
73924	M&M-WATER/SEWER	0	50	50	0	50	50	600
73925	M&M-CABLE	267	833	566	267	833	566	10,000
73926	M&M-REPAIR/MAINTENANCE	0	208	208	0	208	208	2,500
73927	M&M-SHOP SUPPLIES	365	2,917	2,552	365	2,917	2,552	35,000
	TOTAL M&M BUILDING	927	4,592	3,665	927	4,592	3,665	55,100
	PAYROLL & BENEFITS							
75612	SALARIES & WAGES	45,960	46,042	82	45,960	46,042	82	552,500
75800	PAYROLL TAXES	10,000	10,063	63	10,000	10,063	63	120,750
75889	PAYROLL SERVICE	3,750	3,750	0	3,750	3,750	0	45,000
	TOTAL PAYROLL & BENEFITS	59,710	59,855	145	59,710	59,855	145	718,250
	UTILITIES							
76245	STREET LIGHTING	4,221	4,167	(54)	4,221	4,167	(54)	50,000
76248	ENTRANCE LIGHTING	0	625	625	0	625	625	7,500
76252	UTILITIES	1,487	5,000	3,513	1,487	5,000	3,513	60,000
76561	EMERG GENERATOR MAINTENANC	1,706	333	(1,373)	1,706	333	(1,373)	4,000
	TOTAL UTILITIES	7,414	10,125	2,711	7,414	10,125	2,711	121,500

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PROFIT & LOSS VARIANCE
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1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	TAXES & INSURANCE							
77100	FEDERAL INCOME TAX	0	625	625	0	625	625	7,500
77200	REAL ESTATE TAXES	96	42	(54)	96	42	(54)	500
77511	INSURANCE DEDUCTIBLE	0	417	417	0	417	417	5,000
77516	INSURANCE	9,823	10,000	177	9,823	10,000	177	120,000
	TOTAL TAXES & INSURANCE	9,918	11,084	1,166	9,918	11,084	1,166	133,000
	GENERAL & ADMINISTRATIVE							
70500	BAD DEBT	0	833	833	0	833	833	10,000
75489	ACTIVITIES EXPENSE	0	167	167	0	167	167	2,000
78100	OFFICE SUPPLIES	1,484	1,458	(26)	1,484	1,458	(26)	17,500
78111	COPIER EXPENSE	780	1,000	220	780	1,000	220	12,000
78121	COMPUTER EQUIPMENT	0	417	417	0	417	417	5,000
78150	POSTAGE & SHIPPING	0	625	625	0	625	625	7,500
78165	NEWSLETTER	0	333	333	0	333	333	4,000
78175	PRINTING	0	167	167	0	167	167	2,000
78215	LATE FEE EXPENSE	0	583	583	0	583	583	7,000
78400	BANK FEES	(995)	125	1,120	(995)	125	1,120	1,500
78450	COUPON BOOKS	17	1,000	983	17	1,000	983	12,000
78600	LICENSES & PERMITS	0	1,250	1,250	0	1,250	1,250	15,000
78720	BUS RENTAL	0	2,210	2,210	0	2,210	2,210	26,520
79300	SOCIAL COMMITTEE	0	417	417	0	417	417	5,000
79410	ADMINISTRATION EXPENSE	75	0	(75)	75	0	(75)	0
79412	MISC ADMIN EXPENSE	0	417	417	0	417	417	5,000
79460	VEHICLE EXPENSE	0	333	333	0	333	333	4,000
79760	AUDIO VISUAL	3,518	750	(2,768)	3,518	750	(2,768)	9,000
75190	CAMERA SECURITY SYSTEM	3,253	83	(3,170)	3,253	83	(3,170)	1,000
	TOTAL GENERAL & ADMIN.	8,134	12,168	4,034	8,134	12,168	4,034	146,020
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	9,924	10,083	159	9,924	10,083	159	121,000
81200	LEGAL GENERAL	2,820	2,083	(737)	2,820	2,083	(737)	25,000
81300	LEGAL COLLECTIONS	913	1,250	337	913	1,250	337	15,000
81401	AUDIT FEES	0	1,000	1,000	0	1,000	1,000	12,000
	TOTAL PROFESSIONAL SERVICE	13,657	14,416	759	13,657	14,416	759	173,000
	TOTAL OPERATING EXPENSES	323,567	407,754	84,187	323,567	407,754	84,187	4,893,020
	NET OPERATING INCOME	940,575	98,164	842,411	940,575	98,164	842,411	1,178,000
	RESERVE EXPENSE							
88001	RESERVES INTEREST	3,063	6,250	3,187	3,063	6,250	3,187	75,000
88001	RESERVES RESERVE FUNDING	75,000	75,000	0	75,000	75,000	0	900,000
88115	DEFERRED MAINT. DM	16,667	16,667	0	16,667	16,667	0	200,000
88115	DEFERRED MAINT. DM INTERES	715	250	(465)	715	250	(465)	3,000
	TOTAL RESERVE EXPENSE	95,445	98,167	2,722	95,445	98,167	2,722	1,178,000
	NET INCOME / (LOSS)	845,130	(3)	845,133	845,130	(3)	845,133	0

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
RESERVE INCOME STATEMENT
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	CURRENT RESERVE CONTRIBUTIONS							
91120	RESERVE CONTRIBUTION	75,000	75,000	0	75,000	75,000	0	900,000
91130	RESERVE INTEREST INCOME	3,063	6,250	(3,187)	3,063	6,250	(3,187)	75,000
	TOTAL RESERVE CONTRIBUTION	78,063	81,250	(3,187)	78,063	81,250	(3,187)	975,000
	NET RES INCOME/(LOSS)	78,063	81,250	(3,187)	78,063	81,250	(3,187)	975,000

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
	OPERATING INCOME														
60200	ASSOCIATION FEES	1,184,022	394,381	394,381	394,381	394,381	394,381	394,381	394,381	394,381	394,381	394,381	394,381	5,522,213	4,732,572
60310	RENTAL INCOME	2,500	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	68,500	72,000
60330	GOLF CLUB MEMBERSHIP	0	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	206,250	225,000
60340	GOLF GUEST FEE GUEST BO	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	22,917	25,000
60341	ASSOC & TRIAL MEMBERS	0	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,317	14,527	15,848
60346	GOLF ADVERTISING	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,750	15,000
60357	GOLF CART TRAIL FEE	0	833	833	833	833	833	833	833	833	833	833	837	9,167	10,000
61600	LEASE ADMIN FEE	0	625	625	625	625	625	625	625	625	625	625	625	6,875	7,500
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,163	410,000	410,000
64000	LATE FEE INCOME	1,825	625	625	625	625	625	625	625	625	625	625	625	8,700	7,500
64100	LEGAL INCOME	721	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,471	15,000
64200	FINES / VIOLATIONS	0	250	250	250	250	250	250	250	250	250	250	250	2,750	3,000
64208	R/V LOT RENTAL	800	833	833	833	833	833	833	833	833	833	833	837	9,967	10,000
64300	NSF CHARGES	326	83	83	83	83	83	83	83	83	83	83	87	1,243	1,000
65100	MAINTENANCE & REPAIR IN	0	83	83	83	83	83	83	83	83	83	83	87	917	1,000
65300	CLUBHOUSE INCOME	0	250	250	250	250	250	250	250	250	250	250	250	2,750	3,000
65900	MISC INCOME	70	0	0	0	0	0	0	0	0	0	0	0	70	0
65975	NEWSLETTER INCOME	8	800	800	800	800	800	800	800	800	800	800	800	8,808	9,600
68000	INTEREST INCOME	1,159	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,909	15,000
68010	RESERVE INTEREST	3,063	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	71,813	75,000
68030	INTEREST DEF MAINT	715	250	250	250	250	250	250	250	250	250	250	250	3,465	3,000
68860	MEMBERSHIP FEES	18,783	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	225,033	225,000
69000	CAPITAL CONTRIBUTION	1,400	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,150	15,000
69015	WORKING CAPITAL	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	50,000	50,000
69097	INS FUND REDUCTION	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000	75,000
69098	SNOW FUND REDUCTION	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	50,000	50,000
	GROSS OPERATING INCOME	1,264,142	505,918	505,918	505,918	505,918	505,918	505,918	505,918	505,918	505,918	505,918	505,922	6,829,244	6,071,020
	OPERATING EXPENSES														
	GENERAL MAINTENANCE & REPAIR														
73220	FIRE ALARM SYSTEM	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	18,333	20,000
	TOTAL GENERAL MAINTENAN	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	18,333	20,000
	GROUNDS MAINTENANCE														
74124	LAWN MAINTENANCE	76,237	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	914,987	915,000
74150	GROUNDS MAINTENANCE	0	833	833	833	833	833	833	833	833	833	833	837	9,167	10,000
74225	TREE REMOVAL	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	55,000	60,000
74230	SHRUB CARE	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	18,333	20,000
74270	AERATOR MAINTENANCE	0	83	83	83	83	83	83	83	83	83	83	87	917	1,000
74277	SPRINKLER SYSTEM MAINTE	24,435	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,587	294,852	295,000
74285	SPRINKLER REPAIRS	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	165,000	180,000
74400	TRASH REMOVAL	32,737	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	362,737	360,000
74425	SNOW REMOVAL	7,441	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	99,108	100,000
74475	POND MAINTENANCE	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,038	11,458	12,500
74477	POND PUMP MAINTENANCE	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000
74500	EXTERMINATING	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000
74605	SECURITY SERVICES	0	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	231,000	252,000

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c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
74761	BASIN 2 PUMP MAINTENANC	0	250	250	250	250	250	250	250	250	250	250	250	2,750	3,000
	TOTAL GROUNDS MAINTENAN	140,849	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	2,174,474	2,218,500
	GATEHOUSE														
73318	GATEHOUSE-ELECTRIC	217	167	167	167	167	167	167	167	167	167	167	163	2,050	2,000
73319	GATEHOUSE-GAS	239	83	83	83	83	83	83	83	83	83	83	87	1,156	1,000
73321	GATEHOUSE-WATER/SEWER	0	58	58	58	58	58	58	58	58	58	58	62	642	700
73323	GATEHOUSE-REPAIR/MAINTE	0	208	208	208	208	208	208	208	208	208	208	212	2,292	2,500
73324	GATEHOUSE-CABLE/PHONE	323	583	583	583	583	583	583	583	583	583	583	587	6,740	7,000
	TOTAL GATEHOUSE	779	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,111	12,880	13,200
	CLUBHOUSE EXPENSE														
75025	CLUBHOUSE CABLE	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,750	15,000
75061	C/H JANITORIAL SERVICES	6,400	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,163	162,233	170,000
75062	C/H JANITORIAL SUPPLIES	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,750	15,000
75070	CLUBHOUSE ELECTRIC	2,098	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	29,598	30,000
75090	CLUBHOUSE GAS	2,333	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	20,666	20,000
75105	CLUBHOUSE HVAC MAINTENA	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,000	12,000
75110	CLUBHOUSE MAINTENANCE/R	1,927	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	24,844	25,000
75135	CLUBHOUSE SUPPLIES	0	250	250	250	250	250	250	250	250	250	250	250	2,750	3,000
75209	HOUSE/REC COMMITTEE	20	417	417	417	417	417	417	417	417	417	417	413	4,603	5,000
75234	CLUBHOUSE WATER/SEWER	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000
75250	BILLIARDS	0	42	42	42	42	42	42	42	42	42	42	38	458	500
75251	LIBRARY	0	58	58	58	58	58	58	58	58	58	58	62	642	700
75730	MAINTENANCE	8,076	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,663	246,409	260,000
	TOTAL CLUBHOUSE EXPENSE	20,854	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,752	535,286	561,200
	POOL														
75358	POOL CONTRACT	12,054	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	177,054	180,000
75402	INDOOR POOL MAINTENANCE	0	333	333	333	333	333	333	333	333	333	333	337	3,667	4,000
75403	OUTDOOR POOL MAINTENANC	0	333	333	333	333	333	333	333	333	333	333	337	3,667	4,000
75406	POOL FURNITURE REPAIRS	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000
75437	POOL ENTERTAINMENT	0	63	63	63	63	63	63	63	63	63	63	57	687	750
	TOTAL POOL	12,054	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,144	189,658	193,750
	GOLF														
76721	GOLF PRO SHOP	14,667	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	97,167	90,000
76722	GOLF GROUNDS CARE	27,856	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,913	334,939	335,000
76723	GOLF-UTILITIES	22	208	208	208	208	208	208	208	208	208	208	212	2,314	2,500
76724	GOLF-ADMIN & OTHER	0	42	42	42	42	42	42	42	42	42	42	38	458	500
76726	GOLF-OPERATIONS	0	500	500	500	500	500	500	500	500	500	500	500	5,500	6,000
76728	GOLF ADVERTISING EXP	124	83	83	83	83	83	83	83	83	83	83	87	1,041	1,000
	TOTAL GOLF	42,668	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	441,418	435,000
	ACTIVITY CENTER BUILDING														
75551	ACTIVITY CTR-ELECTRIC	3,322	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	39,989	40,000

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
75552	ACTIVITY CTR-GAS	2,773	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	34,856	35,000
75553	ACTIVITY CTR-WATER/SEWE	0	833	833	833	833	833	833	833	833	833	833	837	9,167	10,000
75554	ACTIVITY CTR-REPR & MAI	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,038	11,458	12,500
75555	ACTIVITY CTR-CABLE	507	417	417	417	417	417	417	417	417	417	417	413	5,090	5,000
75559	FITNESS CENTER	0	167	167	167	167	167	167	167	167	167	167	163	1,833	2,000
	TOTAL ACTIVITY CENTER B	6,602	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,701	102,393	104,500
	M&M BUILDING														
73921	M&M-ELECTRIC	296	292	292	292	292	292	292	292	292	292	292	288	3,504	3,500
73922	M&M-GAS	0	292	292	292	292	292	292	292	292	292	292	288	3,208	3,500
73924	M&M-WATER/SEWER	0	50	50	50	50	50	50	50	50	50	50	50	550	600
73925	M&M-CABLE	267	833	833	833	833	833	833	833	833	833	833	837	9,434	10,000
73926	M&M-REPAIR/MAINTENANCE	0	208	208	208	208	208	208	208	208	208	208	212	2,292	2,500
73927	M&M-SHOP SUPPLIES	365	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	32,448	35,000
	TOTAL M&M BUILDING	927	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,588	51,435	55,100
	PAYROLL & BENEFITS														
75612	SALARIES & WAGES	45,960	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,038	552,418	552,500
75800	PAYROLL TAXES	10,000	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,057	120,687	120,750
75889	PAYROLL SERVICE	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	45,000
	TOTAL PAYROLL & BENEFIT	59,710	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,845	718,105	718,250
	UTILITIES														
76245	STREET LIGHTING	4,221	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	50,054	50,000
76248	ENTRANCE LIGHTING	0	625	625	625	625	625	625	625	625	625	625	625	6,875	7,500
76252	UTILITIES	1,487	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	56,487	60,000
76561	EMERG GENERATOR MAINTEN	1,706	333	333	333	333	333	333	333	333	333	333	337	5,373	4,000
	TOTAL UTILITIES	7,414	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	118,789	121,500
	TAXES & INSURANCE														
77100	FEDERAL INCOME TAX	0	625	625	625	625	625	625	625	625	625	625	625	6,875	7,500
77200	REAL ESTATE TAXES	96	42	42	42	42	42	42	42	42	42	42	38	554	500
77511	INSURANCE DEDUCTIBLE	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000
77516	INSURANCE	9,823	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	119,823	120,000
	TOTAL TAXES & INSURANCE	9,918	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,076	131,834	133,000
	GENERAL & ADMINISTRATIVE														
70500	BAD DEBT	0	833	833	833	833	833	833	833	833	833	833	837	9,167	10,000
75489	ACTIVITIES EXPENSE	0	167	167	167	167	167	167	167	167	167	167	163	1,833	2,000
78100	OFFICE SUPPLIES	1,484	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,462	17,526	17,500
78111	COPIER EXPENSE	780	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,780	12,000
78121	COMPUTER EQUIPMENT	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000
78150	POSTAGE & SHIPPING	0	625	625	625	625	625	625	625	625	625	625	625	6,875	7,500
78165	NEWSLETTER	0	333	333	333	333	333	333	333	333	333	333	337	3,667	4,000
78175	PRINTING	0	167	167	167	167	167	167	167	167	167	167	163	1,833	2,000
78215	LATE FEE EXPENSE	0	583	583	583	583	583	583	583	583	583	583	587	6,417	7,000

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
01/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
78400	BANK FEES	(995)	125	125	125	125	125	125	125	125	125	125	125	380	1,500
78450	COUPON BOOKS	17	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,017	12,000
78600	LICENSES & PERMITS	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,750	15,000
78720	BUS RENTAL	0	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	24,310	26,520
79300	SOCIAL COMMITTEE	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000
79410	ADMINISTRATION EXPENSE	75	0	0	0	0	0	0	0	0	0	0	0	75	0
79412	MISC ADMIN EXPENSE	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000
79460	VEHICLE EXPENSE	0	333	333	333	333	333	333	333	333	333	333	337	3,667	4,000
79760	AUDIO VISUAL	3,518	750	750	750	750	750	750	750	750	750	750	750	11,768	9,000
75190	CAMERA SECURITY SYSTEM	3,253	83	83	83	83	83	83	83	83	83	83	87	4,170	1,000
	TOTAL GENERAL & ADMIN.	8,134	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,172	141,986	146,020
	PROFESSIONAL SERVICES														
81100	MANAGEMENT FEES	9,924	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,087	120,841	121,000
81200	LEGAL GENERAL	2,820	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	25,737	25,000
81300	LEGAL COLLECTIONS	913	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,663	15,000
81401	AUDIT FEES	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,000	12,000
	TOTAL PROFESSIONAL SERV	13,657	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,424	172,241	173,000
	TOTAL OPERATING EXPENSE	323,567	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,726	4,808,833	4,893,020
	NET OPERATING INCOME	940,575	98,164	98,164	98,164	98,164	98,164	98,164	98,164	98,164	98,164	98,164	98,196	2,020,411	1,178,000
	RESERVE EXPENSE														
88001	RESERVES INTEREST	3,063	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	71,813	75,000
88001	RESERVES RESERVE FUNDIN	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	900,000	900,000
88115	DEFERRED MAINT. DM	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,663	200,000	200,000
88115	DEFERRED MAINT. DM INTE	715	250	250	250	250	250	250	250	250	250	250	250	3,465	3,000
	TOTAL RESERVE EXPENSE	95,445	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,163	1,175,278	1,178,000
	NET INCOME / (LOSS)	845,130	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	(3)	33	845,133	0

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Delinquent Report
2568 F S LAKEWOOD COMMUNITY
01/31/2025

