

Assets		
Operating Assets		
10-11010-00 Cash Operating - Valley	\$43,170.87	
10-11050-00 Due From Unit Owners	1,570.88	
10-11100-00 Prepaid Insurance	1,269.05	
Total Operating Assets:		<u>\$46,010.80</u>
Cash Reserves		
12-11030-00 Cash Reserve - Valley	26,701.03	
Total Cash Reserves:		<u>\$26,701.03</u>
Total Assets:		<u><u>\$72,711.83</u></u>
Liabilities & Equity		
Current Liabilities		
20-21010-00 Accounts Payable	661.02	
20-21040-00 Deferred Income	12,000.00	
20-21050-00 Prepaid Owner Fees	9,933.00	
Total Current Liabilities:		<u>\$22,594.02</u>
Reserves		
30-31030-00 Pavement	4,681.59	
30-31035-00 Road Sealing	2,908.98	
30-31040-00 Gate Motors	925.00	
30-31045-00 Gate Hardware/Callbox	625.00	
30-31050-00 Perimeter Wall	9,175.04	
30-31060-00 Lake Aeration	297.60	
30-31070-00 Buffer Fence	1,725.00	
30-31080-00 Landscaping Allowance	2,500.00	
30-31600-00 Deferred Maintenance	2,611.25	
30-31800-00 Interest	1,251.57	
Total Reserves:		<u>\$26,701.03</u>
Equity		
35-31990-00 Prior Years Fund Balance	24,624.11	
Total Equity:		<u>\$24,624.11</u>
Net Income Gain / Loss	(1,207.33)	
		<u>(\$1,207.33)</u>
Total Liabilities & Equity:		<u><u>\$72,711.83</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Revenue							
41010-00 Assessment Fees	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 72,000.00
41040-00 Interest Income	0.38	-	0.38	0.38	-	0.38	-
Total Revenue	\$ 6,000.38	\$ 6,000.00	\$ 0.38	\$ 6,000.38	\$ 6,000.00	\$ 0.38	\$ 72,000.00
Total OPERATING INCOME	\$ 6,000.38	\$ 6,000.00	\$ 0.38	\$ 6,000.38	\$ 6,000.00	\$ 0.38	\$ 72,000.00
OPERATING EXPENSE							
Administrative Expenses							
51010-00 Management Fee	612.00	612.00	-	612.00	612.00	-	7,344.00
51025-00 Accounting	-	16.67	16.67	-	16.67	16.67	200.00
51050-00 Legal Fees	-	33.33	33.33	-	33.33	33.33	400.00
51060-00 Office Expenses	-	100.00	100.00	-	100.00	100.00	1,200.00
51061-00 Website	-	22.92	22.92	-	22.92	22.92	275.00
51065-00 Contingency	-	240.00	240.00	-	240.00	240.00	2,880.00
51090-00 Annual Corporate Report	-	5.17	5.17	-	5.17	5.17	62.00
51142-00 Insurance	236.17	208.33	(27.84)	236.17	208.33	(27.84)	2,500.00
Total Administrative Expenses	\$ 848.17	\$ 1,238.42	\$ 390.25	\$ 848.17	\$ 1,238.42	\$ 390.25	\$ 14,861.00
Building/Grounds Maintenance							
52015-00 Pressure Washing	184.59	83.33	(101.26)	184.59	83.33	(101.26)	1,000.00
52090-00 Gate Repair	-	183.33	183.33	-	183.33	183.33	2,200.00
52110-00 Landscape Maintenance	1,550.00	1,550.00	-	1,550.00	1,550.00	-	18,600.00
52115-00 Plant Replacement	-	208.33	208.33	-	208.33	208.33	2,500.00
52120-00 Grounds Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
52140-00 Irrigation Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
52150-00 Mulch	-	208.33	208.33	-	208.33	208.33	2,500.00
52160-00 Tree Trimming	148.00	208.33	60.33	148.00	208.33	60.33	2,500.00
52180-00 Lake	-	208.33	208.33	-	208.33	208.33	2,500.00
Total Building/Grounds Maintenance	\$ 1,882.59	\$ 2,899.98	\$ 1,017.39	\$ 1,882.59	\$ 2,899.98	\$ 1,017.39	\$ 34,800.00
Utilities							
52220-00 Electric	567.41	533.33	(34.08)	567.41	533.33	(34.08)	6,400.00
52240-00 Phone - Gate	187.29	87.50	(99.79)	187.29	87.50	(99.79)	1,050.00
Total Utilities	\$ 754.70	\$ 620.83	(\$ 133.87)	\$ 754.70	\$ 620.83	(\$ 133.87)	\$ 7,450.00
Reserve Funding							
60000-00 Reserve Funding	3,722.25	1,240.75	(2,481.50)	3,722.25	1,240.75	(2,481.50)	14,889.00
Total Reserve Funding	\$ 3,722.25	\$ 1,240.75	(\$ 2,481.50)	\$ 3,722.25	\$ 1,240.75	(\$ 2,481.50)	\$ 14,889.00
Total OPERATING EXPENSE	\$ 7,207.71	\$ 5,999.98	(\$ 1,207.73)	\$ 7,207.71	\$ 5,999.98	(\$ 1,207.73)	\$ 72,000.00
Net Income:	(\$ 1,207.33)	\$ 0.02	(\$ 1,207.35)	(\$ 1,207.33)	\$ 0.02	(\$ 1,207.35)	\$ 0.00