FS
Entity: 2568

Unit Space	R Type	Sts	Resident Co-Resident	CC	Move In Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
					Entity Totals Delinquent		116,751.11	2,647.00	47,906.40	4,108.35	62,089.36
					Prepaids		0.00	0.00	0.00	0.00	0.00
					Net		116,751.11	2,647.00	47,906.40	4,108.35	62,089.36
					Entity Counts Delinquent		0.00	0.00	0.00	0.00	0.00
				A2	Assoc. Fees-Qtrly		94,923.39	0.00	47,653.25	2,862.00	44,408.14
							0.00	0.00	0.00	0.00	0.00
				LC	LATE FEES		3,025.00	1,600.00	0.00	225.00	1,200.00
							0.00	0.00	0.00	0.00	0.00
				LE	LEGAL FEE		18,030.97	721.00	253.15	1,021.35	16,035.47
							0.00	0.00	0.00	0.00	0.00
				NS	RETURNED CHECK FEE		571.75	326.00	0.00	0.00	245.75
							0.00	0.00	0.00	0.00	0.00
				VF	VIOLATIONS/FINES		200.00	0.00	0.00	0.00	200.00
							0.00	0.00	0.00	0.00	0.00

Financial Statement Summary Analysis



Association:	**Four Seaons at Lakewood Community**
Period ending:	February 28, 2025
Accountant:	Sabrina Ortiz

Total Operating Cash	**$76,658**
Total Working Capital Cash	**$155,996**
Total Insurance Contingency Cash	**$164,100**
Total Inclement Weather Cash	**$286,508**
Total Activities Cash	**$89,320**
Total Deferred Maintenance Cash	**$248,750**
Total Reserve Cash	**$2,557,490**
Total Cash	**$3,578,821**
Total Accounts Receivable	**$93,842**
Less: Allowance for Doubtful Accounts	**$53,195**
Net Accounts Receivable	**$40,647**
Accounts Receivable - Over 90 Days	**61,716**
Total Accounts Payable	**$64,278**
Total Accrued Expense	**$219,706**

Reserve Fund Analysis

Total Reserve Cash	**$2,557,490**	
Total Other Reserve Assets/Liabilities (Net)	**$21,889**	
Total Reserve Fund Balance	**$2,010,322**	
Difference	**$525,279**	Should Equal Zero. If Positive, Reserves Owes Operating Cash If (negative), Operating owes Reserves Cash

Insurance:

Policy type:	Expiration
Package	10/1/2025
Umbrella	10/1/2025
D & O	10/1/2025
Workers Comp	2/1/2026

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)
Net Income (Loss)	**($486,728)**	**($394,384)**	**($92,344)**	**$358,402**	**$394,375**	**($35,973)**
Reserve Income (Loss)	**$60,830**	**$81,250**	**($20,420)**	**$138,893**	**$162,500**	**($23,607)**
Total Income (Loss)	**($425,898)**	**($313,134)**	**($112,764)**	**$497,295**	**$556,875**	**($59,580)**

Operating Budget Variances Current Month - In Excess of $2,500

General Ledger #	Account Description	Variance	Explanation
69015	WORKING CAPITAL	($8,334)	TO CORRECT YTD TO ZERO
69097	INS FUND REDUCTION	($12,500)	TO CORRECT YTD TO ZERO
69098	SNOW FUND REDUCTION	($8,334)	TO CORRECT YTD TO ZERO
60330	GOLD CLUB MEMBERSHIP	($18,100)	LESS INCOME RECEIVED THAN BUDGETED FOR
74425	TREE REMOVAL	$5,000	NO EXPENSE
74285	SPRINKLER REPAIRS	$15,000	NO EXPENSE
74400	TRASH REMOVAL	($30,094)	WASTE MGMT 8/31 OVERDUE INVOICE 3375200
74425	SNOW REMOVAL	($36,826)	TURF MASTERS 2/12 SERVICES
74605	SECURITY SERVICES	($22,957)	MARION SECURITY AGENCY - JAN & FEB SECURITY OFFICER
75090	CLUBHOUSE GAS	($3,797)	NJ NATURAL GAS CO USAGE
76730	MAINTENANCE	$9,507	LESS ACTIVITY THAN BUDGETED FOR
76721	GOLF SHOP PRO	$7,500	NO EXPENSE
75552	ACTIVITY CTR - GAS	($4,016)	NJ NATURAL GAS CO USAGE
76252	UTILITIES	$3,990	JCP&L USAGE

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	ASSETS								
	CURRENT ASSETS								
	CASH								
11930	CASH OPERATING - ALLIANCE ASSO	33,802	0	0	0	0	0	0	33,802
12056 2568O3	OPERATING- METROPOLITAN#0329	42,856	0	0	0	0	0	0	42,856
12056 256805	OPERATING- METRO INS CONT #406	0	0	164,100	0	0	0	0	164,100
13020 2568M1	CASH RESERVE METROPOLITAN #473	0	0	0	0	0	0	1,083,673	1,083,673
13020 2568R1	CASH RESERVE WELL FARGO #9161	0	0	0	0	0	0	1	1
13021 2568S3	CASH SNOW RESERVES METROPOLITA	0	0	0	659	0	0	0	659
13021 2568S4	CASH SNOW RESERVES MS TBILL	0	0	0	285,849	0	0	0	285,849
13030 2568C3	CASH - CAPITAL METROPOLITAN #0	0	155,996	0	0	0	0	0	155,996
13036 2658M2	MORGAN STANLEY RESER #3388 3.	0	0	0	0	0	0	1,473,816	1,473,816
13070 2568A1	CASH- ACTIVITIES INVESTORS CHE	0	0	0	0	(4,891)	0	0	(4,891)
13070 2568A2	CASH- ACTIVITIES INVESTORS MM	0	0	0	0	1	0	0	1
13070 2568A3	CASH- ACTIVITIES PNC MM# 0144	0	0	0	0	94,210	0	0	94,210
14020 2568D3	CASH DEFERRED METROPOLITAN #75	0	0	0	0	0	248,750	0	248,750
	TOTAL CASH	76,658	155,996	164,100	286,508	89,320	248,750	2,557,490	3,578,821
	RECEIVABLES								
21000	ACCOUNTS RECEIVABLE	93,842	0	0	0	0	0	0	93,842
21115	A/R TOWNSHIP	456,810	0	0	0	0	0	0	456,810
21221	ACCRUED INCOME	(6,000)	0	0	0	0	0	0	(6,000)
21225	ACCRUED INTEREST RESERVES	0	0	0	0	0	0	(21,889)	(21,889)
21226	ACCRUED INTEREST SNOW FUND	0	0	0	(11,057)	0	0	0	(11,057)
22300	ALLOWANCE FOR DOUBTFUL ACCOUNT	(53,195)	0	0	0	0	0	0	(53,195)
	TOTAL RECEIVABLES	491,457	0	0	(11,057)	0	0	(21,889)	458,511
	PREPAID EXPENSES								
26000 EXPENS	PREPAID EXPENSE - EXPENS	6,667	0	0	0	0	0	0	6,667
26100	PREPAID INSURANCE	54,262	0	0	0	0	0	0	54,262
26200	PREPAID TAXES	60	0	0	0	0	0	0	60
	TOTAL PREPAIDS	60,989	0	0	0	0	0	0	60,989
	TOTAL CURRENT ASSETS	629,104	155,996	164,100	275,451	89,320	248,750	2,535,601	4,098,321
	DUE TO/FROM	441,342	179,894	(14,099)	(34,848)	1,998	(49,010)	(525,278)	0
	TOTAL ASSETS	1,070,447	335,890	150,000	240,603	91,317	199,740	2,010,323	4,098,321
	LIABILITIES & FUND BALANCE								
	CURRENT LIABILITIES								
	ACCOUNTS PAYABLE								
42100	ACCOUNTS PAYABLE	64,278	0	0	0	0	0	0	64,278
42138	INCOME TAXES PAYABLE	15,032	0	0	0	0	0	0	15,032
42675	SALES TAX PAYABLE	5,593	0	0	0	0	0	0	5,593
21005	PREPAID ASSESSMENTS	140,262	0	0	0	0	0	0	140,262
	TOTAL ACCOUNTS PAYABLE	225,164	0	0	0	0	0	0	225,164
	ACCRUED EXPENSES								
43100	ACCRUED EXPENSES	219,706	0	0	0	0	0	0	219,706
	TOTAL ACCRUED EXPENSES	219,706	0	0	0	0	0	0	219,706
	OTHER LIABILITIES								
44002	DEFERRED INCOME ACTIVITIES	0	0	0	0	(60,934)	0	0	(60,934)
44110 2	INSURANCE CLAIM(S) -	11,636	0	0	0	0	0	0	11,636
44110 256806	INSURANCE CLAIM(S) - PERGOLA	(7,465)	0	0	0	0	0	0	(7,465)
42400	LOANS & EXCHANGES	731	0	0	0	0	0	0	731
	TOTAL OTHER LIABILITIES	4,902	0	0	0	60,934	0	0	65,836
	FUND BALANCES								
	ACTIVITY FUND								
56402	ACTIVITY CURR YR INCOME	0	0	0	0	191,122	0	0	191,122
56403	ACTIVITY CURR YR EXPENSE	0	0	0	0	(160,738)	0	0	(160,738)
	TOTAL ACTIVITY FUND	0	0	0	0	30,384	0	0	30,384
	INSURANCE CONTINGENCY FUND								
51007	INSURANCE CONTINGENCY	0	0	150,000	0	0	0	0	150,000
	TOTAL INSURANCE CONTINGENCY FU	0	0	150,000	0	0	0	0	150,000
	OPERATING FUND								
51001	PRIOR OPERATING FUND BALANCE	269,433	0	0	0	0	0	0	269,433
56010	PRIOR YEAR ADJUSTMENTS	(7,160)	0	0	0	0	0	0	(7,160)
	CURRENT YEAR NET INCOME/(LOSS)	358,402	0	0	0	0	0	0	358,402

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	TOTAL OPERATING FUND	620,674	0	0	0	0	0	0	620,674
	WEATHER EMERGENCY FUND								
56501	SNOW FUND	0	0	0	240,603	0	0	0	240,603
	TOTAL WEATHER EMERGENCY FUND	0	0	0	240,603	0	0	0	240,603
	WORKING CAPITAL FUND								
50106	WORKING CAPITAL DISTRIBUTION	0	335,890	0	0	0	0	0	335,890
	TOTAL WORKING CAPITAL FUND	0	335,890	0	0	0	0	0	335,890
	DEFERRED MAINTENANCE FUND								
56200 DM	DEFERRED MAINT FUND DEFERRED M	0	0	0	0	0	209,266	0	209,266
56220 DC	DEF MNT-CURR YR CONT DEFERRED	0	0	0	0	0	33,334	0	33,334
56220 INTDM	DEF MNT-CURR YR CONT INTEREST-	0	0	0	0	0	1,397	0	1,397
56230 DEFER	DEF MNT-CURR YR EXPENDITURES	0	0	0	0	0	(44,257)	0	(44,257)
	TOTAL DEFERRED MAINTENANCE FUN	0	0	0	0	0	199,740	0	199,740
	RESERVE FUND								
57600 RR	PRIOR YR RESERVE FND RESERVE/R	0	0	0	0	0	0	1,871,431	1,871,431
	NET INCOME/(LOSS)	0	0	0	0	0	0	138,893	138,893
	TOTAL RESERVE FUND	0	0	0	0	0	0	2,010,324	2,010,324
	TOTAL LIABILITIES & FUND BALAN	1,070,447	335,890	150,000	240,603	91,317	199,740	2,010,324	4,098,321

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	OPERATING INCOME							
60200	ASSOCIATION FEES	0	0	0	1,184,022	1,183,143	879	4,732,572
60310	RENTAL INCOME	5,000	6,000	(1,000)	7,500	12,000	(4,500)	72,000
60330	GOLF CLUB MEMBERSHIP	650	18,750	(18,100)	650	37,500	(36,850)	225,000
60340	GOLF GUEST FEE GUEST BOOKS	0	2,083	(2,083)	0	4,166	(4,166)	25,000
60341	ASSOC & TRIAL MEMBERS	0	1,321	(1,321)	0	2,642	(2,642)	15,848
60346	GOLF ADVERTISING	3,858	1,250	2,608	3,858	2,500	1,358	15,000
60357	GOLF CART TRAIL FEE	0	833	(833)	0	1,666	(1,666)	10,000
61600	LEASE ADMIN FEE	0	625	(625)	0	1,250	(1,250)	7,500
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	0	68,334	68,334	0	410,000
64000	LATE FEE INCOME	650	625	25	2,475	1,250	1,225	7,500
64100	LEGAL INCOME	1,208	1,250	(42)	1,929	2,500	(571)	15,000
64200	FINES / VIOLATIONS	0	250	(250)	0	500	(500)	3,000
64208	R/V LOT RENTAL	1,200	833	367	2,000	1,666	334	10,000
64300	NSF CHARGES	0	83	(83)	326	166	160	1,000
65100	MAINTENANCE & REPAIR INCOM	0	83	(83)	0	166	(166)	1,000
65300	CLUBHOUSE INCOME	0	250	(250)	0	500	(500)	3,000
65900	MISC INCOME	30	0	30	100	0	100	0
65975	NEWSLETTER INCOME	800	800	0	808	1,600	(792)	9,600
68000	INTEREST INCOME	1,050	1,250	(200)	2,209	2,500	(291)	15,000
68010	RESERVE INTEREST	2,890	6,250	(3,360)	5,953	12,500	(6,547)	75,000
68030	INTEREST DEF MAINT	682	250	432	1,397	500	897	3,000
68860	MEMBERSHIP FEES	8,073	18,750	(10,677)	26,856	37,500	(10,644)	225,000
69000	CAPITAL CONTRIBUTION	600	1,250	(650)	2,000	2,500	(500)	15,000
69015	WORKING CAPITAL	(4,167)	4,167	(8,334)	0	8,334	(8,334)	50,000
69097	INS FUND REDUCTION	(6,250)	6,250	(12,500)	0	12,500	(12,500)	75,000
69098	SNOW FUND REDUCTION	(4,167)	4,167	(8,334)	0	8,334	(8,334)	50,000
	GROSS OPERATING INCOME	46,275	111,537	(65,262)	1,310,417	1,406,217	(95,800)	6,071,020
	OPERATING EXPENSES							
	GENERAL MAINTENANCE & REPAIR							
73220	FIRE ALARM SYSTEM	1,706	1,667	(39)	1,706	3,334	1,628	20,000
	TOTAL GENERAL MAINTENANCE	1,706	1,667	(39)	1,706	3,334	1,628	20,000
	GROUNDS MAINTENANCE							
74124	LAWN MAINTENANCE	76,237	76,250	13	152,474	152,500	26	915,000
74150	GROUNDS MAINTENANCE	1,066	833	(233)	1,066	1,666	600	10,000
74225	TREE REMOVAL	0	5,000	5,000	0	10,000	10,000	60,000
74230	SHRUB CARE	0	1,667	1,667	0	3,334	3,334	20,000
74270	AERATOR MAINTENANCE	0	83	83	0	166	166	1,000
74277	SPRINKLER SYSTEM MAINTENAN	24,435	24,583	148	48,870	49,166	296	295,000
74285	SPRINKLER REPAIRS	0	15,000	15,000	0	30,000	30,000	180,000
74400	TRASH REMOVAL	60,094	30,000	(30,094)	92,830	60,000	(32,830)	360,000
74425	SNOW REMOVAL	45,159	8,333	(36,826)	52,600	16,666	(35,934)	100,000
74475	POND MAINTENANCE	0	1,042	1,042	0	2,084	2,084	12,500
74477	POND PUMP MAINTENANCE	0	417	417	0	834	834	5,000
74500	EXTERMINATING	0	417	417	0	834	834	5,000
74605	SECURITY SERVICES	43,957	21,000	(22,957)	43,957	42,000	(1,957)	252,000
74761	BASIN 2 PUMP MAINTENANCE	0	250	250	0	500	500	3,000
	TOTAL GROUNDS MAINTENANCE	250,948	184,875	(66,073)	391,797	369,750	(22,047)	2,218,500
	GATEHOUSE							
73318	GATEHOUSE-ELECTRIC	210	167	(43)	426	334	(92)	2,000
73319	GATEHOUSE-GAS	237	83	(154)	477	166	(311)	1,000
73321	GATEHOUSE-WATER/SEWER	0	58	58	0	116	116	700
73323	GATEHOUSE-REPAIR/MAINTENAN	0	208	208	0	416	416	2,500
73324	GATEHOUSE-CABLE/PHONE	323	583	260	646	1,166	520	7,000
	TOTAL GATEHOUSE	770	1,099	329	1,549	2,198	649	13,200
	CLUBHOUSE EXPENSE							
75025	CLUBHOUSE CABLE	2,641	1,250	(1,391)	2,641	2,500	(141)	15,000
75061	C/H JANITORIAL SERVICES	12,800	14,167	1,367	19,200	28,334	9,134	170,000

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
75062	C/H JANITORIAL SUPPLIES	2,094	1,250	(844)	2,094	2,500	406	15,000
75070	CLUBHOUSE ELECTRIC	1,936	2,500	564	4,034	5,000	966	30,000
75090	CLUBHOUSE GAS	5,464	1,667	(3,797)	7,797	3,334	(4,463)	20,000
75105	CLUBHOUSE HVAC MAINTENANCE	1,679	1,000	(679)	1,679	2,000	321	12,000
75110	CLUBHOUSE MAINTENANCE/REPA	676	2,083	1,407	2,603	4,166	1,563	25,000
75135	CLUBHOUSE SUPPLIES	0	250	250	0	500	500	3,000
75209	HOUSE/REC COMMITTEE	0	417	417	20	834	814	5,000
75234	CLUBHOUSE WATER/SEWER	0	417	417	0	834	834	5,000
75250	BILLIARDS	77	42	(35)	77	84	7	500
75251	LIBRARY	0	58	58	0	116	116	700
75730	MAINTENANCE	12,160	21,667	9,507	20,236	43,334	23,098	260,000
	TOTAL CLUBHOUSE EXPENSE	39,527	46,768	7,241	60,381	93,536	33,155	561,200
	POOL							
75358	POOL CONTRACT	12,054	15,000	2,946	24,107	30,000	5,893	180,000
75402	INDOOR POOL MAINTENANCE	1,590	333	(1,257)	1,590	666	(924)	4,000
75403	OUTDOOR POOL MAINTENANCE	124	333	209	124	666	542	4,000
75406	POOL FURNITURE REPAIRS	0	417	417	0	834	834	5,000
75437	POOL ENTERTAINMENT	550	63	(487)	550	126	(424)	750
	TOTAL POOL	14,318	16,146	1,828	26,371	32,292	5,921	193,750
	GOLF							
76721	GOLF PRO SHOP	0	7,500	7,500	14,667	15,000	333	90,000
76722	GOLF GROUNDS CARE	27,856	27,917	61	55,712	55,834	122	335,000
76723	GOLF-UTILITIES	22	208	186	44	416	372	2,500
76724	GOLF-ADMIN & OTHER	0	42	42	0	84	84	500
76726	GOLF-OPERATIONS	0	500	500	0	1,000	1,000	6,000
76728	GOLF ADVERTISING EXP	(124)	83	207	0	166	166	1,000
	TOTAL GOLF	27,754	36,250	8,496	70,422	72,500	2,078	435,000
	ACTIVITY CENTER BUILDING							
75551	ACTIVITY CTR-ELECTRIC	2,990	3,333	343	6,312	6,666	354	40,000
75552	ACTIVITY CTR-GAS	6,933	2,917	(4,016)	9,706	5,834	(3,872)	35,000
75553	ACTIVITY CTR-WATER/SEWER	0	833	833	0	1,666	1,666	10,000
75554	ACTIVITY CTR-REPR & MAINT	0	1,042	1,042	0	2,084	2,084	12,500
75555	ACTIVITY CTR-CABLE	507	417	(90)	1,013	834	(179)	5,000
75559	FITNESS CENTER	0	167	167	0	334	334	2,000
	TOTAL ACTIVITY CENTER BUIL	10,429	8,709	(1,720)	17,031	17,418	387	104,500
	M&M BUILDING							
73921	M&M-ELECTRIC	301	292	(9)	597	584	(13)	3,500
73922	M&M-GAS	1,067	292	(775)	1,067	584	(483)	3,500
73924	M&M-WATER/SEWER	0	50	50	0	100	100	600
73925	M&M-CABLE	0	833	833	267	1,666	1,399	10,000
73926	M&M-REPAIR/MAINTENANCE	0	208	208	0	416	416	2,500
73927	M&M-SHOP SUPPLIES	1,766	2,917	1,151	2,131	5,834	3,703	35,000
	TOTAL M&M BUILDING	3,134	4,592	1,458	4,062	9,184	5,122	55,100
	PAYROLL & BENEFITS							
75612	SALARIES & WAGES	46,039	46,042	3	91,999	92,084	85	552,500
75800	PAYROLL TAXES	8,905	10,063	1,158	18,905	20,126	1,221	120,750
75889	PAYROLL SERVICE	3,652	3,750	98	7,402	7,500	98	45,000
	TOTAL PAYROLL & BENEFITS	58,595	59,855	1,260	118,305	119,710	1,405	718,250
	UTILITIES							
76245	STREET LIGHTING	4,234	4,167	(67)	8,455	8,334	(121)	50,000
76248	ENTRANCE LIGHTING	0	625	625	0	1,250	1,250	7,500
76252	UTILITIES	1,010	5,000	3,990	2,497	10,000	7,503	60,000
76561	EMERG GENERATOR MAINTENANC	0	333	333	1,706	666	(1,040)	4,000
	TOTAL UTILITIES	5,244	10,125	4,881	12,658	20,250	7,592	121,500

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	TAXES & INSURANCE							
77100	FEDERAL INCOME TAX	0	625	625	0	1,250	1,250	7,500
77200	REAL ESTATE TAXES	0	42	42	96	84	(12)	500
77511	INSURANCE DEDUCTIBLE	0	417	417	0	834	834	5,000
77516	INSURANCE	9,823	10,000	177	19,645	20,000	355	120,000
	TOTAL TAXES & INSURANCE	9,823	11,084	1,261	19,741	22,168	2,427	133,000
	GENERAL & ADMINISTRATIVE							
70500	BAD DEBT	0	833	833	0	1,666	1,666	10,000
75489	ACTIVITIES EXPENSE	0	167	167	0	334	334	2,000
78100	OFFICE SUPPLIES	451	1,458	1,007	1,936	2,916	980	17,500
78111	COPIER EXPENSE	834	1,000	166	1,614	2,000	386	12,000
78121	COMPUTER EQUIPMENT	0	417	417	0	834	834	5,000
78150	POSTAGE & SHIPPING	115	625	510	115	1,250	1,135	7,500
78165	NEWSLETTER	0	333	333	0	666	666	4,000
78175	PRINTING	0	167	167	0	334	334	2,000
78215	LATE FEE EXPENSE	1,667	583	(1,084)	1,667	1,166	(501)	7,000
78400	BANK FEES	365	125	(240)	(630)	250	880	1,500
78450	COUPON BOOKS	81	1,000	919	99	2,000	1,901	12,000
78600	LICENSES & PERMITS	0	1,250	1,250	0	2,500	2,500	15,000
78720	BUS RENTAL	1,700	2,210	510	1,700	4,420	2,720	26,520
79300	SOCIAL COMMITTEE	0	417	417	0	834	834	5,000
79410	ADMINISTRATION EXPENSE	0	0	0	75	0	(75)	0
79412	MISC ADMIN EXPENSE	0	417	417	0	834	834	5,000
79460	VEHICLE EXPENSE	139	333	194	139	666	527	4,000
79760	AUDIO VISUAL	240	750	510	3,759	1,500	(2,259)	9,000
75190	CAMERA SECURITY SYSTEM	0	83	83	3,253	166	(3,087)	1,000
	TOTAL GENERAL & ADMIN.	5,593	12,168	6,575	13,727	24,336	10,609	146,020
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	9,924	10,083	159	19,848	20,166	318	121,000
81200	LEGAL GENERAL	0	2,083	2,083	2,820	4,166	1,346	25,000
81300	LEGAL COLLECTIONS	0	1,250	1,250	913	2,500	1,587	15,000
81401	AUDIT FEES	0	1,000	1,000	0	2,000	2,000	12,000
	TOTAL PROFESSIONAL SERVICE	9,924	14,416	4,492	23,581	28,832	5,251	173,000
	TOTAL OPERATING EXPENSES	437,764	407,754	(30,010)	761,331	815,508	54,177	4,893,020
	NET OPERATING INCOME	(391,489)	(296,217)	(95,272)	549,086	590,709	(41,623)	1,178,000
	RESERVE EXPENSE							
88001	RESERVES INTEREST	2,890	6,250	3,360	5,953	12,500	6,547	75,000
88001	RESERVES RESERVE FUNDING	75,000	75,000	0	150,000	150,000	0	900,000
88115	DEFERRED MAINT. DM	16,667	16,667	0	33,334	33,334	0	200,000
88115	DEFERRED MAINT. DM INTERES	682	250	(432)	1,397	500	(897)	3,000
	TOTAL RESERVE EXPENSE	95,239	98,167	2,928	190,684	196,334	5,650	1,178,000
	NET INCOME / (LOSS)	(486,728)	(394,384)	(92,344)	358,402	394,375	(35,973)	0

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
RESERVE INCOME STATEMENT
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	CURRENT RESERVE CONTRIBUTIONS							
91120	RESERVE CONTRIBUTION	75,000	75,000	0	150,000	150,000	0	900,000
91130	RESERVE INTEREST INCOME	2,890	6,250	(3,360)	5,953	12,500	(6,547)	75,000
	TOTAL RESERVE CONTRIBUTION	77,890	81,250	(3,360)	155,953	162,500	(6,547)	975,000
	CURRENT RESERVE EXPENSES							
91303	GENERAL RESERVE EXPENSES	17,060	0	(17,060)	17,060	0	(17,060)	0
	TOTAL RESERVE EXPENSES	17,060	0	(17,060)	17,060	0	(17,060)	0
	NET RES INCOME/(LOSS)	60,830	81,250	(20,420)	138,893	162,500	(23,607)	975,000

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
	OPERATING INCOME														
60200	ASSOCIATION FEES	1,184,022	0	0	1,183,143	0	0	1,183,143	0	0	1,183,143	0	0	4,733,451	4,732,572
60310	RENTAL INCOME	2,500	5,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	67,500	72,000
60330	GOLF CLUB MEMBERSHIP	0	650	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	188,150	225,000
60340	GOLF GUEST FEE GUEST BO	0	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	20,834	25,000
60341	ASSOC & TRIAL MEMBERS	0	0	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,317	13,206	15,848
60346	GOLF ADVERTISING	0	3,858	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	16,358	15,000
60357	GOLF CART TRAIL FEE	0	0	833	833	833	833	833	833	833	833	833	837	8,334	10,000
61600	LEASE ADMIN FEE	0	0	625	625	625	625	625	625	625	625	625	625	6,250	7,500
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,163	410,000	410,000
64000	LATE FEE INCOME	1,825	650	625	625	625	625	625	625	625	625	625	625	8,725	7,500
64100	LEGAL INCOME	721	1,208	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,429	15,000
64200	FINES / VIOLATIONS	0	0	250	250	250	250	250	250	250	250	250	250	2,500	3,000
64208	R/V LOT RENTAL	800	1,200	833	833	833	833	833	833	833	833	833	837	10,334	10,000
64300	NSF CHARGES	326	0	83	83	83	83	83	83	83	83	83	87	1,160	1,000
65100	MAINTENANCE & REPAIR IN	0	0	83	83	83	83	83	83	83	83	83	87	834	1,000
65300	CLUBHOUSE INCOME	0	0	250	250	250	250	250	250	250	250	250	250	2,500	3,000
65900	MISC INCOME	70	30	0	0	0	0	0	0	0	0	0	0	100	0
65975	NEWSLETTER INCOME	8	800	800	800	800	800	800	800	800	800	800	800	8,808	9,600
68000	INTEREST INCOME	1,159	1,050	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,709	15,000
68010	RESERVE INTEREST	3,063	2,890	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	68,453	75,000
68030	INTEREST DEF MAINT	715	682	250	250	250	250	250	250	250	250	250	250	3,897	3,000
68860	MEMBERSHIP FEES	18,783	8,073	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	214,356	225,000
69000	CAPITAL CONTRIBUTION	1,400	600	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,500	15,000
69015	WORKING CAPITAL	4,167	(4,167)	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	41,666	50,000
69097	INS FUND REDUCTION	6,250	(6,250)	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	62,500	75,000
69098	SNOW FUND REDUCTION	4,167	(4,167)	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	41,666	50,000
	GROSS OPERATING INCOME	1,264,142	46,275	111,537	1,294,680	111,537	111,537	1,294,680	111,537	111,537	1,294,680	111,537	111,541	5,975,220	6,071,020
	OPERATING EXPENSES														
	GENERAL MAINTENANCE & REPAIR														
73220	FIRE ALARM SYSTEM	0	1,706	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	18,372	20,000
	TOTAL GENERAL MAINTENAN	0	1,706	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	18,372	20,000
	GROUNDS MAINTENANCE														
74124	LAWN MAINTENANCE	76,237	76,237	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	914,974	915,000
74150	GROUNDS MAINTENANCE	0	1,066	833	833	833	833	833	833	833	833	833	837	9,400	10,000
74225	TREE REMOVAL	0	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000	60,000
74230	SHRUB CARE	0	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	16,666	20,000
74270	AERATOR MAINTENANCE	0	0	83	83	83	83	83	83	83	83	83	87	834	1,000
74277	SPRINKLER SYSTEM MAINTE	24,435	24,435	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,587	294,704	295,000
74285	SPRINKLER REPAIRS	0	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000	180,000
74400	TRASH REMOVAL	32,737	60,094	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	392,830	360,000
74425	SNOW REMOVAL	7,441	45,159	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	135,934	100,000
74475	POND MAINTENANCE	0	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,038	10,416	12,500
74477	POND PUMP MAINTENANCE	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000
74500	EXTERMINATING	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000
74605	SECURITY SERVICES	0	43,957	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	253,957	252,000

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c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
74761	BASIN 2 PUMP MAINTENANC	0	0	250	250	250	250	250	250	250	250	250	250	2,500	3,000
	TOTAL GROUNDS MAINTENAN	140,849	250,948	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	2,240,547	2,218,500
	GATEHOUSE														
73318	GATEHOUSE-ELECTRIC	217	210	167	167	167	167	167	167	167	167	167	163	2,092	2,000
73319	GATEHOUSE-GAS	239	237	83	83	83	83	83	83	83	83	83	87	1,311	1,000
73321	GATEHOUSE-WATER/SEWER	0	0	58	58	58	58	58	58	58	58	58	62	584	700
73323	GATEHOUSE-REPAIR/MAINTE	0	0	208	208	208	208	208	208	208	208	208	212	2,084	2,500
73324	GATEHOUSE-CABLE/PHONE	323	323	583	583	583	583	583	583	583	583	583	587	6,480	7,000
	TOTAL GATEHOUSE	779	770	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,111	12,551	13,200
	CLUBHOUSE EXPENSE														
75025	CLUBHOUSE CABLE	0	2,641	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,141	15,000
75061	C/H JANITORIAL SERVICES	6,400	12,800	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,163	160,866	170,000
75062	C/H JANITORIAL SUPPLIES	0	2,094	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,594	15,000
75070	CLUBHOUSE ELECTRIC	2,098	1,936	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	29,034	30,000
75090	CLUBHOUSE GAS	2,333	5,464	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	24,463	20,000
75105	CLUBHOUSE HVAC MAINTENA	0	1,679	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,679	12,000
75110	CLUBHOUSE MAINTENANCE/R	1,927	676	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	23,437	25,000
75135	CLUBHOUSE SUPPLIES	0	0	250	250	250	250	250	250	250	250	250	250	2,500	3,000
75209	HOUSE/REC COMMITTEE	20	0	417	417	417	417	417	417	417	417	417	413	4,186	5,000
75234	CLUBHOUSE WATER/SEWER	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000
75250	BILLIARDS	0	77	42	42	42	42	42	42	42	42	42	38	493	500
75251	LIBRARY	0	0	58	58	58	58	58	58	58	58	58	62	584	700
75730	MAINTENANCE	8,076	12,160	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,663	236,902	260,000
	TOTAL CLUBHOUSE EXPENSE	20,854	39,527	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,752	528,045	561,200
	POOL														
75358	POOL CONTRACT	12,054	12,054	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	174,107	180,000
75402	INDOOR POOL MAINTENANCE	0	1,590	333	333	333	333	333	333	333	333	333	337	4,924	4,000
75403	OUTDOOR POOL MAINTENANC	0	124	333	333	333	333	333	333	333	333	333	337	3,458	4,000
75406	POOL FURNITURE REPAIRS	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000
75437	POOL ENTERTAINMENT	0	550	63	63	63	63	63	63	63	63	63	57	1,174	750
	TOTAL POOL	12,054	14,318	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,144	187,829	193,750
	GOLF														
76721	GOLF PRO SHOP	14,667	0	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	89,667	90,000
76722	GOLF GROUNDS CARE	27,856	27,856	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,913	334,878	335,000
76723	GOLF-UTILITIES	22	22	208	208	208	208	208	208	208	208	208	212	2,128	2,500
76724	GOLF-ADMIN & OTHER	0	0	42	42	42	42	42	42	42	42	42	38	416	500
76726	GOLF-OPERATIONS	0	0	500	500	500	500	500	500	500	500	500	500	5,000	6,000
76728	GOLF ADVERTISING EXP	124	(124)	83	83	83	83	83	83	83	83	83	87	834	1,000
	TOTAL GOLF	42,668	27,754	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	432,922	435,000
	ACTIVITY CENTER BUILDING														
75551	ACTIVITY CTR-ELECTRIC	3,322	2,990	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	39,646	40,000

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c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
75552	ACTIVITY CTR-GAS	2,773	6,933	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	38,872	35,000
75553	ACTIVITY CTR-WATER/SEWE	0	0	833	833	833	833	833	833	833	833	833	837	8,334	10,000
75554	ACTIVITY CTR-REPR & MAI	0	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,038	10,416	12,500
75555	ACTIVITY CTR-CABLE	507	507	417	417	417	417	417	417	417	417	417	413	5,179	5,000
75559	FITNESS CENTER	0	0	167	167	167	167	167	167	167	167	167	163	1,666	2,000
	TOTAL ACTIVITY CENTER B	6,602	10,429	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,701	104,113	104,500
	M&M BUILDING														
73921	M&M-ELECTRIC	296	301	292	292	292	292	292	292	292	292	292	288	3,513	3,500
73922	M&M-GAS	0	1,067	292	292	292	292	292	292	292	292	292	288	3,983	3,500
73924	M&M-WATER/SEWER	0	0	50	50	50	50	50	50	50	50	50	50	500	600
73925	M&M-CABLE	267	0	833	833	833	833	833	833	833	833	833	837	8,601	10,000
73926	M&M-REPAIR/MAINTENANCE	0	0	208	208	208	208	208	208	208	208	208	212	2,084	2,500
73927	M&M-SHOP SUPPLIES	365	1,766	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	31,297	35,000
	TOTAL M&M BUILDING	927	3,134	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,588	49,978	55,100
	PAYROLL & BENEFITS														
75612	SALARIES & WAGES	45,960	46,039	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,038	552,415	552,500
75800	PAYROLL TAXES	10,000	8,905	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,057	119,529	120,750
75889	PAYROLL SERVICE	3,750	3,652	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	44,902	45,000
	TOTAL PAYROLL & BENEFIT	59,710	58,595	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,845	716,845	718,250
	UTILITIES														
76245	STREET LIGHTING	4,221	4,234	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	50,121	50,000
76248	ENTRANCE LIGHTING	0	0	625	625	625	625	625	625	625	625	625	625	6,250	7,500
76252	UTILITIES	1,487	1,010	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	52,497	60,000
76561	EMERG GENERATOR MAINTEN	1,706	0	333	333	333	333	333	333	333	333	333	337	5,040	4,000
	TOTAL UTILITIES	7,414	5,244	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	113,908	121,500
	TAXES & INSURANCE														
77100	FEDERAL INCOME TAX	0	0	625	625	625	625	625	625	625	625	625	625	6,250	7,500
77200	REAL ESTATE TAXES	96	0	42	42	42	42	42	42	42	42	42	38	512	500
77511	INSURANCE DEDUCTIBLE	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000
77516	INSURANCE	9,823	9,823	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	119,645	120,000
	TOTAL TAXES & INSURANCE	9,918	9,823	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,076	130,573	133,000
	GENERAL & ADMINISTRATIVE														
70500	BAD DEBT	0	0	833	833	833	833	833	833	833	833	833	837	8,334	10,000
75489	ACTIVITIES EXPENSE	0	0	167	167	167	167	167	167	167	167	167	163	1,666	2,000
78100	OFFICE SUPPLIES	1,484	451	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,462	16,520	17,500
78111	COPIER EXPENSE	780	834	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,614	12,000
78121	COMPUTER EQUIPMENT	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000
78150	POSTAGE & SHIPPING	0	115	625	625	625	625	625	625	625	625	625	625	6,365	7,500
78165	NEWSLETTER	0	0	333	333	333	333	333	333	333	333	333	337	3,334	4,000
78175	PRINTING	0	0	167	167	167	167	167	167	167	167	167	163	1,666	2,000
78215	LATE FEE EXPENSE	0	1,667	583	583	583	583	583	583	583	583	583	587	7,501	7,000