Reserve Schedule
Colonial Pointe Community Association Inc (9680)
01/01/2026 To 01/31/2026

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
Pavement	\$3,306.59	\$1,375.00	\$0.00	\$0.00	\$0.00	\$4,681.59
Road Sealing	\$2,396.48	\$512.50	\$0.00	\$0.00	\$0.00	\$2,908.98
Gate Motors	\$800.00	\$125.00	\$0.00	\$0.00	\$0.00	\$925.00
Gate Hardware/Callbox	\$500.00	\$125.00	\$0.00	\$0.00	\$0.00	\$625.00
Perimeter Wall	\$8,800.04	\$375.00	\$0.00	\$0.00	\$0.00	\$9,175.04
Lake Aeration	\$235.10	\$62.50	\$0.00	\$0.00	\$0.00	\$297.60
Buffer Fence	\$1,600.00	\$125.00	\$0.00	\$0.00	\$0.00	\$1,725.00
Landscaping Allowance	\$2,000.00	\$500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
Deferred Maintenance	\$2,089.00	\$522.25	\$0.00	\$0.00	\$0.00	\$2,611.25
Interest	\$1,214.46	\$0.00	\$0.00	\$0.00	\$37.11	\$1,251.57
	\$22,941.67	\$3,722.25	\$0.00	\$0.00	\$37.11	\$26,701.03



Homeowner Aging Report
 Colonial Pointe Community Association Inc (9680)
 End Date: 01/31/2026

Date: 2/16/2026
 Time: 7:57 am
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Description	Current	Over 30	Over 60	Over 90	Balance
9680015004 - James & Susan Waddle Owner					
					Last Payment: \$250.00 on 11/19/2025
Collection Status: Notice of Late Assessment					

Assessment - Homeowner 2026	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
Total:	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00

9680015044 - Frank & Judith Greenwood Owner					
					Last Payment: \$286.25 on 10/14/2025
Collection Status: Notice of Late Assessment					

Assessment - Homeowner (Delinquent Fee) 2025	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Assessment - Homeowner (Delinquent Interest) 2025	\$0.00	\$3.21	\$3.21	\$14.46	\$20.88
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$213.75	\$213.75
Assessment - Homeowner 2026	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
Total:	\$250.00	\$3.21	\$3.21	\$278.21	\$534.63

9680015071 - Francine DeGree Owner					
					Last Payment: \$250.00 on 10/05/2025
Collection Status: Notice of Late Assessment					

Assessment - Homeowner (Delinquent Fee) 2025	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Assessment - Homeowner (Delinquent Interest) 2025	\$0.00	\$3.75	\$3.75	\$3.75	\$11.25
Assessment - Homeowner 2025	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00
Assessment - Homeowner 2026	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
Total:	\$250.00	\$3.75	\$3.75	\$278.75	\$536.25

Notes: 5/18/2022 - Pull 1st & 2nd Quarter in June per owner ACH form. JLW
 Notes: 4/7/2022 - Per Owner Please Pull 1st & 2nd Qtr Dues with the next ACH Pull.
 this is written on the ACH we received. MFW

9680015074 - Jon & Coleen Radtke Owner					
					Last Payment: \$1,000.00 on 01/07/2025
Collection Status: Notice of Late Assessment					

Assessment - Homeowner 2026	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
Total:	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Colonial Pointe Community Association Inc (9680)	\$1,000.00	\$6.96	\$6.96	\$556.96	\$1,570.88

Description	Total
Assessment - Homeowner (Delinquent Fee) 2025	\$75.00
Assessment - Homeowner (Delinquent Interest) 2025	\$32.13
Assessment - Homeowner 2025	\$463.75
Assessment - Homeowner 2026	\$1,000.00
Total:	\$1,570.88
AR Total (Exclude Prepaid Assessments):	\$1,570.88