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
02/28/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
78400	BANK FEES	(995)	365	125	125	125	125	125	125	125	125	125	125	620	1,500
78450	COUPON BOOKS	17	81	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,099	12,000
78600	LICENSES & PERMITS	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	12,500	15,000
78720	BUS RENTAL	0	1,700	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	23,800	26,520
79300	SOCIAL COMMITTEE	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000
79410	ADMINISTRATION EXPENSE	75	0	0	0	0	0	0	0	0	0	0	0	75	0
79412	MISC ADMIN EXPENSE	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000
79460	VEHICLE EXPENSE	0	139	333	333	333	333	333	333	333	333	333	337	3,473	4,000
79760	AUDIO VISUAL	3,518	240	750	750	750	750	750	750	750	750	750	750	11,259	9,000
75190	CAMERA SECURITY SYSTEM	3,253	0	83	83	83	83	83	83	83	83	83	87	4,087	1,000
	TOTAL GENERAL & ADMIN.	8,134	5,593	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,172	135,411	146,020
	PROFESSIONAL SERVICES														
81100	MANAGEMENT FEES	9,924	9,924	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,087	120,682	121,000
81200	LEGAL GENERAL	2,820	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	23,654	25,000
81300	LEGAL COLLECTIONS	913	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,413	15,000
81401	AUDIT FEES	0	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000	12,000
	TOTAL PROFESSIONAL SERV	13,657	9,924	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,424	167,749	173,000
	TOTAL OPERATING EXPENSE	323,567	437,764	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,726	4,838,843	4,893,020
	NET OPERATING INCOME	940,575	(391,489)	(296,217)	886,926	(296,217)	(296,217)	886,926	(296,217)	(296,217)	886,926	(296,217)	(296,185)	1,136,377	1,178,000
	RESERVE EXPENSE														
88001	RESERVES INTEREST	3,063	2,890	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	68,453	75,000
88001	RESERVES RESERVE FUNDIN	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	900,000	900,000
88115	DEFERRED MAINT. DM	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,663	200,000	200,000
88115	DEFERRED MAINT. DM INTE	715	682	250	250	250	250	250	250	250	250	250	250	3,897	3,000
	TOTAL RESERVE EXPENSE	95,445	95,239	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,163	1,172,350	1,178,000
	NET INCOME / (LOSS)	845,130	(486,728)	(394,384)	788,759	(394,384)	(394,384)	788,759	(394,384)	(394,384)	788,759	(394,384)	(394,348)	(35,973)	0

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03/25/2025 7:12 AM

Delinquent Report
2568 F S LAKEWOOD COMMUNITY
02/28/2025

FS
Entity: 2568

Unit Space	R Sts Type	Resident Co-Resident	CC	Move In Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
				Entity Totals Delinquent		93,842.06	2,033.00	29,840.20	253.15	61,715.71
				Prepaids		0.00	0.00	0.00	0.00	0.00
				Net		93,842.06	2,033.00	29,840.20	253.15	61,715.71
				Entity Counts Delinquent		0.00	0.00	0.00	0.00	0.00
			A2	Assoc. Fees-Qtrly		71,017.59	0.00	28,039.45	0.00	42,978.14
						0.00	0.00	0.00	0.00	0.00
			LC	LATE FEES		2,900.00	825.00	800.00	0.00	1,275.00
						0.00	0.00	0.00	0.00	0.00
			LE	LEGAL FEE		19,238.97	1,208.00	721.00	253.15	17,056.82
						0.00	0.00	0.00	0.00	0.00
			NS	RETURNED CHECK FEE		485.50	0.00	279.75	0.00	205.75
						0.00	0.00	0.00	0.00	0.00
			VF	VIOLATIONS/FINES		200.00	0.00	0.00	0.00	200.00
						0.00	0.00	0.00	0.00	0.00

Financial Statement Summary Analysis



Association: Four Seaons at Lakewood Community
Period ending: March 31, 2025
Accountant: Sabrina Ortiz

Total Operating Cash	**$180,267**
Total Working Capital Cash	**$156,492**
Total Insurance Contingency Cash	**$164,622**
Total Inclement Weather Cash	**$286,511**
Total Activities Cash	**$89,320**
Total Deferred Maintenance Cash	**$278,691**
Total Reserve Cash	**$2,362,637**
Total Cash	**$3,518,541**
Total Accounts Receivable	**$87,250**
Less: Allowance for Doubtful Accounts	**$53,195**
Net Accounts Receivable	**$34,055**
Accounts Receivable - Over 90 Days	**61,319**
Total Accounts Payable	**$32,359**
Total Accrued Expense	**$197,954**

Reserve Fund Analysis

Total Reserve Cash	**$2,362,637**	
Total Other Reserve Assets/Liabilities (Net)	**$21,889**	
Total Reserve Fund Balance	**$2,015,874**	
Difference	**$324,874**	Should Equal Zero. If Positive, Reserves Owes Operating Cash If (negative), Operating owes Reserves Cash

Insurance:

Policy type:	Expiration
Package	10/1/2025
Umbrella	10/1/2025
D & O	10/1/2025
Workers Comp	2/1/2026

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)
Net Income (Loss)	**($248,133)**	**($394,384)**	**$146,251**	**$110,269**	**($9)**	**$110,278**
Reserve Income (Lo	**$5,549**	**$81,250**	**($75,701)**	**$144,442**	**$243,750**	**($99,308)**
Total Income (Loss	**($242,584)**	**($313,134)**	**$70,550**	**$254,711**	**$243,741**	**$10,970**

Operating Budget Variances Current Month - In Excess of $2,500

General Ledger #	Account Description	Variance	Explanation
69015	WORKING CAPITAL	($4,167)	BUDGETING TOOL
69097	INS FUND REDUCTION	($6,250)	BUDGETING TOOL
69098	SNOW FUND REDUCTION	($4,167)	BUDGETING TOOL
74277	SPRINKLER SYSTEM MAINT	$20,984	NJ AMERICAN IRRIGATION - D.E.P PROJECT INV#2010
74285	SPRINKLER REPAIRS	$13,800	NJ AMERICAN IRRIGATION- GOLF COURSE REPAIRS INV#2011
74425	SNOW REMOVAL	$8,333	NO EXPENSE
75358	POOL CONTRACT	$15,000	NO EXPENSE
75552	ACTIVITY CTR-GAS	($2,503)	NJ NATURAL GAS CO USAGE
75553	ACTIVITY CTR-WATER/SEWER	($3,274)	LAKEWOOD TOWNSHIP SEWER INVOICES
75612	SALARIES & WAGES	$9,827	FSR PAYROLL
75800	PAYROLL TAXES	($14,770)	FSR PAYROLL
75889	PAYROLL SERVICE	$3,025	FSR PAYROLL
76252	UTILITIES	($6,983)	NJ NATURAL GAS CO USAGE
81200	LEGAL GENERAL	($5,931)	MCGOVERN LEGAL SERVICES - LEGAL SERVICES

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	ASSETS								
	CURRENT ASSETS								
	CASH								
11930	CASH OPERATING - ALLIANCE ASSO	137,275	0	0	0	0	0	0	137,275
12056 2568O3	OPERATING- METROPOLITAN#0329	42,992	0	0	0	0	0	0	42,992
12056 256805	OPERATING- METRO INS CONT #406	0	0	164,622	0	0	0	0	164,622
13020 2568M1	CASH RESERVE METROPOLITAN #473	0	0	0	0	0	0	922,600	922,600
13020 2568R1	CASH RESERVE WELL FARGO #9161	0	0	0	0	0	0	1	1
13020 2569MA	CASH RESERVE METRO RESV MMA#74	0	0	0	0	0	0	(33,783)	(33,783)
13021 2568S3	CASH SNOW RESERVES METROPOLITA	0	0	0	661	0	0	0	661
13021 2568S4	CASH SNOW RESERVES MS TBILL	0	0	0	285,850	0	0	0	285,850
13030 2568C3	CASH - CAPITAL METROPOLITAN #0	0	156,492	0	0	0	0	0	156,492
13036 2658M2	MORGAN STANLEY RESER #3388 3.	0	0	0	0	0	0	1,473,818	1,473,818
13070 2568A1	CASH- ACTIVITIES INVESTORS CHE	0	0	0	0	(4,891)	0	0	(4,891)
13070 2568A2	CASH- ACTIVITIES INVESTORS MM	0	0	0	0	1	0	0	1
13070 2568A3	CASH- ACTIVITIES PNC MM# 0144	0	0	0	0	94,210	0	0	94,210
14020 2568D3	CASH DEFERRED METROPOLITAN #75	0	0	0	0	0	278,691	0	278,691
	TOTAL CASH	180,267	156,492	164,622	286,511	89,320	278,691	2,362,637	3,518,541
	RECEIVABLES								
21000	ACCOUNTS RECEIVABLE	87,250	0	0	0	0	0	0	87,250
21115	A/R TOWNSHIP	490,977	0	0	0	0	0	0	490,977
21221	ACCRUED INCOME	(6,000)	0	0	0	0	0	0	(6,000)
21225	ACCRUED INTEREST RESERVES	0	0	0	0	0	0	(21,889)	(21,889)
21226	ACCRUED INTEREST SNOW FUND	0	0	0	(11,057)	0	0	0	(11,057)
22300	ALLOWANCE FOR DOUBTFUL ACCOUNT	(53,195)	0	0	0	0	0	0	(53,195)
	TOTAL RECEIVABLES	519,032	0	0	(11,057)	0	0	(21,889)	486,086
	PREPAID EXPENSES								
26000 EXPENS	PREPAID EXPENSE - EXPENS	6,667	0	0	0	0	0	0	6,667
26100	PREPAID INSURANCE	59,035	0	0	0	0	0	0	59,035
26200	PREPAID TAXES	60	0	0	0	0	0	0	60
	TOTAL PREPAIDS	65,763	0	0	0	0	0	0	65,763
	TOTAL CURRENT ASSETS	765,062	156,492	164,622	275,454	89,320	278,691	2,340,748	4,070,389
	DUE TO/FROM	258,712	179,397	(14,622)	(34,851)	1,998	(65,761)	(324,874)	0
	TOTAL ASSETS	1,023,774	335,890	150,000	240,603	91,317	212,931	2,015,874	4,070,389
	LIABILITIES & FUND BALANCE								
	CURRENT LIABILITIES								
	ACCOUNTS PAYABLE								
42100	ACCOUNTS PAYABLE	32,359	0	0	0	0	0	0	32,359
42138	INCOME TAXES PAYABLE	15,032	0	0	0	0	0	0	15,032
42675	SALES TAX PAYABLE	13,470	0	0	0	0	0	0	13,470
21005	PREPAID ASSESSMENTS	387,517	0	0	0	0	0	0	387,517
	TOTAL ACCOUNTS PAYABLE	448,378	0	0	0	0	0	0	448,378
	ACCRUED EXPENSES								
43100	ACCRUED EXPENSES	197,954	0	0	0	0	0	0	197,954
	TOTAL ACCRUED EXPENSES	197,954	0	0	0	0	0	0	197,954
	OTHER LIABILITIES								
44002	DEFERRED INCOME ACTIVITIES	0	0	0	0	(60,934)	0	0	(60,934)
44110 2	INSURANCE CLAIM(S) -	11,636	0	0	0	0	0	0	11,636
44110 256806	INSURANCE CLAIM(S) - PERGOLA	(7,465)	0	0	0	0	0	0	(7,465)
42400	LOANS & EXCHANGES	731	0	0	0	0	0	0	731
	TOTAL OTHER LIABILITIES	4,902	0	0	0	60,934	0	0	65,836
	FUND BALANCES								
	ACTIVITY FUND								
56402	ACTIVITY CURR YR INCOME	0	0	0	0	191,122	0	0	191,122
56403	ACTIVITY CURR YR EXPENSE	0	0	0	0	(160,738)	0	0	(160,738)
	TOTAL ACTIVITY FUND	0	0	0	0	30,384	0	0	30,384
	INSURANCE CONTINGENCY FUND								
51007	INSURANCE CONTINGENCY	0	0	150,000	0	0	0	0	150,000
	TOTAL INSURANCE CONTINGENCY FU	0	0	150,000	0	0	0	0	150,000
	OPERATING FUND								
51001	PRIOR OPERATING FUND BALANCE	269,433	0	0	0	0	0	0	269,433
56010	PRIOR YEAR ADJUSTMENTS	(7,160)	0	0	0	0	0	0	(7,160)
	CURRENT YEAR NET INCOME/(LOSS)	110,269	0	0	0	0	0	0	110,269

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
BALANCE SHEET MULTI FUND
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	WORKING CAPITAL FUND	INSURANCE CONTINGENCY FU	INCLEMENT WEATHER FUND	ACTIVITIES FUND	DEFERRED MAINT FUND	RESERVE FUND	TOTAL
	TOTAL OPERATING FUND	372,541	0	0	0	0	0	0	372,541
	WEATHER EMERGENCY FUND								
56501	SNOW FUND	0	0	0	240,603	0	0	0	240,603
	TOTAL WEATHER EMERGENCY FUND	0	0	0	240,603	0	0	0	240,603
	WORKING CAPITAL FUND								
50106	WORKING CAPITAL DISTRIBUTION	0	335,890	0	0	0	0	0	335,890
	TOTAL WORKING CAPITAL FUND	0	335,890	0	0	0	0	0	335,890
	DEFERRED MAINTENANCE FUND								
56200 DM	DEFERRED MAINT FUND DEFERRED M	0	0	0	0	0	209,266	0	209,266
56220 DC	DEF MNT-CURR YR CONT DEFERRED	0	0	0	0	0	50,001	0	50,001
56220 INTDM	DEF MNT-CURR YR CONT INTEREST-	0	0	0	0	0	2,171	0	2,171
56230 DEFER	DEF MNT-CURR YR EXPENDITURES	0	0	0	0	0	(48,507)	0	(48,507)
	TOTAL DEFERRED MAINTENANCE FUN	0	0	0	0	0	212,931	0	212,931
	RESERVE FUND								
57600 RR	PRIOR YR RESERVE FND RESERVE/R	0	0	0	0	0	0	1,871,431	1,871,431
	NET INCOME/(LOSS)	0	0	0	0	0	0	144,442	144,442
	TOTAL RESERVE FUND	0	0	0	0	0	0	2,015,873	2,015,873
	TOTAL LIABILITIES & FUND BALAN	1,023,775	335,890	150,000	240,603	91,317	212,931	2,015,873	4,070,389

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	OPERATING INCOME							
60200	ASSOCIATION FEES	0	0	0	1,184,022	1,183,143	879	4,732,572
60310	RENTAL INCOME	8,832	6,000	2,832	16,332	18,000	(1,668)	72,000
60330	GOLF CLUB MEMBERSHIP	116,350	18,750	97,600	117,000	56,250	60,750	225,000
60340	GOLF GUEST FEE GUEST BOOKS	0	2,083	(2,083)	0	6,249	(6,249)	25,000
60341	ASSOC & TRIAL MEMBERS	4,700	1,321	3,379	4,700	3,963	737	15,848
60346	GOLF ADVERTISING	1,750	1,250	500	5,608	3,750	1,858	15,000
60357	GOLF CART TRAIL FEE	4,100	833	3,267	4,100	2,499	1,601	10,000
61600	LEASE ADMIN FEE	0	625	(625)	0	1,875	(1,875)	7,500
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	0	102,501	102,501	0	410,000
64000	LATE FEE INCOME	(325)	625	(950)	2,150	1,875	275	7,500
64100	LEGAL INCOME	156	1,250	(1,094)	2,085	3,750	(1,665)	15,000
64200	FINES / VIOLATIONS	0	250	(250)	0	750	(750)	3,000
64208	R/V LOT RENTAL	804	833	(29)	2,804	2,499	305	10,000
64300	NSF CHARGES	0	83	(83)	326	249	77	1,000
65100	MAINTENANCE & REPAIR INCOM	224	83	141	224	249	(25)	1,000
65300	CLUBHOUSE INCOME	500	250	250	500	750	(250)	3,000
65900	MISC INCOME	20	0	20	120	0	120	0
65975	NEWSLETTER INCOME	800	800	0	1,608	2,400	(792)	9,600
68000	INTEREST INCOME	1,163	1,250	(87)	3,372	3,750	(378)	15,000
68010	RESERVE INTEREST	2,549	6,250	(3,701)	8,502	18,750	(10,248)	75,000
68030	INTEREST DEF MAINT	773	250	523	2,171	750	1,421	3,000
68860	MEMBERSHIP FEES	5,382	18,750	(13,368)	32,238	56,250	(24,012)	225,000
69000	CAPITAL CONTRIBUTION	400	1,250	(850)	2,400	3,750	(1,350)	15,000
69015	WORKING CAPITAL	0	4,167	(4,167)	0	12,501	(12,501)	50,000
69097	INS FUND REDUCTION	0	6,250	(6,250)	0	18,750	(18,750)	75,000
69098	SNOW FUND REDUCTION	0	4,167	(4,167)	0	12,501	(12,501)	50,000
	GROSS OPERATING INCOME	182,346	111,537	70,809	1,492,763	1,517,754	(24,991)	6,071,020
	OPERATING EXPENSES							
	GENERAL MAINTENANCE & REPAIR							
73220	FIRE ALARM SYSTEM	1,521	1,667	146	3,227	5,001	1,774	20,000
	TOTAL GENERAL MAINTENANCE	1,521	1,667	146	3,227	5,001	1,774	20,000
	GROUNDS MAINTENANCE							
74124	LAWN MAINTENANCE	76,237	76,250	13	228,711	228,750	39	915,000
74150	GROUNDS MAINTENANCE	0	833	833	1,066	2,499	1,433	10,000
74225	TREE REMOVAL	4,558	5,000	442	4,558	15,000	10,442	60,000
74230	SHRUB CARE	0	1,667	1,667	0	5,001	5,001	20,000
74270	AERATOR MAINTENANCE	0	83	83	0	249	249	1,000
74277	SPRINKLER SYSTEM MAINTENAN	3,599	24,583	20,984	52,468	73,749	21,281	295,000
74285	SPRINKLER REPAIRS	1,200	15,000	13,800	1,200	45,000	43,800	180,000
74400	TRASH REMOVAL	30,000	30,000	0	122,830	90,000	(32,830)	360,000
74425	SNOW REMOVAL	0	8,333	8,333	52,600	24,999	(27,601)	100,000
74475	POND MAINTENANCE	3,193	1,042	(2,151)	3,193	3,126	(67)	12,500
74477	POND PUMP MAINTENANCE	0	417	417	0	1,251	1,251	5,000
74500	EXTERMINATING	0	417	417	0	1,251	1,251	5,000
74605	SECURITY SERVICES	22,874	21,000	(1,874)	66,831	63,000	(3,831)	252,000
74761	BASIN 2 PUMP MAINTENANCE	0	250	250	0	750	750	3,000
	TOTAL GROUNDS MAINTENANCE	141,661	184,875	43,214	533,457	554,625	21,168	2,218,500
	GATEHOUSE							
73318	GATEHOUSE-ELECTRIC	203	167	(36)	629	501	(128)	2,000
73319	GATEHOUSE-GAS	204	83	(121)	681	249	(432)	1,000
73321	GATEHOUSE-WATER/SEWER	207	58	(149)	207	174	(33)	700
73323	GATEHOUSE-REPAIR/MAINTENAN	0	208	208	0	624	624	2,500
73324	GATEHOUSE-CABLE/PHONE	323	583	260	969	1,749	780	7,000
	TOTAL GATEHOUSE	937	1,099	162	2,486	3,297	811	13,200
	CLUBHOUSE EXPENSE							
75025	CLUBHOUSE CABLE	1,072	1,250	178	3,714	3,750	36	15,000
75061	C/H JANITORIAL SERVICES	12,800	14,167	1,367	32,000	42,501	10,501	170,000