Account No:	Homeowner Name	Address	Balance
9680015000	Fred & Cheryl Nuxoll	15000 Balmoral Loop Fort Myers, FL 33919	(\$750.00)
9680015002	Ronald & Lorraine Curry	15002 Balmoral Loop Fort Myers, FL 33919	(\$750.00)
9680015003	Brenda Freeman & Jeffrey Jones	15003 Balmoral Loop Fort Myers, FL 33919	(\$750.00)
9680015017	Matthew & Julianna Dallas	15017 Balmoral Loop Fort Myers, FL 33919	(\$750.00)
9680015022	Mary Pat Lehmann	15022 Balmoral Loop Fort Myers, FL 33919	(\$750.00)
9680015027	Troy & Amy Speckman	15027 Balmoral Loop Fort Myers, FL 33919	(\$945.00)
9680015029	Alex Nicodemi	15029 Balmoral Loop Fort Myers, FL 33919	(\$250.00)
9680015033	Hendrik & Elaine Rikaart	15033 Balmoral Loop Fort Myers, FL 33919	(\$775.00)
9680015041	Erik & Bridget Vandenburg	15041 Balmoral Loop Fort Myers, FL 33919	(\$750.00)
9680015042	Douglas & Lori Rynda	15042 Balmoral Loop Fort Myers, FL 33919	(\$750.00)
9680015043	Mike & Jule Sousa	15043 Balmoral Loop Fort Myers, FL 33919	(\$195.00)
9680015049	Richard & Kathryn Kiekhaefer	15049 Balmoral Loop Fort Myers, FL 33919	(\$1,145.00)
9680015062	Lynne Tucker	15062 Balmoral Loop Fort Myers, FL 33919	(\$128.00)
9680015072	Bernhard & Kay Ulfers	15072 Balmoral Loop Fort Myers, FL 33919	(\$50.00)
9680015091	Terry & Karen Stark	15091 Balmoral Loop Fort Myers, FL 33919	(\$195.00)
9680015091	Secured Exchange, LLC	15091 Balmoral Loop Fort Myers, FL 33919	(\$250.00)
9680015093	Joseph & Mary Heenan	15093 Balmoral Loop Fort Myers, FL 33919	(\$750.00)
Colonial Pointe Community Association Inc (9680) Total			17 (\$9,933.00)

Date	Check #	Payee	Amount
10-11010-00 Cash Operating - Valley			
01/01/2026	2320	Sandcastle Property Management 50-51010-00 Monthly Management Fee	\$612.00
01/06/2026	2321	The Lake Doctors Inc Invoice #: 2052991 55-52180-00 October Lake Maint	\$148.00
01/06/2026	2322	The Lake Doctors Inc Invoice #: 2052993 55-52180-00 December Lake Maint	\$148.00
01/13/2026	2323	Lee Lawn & Tree Invoice #: 15973 55-52110-00 January Lawn Maint	\$1,550.00
01/13/2026	2324	Sandcastle Property Management Invoice #: 12312025 50-51060-00 Office Expenses Through 12/31/2025	\$643.59
01/06/2026	0	Centurylink Invoice #: 311043412 60-52240-00 Phone services	\$93.68
01/20/2026		12-11030-00 Transfer to Reserve - Valley; Quarterly Reserve Funding	\$3,722.25
01/20/2026	2325	Dennis Corcoran Invoice #: 1132026 55-52015-00 Reimb: Flag	\$25.00
01/20/2026	2326	The Lake Doctors Inc Invoice #: 2052994 55-52160-00 January Lake Maint	\$148.00
01/27/2026	2327	Sandcastle Property Management Invoice #: 1232026 55-52015-00 Reimb: Sympathy Flowers	\$159.59
Account Totals			9
Association Totals			9
# Checks:			\$7,250.11
# Checks:			\$7,250.11



Payables Aging Report
Colonial Pointe Community Association Inc (9680)
As Of 1/31/2026

Date: 2/16/2026
Time: 7:57 am
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Vendor	Current	Over 30	Over 60	Over 90	Balance
Centurylink	\$93.61	\$0.00	\$0.00	\$0.00	\$93.61
Florida Power & Light	\$567.41	\$0.00	\$0.00	\$0.00	\$567.41
Totals:	\$661.02	\$0.00	\$0.00	\$0.00	\$661.02