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
75062	C/H JANITORIAL SUPPLIES	0	1,250	1,250	2,094	3,750	1,656	15,000
75070	CLUBHOUSE ELECTRIC	1,876	2,500	624	5,910	7,500	1,590	30,000
75090	CLUBHOUSE GAS	(7,797)	1,667	9,464	0	5,001	5,001	20,000
75105	CLUBHOUSE HVAC MAINTENANCE	0	1,000	1,000	1,679	3,000	1,321	12,000
75110	CLUBHOUSE MAINTENANCE/REPA	164	2,083	1,919	2,767	6,249	3,482	25,000
75135	CLUBHOUSE SUPPLIES	0	250	250	0	750	750	3,000
75209	HOUSE/REC COMMITTEE	0	417	417	20	1,251	1,231	5,000
75234	CLUBHOUSE WATER/SEWER	1,729	417	(1,312)	1,729	1,251	(478)	5,000
75250	BILLIARDS	0	42	42	77	126	49	500
75251	LIBRARY	0	58	58	0	174	174	700
75730	MAINTENANCE	13,024	21,667	8,643	33,260	65,001	31,741	260,000
	TOTAL CLUBHOUSE EXPENSE	22,869	46,768	23,899	83,250	140,304	57,054	561,200
	POOL							
75358	POOL CONTRACT	0	15,000	15,000	24,107	45,000	20,893	180,000
75402	INDOOR POOL MAINTENANCE	2,210	333	(1,877)	3,800	999	(2,801)	4,000
75403	OUTDOOR POOL MAINTENANCE	1,250	333	(917)	1,374	999	(375)	4,000
75406	POOL FURNITURE REPAIRS	0	417	417	0	1,251	1,251	5,000
75437	POOL ENTERTAINMENT	0	63	63	550	189	(361)	750
	TOTAL POOL	3,460	16,146	12,686	29,831	48,438	18,607	193,750
	GOLF							
76721	GOLF PRO SHOP	7,333	7,500	167	22,000	22,500	500	90,000
76722	GOLF GROUNDS CARE	27,856	27,917	61	83,567	83,751	184	335,000
76723	GOLF-UTILITIES	22	208	186	66	624	558	2,500
76724	GOLF-ADMIN & OTHER	0	42	42	0	126	126	500
76726	GOLF-OPERATIONS	0	500	500	0	1,500	1,500	6,000
76728	GOLF ADVERTISING EXP	0	83	83	0	249	249	1,000
	TOTAL GOLF	35,211	36,250	1,039	105,633	108,750	3,117	435,000
	ACTIVITY CENTER BUILDING							
75551	ACTIVITY CTR-ELECTRIC	2,833	3,333	500	9,145	9,999	854	40,000
75552	ACTIVITY CTR-GAS	5,420	2,917	(2,503)	15,125	8,751	(6,374)	35,000
75553	ACTIVITY CTR-WATER/SEWER	4,107	833	(3,274)	4,107	2,499	(1,608)	10,000
75554	ACTIVITY CTR-REPR & MAINT	0	1,042	1,042	0	3,126	3,126	12,500
75555	ACTIVITY CTR-CABLE	507	417	(90)	1,520	1,251	(269)	5,000
75559	FITNESS CENTER	0	167	167	0	501	501	2,000
	TOTAL ACTIVITY CENTER BUIL	12,867	8,709	(4,158)	29,898	26,127	(3,771)	104,500
	M&M BUILDING							
73921	M&M-ELECTRIC	297	292	(5)	894	876	(18)	3,500
73922	M&M-GAS	674	292	(382)	1,741	876	(865)	3,500
73924	M&M-WATER/SEWER	186	50	(136)	186	150	(36)	600
73925	M&M-CABLE	267	833	566	533	2,499	1,966	10,000
73926	M&M-REPAIR/MAINTENANCE	0	208	208	0	624	624	2,500
73927	M&M-SHOP SUPPLIES	1,560	2,917	1,357	3,691	8,751	5,060	35,000
	TOTAL M&M BUILDING	2,984	4,592	1,608	7,045	13,776	6,731	55,100
	PAYROLL & BENEFITS							
75612	SALARIES & WAGES	36,175	46,042	9,867	128,174	138,126	9,952	552,500
75800	PAYROLL TAXES	24,833	10,063	(14,770)	43,738	30,189	(13,549)	120,750
75889	PAYROLL SERVICE	725	3,750	3,025	8,127	11,250	3,123	45,000
	TOTAL PAYROLL & BENEFITS	61,733	59,855	(1,878)	180,039	179,565	(474)	718,250
	UTILITIES							
76245	STREET LIGHTING	4,273	4,167	(106)	12,728	12,501	(227)	50,000
76248	ENTRANCE LIGHTING	0	625	625	0	1,875	1,875	7,500
76252	UTILITIES	11,983	5,000	(6,983)	14,480	15,000	520	60,000
76561	EMERG GENERATOR MAINTENANC	0	333	333	1,706	999	(707)	4,000
	TOTAL UTILITIES	16,256	10,125	(6,131)	28,914	30,375	1,461	121,500

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
PROFIT & LOSS VARIANCE
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	TAXES & INSURANCE							
77100	FEDERAL INCOME TAX	0	625	625	0	1,875	1,875	7,500
77200	REAL ESTATE TAXES	0	42	42	96	126	30	500
77511	INSURANCE DEDUCTIBLE	0	417	417	0	1,251	1,251	5,000
77516	INSURANCE	9,823	10,000	177	29,468	30,000	532	120,000
	TOTAL TAXES & INSURANCE	9,823	11,084	1,261	29,564	33,252	3,688	133,000
	GENERAL & ADMINISTRATIVE							
70500	BAD DEBT	0	833	833	0	2,499	2,499	10,000
75489	ACTIVITIES EXPENSE	0	167	167	0	501	501	2,000
78100	OFFICE SUPPLIES	371	1,458	1,087	2,307	4,374	2,067	17,500
78111	COPIER EXPENSE	1,223	1,000	(223)	2,837	3,000	163	12,000
78121	COMPUTER EQUIPMENT	0	417	417	0	1,251	1,251	5,000
78150	POSTAGE & SHIPPING	763	625	(138)	877	1,875	998	7,500
78165	NEWSLETTER	0	333	333	0	999	999	4,000
78175	PRINTING	0	167	167	0	501	501	2,000
78215	LATE FEE EXPENSE	0	583	583	1,667	1,749	82	7,000
78400	BANK FEES	25	125	100	(605)	375	980	1,500
78450	COUPON BOOKS	100	1,000	900	198	3,000	2,802	12,000
78600	LICENSES & PERMITS	2,834	1,250	(1,584)	2,834	3,750	916	15,000
78720	BUS RENTAL	1,700	2,210	510	3,400	6,630	3,230	26,520
79300	SOCIAL COMMITTEE	0	417	417	0	1,251	1,251	5,000
79410	ADMINISTRATION EXPENSE	0	0	0	75	0	(75)	0
79412	MISC ADMIN EXPENSE	370	417	47	370	1,251	881	5,000
79460	VEHICLE EXPENSE	1,580	333	(1,247)	1,720	999	(721)	4,000
79760	AUDIO VISUAL	670	750	80	4,429	2,250	(2,179)	9,000
75190	CAMERA SECURITY SYSTEM	0	83	83	3,253	249	(3,004)	1,000
	TOTAL GENERAL & ADMIN.	9,636	12,168	2,532	23,362	36,504	13,142	146,020
	PROFESSIONAL SERVICES							
81100	MANAGEMENT FEES	7,885	10,083	2,198	27,733	30,249	2,516	121,000
81200	LEGAL GENERAL	8,014	2,083	(5,931)	10,833	6,249	(4,584)	25,000
81300	LEGAL COLLECTIONS	634	1,250	616	1,547	3,750	2,203	15,000
81401	AUDIT FEES	0	1,000	1,000	0	3,000	3,000	12,000
	TOTAL PROFESSIONAL SERVICE	16,532	14,416	(2,116)	40,113	43,248	3,135	173,000
	TOTAL OPERATING EXPENSES	335,489	407,754	72,265	1,096,820	1,223,262	126,442	4,893,020
	NET OPERATING INCOME	(153,143)	(296,217)	143,074	395,943	294,492	101,451	1,178,000
	RESERVE EXPENSE							
88001	RESERVES INTEREST	2,549	6,250	3,701	8,502	18,750	10,248	75,000
88001	RESERVES RESERVE FUNDING	75,000	75,000	0	225,000	225,000	0	900,000
88115	DEFERRED MAINT. DM	16,667	16,667	0	50,001	50,001	0	200,000
88115	DEFERRED MAINT. DM INTERES	773	250	(523)	2,171	750	(1,421)	3,000
	TOTAL RESERVE EXPENSE	94,990	98,167	3,177	285,674	294,501	8,827	1,178,000
	NET INCOME / (LOSS)	(248,133)	(394,384)	146,251	110,269	(9)	110,278	0

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
RESERVE INCOME STATEMENT
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT #	DESCRIPTION	CURRENT MO. ACTUAL	CURRENT MO. BUDGET	MONTH DIFFERENCE	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE DIFFERENCE	ANNUAL BUDGET
	CURRENT RESERVE CONTRIBUTIONS							
91120	RESERVE CONTRIBUTION	75,000	75,000	0	225,000	225,000	0	900,000
91130	RESERVE INTEREST INCOME	2,549	6,250	(3,701)	8,502	18,750	(10,248)	75,000
	TOTAL RESERVE CONTRIBUTION	77,549	81,250	(3,701)	233,502	243,750	(10,248)	975,000
	CURRENT RESERVE EXPENSES							
91303	GENERAL RESERVE EXPENSES	72,000	0	(72,000)	89,060	0	(89,060)	0
	TOTAL RESERVE EXPENSES	72,000	0	(72,000)	89,060	0	(89,060)	0
	NET RES INCOME/(LOSS)	5,549	81,250	(75,701)	144,442	243,750	(99,308)	975,000

2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Actual	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
	OPERATING INCOME														
60200	ASSOCIATION FEES	1,184,022	0	0	1,183,143	0	0	1,183,143	0	0	1,183,143	0	0	4,733,451	4,732,572
60310	RENTAL INCOME	2,500	5,000	8,832	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	70,332	72,000
60330	GOLF CLUB MEMBERSHIP	0	650	116,350	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	285,750	225,000
60340	GOLF GUEST FEE GUEST BO	0	0	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	18,751	25,000
60341	ASSOC & TRIAL MEMBERS	0	0	4,700	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,317	16,585	15,848
60346	GOLF ADVERTISING	0	3,858	1,750	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	16,858	15,000
60357	GOLF CART TRAIL FEE	0	0	4,100	833	833	833	833	833	833	833	833	837	11,601	10,000
61600	LEASE ADMIN FEE	0	0	0	625	625	625	625	625	625	625	625	625	5,625	7,500
63230	TOWNSHIP REIMBURSEMENT	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,163	410,000	410,000
64000	LATE FEE INCOME	1,825	650	(325)	625	625	625	625	625	625	625	625	625	7,775	7,500
64100	LEGAL INCOME	721	1,208	156	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,335	15,000
64200	FINES / VIOLATIONS	0	0	0	250	250	250	250	250	250	250	250	250	2,250	3,000
64208	R/V LOT RENTAL	800	1,200	804	833	833	833	833	833	833	833	833	837	10,305	10,000
64300	NSF CHARGES	326	0	0	83	83	83	83	83	83	83	83	87	1,077	1,000
65100	MAINTENANCE & REPAIR IN	0	0	224	83	83	83	83	83	83	83	83	87	975	1,000
65300	CLUBHOUSE INCOME	0	0	500	250	250	250	250	250	250	250	250	250	2,750	3,000
65900	MISC INCOME	70	30	20	0	0	0	0	0	0	0	0	0	120	0
65975	NEWSLETTER INCOME	8	800	800	800	800	800	800	800	800	800	800	800	8,808	9,600
68000	INTEREST INCOME	1,159	1,050	1,163	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,622	15,000
68010	RESERVE INTEREST	3,063	2,890	2,549	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	64,752	75,000
68030	INTEREST DEF MAINT	715	682	773	250	250	250	250	250	250	250	250	250	4,421	3,000
68860	MEMBERSHIP FEES	18,783	8,073	5,382	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	200,988	225,000
69000	CAPITAL CONTRIBUTION	1,400	600	400	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,650	15,000
69015	WORKING CAPITAL	4,167	(4,167)	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	37,499	50,000
69097	INS FUND REDUCTION	6,250	(6,250)	0	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	56,250	75,000
69098	SNOW FUND REDUCTION	4,167	(4,167)	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	37,499	50,000
	GROSS OPERATING INCOME	1,264,142	46,275	182,346	1,294,680	111,537	111,537	1,294,680	111,537	111,537	1,294,680	111,537	111,541	6,046,029	6,071,020
	OPERATING EXPENSES														
	GENERAL MAINTENANCE & REPAIR														
73220	FIRE ALARM SYSTEM	0	1,706	1,521	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	18,226	20,000
	TOTAL GENERAL MAINTENAN	0	1,706	1,521	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	18,226	20,000
	GROUNDS MAINTENANCE														
74124	LAWN MAINTENANCE	76,237	76,237	76,237	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	76,250	914,961	915,000
74150	GROUNDS MAINTENANCE	0	1,066	0	833	833	833	833	833	833	833	833	837	8,567	10,000
74225	TREE REMOVAL	0	0	4,558	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	49,558	60,000
74230	SHRUB CARE	0	0	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	14,999	20,000
74270	AERATOR MAINTENANCE	0	0	0	83	83	83	83	83	83	83	83	87	751	1,000
74277	SPRINKLER SYSTEM MAINTE	24,435	24,435	3,599	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,583	24,587	273,719	295,000
74285	SPRINKLER REPAIRS	0	0	1,200	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	136,200	180,000
74400	TRASH REMOVAL	32,737	60,094	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	392,830	360,000
74425	SNOW REMOVAL	7,441	45,159	0	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,337	127,601	100,000
74475	POND MAINTENANCE	0	0	3,193	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,038	12,567	12,500
74477	POND PUMP MAINTENANCE	0	0	0	417	417	417	417	417	417	417	417	413	3,749	5,000
74500	EXTERMINATING	0	0	0	417	417	417	417	417	417	417	417	413	3,749	5,000
74605	SECURITY SERVICES	0	43,957	22,874	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	255,831	252,000

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Actual	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
74761	BASIN 2 PUMP MAINTENANC	0	0	0	250	250	250	250	250	250	250	250	250	2,250	3,000
	TOTAL GROUNDS MAINTENAN	140,849	250,948	141,661	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	184,875	2,197,332	2,218,500
	GATEHOUSE														
73318	GATEHOUSE-ELECTRIC	217	210	203	167	167	167	167	167	167	167	167	163	2,128	2,000
73319	GATEHOUSE-GAS	239	237	204	83	83	83	83	83	83	83	83	87	1,432	1,000
73321	GATEHOUSE-WATER/SEWER	0	0	207	58	58	58	58	58	58	58	58	62	733	700
73323	GATEHOUSE-REPAIR/MAINTE	0	0	0	208	208	208	208	208	208	208	208	212	1,876	2,500
73324	GATEHOUSE-CABLE/PHONE	323	323	323	583	583	583	583	583	583	583	583	587	6,220	7,000
	TOTAL GATEHOUSE	779	770	937	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,099	1,111	12,389	13,200
	CLUBHOUSE EXPENSE														
75025	CLUBHOUSE CABLE	0	2,641	1,072	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,964	15,000
75061	C/H JANITORIAL SERVICES	6,400	12,800	12,800	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,163	159,499	170,000
75062	C/H JANITORIAL SUPPLIES	0	2,094	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,344	15,000
75070	CLUBHOUSE ELECTRIC	2,098	1,936	1,876	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	28,410	30,000
75090	CLUBHOUSE GAS	2,333	5,464	(7,797)	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	14,999	20,000
75105	CLUBHOUSE HVAC MAINTENA	0	1,679	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,679	12,000
75110	CLUBHOUSE MAINTENANCE/R	1,927	676	164	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	21,518	25,000
75135	CLUBHOUSE SUPPLIES	0	0	0	250	250	250	250	250	250	250	250	250	2,250	3,000
75209	HOUSE/REC COMMITTEE	20	0	0	417	417	417	417	417	417	417	417	413	3,769	5,000
75234	CLUBHOUSE WATER/SEWER	0	0	1,729	417	417	417	417	417	417	417	417	413	5,478	5,000
75250	BILLIARDS	0	77	0	42	42	42	42	42	42	42	42	38	451	500
75251	LIBRARY	0	0	0	58	58	58	58	58	58	58	58	62	526	700
75730	MAINTENANCE	8,076	12,160	13,024	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,663	228,259	260,000
	TOTAL CLUBHOUSE EXPENSE	20,854	39,527	22,869	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,768	46,752	504,146	561,200
	POOL														
75358	POOL CONTRACT	12,054	12,054	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	159,107	180,000
75402	INDOOR POOL MAINTENANCE	0	1,590	2,210	333	333	333	333	333	333	333	333	337	6,801	4,000
75403	OUTDOOR POOL MAINTENANC	0	124	1,250	333	333	333	333	333	333	333	333	337	4,375	4,000
75406	POOL FURNITURE REPAIRS	0	0	0	417	417	417	417	417	417	417	417	413	3,749	5,000
75437	POOL ENTERTAINMENT	0	550	0	63	63	63	63	63	63	63	63	57	1,111	750
	TOTAL POOL	12,054	14,318	3,460	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,144	175,143	193,750
	GOLF														
76721	GOLF PRO SHOP	14,667	0	7,333	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	89,500	90,000
76722	GOLF GROUNDS CARE	27,856	27,856	27,856	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,917	27,913	334,816	335,000
76723	GOLF-UTILITIES	22	22	22	208	208	208	208	208	208	208	208	212	1,942	2,500
76724	GOLF-ADMIN & OTHER	0	0	0	42	42	42	42	42	42	42	42	38	374	500
76726	GOLF-OPERATIONS	0	0	0	500	500	500	500	500	500	500	500	500	4,500	6,000
76728	GOLF ADVERTISING EXP	124	(124)	0	83	83	83	83	83	83	83	83	87	751	1,000
	TOTAL GOLF	42,668	27,754	35,211	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	431,883	435,000
	ACTIVITY CENTER BUILDING														
75551	ACTIVITY CTR-ELECTRIC	3,322	2,990	2,833	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,337	39,146	40,000

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c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Actual	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
75552	ACTIVITY CTR-GAS	2,773	6,933	5,420	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	41,374	35,000
75553	ACTIVITY CTR-WATER/SEWE	0	0	4,107	833	833	833	833	833	833	833	833	837	11,608	10,000
75554	ACTIVITY CTR-REPR & MAI	0	0	0	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,038	9,374	12,500
75555	ACTIVITY CTR-CABLE	507	507	507	417	417	417	417	417	417	417	417	413	5,269	5,000
75559	FITNESS CENTER	0	0	0	167	167	167	167	167	167	167	167	163	1,499	2,000
	TOTAL ACTIVITY CENTER B	6,602	10,429	12,867	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,709	8,701	108,271	104,500
	M&M BUILDING														
73921	M&M-ELECTRIC	296	301	297	292	292	292	292	292	292	292	292	288	3,518	3,500
73922	M&M-GAS	0	1,067	674	292	292	292	292	292	292	292	292	288	4,365	3,500
73924	M&M-WATER/SEWER	0	0	186	50	50	50	50	50	50	50	50	50	636	600
73925	M&M-CABLE	267	0	267	833	833	833	833	833	833	833	833	837	8,034	10,000
73926	M&M-REPAIR/MAINTENANCE	0	0	0	208	208	208	208	208	208	208	208	212	1,876	2,500
73927	M&M-SHOP SUPPLIES	365	1,766	1,560	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	29,940	35,000
	TOTAL M&M BUILDING	927	3,134	2,984	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,588	48,369	55,100
	PAYROLL & BENEFITS														
75612	SALARIES & WAGES	45,960	46,039	36,175	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,042	46,038	542,548	552,500
75800	PAYROLL TAXES	10,000	8,905	24,833	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,063	10,057	134,299	120,750
75889	PAYROLL SERVICE	3,750	3,652	725	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	41,877	45,000
	TOTAL PAYROLL & BENEFIT	59,710	58,595	61,733	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,855	59,845	718,724	718,250
	UTILITIES														
76245	STREET LIGHTING	4,221	4,234	4,273	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,163	50,227	50,000
76248	ENTRANCE LIGHTING	0	0	0	625	625	625	625	625	625	625	625	625	5,625	7,500
76252	UTILITIES	1,487	1,010	11,983	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	59,480	60,000
76561	EMERG GENERATOR MAINTEN	1,706	0	0	333	333	333	333	333	333	333	333	337	4,707	4,000
	TOTAL UTILITIES	7,414	5,244	16,256	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	10,125	120,039	121,500
	TAXES & INSURANCE														
77100	FEDERAL INCOME TAX	0	0	0	625	625	625	625	625	625	625	625	625	5,625	7,500
77200	REAL ESTATE TAXES	96	0	0	42	42	42	42	42	42	42	42	38	470	500
77511	INSURANCE DEDUCTIBLE	0	0	0	417	417	417	417	417	417	417	417	413	3,749	5,000
77516	INSURANCE	9,823	9,823	9,823	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	119,468	120,000
	TOTAL TAXES & INSURANCE	9,918	9,823	9,823	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,084	11,076	129,312	133,000
	GENERAL & ADMINISTRATIVE														
70500	BAD DEBT	0	0	0	833	833	833	833	833	833	833	833	837	7,501	10,000
75489	ACTIVITIES EXPENSE	0	0	0	167	167	167	167	167	167	167	167	163	1,499	2,000
78100	OFFICE SUPPLIES	1,484	451	371	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,462	15,433	17,500
78111	COPIER EXPENSE	780	834	1,223	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,837	12,000
78121	COMPUTER EQUIPMENT	0	0	0	417	417	417	417	417	417	417	417	413	3,749	5,000
78150	POSTAGE & SHIPPING	0	115	763	625	625	625	625	625	625	625	625	625	6,502	7,500
78165	NEWSLETTER	0	0	0	333	333	333	333	333	333	333	333	337	3,001	4,000
78175	PRINTING	0	0	0	167	167	167	167	167	167	167	167	163	1,499	2,000
78215	LATE FEE EXPENSE	0	1,667	0	583	583	583	583	583	583	583	583	587	6,918	7,000

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2568 FOUR SEASONS AT LAKEWOOD COMMUNITY ASSN.
ACTUAL & PROJECTED ACTUAL
03/31/2025

c/o FIRSTSERVICE RESIDENTIAL
1016 WEST NINTH AVE STE 305
KING OF PRUSSIA PA 19406

ACCT NUMBER	ACCOUNT DESCRIPTION	January Actual	February Actual	March Actual	April Budget	May Budget	June Budget	July Budget	August Budget	September Budget	October Budget	November Budget	December Budget	TOTAL PROJECTED	ANNUAL BUDGET
78400	BANK FEES	(995)	365	25	125	125	125	125	125	125	125	125	125	520	1,500
78450	COUPON BOOKS	17	81	100	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,198	12,000
78600	LICENSES & PERMITS	0	0	2,834	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	14,084	15,000
78720	BUS RENTAL	0	1,700	1,700	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	2,210	23,290	26,520
79300	SOCIAL COMMITTEE	0	0	0	417	417	417	417	417	417	417	417	413	3,749	5,000
79410	ADMINISTRATION EXPENSE	75	0	0	0	0	0	0	0	0	0	0	0	75	0
79412	MISC ADMIN EXPENSE	0	0	370	417	417	417	417	417	417	417	417	413	4,119	5,000
79460	VEHICLE EXPENSE	0	139	1,580	333	333	333	333	333	333	333	333	337	4,721	4,000
79760	AUDIO VISUAL	3,518	240	670	750	750	750	750	750	750	750	750	750	11,179	9,000
75190	CAMERA SECURITY SYSTEM	3,253	0	0	83	83	83	83	83	83	83	83	87	4,004	1,000
	TOTAL GENERAL & ADMIN.	8,134	5,593	9,636	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,168	12,172	132,878	146,020
	PROFESSIONAL SERVICES														
81100	MANAGEMENT FEES	9,924	9,924	7,885	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,083	10,087	118,484	121,000
81200	LEGAL GENERAL	2,820	0	8,014	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,087	29,584	25,000
81300	LEGAL COLLECTIONS	913	0	634	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	12,797	15,000
81401	AUDIT FEES	0	0	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,000	12,000
	TOTAL PROFESSIONAL SERV	13,657	9,924	16,532	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,416	14,424	169,865	173,000
	TOTAL OPERATING EXPENSE	323,567	437,764	335,489	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,754	407,726	4,766,578	4,893,020
	NET OPERATING INCOME	940,575	(391,489)	(153,143)	886,926	(296,217)	(296,217)	886,926	(296,217)	(296,217)	886,926	(296,217)	(296,185)	1,279,451	1,178,000
	RESERVE EXPENSE														
88001	RESERVES INTEREST	3,063	2,890	2,549	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	64,752	75,000
88001	RESERVES RESERVE FUNDIN	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	900,000	900,000
88115	DEFERRED MAINT. DM	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,663	200,000	200,000
88115	DEFERRED MAINT. DM INTE	715	682	773	250	250	250	250	250	250	250	250	250	4,421	3,000
	TOTAL RESERVE EXPENSE	95,445	95,239	94,990	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,167	98,163	1,169,173	1,178,000
	NET INCOME / (LOSS)	845,130	(486,728)	(248,133)	788,759	(394,384)	(394,384)	788,759	(394,384)	(394,384)	788,759	(394,384)	(394,348)	110,278	0

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Delinquent Report
2568 F S LAKEWOOD COMMUNITY
03/31/2025

FS
Entity: 2568

Unit Space	R Sts Type	Resident Co-Resident	CC	Move In Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
				Entity Totals Delinquent		87,249.98	379.92	1,783.00	23,768.20	61,318.86
				Prepaids		0.00	0.00	0.00	0.00	0.00
				Net		87,249.98	379.92	1,783.00	23,768.20	61,318.86
				Entity Counts Delinquent		0.00	0.00	0.00	0.00	0.00
			A2	Assoc. Fees-Qtrly		64,470.59	0.00	0.00	22,142.45	42,328.14
						0.00	0.00	0.00	0.00	0.00
			LC	LATE FEES		2,475.00	0.00	575.00	625.00	1,275.00
						0.00	0.00	0.00	0.00	0.00
			LE	LEGAL FEE		19,394.89	155.92	1,208.00	721.00	17,309.97
						0.00	0.00	0.00	0.00	0.00
			mr	MAINTENANCE & REPAIR		224.00	224.00	0.00	0.00	0.00
						0.00	0.00	0.00	0.00	0.00
			NS	RETURNED CHECK FEE		485.50	0.00	0.00	279.75	205.75
						0.00	0.00	0.00	0.00	0.00
			VF	VIOLATIONS/FINES		200.00	0.00	0.00	0.00	200.00
						0.00	0.00	0.00	0.00	0.00

EXHIBIT X

SHORE CLEANING CREW INC (Valley Forge) Invoice#: 262

Invoice Number:	262	**Invoice Amount:**	224.00
Customer Account #:	none	**Invoice Date:**	03/02/2025
Original PO#:	2568	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	03/02/2025
Supplier:	SHO029	**WorkFlow:**	Asst. Mgr, Mgr, Board 1, Board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	
Invoice Type:	Standard	**Invoice State:**	Voided

Ship To:
FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	224.00	224.00

Remit Payment To:
SHORE CLEANING CREW INC (Valley Forge)
123 RIDGE AVE
NEPTUNE CITY, NJ 07753

SubTotal:	224.00
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	224.00

Distributions

Line	Property Codes	Accounting Codes
1	2568	(please edit)

Line	Description	Percent	Amount
1		100.00 %	224.00

Distributed Amount	224.00
Remaining Amount	0.00
Total:	224.00

Invoice History

Action	Change Details	Performed By	Date & Time
Create	Field **InvoiceType** changed from **blank** to **Standard**	System	03/06/2025 06:47 AM
Create	Field **ShipToAddress** changed from **blank** to **1560 Spring Meadow Dr.; Four Seasons Lakewood Community (Valley Forge 2568) Ocean County NJ 08701**	System	03/06/2025 06:47 AM
Create	Field **PropertyCode** changed from **blank** to **2568**	System	03/06/2025 06:47 AM
Create	Field **ShipToName** changed from **blank** to **F S LAKEWOOD COMMUNITY (2568)**	System	03/06/2025 06:47 AM
Create	Field **SupplierAddress** changed from **blank** to **123 RIDGE AVE NEPTUNE CITY NJ 07753**	System	03/06/2025 06:47 AM
Create	Field **Supplier** changed from **blank** to **SHORE CLEANING CREW INC (Valley Forge)**	System	03/06/2025 06:47 AM
Create	Field **CustomerAccountNumber** changed from **blank** to **none**	System	03/06/2025 06:47 AM
Create	Field **InvoiceAmount** changed from **blank** to **224.00**	System	03/06/2025 06:47 AM
Create	Field **InvoiceNumber** changed from **blank** to **262**	System	03/06/2025 06:47 AM
Create	Field **SourceEmail** changed from **blank** to **jacevedo24@gmail.com**	System	03/06/2025 06:47 AM
Create	Field **IngestionType** changed from **blank** to **Email**	System	03/06/2025 06:47 AM

Create	Field **FileName** changed from **blank** to **Invoice 262 - 30 Silverwoods Dr..pdf**	System	03/06/2025 06:47 AM
Customer Account Number	none	AvidCapture Avidbill	03/06/2025 09:17 PM
Due Date	Mar 02, 2025	AvidBill API User	03/06/2025 09:17 PM
Invoice Amount	$224.00	AvidCapture Avidbill	03/06/2025 09:17 PM
Invoice Date	Mar 02, 2025	AvidCapture Avidbill	03/06/2025 09:17 PM
Invoice Number	262	AvidCapture Avidbill	03/06/2025 09:17 PM
Previous Unpaid Balance	$0.00	AvidCapture Avidbill	03/06/2025 09:17 PM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidCapture Avidbill	03/06/2025 09:17 PM
Purchase Order Number	2568	AvidCapture Avidbill	03/06/2025 09:17 PM
Queue	AnalysisRules	AvidBill API User	03/06/2025 09:17 PM
Supplier	SHORE CLEANING CREW INC (Valley Forge)	AvidCapture Avidbill	03/06/2025 09:17 PM
Submit	Field **SupplierAddress** changed from **123 RIDGE AVE NEPTUNE CITY NJ 07753** to **123 RIDGE AVE null NEPTUNE CITY, NJ 07753**	CF Indexer 218QA	03/06/2025 09:17 PM
Submit	Field **Supplier** changed from **SHORE CLEANING CREW INC (Valley Forge)** to **SHORE CLEANING CREW INC (Valley Forge)**	CF Indexer 218QA	03/06/2025 09:17 PM
Submit	Field **InvoiceDate** changed from **blank** to **03/02/2025**	CF Indexer 218QA	03/06/2025 09:17 PM
Submit	Field **ShipToAlias** changed from **2568** to **2568**	CF Indexer 218QA	03/06/2025 09:17 PM
Submit	Field **PropertyCode** changed from **2568** to **2568**	CF Indexer 218QA	03/06/2025 09:17 PM
Submit	Field **ShipToName** changed from **F S LAKEWOOD COMMUNITY (2568)** to **F S LAKEWOOD COMMUNITY (2568)**	CF Indexer 218QA	03/06/2025 09:17 PM
Submit	Field **PurchaseOrderIdentifier** changed from **blank** to **2568**	CF Indexer 218QA	03/06/2025 09:17 PM
Submit	Field **CustomerAccountNumber** changed from **none** to **none**	CF Indexer 218QA	03/06/2025 09:17 PM
Email	Invoice received through Email	jacevedo24@gmail.com	03/06/2025 09:17 PM
Queue	Submission	AvidBill API User	03/06/2025 09:18 PM
Created	Invoice created and saved	AvidCapture Avidbill	03/06/2025 09:18 PM
Invoice Processed	Invoice validated and assigned a workflow	AvidCapture Avidbill	03/06/2025 09:18 PM
Approval Required	Workflow step [Step 1-Asst. Mgr, Mgr, Board 1, Board 2] assigned to [*APM: Asst. Mgr].	System	03/06/2025 09:18 PM
Workflow Step Added	Ad-Hoc approval workflow step assigned to **Reject AP Reject AP** Email sent to: Reject AP Reject AP (RejectAP@fsresidential.com) Comment: This is billed to the Homeowner	Jackie Caraballo	03/07/2025 09:06 AM
Invoice Comment created	Comment is **This is billed to the Homeowner** Email CC List is **blank** Email To List is **RejectAP@fsresidential.com**	Jackie Caraballo	03/07/2025 09:06 AM
Voided	Invoice Voided Comment: This is billed to the Homeowner	Reject AP Reject AP	03/07/2025 09:52 AM
Invoice Comment created	Comment is **This is billed to the Homeowner** Email CC List is **blank** Email To List is **blank**	Reject AP Reject AP	03/07/2025 09:52 AM

Payments

No information available.

Shore Cleaning Crew Inc.

123 Ridge Ave.
Neptune City, NJ 07753
(732)984-3184
Jacevedo24@gmail.com

Bill To: Four Seasons at Lakewood Community Association
1560 Meadow Dr.
Lakewood, NJ 08701

Invoice # 262
Date:3/2/25
PO#2568

Date	Description	Rate	Hours	Amount
3/1/2025	Porter #1 - 10am - 5pm	$32/hr	7hrs	$224.00
Saturday				
	30 Silverwoods Dr.			
	Clean gutters			
	Powerwash gutters - Siding - Front porch - Walkway			
	Clean up debri around perimeter of house			

Subtotal	*$224.00*
6% Tax	
Total Cost	*$224.00*

Make all checks payable to ***Shore Cleaning Crew Inc.***

Thank you for your business.

EXHIBIT Y

NEW JERSEY AMERICAN (Valley Forge) Invoice#: 1860

Invoice Number:	1860	**Invoice Amount:**	4,840.78
Customer Account #:	none	**Invoice Date:**	09/25/2024
Original PO#:	N/A	**Payment Terms:**	Due Upon Receipt
Ordered by:		**Invoice Due Date:**	09/25/2024
Supplier:	NEW100	**WorkFlow:**	Manager board 2
Property for Processing:	F S LAKEWOOD COMMUNITY (2568)	**Batch Name:**	Valley Forge - 11/07/2024 03:47:29
Invoice Type:	Standard	**Invoice State:**	Approved

Ship To:
FirstService Residential - East
1560 Spring Meadow Dr. Four Seasons Lakewood Community (Valley Forge 2568)
Ocean County, NJ 08701

Invoice Line Items

Quantity	Item Number	Description	UOM	Unit Price	Line Total
1.0000		Please View Invoice Image	EA	4,840.78	4,840.78

Remit Payment To:
NEW JERSEY AMERICAN (Valley Forge)
IRRIGATION LLC
904 REVERE CT
TOMS RIVER, NJ 08753

SubTotal:	4,840.78
Shipping Cost:	0.00
Sales Tax:	0.00
Additional Tax:	0.00
Other +/- Price Adjustments:	0.00
Discount (-):	0.00
Invoice Total:	4,840.78

Distributions

Line	Property Codes	Accounting Codes
1	2568	74285

Line	Description	Percent	Amount
1	Irrigation repairs around 6 Brightwinds Ct.	100.00 %	4,840.78

Distributed Amount	4,840.78
Remaining Amount	0.00
Total:	4,840.78

Invoice History

Action	Change Details	Performed By	Date & Time
Create	Field **FileName** changed from **blank** to **Invoice_1860_from_New_Jersey_American_Irrigation_LLC.pdf**	System	11/04/2024 04:23 PM
Create	Field **IngestionType** changed from **blank** to **email**	System	11/04/2024 04:23 PM
Create	Field **SourceEmail** changed from **blank** to **quickbooks@notification.intuit.com**	System	11/04/2024 04:23 PM
Create	Field **InvoiceDueDate** changed from **blank** to **2024-10-25**	System	11/04/2024 04:23 PM
Create	Field **InvoiceDate** changed from **blank** to **2024-09-25**	System	11/04/2024 04:23 PM
Create	Field **InvoiceNumber** changed from **blank** to **1860**	System	11/04/2024 04:23 PM
Create	Field **InvoiceAmount** changed from **blank** to **4840.78**	System	11/04/2024 04:23 PM
Create	Field **CustomerAccountNumber** changed from **blank** to **none**	System	11/04/2024 04:23 PM
Create	Field **Supplier** changed from **blank** to **NEW JERSEY AMERICAN (Valley Forge)**	System	11/04/2024 04:23 PM
Create	Field **SupplierAddress** changed from **blank** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER NJ 08753**	System	11/04/2024 04:23 PM
Create	Field **ShipToName** changed from **blank** to **F S LAKEWOOD COMMUNITY (2568)**	System	11/04/2024 04:23 PM