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-11010-00	Cash Operating - Valley	\$37,420.60	\$13,000.38	\$7,250.11	\$43,170.87
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	329686	\$ -	\$ 612.00	Cash Operating - Valley Inv # ; Sandcastle Property Management Chk # 2320 Inv: Sandcastle Property Management	
01/02/2026	330205	250.00	-	Deposit from batch 21229	
01/02/2026	330245	250.00	-	Deposit from batch 21232	
01/02/2026	331159	250.00	-	Deposit from batch 21245	
01/05/2026	331539	7,500.00	-	Deposit from batch 21206	
01/05/2026	332181	250.00	-	Deposit from batch 21250	
01/06/2026	332542	-	148.00	Cash Operating - Valley Inv # 2052991; The Lake Doctors Inc Chk # 2321 Inv: 2052991 The Lake Doctors Inc	
01/06/2026	332544	-	148.00	Cash Operating - Valley Inv # 2052993; The Lake Doctors Inc Chk # 2322 Inv: 2052993 The Lake Doctors Inc	
01/06/2026	334025	-	93.68	Cash Operating - Valley Inv # 311043412; Centurylink Chk # 0 Inv: 311043412 Centurylink	
01/07/2026	332975	250.00	-	Deposit from batch 21263	
01/08/2026	333119	250.00	-	Deposit from batch 21266	
01/09/2026	333243	250.00	-	Deposit from batch 21276	
01/12/2026	333367	250.00	-	Deposit from batch 21290	
01/13/2026	333661	-	1,550.00	Cash Operating - Valley Inv # 15973; Lee Lawn & Tree Chk # 2323 Inv: 15973 Lee Lawn & Tree	
01/13/2026	333793	-	643.59	Cash Operating - Valley Inv # 12312025; Sandcastle Property Management Chk # 2324 Inv: 12312025 Sandcastle Property Management	
01/13/2026	333921	250.00	-	Deposit from batch 21295	
01/14/2026	334086	250.00	-	Deposit from batch 21300	
01/15/2026	334196	2,000.00	-	Deposit from batch 21307	
01/20/2026	334552	-	3,722.25	Quarterly Reserve Funding	
01/20/2026	334706	-	25.00	Cash Operating - Valley Inv # 1132026; Dennis Corcoran Chk # 2325 Inv: 1132026 Dennis Corcoran	
01/20/2026	334708	-	148.00	Cash Operating - Valley Inv # 2052994; The Lake Doctors Inc Chk # 2326 Inv: 2052994 The Lake Doctors Inc	
01/27/2026	335193	-	159.59	Cash Operating - Valley Inv # 1232026; Sandcastle Property Management Chk # 2327 Inv: 1232026 Sandcastle Property Management	
01/30/2026	335529	1,000.00	-	Deposit from batch 21373	
01/30/2026	335641	0.38	-	Interest	
10-11050-00	Due From Unit Owners		570.88	18,000.00	17,000.00
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	324457	\$ 18,000.00	\$ -	Assessment - Homeowner - Batch 21037	
01/01/2026	330501	-	250.00	Applied Prepaid 9680015000	
01/01/2026	330503	-	250.00	Applied Prepaid 9680015002	
01/01/2026	330505	-	250.00	Applied Prepaid 9680015006	
01/01/2026	330507	-	250.00	Applied Prepaid 9680015019	
01/01/2026	330509	-	250.00	Applied Prepaid 9680015022	
01/01/2026	330511	-	250.00	Applied Prepaid 9680015025	
01/01/2026	330513	-	195.00	Applied Prepaid 9680015027	
01/01/2026	330515	-	250.00	Applied Prepaid 9680015029	
01/01/2026	330517	-	250.00	Applied Prepaid 9680015033	
01/01/2026	330519	-	250.00	Applied Prepaid 9680015038	
01/01/2026	330521	-	250.00	Applied Prepaid 9680015041	
01/01/2026	330523	-	250.00	Applied Prepaid 9680015049	
01/01/2026	330525	-	250.00	Applied Prepaid 9680015052	
01/01/2026	330527	-	250.00	Applied Prepaid 9680015053	
01/01/2026	330529	-	250.00	Applied Prepaid 9680015059	
01/01/2026	330531	-	250.00	Applied Prepaid 9680015062	
01/01/2026	330533	-	250.00	Applied Prepaid 9680015072	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-21010-00	Accounts Payable	(\$939.59)	\$3,527.86	\$3,249.29	(\$661.02)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	329212	\$ -	\$ 612.00	Accounts Payable Inv: Sandcastle Property Management	
01/01/2026	329686	612.00	-	Accounts Payable Inv # ; Sandcastle Property Management Chk # 2320 Inv: Sandcastle Property Management	
01/06/2026	332542	148.00	-	Accounts Payable Inv # 2052991; The Lake Doctors Inc Chk # 2321 Inv: 2052991 The Lake Doctors Inc	
01/06/2026	332544	148.00	-	Accounts Payable Inv # 2052993; The Lake Doctors Inc Chk # 2322 Inv: 2052993 The Lake Doctors Inc	
01/06/2026	334023	-	93.68	Accounts Payable Inv # 311043412 Inv: 311043412 Centurylink	
01/06/2026	334025	93.68	-	Accounts Payable Inv # 311043412; Centurylink Chk # 0 Inv: 311043412 Centurylink	
01/12/2026	333489	-	1,550.00	Accounts Payable Inv # 15973 Inv: 15973 Lee Lawn & Tree	
01/13/2026	333661	1,550.00	-	Accounts Payable Inv # 15973; Lee Lawn & Tree Chk # 2323 Inv: 15973 Lee Lawn & Tree	
01/13/2026	333793	643.59	-	Accounts Payable Inv # 12312025; Sandcastle Property Management Chk # 2324 Inv: 12312025 Sandcastle Property Management	
01/19/2026	334406	-	25.00	Accounts Payable Inv # 1132026 Inv: 1132026 Dennis Corcoran	
01/19/2026	334408	-	148.00	Accounts Payable Inv # 2052994 Inv: 2052994 The Lake Doctors Inc	
01/20/2026	334706	25.00	-	Accounts Payable Inv # 1132026; Dennis Corcoran Chk # 2325 Inv: 1132026 Dennis Corcoran	
01/20/2026	334708	148.00	-	Accounts Payable Inv # 2052994; The Lake Doctors Inc Chk # 2326 Inv: 2052994 The Lake Doctors Inc	
01/26/2026	335077	-	159.59	Accounts Payable Inv # 1232026 Inv: 1232026 Sandcastle Property Management	
01/27/2026	335193	159.59	-	Accounts Payable Inv # 1232026; Sandcastle Property Management Chk # 2327 Inv: 1232026 Sandcastle Property Management	
01/31/2026	336223	-	397.84	Accounts Payable Inv # 12499-55269 Inv: 12499-55269 Florida Power & Light	
01/31/2026	336225	-	129.58	Accounts Payable Inv # 17147-44313 Inv: 17147-44313 Florida Power & Light	
01/31/2026	336227	-	39.99	Accounts Payable Inv # 11391-91165 Inv: 11391-91165 Florida Power & Light	
01/31/2026	337830	-	93.61	Accounts Payable Inv # 311043412 Inv: 311043412 Centurylink	
20-21040-00	Deferred Income	-	6,000.00	18,000.00	(12,000.00)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	324457	\$ -	\$ 18,000.00	Assessment - Homeowner - Batch 21037	
01/01/2026	333049	6,000.00	-	Assessment	
20-21050-00	Prepaid Owner Fees	(13,933.00)	6,945.00	2,945.00	(9,933.00)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	330501	\$ 250.00	\$ -	Adjust Prepaid	
01/01/2026	330503	250.00	-	Adjust Prepaid	
01/01/2026	330505	250.00	-	Adjust Prepaid	
01/01/2026	330507	250.00	-	Adjust Prepaid	
01/01/2026	330509	250.00	-	Adjust Prepaid	
01/01/2026	330511	250.00	-	Adjust Prepaid	
01/01/2026	330513	195.00	-	Adjust Prepaid	
01/01/2026	330515	250.00	-	Adjust Prepaid	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/01/2026	330517	\$ 250.00	\$ -	Adjust Prepaid	
01/01/2026	330519	250.00	-	Adjust Prepaid	
01/01/2026	330521	250.00	-	Adjust Prepaid	
01/01/2026	330523	250.00	-	Adjust Prepaid	
01/01/2026	330525	250.00	-	Adjust Prepaid	
01/01/2026	330527	250.00	-	Adjust Prepaid	
01/01/2026	330529	250.00	-	Adjust Prepaid	
01/01/2026	330531	250.00	-	Adjust Prepaid	
01/01/2026	330533	250.00	-	Adjust Prepaid	
01/01/2026	330535	250.00	-	Adjust Prepaid	
01/01/2026	330537	250.00	-	Adjust Prepaid	
01/01/2026	330539	250.00	-	Adjust Prepaid	
01/01/2026	330541	250.00	-	Adjust Prepaid	
01/01/2026	330543	250.00	-	Adjust Prepaid	
01/01/2026	330681	250.00	-	Adjust Prepaid	
01/01/2026	330697	250.00	-	Adjust Prepaid	
01/01/2026	330749	250.00	-	Adjust Prepaid	
01/01/2026	330885	250.00	-	Adjust Prepaid	
01/01/2026	330967	250.00	-	Adjust Prepaid	
01/01/2026	331005	250.00	-	Adjust Prepaid	
01/05/2026	332181	-	250.00	Deposit from batch 21250	