Create	Field **ShipToAddress** changed from **blank** to **1560 Spring Meadow Dr.; Four Seasons Lakewood Community (Valley Forge 2568) Ocean County NJ 08701**	System	11/04/2024 04:23 PM
Create	Field **InvoiceType** changed from **blank** to **Standard**	System	11/04/2024 04:23 PM
Customer Account Number	none	AvidCapture Avidbill	11/05/2024 09:03 AM
Invoice Amount	$4,840.78	AvidCapture Avidbill	11/05/2024 09:03 AM
Invoice Date	Sep 25, 2024	AvidCapture Avidbill	11/05/2024 09:03 AM
Invoice Number	1860	AvidCapture Avidbill	11/05/2024 09:03 AM
Previous Unpaid Balance	$0.00	AvidCapture Avidbill	11/05/2024 09:03 AM
Property	F S LAKEWOOD COMMUNITY (2568) (2568)	AvidCapture Avidbill	11/05/2024 09:03 AM
Supplier	NEW JERSEY AMERICAN (Valley Forge)	AvidCapture Avidbill	11/05/2024 09:03 AM
Submit	Field **CustomerAccountNumber** changed from **none** to **none**	POD Indexer 534	11/05/2024 09:03 AM
Submit	Field **InvoiceDueDate** changed from **2024-10-25** to **09/25/24**	POD Indexer 534	11/05/2024 09:03 AM
Submit	Field **ShipToName** changed from **F S LAKEWOOD COMMUNITY (2568)** to **F S LAKEWOOD COMMUNITY (2568)**	POD Indexer 534	11/05/2024 09:03 AM
Submit	Field **PropertyCode** changed from **2568** to **2568**	POD Indexer 534	11/05/2024 09:03 AM
Submit	Field **ShipToAlias** changed from **2568** to **2568**	POD Indexer 534	11/05/2024 09:03 AM
Submit	Field **Supplier** changed from **NEW JERSEY AMERICAN (Valley Forge)** to **NEW JERSEY AMERICAN (Valley Forge)**	POD Indexer 534	11/05/2024 09:03 AM
Submit	Field **SupplierAddress** changed from **IRRIGATION LLC 904 REVERE CT TOMS RIVER NJ 08753** to **IRRIGATION LLC 904 REVERE CT TOMS RIVER, NJ 08753**	POD Indexer 534	11/05/2024 09:03 AM
Email	Invoice received through Email	quickbooks@notification.intuit.com	11/05/2024 09:03 AM
Due Date	Sep 25, 2024	AvidBill API User	11/05/2024 09:04 AM
Queue	AnalysisRules	AvidBill API User	11/05/2024 09:04 AM
Queue	Submission	AvidBill API User	11/05/2024 09:04 AM
Created	Invoice created and saved	AvidCapture Avidbill	11/05/2024 09:04 AM
Invoice Processed	Invoice validated and assigned a workflow	AvidCapture Avidbill	11/05/2024 09:04 AM
Approval Required	Workflow step [Step 1-Manager board 2] assigned to [*PM].	System	11/05/2024 09:04 AM
Invoice Distribution updated	Description changed from **blank** to **Irrigation repairs around 6 Brightwinds Ct.** Enterprise Codes changed from: -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: (please edit) ((please edit)) to -Property Codes: 2568 (F S LAKEWOOD COMMUNITY (2568)) -Accounting Codes: 74285 (SPRINKLER REPAIRS)	Sal Pirrera	11/05/2024 09:45 AM
Workflow Step Approved	Approval workflow step **Step 1-Manager board 2** completed	Sal Pirrera	11/05/2024 09:45 AM
Workflow Step Assigned	Approval workflow step **Step 2-Manager board 2** assigned to ***Board 1**	System	11/05/2024 09:45 AM
Workflow Step Approved	Approval workflow step **Step 2-Manager board 2** completed	Erma Hoover	11/05/2024 05:10 PM
Workflow Step Assigned	Approval workflow step **Step 3-Manager board 2** assigned to ***Board 2**	System	11/05/2024 05:10 PM
Workflow Step Approved	Approval workflow step **Step 3-Manager board 2** completed	Dan Pagano	11/07/2024 08:58 AM
Comment Added	Invoice added to Batch [Valley Forge - 11/07/2024 03:47:29]	VFBATCHING VFBATCHING	11/07/2024 10:48 AM

Payments

Accounting System Check #	AvidPay Check # / e-Payment Reference #	Source	Payment Date	Cleared Date	Last Sync Date	Remit Type	Payment Status	Amount
52097	7211666827	AvidPay	11/07/2024	11/19/2024	11/19/2024	AvidPay Check	Cleared	4,840.78
						Total:		4,840.78

INVOICE

New Jersey American Irrigation LLC
904 Revere Ct
Toms River, NJ 08753

njamericanirrigation@aol.com
+1 (732) 270-0807

Four Seasons At Lakewood #2568

Bill to
Four Seasons At Lakewood#2568
1560 Spring Meadow Dr
Lakewood, NJ 08701 USA

Invoice details
Invoice no.: 1860
Terms: Net 30
Invoice date: 09/25/2024
Due date: 10/25/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/21/2024	**Services**	On 9/21,9/22, and 9/23 We re routed mainline , all lateral lines installed new control valves, and wiring around the patio at #6 Brightwinds. All disturbed areas were seeded, and mulched.	1	$4,540.00	$4,540.00

Note to customer

Make all checks payable to
NEW JERSEY AMERICAN IRRIGATION LLC
Total due in 30 days.Overdue accounts subject to a service charge of 15% per month.

Subtotal	$4,540.00
Sales tax	$300.78
Total	**$4,840.78**
Overdue	10/25/2024




Hunter®

EXHIBIT Z

OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

SCOTT M. COLABELLA
OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com

INSTR # 2021070131
OR BK 18463 PG 1558
RECORDED 05/07/2021 08:55:13 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

OFFICIAL USE ONLY

DATE OF DOCUMENT: (*Enter Date as follows:00/00/0000*)

12/30/2020
4/23

TYPE OF DOCUMENT: *(Select Doc Type from Drop-Down Box)*

DEED

OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: *(Enter Last Name, First Name)*

Lakewood/Four Seasons Community Association, Inc

SECOND PARTY NAME: (*Enter Last Name, First Name*)

Lakewood/Four Seasons Community Association, Inc.

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ALL ADDITIONAL PARTIES: *(Enter Last Name, First Name)*

$0.00 cash

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK:	LOT:

MUNICIPALITY: (*Select Municipality from Drop-Down Box*) LAKEWOOD

CONSIDERATION:

MAILING ADDRESS OF GRANTEE: (*Enter Street Address, Town, State, Zip Code*)

Street Address | Town | State | Zip

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:	ORIGINAL PAGE:
5222	0494

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by Francis J. McGovern, Jr., Esq.

LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.
RESOLUTION REGARDING RESPONSIBILITY FOR TREES ON HOMEOWNER LOTS

WHEREAS, the Lakewood/Four Seasons Community Association (the "Association") was created by a Master Declaration of Covenants and Restrictions (the "Declaration") dated November 23, 1994 and recorded on November 30, 1994 in the Office of the Clerk of Ocean County in Deed Book 5222, Page 0494, et seq.; and

WHEREAS, Declaration Article I provides that "Home" is "any individual residential dwelling unit, whether single family detached, attached units or multi-family flat in the Community, whether the Home is a Condominium Home or is located on a fee simple lot; in the case of a Home located on a fee simple lot, the defined term Home includes the lot and the dwelling."; and

WHEREAS, Declaration Article I provides that a "Lot" is "any plot of land shown upon any recorded subdivision map of a Section intended for development as a Home. The Lot may contain detached or attached Homes."; and

WHEREAS, Declaration Article V, Section 5.4 provides that "No Owner or occupant shall build, plant, or maintain any matter or thing (including, without limitation any addition, alteration or improvement to any Home) upon, in over or under the Encumbered Property without the prior written consent of the Covenants Committee, except that a Home Owners may plant flowers, trees, shrubbery and gardens within the area immediately adjacent to his Home."; and

WHEREAS, Declaration Article V, Section 5.5 provides that "Owners shall not have any right to change the appearance of any portion of the exterior of any Home (including, without limitation, any change to the exterior color scheme) without the prior written approval of the Covenants Committee.; and

WHEREAS, the Architectural Control Committee formerly subsumed the duties and powers relevant to this resolution otherwise allocated to a "Covenants Committee" via the Declaration, as noted in a 2019 Resolution regarding trees; and

WHEREAS, the Landscape Committee shall now take over certain responsibilities of the Architectural Control Committee, as described herein; and

WHEREAS, Declaration Article V, Section 5.6 provides "Each Owner shall promptly furnish, perform and be responsible for, at his own expense, the repair, maintenance, and replacement of his own Home, provided however, that the Community Association, its agents and employees may effect, at its sole discretion, emergency or other necessary repairs which the Owner has failed to perform and charge the cost of same to the Owner(s) involved."; and

WHEREAS, Declaration, Article VII, Section 7.1.9 provides that "The annual assessments levied by the Community Association shall be used exclusively for promoting the health, safety, pleasure and welfare of the Home Owners and for the costs and expenses incident

This is not an official document

to the operation of the Community Association, including, without limitation, the following:…lawn care for the Homes in the Community that are not subject to the Condominium Association Founding Documents."; and

WHEREAS, when the Community was developed, various trees were planted on each Lot including, but not limited to, what some refer to as "Street Trees"; and

WHEREAS, maintenance, repair and replacement of ***all*** trees on the Lots including, but not limited to, the "Street Trees" is the Owner's/Lot Owner's/Home Owner's responsibility; and

WHEREAS, over the course of the Association's existence, on occasion, the Association maintained, repaired or replaced certain Street Trees on Lots; and

WHEREAS, the Association deems it necessary to reaffirm that maintenance, repair and replacement of trees on the Lots including, but not limited to, the "Street Trees" is the Owner's/Lot Owner's/Home Owner's responsibility;

NOW, THEREFORE, THE ASSOCIATION, THROUGH ITS BOARD RESOLVES AS FOLLOWS:

1. Maintenance, repair and replacement of the trees on the Lots including, but not limited to, "Street Trees" is the responsibility of the Owner/Lot Owner/Home Owner upon whose Lot the tree was initially planted.

2. No trees including, but not limited to, "Street Trees", may be removed from an Owner's/Lot Owner's/Home Owner's Lot without the Landscape Committee's prior written approval.

3. Trees that have been removed from Lots prior to this resolution and have not been replaced, subject to prior written Landscape Committee direction, must be replaced.

4. Trees that are diseased, damaged, dead or are causing or threatening damage to people or property must be removed and replaced subject to prior written Landscape Committee direction.

5. The Owner/Lot Owner/Home Owner upon whose Lot a tree was initially planted shall be liable for any and all damage caused to people or property by such tree; examples include, but are not limited to, damage to people, cars, sidewalks and paths, utility lines, pipes, sprinkler system components, grading and drainage features such as swales and berms etc.

6. Should an Owner/Lot Owner/Home Owner fail, after reasonable written notice from the Association or the Landscape Committee, to take any action required with respect to this resolution, the Association shall take such action, and the Owner/Lot Owner/Home Owner upon whose Lot a tree was initially planted shall be liable for the Association's expenses in taking such action plus the Association's reasonable attorney fees and costs incurred in enforcing this resolution.

7. Any prior resolution of the Board which conflicts with this Resolution is hereby superseded and is null and void to the extent it conflicts with this Resolution.

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FOUR SEASONS AT LAKEWOOD COMMUNITY ASSOCIATION, INC.

Resolution Type: _____Policy_____ No.
Pertaining To: Responsibility for Trees on Homeowner Lots
Duly adopted at a meeting of the Board of Trustees of Four Seasons at Lakewood Community Association, Inc. held this _____ day of _____, 2020.

Officer	Vote: YES	NO	ABSTAIN	ABSENT
_____, Trustee	✓	—	_____	_____
_____, Trustee	✓	—	_____	_____
_____, Trustee	✓	—	_____	_____
_____, Trustee	✓	—	_____	_____
_____, Trustee	✓	—	_____	_____
_____, Trustee	—	—	X	✓
_____, Trustee	—	X	_____	_____

Attest:

_____, Secretary 12-20-2020 Date

File:

Book of Minutes -
Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective: _____, 2020.

Resolution Expires: _____, 20___ (no expiration, unless noted)

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NOW THEREFORE, BRENDA PAGE, the President of Lakewood/Four seasons Community Association based on the authority granted by the Association's By-Laws, Declaration and the Board of Trustees vote reflected above, hereby submits this resolution for recordation in the Ocean County Clerk's Office.

LAKEWOOD/FOUR SEASONS COMMUNITY ASSOCIATION, INC.

X Brenda Page
Brenda Page, President

STATE OF NEW JERSEY)
) ss.:
COUNTY OF OCEAN)

On the 23 day of APRIL, 2021, Brenda Page, President, personally appeared before me and this person acknowledged under oath, to my satisfaction that:

A. This person signed and delivered the foregoing document as a President of the Four Seasons Community Association, Inc. (the "Corporation") named in this document; and

B. This document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors.

Patricia J Barricella
Notary Public of New Jersey

This is not an official document

RECORD AND RETURN TO:
McGOVERN LEGAL SERVICES, LLC
850 CAROLIER LANE
NORTH BRUNSWICK, NJ 08902

PATRICIA J. BARRICELLA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 19, 2024

EXHIBIT AA

yahoo!mail Search your mail Give feedback Go ad-free

Back

Inbox
Starred
Sent
Drafts
Folders

19 golden

Fw: Community Association Election

Sal Pirrera
To: Brenda, Cc: me, and 5 others · Wed, Nov 1, 2023 at 9:53 AM

Good morning Brenda,

Please see response from Fran McGovern regarding your email.

If you have any further concerns, please do not hesitate to reach out to me.

Thank you.

FirstService

SAL PIRRERA
Regional Manager
21 Christopher Way | Eatontown, NJ 07724
Direct 732.278.0006
Email sal.pirrera@fsresidential.com

24/7 Customer Care Center:
800.870.0010
Website | Facebook | LinkedIn | YouTube

Great Place To Work. Certified

From: Fran McGovern <FMcGovern@theassociationlawyers.com>
Sent: Tuesday, October 31, 2023 3:05 PM
To: Sal Pirrera <sal.pirrera@fsresidential.com>; giatom@aol.com <giatom@aol.com>
Subject: FW: Community Association Election

Sal:

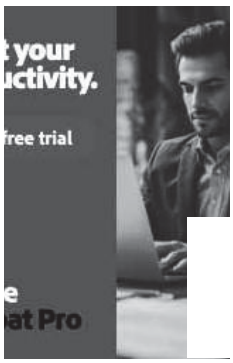
Radburn which is incorporated into PREDFA does not require signatures on absentee ballots. Therefore, notwithstanding Bylaw Article II, Section 2.05, so long as who cast the vote can be identified, and there is no other reason to suggest that the absentee ballot was fraudulent, the voter should not be disenfranchised, and the vote should be counted.

I also believe that voter confidentiality belongs to the voter and that, even if a voter identifies themselves on the ballot, the ballot should be counted.

I believe that some authorities disagree with me, but I believe the above approach implements Radburn's intent of free and fair elections. Radburn was, in part, aimed at Board machinations designed to suppress certain voting and Board Member candidacy.

Other than Brenda's claims regarding where the ballots were, I do not have enough facts to opine on how ballots were handled. Please contact me if you would like to discuss.

Starred Contacts More





McGOVERN
Legal Services, LLC

Attn: Francis J. McGovern, Jr., Esquire
850 Carolier Lane, North Brunswick, N.J. 08902
Phone: 732-246-1221 ● **Fax:** 732-246-1872
www.TheAssociationLawyers.com
North Brunswick ● Brick Township ● Brigantine (meeting location by appointment only)

This e-mail and any attachments are confidential and legally privileged information of McGovern Legal Services, LLC and/or its clients. If you are not the intended recipient, disclosure and/or use of the information contained in this e-mail or its attachments is strictly prohibited.

From: Brenda Page <brenpage@gmail.com>
Sent: Monday, October 30, 2023 8:41 PM
To: Fran McGovern <FMcGovern@theassociationlawyers.com>
Cc: Sal Pirrera <sal.pirrera@sresidential.com>; Thomas Gialanella <giatom@acl.com>; pattyniner@acl.com; Erma Hoover <Gdothoov1@optonline.net>; Jacci P <jrpull@yahoo.com>; Y.E. GEFTIC <yeg803@gmail.com>; Mary Ann McMahon <mamcmahon@conoverbeyer.com>
Subject: Community Association Election

CAUTION - EXTERNAL SENDER - Please be careful when opening links and attachments.
Dear Fran,

As per your request, in our call today the following are the details of what has been transpiring the last few days regarding our upcoming election and handling of the ballots.

I received several phone calls this weekend about the ballots. Apparently, several residents have handed in ballots with no signatures. In particular residents, Nancy and Yale Geftic, 33 Spring Valley Drive, Lakewood NJ, (908-922-5750) were told by Tom Gianlanella, President, to go to the management office and the ballot would be retrieved so that he could sign his ballot. The other option Tom offered was for them to vote in person on November 28, 2023. The Geftic"s decided to go to the office to retrieve the ballot so they could sign it. The receptionist told them this would take some time as she had to go through the ballots to find theirs and she would call them when she found it. When he came back approximately 1 hour later, he observed that there were several ballot envelopes on the receptionist desk which she indicated also did not have signatures.

I spoke to Vita Vinci, Assistant Office Manager this morning about this situation and she said that Tom was going to speak to Mary Howley, Judiciary Chairperson, about it. First of all, Judiciary should not be involved in this part of the process. Secondly, Tom is a candidate, as I am, we cannot dictate how this situation should be handled.

During the course of the day several other residents called me and it now seems that the number of ballots without signatures could be over 50. As a resident and a candidate this is unacceptable.

I reached out to the other candidates to advise them of the situation, Erma Hoover and Jacci Pullman were already aware. I am also going to forward all candidates' emails to you.

Tom's reaction was to intimate that I either misheard or that I was a liar. I conveyed the message exactly as I heard it, I have no reason to lie about this as it affects me just as much as the other candidates.

This evening I received a phone call from Mary Howley, Judiciary Chairperson. Mary started to explain to me the instructions she gave Vita Vinci to call all residents that had not signed for them to come in and sign. She then further explained that she had researched this issue and came to the conclusion that signatures were not necessary to validate the ballot and told Vita that those not signed were now acceptable. This is cause for further concern as our instructions clearly state, "**MAKE SURE YOU SIGN IN THE UPPER LEFT HAND CORNER OF RETURN ADDRESS FORM**".

involvement in the process. Their job begins once the ballots are removed from the locked box for counting. Sal, as our manager, has an obligation to see to it that the ballots are handled properly and the staff are instructed as to exactly what that means.

A copy of this email is being sent to the following:

Association Regulation Unit
101 South Broad St.
Trenton, New Jersey 08625

Respectfully,

Brenda Page

Reply Reply all Forward

Re: Election ballots conversation with Brenda

From: Jacci P (jrpull@yahoo.com)

To: pattyniner@aol.com

Cc: brenpage@gmail.com; gdcthoov1@optonline.net; giatom@aol.com; vita.vinci@fsresidential.com; sal.pirrera@fsresidential.com

Date: Monday, October 30, 2023 at 04:43 PM EDT

No. On the absentee ballot it did not say to sign - only on a separate sheet which people could and obviously did since there is such a large number of unsigned ballots.

Absentee ballots should have said sign in bold.