01/15/2026	334196	-	1,000.00	Deposit from batch 21307	
01/15/2026	334196	-	750.00	Deposit from batch 21307	
01/30/2026	335529	-	945.00	Deposit from batch 21373	
30-31030-00	Pavement	(3,306.59)	-	1,375.00	(4,681.59)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 1,375.00	Pavement	
30-31035-00	Road Sealing	(2,396.48)	-	512.50	(2,908.98)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 512.50	Road Sealing	
30-31040-00	Gate Motors	(800.00)	-	125.00	(925.00)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 125.00	Gate Motors	
30-31045-00	Gate Hardware/Callbox	(500.00)	-	125.00	(625.00)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 125.00	Gate Hardware/Callbox	
30-31050-00	Perimeter Wall	(8,800.04)	-	375.00	(9,175.04)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 375.00	Perimeter Wall	
30-31060-00	Lake Aeration	(235.10)	-	62.50	(297.60)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 62.50	Lake Aeration	
30-31070-00	Buffer Fence	(1,600.00)	-	125.00	(1,725.00)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 125.00	Buffer Fence	
30-31080-00	Landscaping Allowance	(2,000.00)	-	500.00	(2,500.00)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 500.00	Landscaping Allowance	
30-31600-00	Deferred Maintenance	(2,089.00)	-	522.25	(2,611.25)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ -	\$ 522.25	Deferred Maintenance	
30-31800-00	Interest	(1,214.46)	-	37.11	(1,251.57)
Date	GL Ref #	Debit	Credit	Description	
01/30/2026	335675	\$ -	\$ 37.11	Interest	
35-31990-00	Prior Years Fund Balance	(24,624.11)	-	-	(24,624.11)
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-41010-00	Assessment Fees	-	-	6,000.00	(6,000.00)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	333049	\$ -	\$ 6,000.00	Assessment	
40-41040-00	Interest Income	-	-	0.38	(0.38)
Date	GL Ref #	Debit	Credit	Description	
01/30/2026	335641	\$ -	\$ 0.38	Interest	
50-51010-00	Management Fee	-	612.00	-	612.00
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	329212	\$ 612.00	\$ -	Monthly Management Fee Inv: Sandcastle Property Management	
50-51142-00	Insurance	-	236.17	-	236.17
Date	GL Ref #	Debit	Credit	Description	
01/30/2026	335580	\$ 236.17	\$ -	Monthly Insurance Writeoff	
55-52015-00	Pressure Washing	-	184.59	-	184.59
Date	GL Ref #	Debit	Credit	Description	
01/19/2026	334406	\$ 25.00	\$ -	Reimb: Flag Inv: 1132026 Dennis Corcoran	
01/26/2026	335077	159.59	-	Reimb: Sympathy Flowers Inv: 1232026 Sandcastle Property Management	
55-52110-00	Landscape Maintenance	-	1,550.00	-	1,550.00
Date	GL Ref #	Debit	Credit	Description	
01/12/2026	333489	\$ 1,550.00	\$ -	January Lawn Maint Inv: 15973 Lee Lawn & Tree	
55-52160-00	Tree Trimming	-	148.00	-	148.00
Date	GL Ref #	Debit	Credit	Description	
01/19/2026	334408	\$ 148.00	\$ -	January Lake Maint Inv: 2052994 The Lake Doctors Inc	
60-52220-00	Electric	-	567.41	-	567.41
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	336223	\$ 397.84	\$ -	15065 Electric 12/22-1/23 Inv: 12499-55269 Florida Power & Light	
01/31/2026	336225	129.58	-	15063 Electric 12/18-1/21 Inv: 17147-44313 Florida Power & Light	
01/31/2026	336227	39.99	-	15095 Gate Electric 12/18-1/21 Inv: 11391-91165 Florida Power & Light	
60-52240-00	Phone - Gate	-	187.29	-	187.29
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	334023	\$ 93.68	\$ -	Phone services Inv: 311043412 Centurylink	
01/31/2026	337830	93.61	-	Phone services Inv: 311043412 Centurylink	
99-60000-00	Reserve Funding	-	3,722.25	-	3,722.25
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	334554	\$ 3,722.25	\$ -	Reserve Funding	
Totals:			\$0.00	\$58,440.31	\$58,440.31
					\$0.00



Bank Account Reconciliation
 Colonial Pointe Community Association Inc (9680)
 Operating-Valley (End: 01/31/2026)

Date: 2/16/2026
 Time: 7:57 am
 Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
01/20/2026		Dennis Corcoran		2325	(\$25.00)
01/27/2026		Sandcastle Property Management		2327	(\$159.59)
			Total Uncleared		(\$184.59)

Operating-Valley Summary	
Ending Account Balance:	\$ 43,170.87
Uncleared Items:	(\$ 184.59)
Adjusted Balance:	\$ 43,355.46
Bank Ending Balance:	\$ 43,355.46
Difference:	\$ -



Bank Account Reconciliation
Colonial Pointe Community Association Inc (9680)
Reserve - Valley (End: 01/31/2026)

Date: 2/16/2026
Time: 7:57 am
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Reserve - Valley Summary

Ending Account Balance:	\$ 26,701.03
Uncleared Items:	\$-
Adjusted Balance:	\$ 26,701.03
Bank Ending Balance:	\$ 26,701.03
Difference:	\$-



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

Last Statement:
Statement Ending:
Page:

December 31, 2025
January 31, 2026
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1 M0656BLK013126064710 37 000000000 837 004



COLONIAL POINTE COMMUNITY ASSOCIATION,
INC
C/O SANDCASTLE PROPERTY MANAGEMENT
16266 SAN CARLOS BLVD UNIT 10
FORT MYERS FL 33908-3300

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

837 0003630 0001-0004 837

Account Statement

HOA BUSINESS CHECKING PLUS - XXXXXX1457

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

COLONIAL POINTE COMMUNITY ASSOCIATION,

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$38,983.92		\$13,500.38		\$9,128.84		\$43,355.46

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$38,983.92
01/02	ACH CREDIT		\$500.00	\$39,483.92
	AIBILLPAYCKFREE BILLPAY 260102 32			
01/02	LOCK BOX DEPOSIT		\$250.00	\$39,733.92
01/05	ACH CREDIT		\$250.00	\$39,983.92
	Colonial Pointe OnlinePay 260105 21229			
01/05	ACH CREDIT		\$250.00	\$40,233.92
	AIBILLPAYCKFREE BILLPAY 260105 32			
01/05	LOCK BOX DEPOSIT		\$250.00	\$40,483.92
01/05	ACH DEBIT	-\$107.00		\$40,376.92
	FPL DIRECT DEBIT ELEC PYMT 260105			
01/05	ACH DEBIT	-\$372.42		\$40,004.50
	FPL DIRECT DEBIT ELEC PYMT 260105			
01/06	ACH CREDIT		\$7,500.00	\$47,504.50
	Colonial Pointe ASSN DUES 260106			
01/06	ACH DEBIT	-\$33.90		\$47,470.60
	FPL DIRECT DEBIT ELEC PYMT 260106			
01/06	ACH DEBIT	-\$93.68		\$47,376.92
	LumenCenturyLink SPEEDPAY 260106			
01/07	LOCK BOX DEPOSIT		\$250.00	\$47,626.92
01/08	LOCK BOX DEPOSIT		\$250.00	\$47,876.92
01/08	CHECK 2318	-\$1,550.00		\$46,326.92
01/09	ACH CREDIT		\$250.00	\$46,576.92
	PAYABLI DEPOSIT TRANSFER 260109 886766690			
01/12	LOCK BOX DEPOSIT		\$250.00	\$46,826.92





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Wayne, NJ 07474-0558

Account Number:
Statement Date:
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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
01/13	LOCK BOX DEPOSIT		\$250.00	\$47,076.92
01/14	LOCK BOX DEPOSIT		\$250.00	\$47,326.92
01/15	LOCK BOX DEPOSIT		\$2,000.00	\$49,326.92
01/16	CHECK 2321	-\$148.00		\$49,178.92
01/16	CHECK 2322	-\$148.00		\$49,030.92
01/21	ACH DEBIT Colonial Pointe CincXfer 260121 D3787	-\$3,722.25		\$45,308.67
01/23	CHECK 2323	-\$1,550.00		\$43,758.67
01/26	CHECK 2320	-\$612.00		\$43,146.67
01/26	CHECK 2324	-\$643.59		\$42,503.08
01/28	CHECK 2326	-\$148.00		\$42,355.08
01/30	LOCK BOX DEPOSIT		\$1,000.00	\$43,355.08
01/31	INTEREST CREDIT		\$0.38	\$43,355.46
Ending Balance				\$43,355.46

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
01/08	2318	\$1,550.00	01/23	2323	\$1,550.00
01/26	2320*	\$612.00	01/26	2324	\$643.59
01/16	2321	\$148.00	01/28	2326*	\$148.00
01/16	2322	\$148.00			

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$44,743.00	Annual % Yield Earned	0.01%
Year-to-Date Interest Paid	\$0.38	Interest Paid	\$0.38

OVERDRAFT FEES

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



837 0003631 0002-0004 837



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

Account Number:
Statement Date:
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01/31/2026
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Check Images for Account XXXXXX1457

Colonial Pointe Community Association Inc (9680) (9680)
c/o Sandcastle Property Management Inc
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Check Number: 2318

PAY One Thousand, Five Hundred Fifty And 00/100 Dollars

DATE 12/16/2025 AMOUNT *****\$1,550.00

TO THE ORDER OF Lee Lawn & Tree
PO Box 777
Estero, FL 33929

Memo: November Lawn Maint

Authorized Signatures

⑈000002318⑈ ⑆021201383⑆42591457⑈ ⑆0000155000⑈

01/08/2026 # 2318 \$1,550.00

Colonial Pointe Community Association Inc (9680) (9680)
c/o Sandcastle Property Management Inc
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Check Number: 2323