> On Monday, October 30, 2023 at 04:01:25 PM EDT, Patricia Kinghorn <pattyniner@aol.com> wrote:
>
> I thought instructions were clear.
> Sent from my iPhone
>
> > On Oct 30, 2023, at 3:47 PM, Jacci P <jrpull@yahoo.com> wrote:
> >
> > With that many ballots the lawyer should be consulted as to how to proceed.
> >
> > The issue is that it does NOT say on the absentee ballot to sign whereas it does on the proxy.
> >
> > People can easily overlook the sheet on procedure or decide it was redundant and simply follow the instructions
> > on the ballot itself.
> >
> > 56 unsigned ballots at this point is a huge problem.
> >
> > On Monday, October 30, 2023 at 03:27:00 PM EDT, Thomas Gialanella <giatom@aol.com> wrote:
> >
> > I told Yale to go to the office and find out how to proceed.
> >
> > Sent from the all new AOL app for iOS
> >
> > On Monday, October 30, 2023, 3:21 PM, Jacci P <jrpull@yahoo.com> wrote:
> >
> > You did not tell a resident to go down and sign his ballot which precipitated the call to Mary?

Brenda is either hearing it incorrectly or lying. I spoke to Vita and asked her to call Mary on judicial to see how she wanted to handle any issues. The Board does not run the election.

Sent from the all new AOL app for iOS

On Monday, October 30, 2023, 2:54 PM, Patty Kinghorn <pattyniner@aol.com> wrote:

To all candidates - Brenda called me with some concerns about how the ballots were being handled - that they were strewn all over Jackie's desk and that Tom told them to open the ballots that were just in the small envelope and call the residents to have them revote. I told Brenda that this is all hearsay as I have not witnessed any of this in the management office nor would expect Tom to say anything ike that as he's been in politics his whole career.

I called Vita to let her know what was being said and she said that these claims are false and that the ballots are all being collected in an appropriate manner and regardless of what envelope the ballot was in, they are all being collected and locked up for judicary's review on election day. Those ballots that aren't properly sent to First Service will not be counted - but they will be given to Judciary and they would discard them during their election ballot review.

If there are any concerns please do not reach out to me - reach out to Sal and Vita of anything you yourself personally see. Take pictures and bring to their attention.

PK

EXHIBIT BB

Re: Board Election

From: Sal Pirrera (sal.pirrera@fsresidential.com)

To: jrpull@yahoo.com

Cc: artie345@aol.com; dan.pagano.nj@gmail.com; nannycat2010@gmail.com; gpitocco@aol.com; myredbug2@yahoo.com; giatom@aol.com; david.diestel@fsresidential.com; michael.mendillo@fsresidential.com.readnotify.com; fmcgovern@theassociationlawyers.com; dlgs@dca.nj.gov; georgesmith28@earthlink.net; pac4704@gmail.com; tonygol[illegible]; ggundersdorff@gmail.com; cantunes3057@gmail.com; gdcthoov1@optimum.net; lynettecdowney@gmail.com

Date: Wednesday, October 23, 2024 at 12:38 PM EDT

You're welcome!

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SAL PIRRERA
Regional Manager

Four Seasons at Lakewood
1560 Spring Meadow Drive | Lakewood, NJ 08701
Direct 732.477.0588

www.fourseasonsatlakewood.net
24/7 Customer Care: 800.870.0010

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 12:33 PM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>; gdcthoov1@optimum.net <gdcthoov1@optimum.net>; lynettecdowney@gmail.com <lynettecdowney@gmail.com>
Subject: Re: Board Election

Thank you Sal for the email blast with the Candidate bios.

The form says 150 words and yet I see Dan and Debbie were permitted many times that amount.

The same thing happened to me last year.

If you are going to allow more words on the bio please remove the 150 word restriction on the candidate form.

On Wednesday, October 23, 2024 at 12:17:28 PM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

No, there was no decision made to violate the by-laws.

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SAL PIRRERA
Regional Manager

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Direct 732.477.0588

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 11:58 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>; gdcthoov1@optimum.net <gdcthoov1@optimum.net>; lynettecdowney@gmail.com <lynettecdowney@gmail.com>
Subject: Re: Board Election

So this was your decision to violate our bylaws?

On Wednesday, October 23, 2024 at 11:39:08 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

No Jacci, you did not understand me correctly.

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 11:35 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>; gdcthoov1@optimum.net <gdcthoov1@optimum.net>; lynettecdowney@gmail.com <lynettecdowney@gmail.com>
Subject: Re: Board Election

Sal

Am I understanding correctly that is was the board who told you not to broadcast the notice of the meeting on Channel 77? This is in direct violation of our bylaws. Specifically Article IV Section 4.12 Notice to owners
Notice of all open meetings shall also be broadcast on the community Television channel

On Wednesday, October 23, 2024 at 10:24:51 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Jacci,

I'm pretty sure that is not the case.

As soon as I hear from the Board I will do as directed.

Thank you.

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Direct 732.477.0588

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 10:18 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; lynettedowney2021@gmail.com <lynettedowney2021@gmail.com>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>
Subject: Re: Board Election

No-one knows today and it is the day before Meet the Candidates who the candidates are.

I will be filing a formal complaint with the DCA today

On Wednesday, October 23, 2024 at 10:06:54 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Jacci,

I will leave this decision up to the Board as I believe that all notification requirements have been met up until this point.

Thank you.

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SAL PIRRERA
Regional Manager

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1560 Spring Meadow Drive | Lakewood, NJ 08701
Direct 732.477.0588



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24/7 Customer Care: 800.870.0010

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 10:00 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; lynettedowney2021@gmail.com <lynettedowney2021@gmail.com>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>
Subject: Re: Board Election

Sal,

The ballots will not arrived before the Meet the Candidates night. Last year it came at least a week before.
Not everyone watches channel 77 nor goes to the Clubhouse. However, most people read the weekly activity and it was not in Mondays weekly activity.

In light of this I request an email blast be sent to the community reminding residents of the Meet the Candidates night and for you to include the candidates' Bios in this email.

Again everyone knows Dan and Debbie but not Carlos. Per the Radburn act all candidates must be given the same opportunities. I haveadded Carlos Antunes to this email so he is aware of the situation.

I have also included the CAL committee on this email. If I am wrong about their not being contacted then one of them will correct me.

Thank you

Jacci

On Wednesday, October 23, 2024 at 09:47:38 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Jacci,

The ballots that are being mailed out to all of the residents include the Call for Nominations Forms and Biographies that were submitted by each candidate. I have asked Cathy to post the meeting on channel 77 today and there will also be hard copies of the candidates' bios in the Clubhouse lobby.

Thank you.

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Regional Manager

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Direct 732.477.0588

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 9:37 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>
Subject: Re: Board Election

Good Morning Sal

Thank you for your speedy response. However, this has not been the practice for the two years since I moved in. The practice has been to distribute the Board Candidates Bios well in advance of the Meet the Candidates event. Also, the event was advertised in the weekly newsletter and on Channel 77 and the Cal committee was notified in advance so they find volunteers to televise the event on Channel 77. None of this has happened this year

In fact the community does NOT even know who is running since the Bios have not been distributed.

Please inform me what steps will be taken to rectify this situation.

Thank you,

Jacci

On Wednesday, October 23, 2024 at 09:10:12 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Good morning Jacci,

The Meet the Candidates night has been on the Open Meeting agendas for the last two Open meetings as well as being announced in the last two Open meetings by the Board President and Board Vice President respectively. It was also on the Call for Nominations letter that was mailed to every homeowner, so I'm not sure where there is an unfair advantage to anyone. This has been the practice for the past several years. As far as it being in the weekly newsletter and on channel 77, I will check with Cathy.

Thank you for your concern and bringing this to our attention.

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Direct 732.477.0588

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From: Jacci P <jrpull@yahoo.com>
Sent: Tuesday, October 22, 2024 7:22 PM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; pattyniner@aol.com <pattyniner@aol.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>
Subject: Board Election

Sal

I am writing a formal complaint to you concerning our Board Elections. The meet the candidate night per the latest board agenda is to take place this Thursday at 7pm.

However, the community has not received the candidate bios, there has been no mention of this even in the weekly activity, chanel 77, or an email blast. Most disturbing is the fact that Caltech has not been contacted to televise the event on channel 77 so those who cannot make it to the clubhouse can meet the candidates!

This is very unfair to the one candidate, Carlos Antunes who is running against two board incumbents. He must have equal opportunity to campaign!

Please take steps to rectify this situation.

Thank you

Jacci Pullman

2024 Annual Election - Candidate Biographies

From: FirstService Residential (communications@mc.fsresidential.com)

To: jrpull@yahoo.com

Date: Wednesday, October 23, 2024 at 12:30 PM EDT



Four Seasons at Lakewood Community Association
1560 Spring Meadow Drive, Lakewood , NJ 08701
732-477-0588

October 23, 2024

This is a mass communication email being sent to all residents.

Dear Jaclinn R. Pullman,

Please be reminded that the Meet the Candidates night is on Thursday evening, October 24, 2024 at 7 PM in the Clubhouse Ballroom. Attached you will find scanned copies of the candidates applications and biographies. Printed copies are also available in the Clubhouse lobby.

Thank you.

Sincerely,



Sal Pirrera
Regional Manager
Email: Sal.Pirrera@fsresidential.com
Phone: 732-477-0588
24/7 Customer Care Center: 800.870.0010

Access important information and set your communication preferences at https://fourseasons.connectresident.com

This message is being sent in regards to your property at 19 Golden Seasons Dr.

View Attachment(s)

If the above link is not clickable please copy and paste the link below into your browser's address windows

data=CfDJ8C%2FECTUPkWdOt6vOK%2Bs3Yj9z4QDnNG7yixQOK5Zz5YdlxNaHnrPCaWlEX1lul5JPAvq4YXyo08ccYN7%2BeFxdKz%2FF0UocAvghI2fhFe6ytEcFA9L5qVCDOC7mmUx5J%2FpNrm8pzQwBKAbvduFrzP6jXzc%3D

Unsubscribe

You are currently subscribed as jrpull@yahoo.com. Please click here to Unsubscribe if you no longer wish to receive email notifications, or click here to manage your communication preferences.

EXHIBIT CC

Re: Board Election

From: Sal Pirrera (sal.pirrera@fsresidential.com)

To: jrpull@yahoo.com

Cc: artie345@aol.com; dan.pagano.nj@gmail.com; nannycat2010@gmail.com; gpitocco@aol.com; myredbug2@yahoo.com; giatom@aol.com; david.diestel@fsresidential.com; michael.mendillo@fsresidential.com.readnotify.com; fmcgovern@theassociationlawyers.com; dlgs@dca.nj.gov; georgesmith28@earthlink.net; pac4704@gmail.com; tonygol[illegible]; ggundersdorff@gmail.com; cantunes3057@gmail.com; gdcthoov1@optimum.net; lynettecdowney@gmail.com

Date: Wednesday, October 23, 2024 at 12:38 PM EDT

You're welcome!

FirstService RESIDENTIAL

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 12:33 PM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>; gdcthoov1@optimum.net <gdcthoov1@optimum.net>; lynettecdowney@gmail.com <lynettecdowney@gmail.com>
Subject: Re: Board Election

Thank you Sal for the email blast with the Candidate bios.

The form says 150 words and yet I see Dan and Debbie were permitted many times that amount.

The same thing happened to me last year.

If you are going to allow more words on the bio please remove the 150 word restriction on the candidate form.

On Wednesday, October 23, 2024 at 12:17:28 PM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

No, there was no decision made to violate the by-laws.

FirstService RESIDENTIAL

SAL PIRRERA
Regional Manager

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Direct 732.477.0588

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 11:58 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>; gdcthoov1@optimum.net <gdcthoov1@optimum.net>; lynettecdowney@gmail.com <lynettecdowney@gmail.com>
Subject: Re: Board Election

So this was your decision to violate our bylaws?

On Wednesday, October 23, 2024 at 11:39:08 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

No Jacci, you did not understand me correctly.

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Regional Manager

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 11:35 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>; gdcthoov1@optimum.net <gdcthoov1@optimum.net>; lynettecdowney@gmail.com <lynettecdowney@gmail.com>
Subject: Re: Board Election

Sal

Am I understanding correctly that is was the board who told you not to broadcast the notice of the meeting on Channel 77? This is in direct violation of our bylaws. Specifically Article IV Section 4.12 Notice to owners
Notice of all open meetings shall also be broadcast on the community Television channel

On Wednesday, October 23, 2024 at 10:24:51 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Jacci,

I'm pretty sure that is not the case.

As soon as I hear from the Board I will do as directed.

Thank you.

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 10:18 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; lynettedowney2021@gmail.com <lynettedowney2021@gmail.com>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>
Subject: Re: Board Election

No-one knows today and it is the day before Meet the Candidates who the candidates are.

I will be filing a formal complaint with the DCA today

On Wednesday, October 23, 2024 at 10:06:54 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Jacci,

I will leave this decision up to the Board as I believe that all notification requirements have been met up until this point.

Thank you.

FirstService RESIDENTIAL
SAL PIRRERA
Regional Manager

Four Seasons at Lakewood
1560 Spring Meadow Drive | Lakewood, NJ 08701
Direct 732.477.0588



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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 10:00 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>; georgesmith28@earthlink.net <georgesmith28@earthlink.net>; pac4704@gmail.com <pac4704@gmail.com>; Tony Sclafani <tonygolf45@gmail.com>; Thomas Nuzzi <nuzzit@optonline.net>; lynettedowney2021@gmail.com <lynettedowney2021@gmail.com>; Gail Gundersdorff <ggundersdorff@gmail.com>; Carlos Antunes <cantunes3057@gmail.com>
Subject: Re: Board Election

Sal,

The ballots will not arrived before the Meet the Candidates night. Last year it came at least a week before.
Not everyone watches channel 77 nor goes to the Clubhouse. However, most people read the weekly activity and it was not in Mondays weekly activity.

In light of this I request an email blast be sent to the community reminding residents of the Meet the Candidates night and for you to include the candidates' Bios in this email.

Again everyone knows Dan and Debbie but not Carlos. Per the Radburn act all candidates must be given the same opportunities. I haveadded Carlos Antunes to this email so he is aware of the situation.

I have also included the CAL committee on this email. If I am wrong about their not being contacted then one of them will correct me.

Thank you

Jacci

On Wednesday, October 23, 2024 at 09:47:38 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Jacci,

The ballots that are being mailed out to all of the residents include the Call for Nominations Forms and Biographies that were submitted by each candidate. I have asked Cathy to post the meeting on channel 77 today and there will also be hard copies of the candidates' bios in the Clubhouse lobby.

Thank you.

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SAL PIRRERA
Regional Manager

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Direct 732.477.0588

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From: Jacci P <jrpull@yahoo.com>
Sent: Wednesday, October 23, 2024 9:37 AM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>
Subject: Re: Board Election

Good Morning Sal

Thank you for your speedy response. However, this has not been the practice for the two years since I moved in. The practice has been to distribute the Board Candidates Bios well in advance of the Meet the Candidates event. Also, the event was advertised in the weekly newsletter and on Channel 77 and the Cal committee was notified in advance so they find volunteers to televise the event on Channel 77. None of this has happened this year

In fact the community does NOT even know who is running since the Bios have not been distributed.

Please inform me what steps will be taken to rectify this situation.

Thank you,

Jacci

On Wednesday, October 23, 2024 at 09:10:12 AM EDT, Sal Pirrera <sal.pirrera@fsresidential.com> wrote:

Good morning Jacci,

The Meet the Candidates night has been on the Open Meeting agendas for the last two Open meetings as well as being announced in the last two Open meetings by the Board President and Board Vice President respectively. It was also on the Call for Nominations letter that was mailed to every homeowner, so I'm not sure where there is an unfair advantage to anyone. This has been the practice for the past several years. As far as it being in the weekly newsletter and on channel 77, I will check with Cathy.

Thank you for your concern and bringing this to our attention.

FirstService RESIDENTIAL

SAL PIRRERA
Regional Manager

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From: Jacci P <jrpull@yahoo.com>
Sent: Tuesday, October 22, 2024 7:22 PM
To: Sal Pirrera <sal.pirrera@fsresidential.com>
Cc: artie345@aol.com <artie345@aol.com>; dan.pagano.nj@gmail.com <dan.pagano.nj@gmail.com>; nannycat2010@gmail.com <nannycat2010@gmail.com>; gpitocco@aol.com <gpitocco@aol.com>; myredbug2@yahoo.com <myredbug2@yahoo.com>; pattyniner@aol.com <pattyniner@aol.com>; giatom@aol.com <giatom@aol.com>; David Diestel <david.diestel@fsresidential.com>; Michael Mendillo <michael.mendillo@fsresidential.com.readnotify.com>; Fran McGovern <fmcgovern@theassociationlawyers.com>; dlgs@dca.nj.gov <dlgs@dca.nj.gov>
Subject: Board Election

Sal

I am writing a formal complaint to you concerning our Board Elections. The meet the candidate night per the latest board agenda is to take place this Thursday at 7pm.

However, the community has not received the candidate bios, there has been no mention of this even in the weekly activity, chanel 77, or an email blast. Most disturbing is the fact that Caltech has not been contacted to televise the event on channel 77 so those who cannot make it to the clubhouse can meet the candidates!

This is very unfair to the one candidate, Carlos Antunes who is running against two board incumbents. He must have equal opportunity to campaign!

Please take steps to rectify this situation.

Thank you

Jacci Pullman

RE: Pre stamped envelope

From: Vita Vinci (vita.vinci@fsresidential.com)

To: jrpull@yahoo.com

Date: Monday, October 14, 2024 at 12:19 PM EDT

You/re welcome!



Thank you,

Vita Vinci
Assistant Community Manager

FirstService Residential
1560 Spring Meadow Dr. | Lakewood, NJ
Direct 732.477.0588
Email vita.vinci@fsresidential.com
www.fsresidential.com

24/7 Customer Care Center: 800.870.0010
Facebook | LinkedIn | YouTube



From: Jacci P <jrpull@yahoo.com>
Sent: Monday, October 14, 2024 12:19 PM
To: Vita Vinci <vita.vinci@fsresidential.com>
Subject: Re: Pre stamped envelope

Thanks Vita!

2024 Annual Election - Candidate Biographies

From: FirstService Residential (communications@mc.fsresidential.com)

To: jrpull@yahoo.com

Date: Wednesday, October 23, 2024 at 12:30 PM EDT

Four Seasons at Lakewood Community Association
1560 Spring Meadow Drive, Lakewood , NJ 08701
732-477-0588

October 23, 2024

This is a mass communication email being sent to all residents.

Dear Jaclinn R. Pullman,

Please be reminded that the Meet the Candidates night is on Thursday evening, October 24, 2024 at 7 PM in the Clubhouse Ballroom. Attached you will find scanned copies of the candidates applications and biographies. Printed copies are also available in the Clubhouse lobby.

Thank you.

Sincerely,

Sal Pirrera
Regional Manager
Email: Sal.Pirrera@fsresidential.com
Phone: 732-477-0588
24/7 Customer Care Center: 800.870.0010

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