PAY One Thousand, Five Hundred Fifty And 00/100 Dollars

DATE 01/13/2026 AMOUNT *****\$1,550.00

TO THE ORDER OF Lee Lawn & Tree
PO Box 777
Estero, FL 33929

Memo: January Lawn Maint

Authorized Signatures

⑈000002323⑈ ⑆021201383⑆42591457⑈ ⑆0000155000⑈

01/23/2026 # 2323 \$1,550.00

Colonial Pointe Community Association Inc (9680) (9680)
c/o Sandcastle Property Management Inc
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Check Number: 2320

PAY Six Hundred Twelve And 00/100 Dollars

DATE 01/01/2026 AMOUNT *****\$612.00

TO THE ORDER OF Sandcastle Property Management
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Memo: Monthly Management Fee

Authorized Signatures

⑈000002320⑈ ⑆021201383⑆42591457⑈ ⑆0000061200⑈

01/26/2026 # 2320 \$612.00

Colonial Pointe Community Association Inc (9680) (9680)
c/o Sandcastle Property Management Inc
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Check Number: 2324

PAY Six Hundred Forty-Three And 59/100 Dollars

DATE 01/13/2026 AMOUNT *****\$643.59

TO THE ORDER OF Sandcastle Property Management
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Memo: Office Expenses Through 12/31/2025

Authorized Signatures

⑈000002324⑈ ⑆021201383⑆42591457⑈ ⑆0000064359⑈

01/26/2026 # 2324 \$643.59

Colonial Pointe Community Association Inc (9680) (9680)
c/o Sandcastle Property Management Inc
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Check Number: 2321

PAY One Hundred Forty-Eight And 00/100 Dollars

DATE 01/06/2026 AMOUNT *****\$148.00

TO THE ORDER OF The Lake Doctors Inc
PO Box 162134
Altamonte Springs, FL 32716

Memo: October Lake Maint

Authorized Signatures

⑈000002321⑈ ⑆021201383⑆42591457⑈ ⑆0000014800⑈

01/16/2026 # 2321 \$148.00

Colonial Pointe Community Association Inc (9680) (9680)
c/o Sandcastle Property Management Inc
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Check Number: 2326

PAY One Hundred Forty-Eight And 00/100 Dollars

DATE 01/20/2026 AMOUNT *****\$148.00

TO THE ORDER OF The Lake Doctors Inc
PO Box 162134
Altamonte Springs, FL 32716

Memo: January Lake Maint

Authorized Signatures

⑈000002326⑈ ⑆021201383⑆42591457⑈ ⑆0000014800⑈

01/28/2026 # 2326 \$148.00

Colonial Pointe Community Association Inc (9680) (9680)
c/o Sandcastle Property Management Inc
16266 San Carlos Blvd #10
Fort Myers, FL 33908

Check Number: 2322

PAY One Hundred Forty-Eight And 00/100 Dollars

DATE 01/06/2026 AMOUNT *****\$148.00

TO THE ORDER OF The Lake Doctors Inc
PO Box 162134
Altamonte Springs, FL 32716

Memo: December Lake Maint

Authorized Signatures

⑈000002322⑈ ⑆021201383⑆42591457⑈ ⑆0000014800⑈

01/16/2026 # 2322 \$148.00

837 0003632 0003-0004 837





Account Number:

XXXXXX1457

Statement Date:

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

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges [including automatic deductions] which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

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

837 0003633 0004-0004 837





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

Last Statement:
Statement Ending:
Page:

December 31, 2025
January 31, 2026
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1 M0656BLK013126064710 22 000000000 2422 002



COLONIAL POINTE COMMUNITY ASSOCIATION,
INC
C/O SANDCASTLE PROPERTY MANAGEMENT
16266 SAN CARLOS BLVD UNIT 10
FORT MYERS FL 33908-3300

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

2422 0009337 0001-0002 2422

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX6569

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

COLONIAL POINTE COMMUNITY ASSOCIATION,

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$22,941.67		\$3,759.36		\$0.00		\$26,701.03

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$22,941.67
01/21	ACH CREDIT Colonial Pointe CincXfer 260121 C3787		\$3,722.25	\$26,663.92
01/31	INTEREST CREDIT		\$37.11	\$26,701.03
Ending Balance				\$26,701.03

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$24,262.00	Annual % Yield Earned	1.82%
Year-to-Date Interest Paid	\$37.11	Interest Paid	\$37.11

OVERDRAFT FEES



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





Account Number:

XXXXXX6569

Statement Date:

01/31/2026

Page :

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

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges [including automatic deductions] which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

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why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

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

2422 0009338 0002-0002 2422

